

ATTACHMENT 1

Referenced Community Development Policies and Programs from the 2005 Draft CWP

- CD-1.1** **Direct Land Uses to Appropriate Areas.** Concentrate urban development in the City-Centered Corridor – where infrastructure and facilities can be made available most efficiently. Protect sensitive lands in the Baylands Corridor. Emphasize agricultural uses in the Inland Rural Corridor, along with preservation of resources, habitat and existing communities. Focus on open space, recreational, and agricultural land uses and preservation of existing communities in the Coastal Corridor.
- CD-1.2** **Direct Urban Services.** Discourage extension of urban levels of service to serve new development beyond urban service areas.
- CD-1.3** **Reduce Potential Impacts.** Calculate potential residential density and commercial Floor Area Ratio (FAR) at the low end of the applicable range on sites with sensitive habitat or within the Ridge and Upland Greenbelt, the Baylands Corridor, or properties lacking public water or sewer systems.
- CD-2.1** **Provide a Mix of Housing.** The range of housing types, sizes and prices should accommodate workers employed in Marin County. This includes rental units affordable to lower-wage earners and housing that meets the needs of families, seniors, disabled persons, and homeless individuals and families.
- CD-2.2** **Establish a Housing Bank.** A “Housing Bank” is established, representing adjustments to the development potential of certain environmentally constrained sites within the county. The Housing Bank includes 1,763 units, which may be allocated to sites within the Housing Overlay Designation, as described in Policies CD-2.3 and 2.4. The Housing Bank will be drawn down as qualifying units are constructed and will be eliminated when all 1,763 units have been constructed.
- CD-2.3** **Establish a Housing Overlay Designation.** The Housing Overlay Designation is established, as shown on Maps 3-2a and 3-2b. The purpose of the Housing Overlay Designation is to encourage construction of units to meet the need for workforce housing, especially for very low and low income households, and for special needs housing, in the City-Centered Corridor close to transit, employment, and/or public services, including redevelopment of existing shopping centers or other underutilized sites. Up to 1,763 housing units from the Housing Bank may be approved within the Housing Overlay Designation in addition to the development permissible under the underlying land use category as shown on the applicable Land Use Policy Map, subject to a discretionary approval process.

The criteria used in establishing the Housing Overlay Designation include:

- ◆ Located within the unincorporated portion of the City-Centered Corridor
- ◆ Designated by the Countywide Plan as Planned Designation (PD) Transit Village Area or Reclamation Area, Multifamily (MF), General Commercial (GC), Neighborhood Commercial (NC), Office Commercial (OC), Recreation Commercial (RC), or Public Facility (PF).

- ◆ Located within one-half mile of a transit node or route with daily, regularly scheduled service
- ◆ Located within one mile of a medical facility, library, post office, or commercial center
- ◆ Does not exceed an average 20% slope and is not within the Ridge and Upland Greenbelt
- ◆ Is not within a Wetlands Conservation Area or Streamside Conservation Area

The County will engage in discussions with cities and towns within Marin County regarding the possibility of locating residential units otherwise allocated to the Housing Overlay Designation within these cities and towns, subject to the criteria described above.

- CD-2.4 Offer a Range of Jobs.** Encourage economic development that provides jobs for Marin residents at all income levels, especially in areas with low jobs-to-housing ratios.
- CD-2.5 Locate Housing near Activity Centers.** Provide housing near jobs, transit routes, schools, shopping areas, and recreation to discourage long commutes and lessen traffic congestion.
- CD-2.6 Focus Intensive Development at Nodes.** Concentrate commercial and higher density residential development in areas with high transit accessibility and service capacity, such as the central business districts of the City-Centered Corridor, and discourage strip development along roadways and big box retailers unless specifically authorized in an approved Community, Master, or Specific Plan.
- CD-2.7 Enhance Existing Commercial and Industrial Areas and Businesses.** Enhance functioning commercial areas, especially historic downtowns, so that they continue to define community identity, while also encouraging mixed-use development.
- CD-2.8 Limit Development in Resource or Hazard Areas.** Discourage development in areas with high natural resource value or threats to life or property, and restrict development in such areas to minimize adverse impacts.
- CD-2.9 Promote Community Land Trusts.** Encourage local efforts toward the establishment and operation of community land trusts that provide secure, affordable access to land and housing for the benefit of the community.
- CD-2.a *Increase the Affordable Housing Supply.*** Utilize all available methods to create affordable housing, including redevelopment of commercial areas for mixed use, air rights over parking areas for housing, residential duets on corner lots, upper-story housing over one-story commercial buildings, and Transfer of Development Rights (TDR) programs. (See Programs **CD-2.d**, **CD-5.b**, **DES-2.a**, **DES-3.a**, **DES-2.c**, **HS-3.n** through **HS-3.t**, and **TR-3.e**.)
- CD-2.b *Provide a Variety of Housing Types and Prices.*** Employ the County inclusionary zoning provisions and master plan review process to facilitate new projects that provide a variety of housing types affordable to special needs, very low, low, and moderate-income households.

CD-2.c

Enact Zoning Changes. Amend the Development Code for residential and commercial land uses to:

- ◆ rezone lands at appropriate locations for a mix of housing types and densities;
- ◆ encourage nodes of commercial and higher intensity residential development at locations near existing employment bases and that can be served efficiently by transit;
- ◆ designate areas that allow for expansion or nearby relocation of existing businesses in a manner sensitive to environmental constraints, desired community character, and the ability to provide services;
- ◆ require new commercial developments (including major remodels of shopping centers) to integrate housing that will reduce the need for commuting and expand the opportunities for residential development; and
- ◆ guide development away from areas with environmental hazards, areas with high natural resource value, or if other threats to life or property exist, to minimize adverse impacts to buildings or its occupants.
- ◆ Allow residential duets at appropriate locations on corner lots in single-family zones.

CD-2.d

Implement the Housing Overlay Designation Program. The reviewing authority may allocate residential units from the Housing Bank upon application for a project within the Housing Overlay Designation and subject to the following standards:

- ◆ Project site within the City-Centered Corridor.
- ◆ Project must adhere to environmental constraint policies in the Countywide Plan including, but not limited to Ridge and Upland Greenbelt, Stream Conservation Areas, and Wetland Conservation Areas.
- ◆ Developer is strongly encouraged to maintain ownership interest in the project.
- ◆ High-quality building and site design must be utilized, consistent with design guidelines.
- ◆ Affordability levels to be based on area median income as determined by the U.S. Department of Housing and Urban Development (HUD).
- ◆ At least 60% of the units must be rent-restricted and occupied by households whose incomes are 80% or less of area median income, adjusted for family size OR at least 50% of the units must be rent-restricted and occupied by households whose incomes are 60% or less of area median income, adjusted for family size.
- ◆ Affordable ownership and rental units shall be deed restricted for a period of not less than 55 years (the required timeframes shall also take into consideration lenders' requirements) to ensure affordable resale and rents.
- ◆ Projects qualifying for the designation are not included in applicable base density or floor area ratio calculations.
- ◆ Densities of at least 25 units per acre of the area to be developed are encouraged for qualifying affordable housing developments.
- ◆ Projects qualifying for the designation can be entitled to development standard adjustments, such as parking, floor area ratio, height, and fee reductions.
- ◆ The inclusion of workforce housing, especially for very low and low income households and for special needs housing, will be strongly encouraged at the time of commercial or other expansion and major remodeling proposals.

- CD-2.e** *Evaluate Residential Land Use Designations.* Evaluate residential land use designations and associated zoning to determine whether:
- ◆ Planned multifamily designations are appropriately located.
 - ◆ Minimum densities or other requirements would enable the development of more affordable housing rather than the construction of large, single-family homes on sites planned for multifamily residential development.
- CD-2.f** *Encourage the Formation of Community Land Trusts.* The Community Land Trusts should be encouraged to:
- ◆ Provide affordable housing for lower income residents in the community
 - ◆ Promote residential ownership and control of housing
 - ◆ Capture the value of public investment for long-term community benefit
 - ◆ Build a strong base for community action
- CD-2.g** *Identify and Plan Mixed Use Sites.* Work with local cities and the Countywide Planning Agency to find sites suitable for mixed use development (such as existing retail centers where housing can be added), to establish appropriate site-specific standards that accommodate mixed use (such as increasing allowable building height). Seek funding to prepare specific plans and related environmental documents to facilitate mixed use development at selected sites, and to allow these areas to serve as receiver sites for transfer of development rights away from environmentally sensitive lands. (See Programs **CD-2.a**, **CD-5.b**, **DES-2.a**, **DES-2.c**, **DES-3.a**, **HS-3.n** through **HS-3.t**, and **TR-3.e**.)
- CD-2.h** *Promote Redevelopment of Sites.* Continue to redevelop blighted sites through the Redevelopment Agency and promote other opportunities for reuse or intensification of marginally-developed properties within existing communities.
- CD-2.i** *Conduct a 10-year Countywide Homeless Plan.* Prepare a countywide plan to end homelessness in Marin County including:
- ◆ gathering data and program information on existing emergency shelter, transitional housing, and interim housing availability
 - ◆ promulgating standards to guide the development of permanent housing
 - ◆ converting existing emergency shelter and transitional housing to better coordinate jail and mental health hospital discharges
- CD-2.j** *Allow Temporary Emergency Homeless Shelters.* Amend the Development Code to allow places of worship and public facilities to be used as temporary emergency homeless shelters.
- CD-3.1** **Promote Human-Scale Businesses.** Allow and encourage creation of studios and workspaces for artists, craftspeople, and other professionals, and encourage low impact self-employment and home occupations where they will be compatible with existing neighborhood character.
- CD-3.2** **Support Telecommuting and Satellite Work Centers.** Encourage businesses and public agencies to offer telecommuting as a work alternative, and allow corporate

satellite work centers near housing concentrations to enable residents who are employees of out-of-county businesses to reduce their commutes.

- CD-3.a** *Update Zoning for Small-Scale Employment.* Amend the Development Code to expand areas where live/work, studios, crafts spaces, and open studios and residential tour events are allowed. Establish standards and permitting procedures for those uses, including roadside signage, routes, parking, frequency, time and other issues as appropriate.
- CD-3.b** *Satellite Work Centers.* Amend the Development Code and work with local cities to include satellite work centers in appropriate zoning districts and locations, and to encourage inclusion of telecommuting options in new commercial projects, in part through incentives to employers.
- CD-4.1** **Update Community Plans.** Amend existing community plans as necessary to define how policies and programs of the Countywide Plan will be implemented. (See Map 3-3, Community Plan Areas, and Map Set 3-37, Land Use Policy Maps in the Planning Areas Section.)
- CD-4.2** **Guide Local Planning Efforts.** Work with the Countywide Planning Agency to encourage cities and special districts in Marin to use the Countywide Plan policies and land use framework to guide development and assist in updating of their local plans. (See other Countywide Planning Agency programs in Goals CD-5 and CD-7.)
- CD-4.3** **Participate with Regional, State and Federal Agencies.** Coordinate with nearby counties and State and federal agencies regarding regional land use and transportation planning
- CD-4.a** *Update Community Plans with a Watershed-Protection Approach.* Revise existing community plans in accordance with an approved work program to maintain consistency with the land use plan and programs of the Countywide Plan. Emphasis should also be placed on the need to consider and protect the health of the watersheds when making site-specific land use decisions (see Map Set 3-37, Land Use Policy Maps in the Planning Areas Section). These updated community plans should also evaluate and refine the locations of the Ridge and Upland Greenbelt areas and address bicycle and pedestrian circulation as needed.
- CD-4.b** *Coordinate with Local Jurisdictions.* Work with cities, districts and the Countywide Planning Agency to ensure that their plans are consistent with Countywide Plan policies and programs, to update population and employment projections used to estimate service and capital project needs, and to address key issues that require joint planning, such as the shared use of indicator-based software that tracks air and water quality, energy, transportation and other critical concerns.
- CD-4.c** *Coordinate with Adjacent Jurisdictions.* Provide comments as feasible on the general plan updates or proposed major development projects and participate in cooperative transportation and land use planning efforts with nearby jurisdictions; and seek comments from neighboring jurisdictions on the Marin Countywide Plan and other County planning efforts.

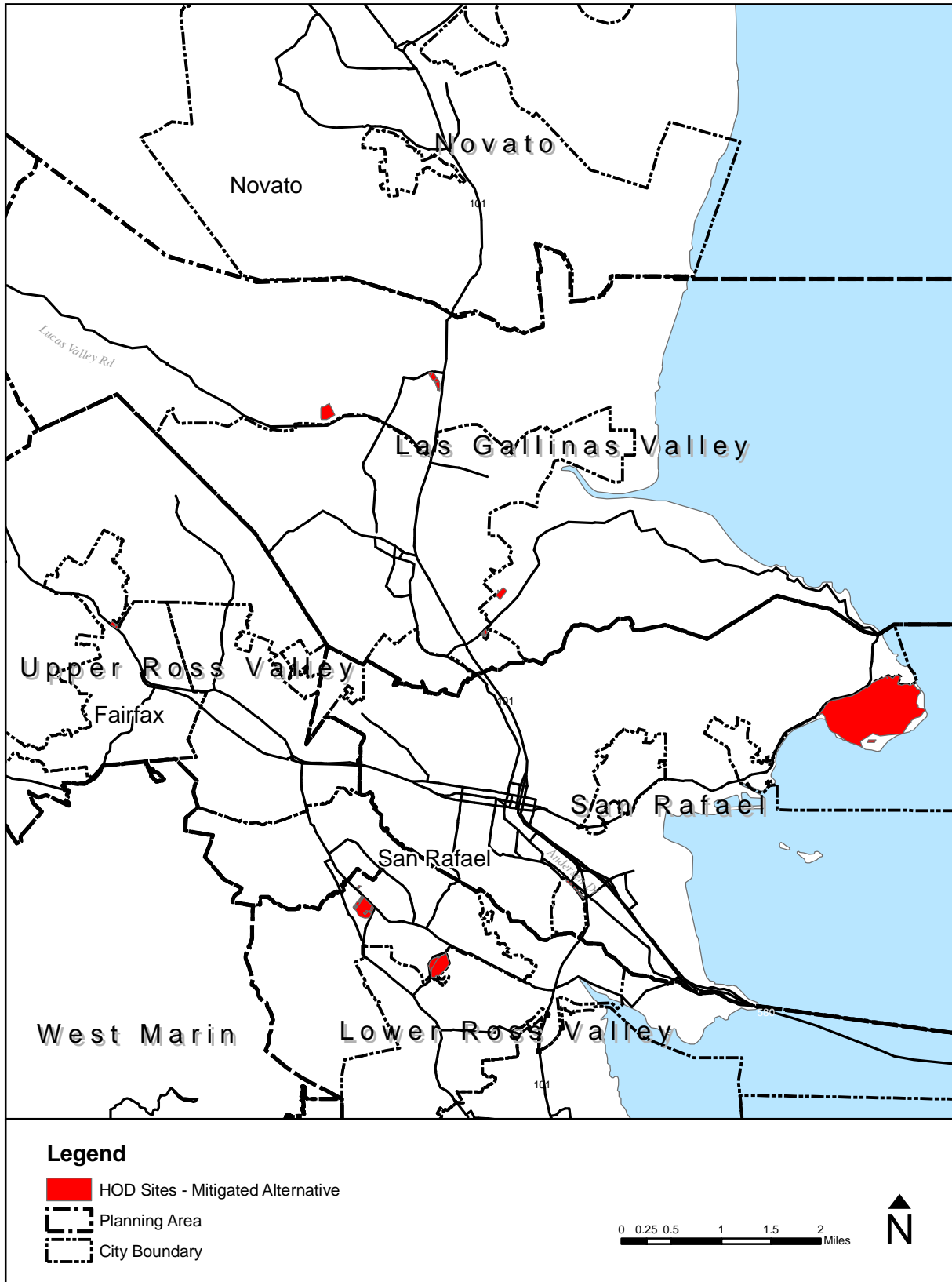
- CD-4.d** *Coordinate with State and Federal Authorities.* Collaborate with the National Park Service, the State Department of Parks and Recreation, and other appropriate agencies during review of development proposed for property within or adjacent to State or federal lands within and nearby Marin County.
- CD-5.1** **Coordinate Service Provision Countywide.** Ensure that provision, timing, and funding of public services meets the needs of appropriate growth in the county. Ensure that the design, density, and location of new development can be served by available water supply, and that the site and building integrate green building design features including water conservation techniques.
- CD-5.2** **Assign Financial Responsibility for Growth.** Require new development to pay its fair share of the cost of public facilities, services and infrastructure, including but not limited to transportation, incremental water supply, sewer and wastewater treatment, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation. Allow for individual affordable housing projects to be exempted from the full cost of impact fees, subject to meeting specified criteria.
- CD-5.a** *Review General Plans.* Lead and participate in a periodic review by the Countywide Planning Agency of local general plans to ensure consistency among population projections, traffic level of service standards and mitigation, and programs addressing housing, environmental quality, and provision of community facilities and services.
- CD-5.b** *Develop Highway 101 Corridor Specific Plans.* Work with the Countywide Planning Agency and the cities and towns of Marin to formulate Specific or Master Plans along the 101 Corridor that identify and plan for appropriate sites for higher-intensity, transit-oriented development, including mixed-use projects. (See Programs **CD-2.a**, **CD-2.d**, **DES-2.a**, **DES-2.c**, **DES-3.a**, and **HS-3.n** through **HS-3.t**.)
- CD-5.c** *Maintain Traffic Levels of Service.* Cooperate through the Countywide Planning Agency to coordinate the pace of development with the provision of alternative transportation system capacity, and modify land use designations or provide capital improvements or transit services necessary to maintain traffic level of service standards for Highway 101 and other routes of regional significance.
- CD-5.d** *Coordinate with Water and Sanitary Districts.* Work with cities and towns through the Countywide Planning Agency to communicate regularly with water and wastewater service providers regarding development activities, growth projections and capacity issues.
- CD-5.e** *Limit Density for Areas Without Water and Sewer Connections.* Calculate density at the lowest end of the Countywide Plan designation range for subdivisions proposed in areas without public water and sewer service, although densities for housing units, affordable to very low and low income residents that are capable of providing adequate water and sewer services, may be considered on a case by case basis.
- CD-5.f** *Redefine Countywide Planning Functions.* Consider redefining the functions of the Countywide Planning Agency to include a housing action team, energy

conservation, countywide revenue sharing, review of major development projects for traffic impacts, balancing the jobs/housing ratio and sharing land use planning and monitoring software programs.

- CD-5.g** *Consider Transfer of Development Rights.* In concert with city and town governments, consider creating a program that would enable transfer of development rights from bayfront or ridge and upland greenbelt areas to medium and higher intensity centers in existing communities, in compliance with site-specific development and design standards tailored to parcels designated for receiving increases in density. (See Program DES-4.1b).
- CD-5.h** *Require Development to Meet Performance Standards.* Amend the Development Code to include level of service and other performance standards for public facilities, services, and infrastructure, and require development proposals to provide fiscal impact analyses that estimate resulting costs and/or benefits to local government and propose methods to finance any new or expanded facilities needed.
- CD-5.i.** *Charge New Development for Urban Services.* Amend appropriate codes to require new projects to pay for the infrastructure and services they necessitate, including through private financing or assessment districts (such as County Service Areas). Allow exceptions and/or full or partial waivers for affordable housing developments that meet specified criteria. (See Public Facilities and Services section.)
- CD-5.j** *Exempt Affordable Housing Developments.* Prepare criteria by which affordable housing projects targeting low and very low income households can be exempted from paying the full cost of impact fees.
- CD-6.1** **Coordinate Urban Fringe Planning.** Seek city review of development proposed adjacent to urban areas, discourage development requiring urban levels of service from locating outside urban service areas, and coordinate with cities regarding their plans and rules for annexing urbanized areas.
- CD-6.2** **Update Sphere of Influence and Urban Service Area Boundaries.** Support LAFCO's efforts to update the sphere of influence boundary plans for local jurisdictions, and update the urban service area boundaries, if necessary.
- CD-6.a** *Consider Annexation of Urbanized Areas.* Encourage annexation of lands proposed for intensified development in urban service areas or within established urban growth boundaries by calculating density at the lowest end of the Countywide Plan designation range, thereby allowing less intensive development than permitted by the neighboring city or town (unless limited to housing affordable to very low or low income residents, or otherwise mutually agreed upon or specified in an adopted Specific, Community, or Master Plan).
- CD-6.b** *Submit Project Proposals to Cities.* Refer review of any master plan, subdivision or development proposal for land within an urban service area to the adjacent city, and encourage the city to annex the subject land prior to consideration of subdivision or urban development.

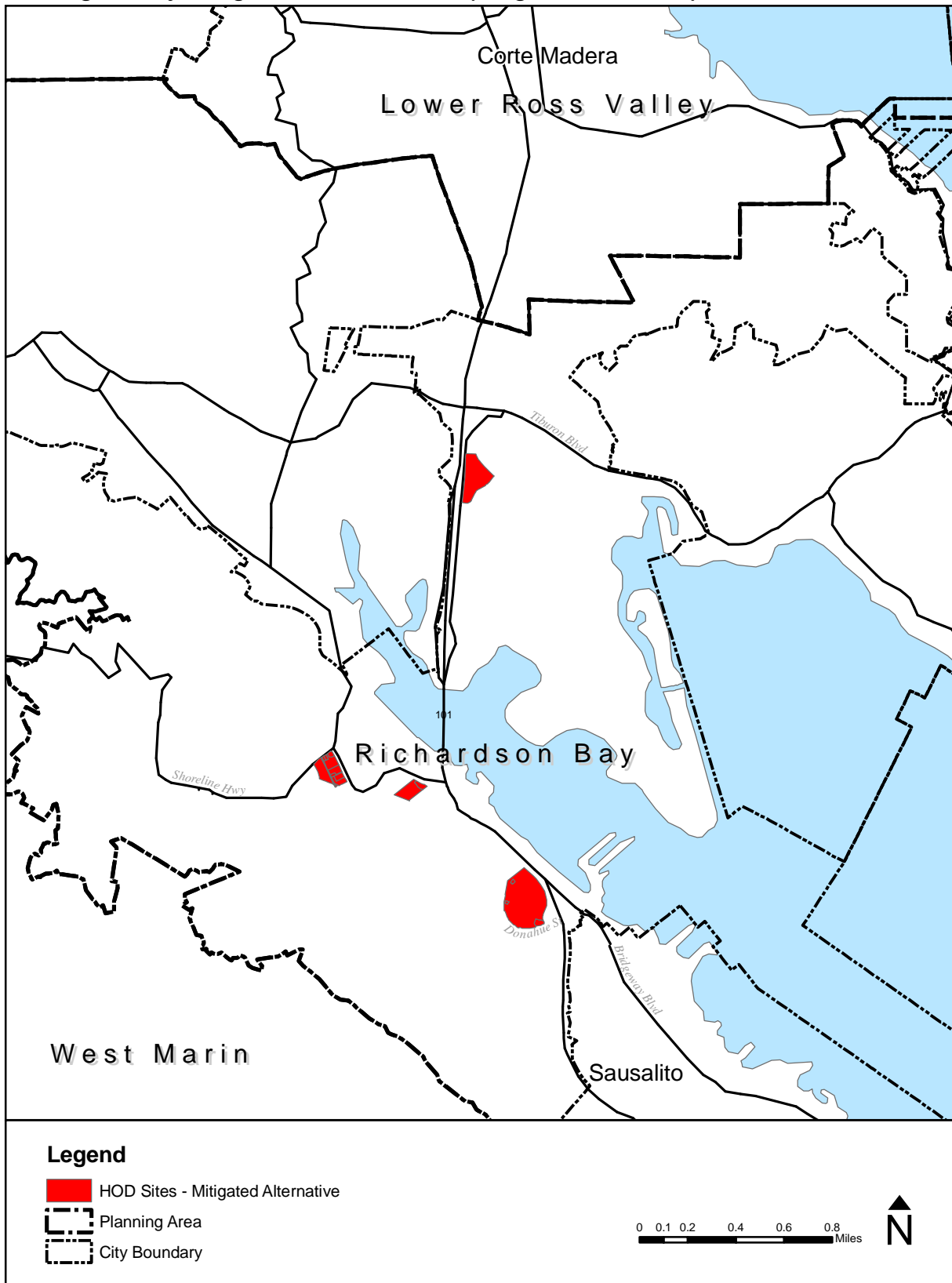
- CD-6.c** *Clarify City Policies.* Encourage cities to amend their general plans and implementing ordinances as necessary to clarify their policies regarding development of the unincorporated portions of their urban service areas, require annexation of those areas prior to providing services to undeveloped properties, and prezone all undeveloped land located within the urban service area or in areas of probable annexation (as allowed by Section 65859 of the California Government Code).
- CD-6.d** *Review Urban Service Areas.* Participate in LAFCO's periodic review of adopted spheres of influence and service review studies of cities and special districts (see Section 3.12, Public Facilities and Services). Update County maps to show any changes to city spheres of influence or urban service areas. Following LAFCO review of cities in central Marin, consider the removal of several unincorporated, established communities, such as Kentfield, Kent Woodlands, Lucas Valley, and Marinwood, as well as the St. Vincent/Silveira area, from the urban service areas of Larkspur and San Rafael, if so indicated by LAFCO's actions.
- CD-6.e** *Incorporate Adopted Spheres of Influence.* Update County maps to show the adopted changes resulting from LAFCO's study of the spheres of influence and service areas in southern Marin, called the Southern Marin Service Review and Sphere of Influence Update. This study evaluates the spheres of influence for Belvedere, Tiburon, Mill Valley, and Sausalito, and evaluates the service boundaries for the fire and sanitary districts, as well as other special districts.

Exhibit 5.0-16(a)
Housing Overlay Designation - Alternative 4 (Mitigated Alternative)



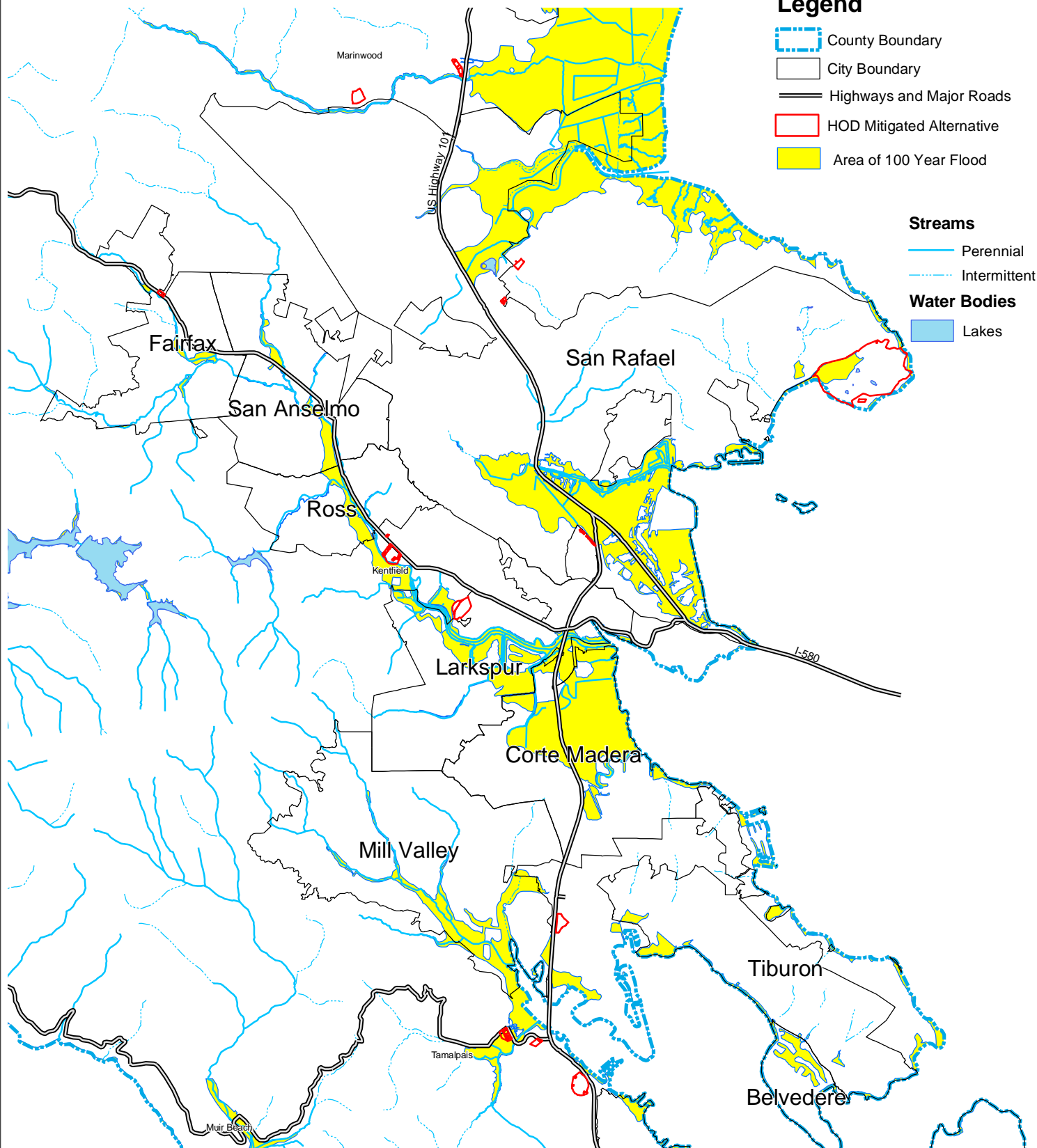
Source: County of Marin Community Development Agency, 2007.

Exhibit 5.0-16(b)
Housing Overlay Designation - Alternative 4 (Mitigated Alternative)



Source: County of Marin Community Development Agency, 2007.

HOD MITIGATED ALTERNATIVE



Legend

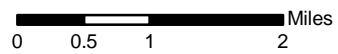
- County Boundary
- City Boundary
- Highways and Major Roads
- HOD Mitigated Alternative
- Area of 100 Year Flood

Streams

- Perennial
- Intermittent

Water Bodies

- Lakes



SOURCE: National Flood Insurance Program Q3 Flood Data
Marin County Community Development Agency

THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES.
THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR
USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

Date: April 2, 2007

File: HOD mit alt.mxd





*Novato Housing Coalition
PO Box 1297
Novato, CA 94948*

March 29, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94901

Dear Chair Holland and Commissioners:

The Novato Housing Coalition supports inclusion of the proposed Housing Overlay Designation (HOD) in the updated Countywide Plan. Marin's unmet need for affordable housing creates serious environmental, equity, and economic problems. The HOD is one public policy tool to support higher density infill housing for Marin's workforce, seniors, and persons with disabilities.

Early in the Plan update process, two members of the Novato Housing Coalition participated in many meetings to provide input to the Plan. During those meetings participants heard presentations about sustainability principles and were led to believe that the updated Plan would comply with these principles. The HOD is one of the few provisions in the updated Plan that actually helps hold up all three legs on the sustainability stool—economy, equity, and environment.

The HOD can be improved to make the updated Plan more sustainable by:

1. Adding a companion HOD for single family designated parcels which meet smart growth criteria (close to public transportation, employment and services). An HOD for single family parcels could produce some affordable duplexes or triplexes that comply with single family development standards (such as FAR limits, setbacks, height limits)
2. Removing the cap on the total number of units developed in areas covered by the HOD.
3. Making units more affordable.

Marin's current residents and employers generate the need for more housing options for our retail employees, our elder care and child care workers, our house cleaners, and our gardeners, etc. Marin must use its scarce land resources to promote a more sustainable community. If we do not provide more of Marin's workers the option of living in Marin, we continue to increase our ecological footprint.

Sincerely,

-s-

Katie Crecelius
Chair

Housing Leadership Alliance
PO Box 967
Novato, CA 94948

March 29, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94901

RECEIVED
2007 MAR 29 P 5:02
MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Dear Commissioners:

This letter provides comment on the 2005 Revised Draft Countywide Plan (CWP) as it addresses the housing crisis in Marin County. We urge the Planning Commission to support the Housing Overlay Designation (HOD) and we offer suggestions to strengthen the proposed HOD as an effective tool to facilitate affordable housing in this county.

A Sustainable CWP Requires the HOD

We applaud the CWP Goal CD-2 which calls to **"Maintain balanced communities that house and employ persons from all income groups** and provide the full range of needed facilities and services." The HOD is a key tool in the CWP to address Marin's affordable housing shortage. We support the HOD for these policy benefits:

1. It encourages a minimum of 25 units per acre which makes housing more affordable and less of an impact on our environment.
2. It requires significantly greater levels of affordability than the very weak state density bonus.
3. It offers incentives including added density and more flexible parking standards to support the feasibility of affordable housing.
4. It applies to parcels in the city centered corridor which meet the establishing criteria.

How to Make the HOD More Effective

The HOD policy contained in the CWP is weaker and less effective than our housing advocacy community had designed several years ago. It is currently limited to expensive and restrictive land use designations. Commercial land demands higher property values, making development more expensive for affordable housing developers. There is no guarantee that public lands not owned by the County would ever be available for housing, and there is virtually no developable land designated multifamily.

To make the HOD a more effective tool, we ask that the following adoptions/changes be made to the policy:

- A. Remove the cap on the number of units allowed in the HOD. The DEIR showed a negligible impact of 1,694 on traffic patterns in the county. Therefore, infill affordable housing development and its associated benefits should be strongly encouraged and not stifled.
- B. Fast-track all HOD planning applications.
- C. Increase the required level of affordability where feasible.
- D. Create a companion single family HOD which would allow greater density while respecting bulk, setback, height, and other community development standards.

In addition, we recommend that the Planning Commission adopt the following housing related policies to facilitate affordable housing development:

- A. Require only mixed use or residential development on all commercial parcels.
- B. Exempt all affordable housing development from the Mitigated Alternative policies PFS-2 and PFS-3 (water supply).

Why is the HOD Needed?

The HOD is needed to encourage mixed income communities and make more efficient use of in-fill developed land. The key advantage of the HOD is that it is a surgical policy, specifically directed at affordable housing. It encourages moderate density (but only for affordable housing) in the city-centered corridor which is consistent with best practice for a vibrant and healthy community. It was called for in the 2003 Housing Element and is needed to facilitate affordable housing in the next Housing Element cycles.

The HOD in the CWP applies directly to 1,009 acres. However, in the "Mitigated Alternative" (Alternative 4) and the "Environmental Alternative" (Alternative 3), the analyzed parcels of the HOD shrink drastically to 382 acres, of which 279 acres are in the rock quarry, leaving 103 acres directly analyzed in the HOD; several of those parcels are currently under development or have other problems and virtually none is vacant. (Draft Environmental Impact Report (DEIR)). Please consider that of the County's total land area of 332,800 acres:

- 36% or 119,808 acres are in agricultural production;
- Park lands comprise 33% or 109,824 acres;
- Open space and watershed lands are 15% or 49,220 acres.

The affordable homes that the HOD policy encourages will be more compact, use fewer resources, and generate less traffic than currently allowed uses.

The DEIR on which this Planning Commission will base its decision is not complete and provides faulty analysis of the impacts of infill affordable multifamily housing. Therefore, the Planning Commission should absolutely maintain the number of units allocated to the HOD or remove the cap altogether. The number of parcels eligible for the HOD should remain unrestricted. In any event, it's obvious that providing affordable housing in Marin is an overriding consideration. Furthermore, weakening the HOD would result in a plan that would be internally inconsistent.

Sustainability is realized through a balanced community with a strong commitment to enhanced income and ethnic diversity and with a commitment to protect and enable our residents' and workers' right to a place to live. We call on you to confirm your commitment to the three E's of sustainability (Environment, Equity, and Economy) and demonstrate your leadership in protecting our residents' and workers' access to affordable housing.

Respectfully,

-s-

David F. Coury
Chair, Housing Leadership Alliance

Attachment

Attachment to Housing Leadership Alliance Letter in Support of the HOD

Why Affordable Housing is A Critical Need in Marin

1. Nearly one-half of renters likely overpay for housing and it is likely that nearly one-third of Marin owners are also overpaying for housing. These statistics, cited in the 2003 Marin Housing Element, have been acknowledged by the Marin County Board of Supervisors and demonstrate the need of Marin residents for affordable housing. Guiding Principal #6 of the Countywide Plan established a goal of the Countywide Plan update to "Supply housing affordable to the full range of our workforce and community" and "pursue innovative opportunities to finance workforce housing, promote infill development and reuse and redevelop underutilized sites."
2. Marin imports low income workers and exports high income workers and this trend will accelerate in the planning horizon of the CWP if nothing is done. About 71% of the new jobs expected to be created countywide in the next 20 years are anticipated to be in the relatively lower paying services and retail sectors¹. Given the very high land values in Marin, it is certain that traffic and commutes will worsen without more infill affordable housing.
3. Many important programs in Marin and in the CWP rely on the availability of affordable housing to achieve their mission, including the Ten Year Plan to End Homelessness. Without a robust program to develop affordable housing in the CWP, these important programs will be faced with much greater obstacles and expense in achieving their goals. Increased expense will detract from the resources available to address the substantive issues faced by these critical organizations.

¹ County of Marin Housing Element, 2003, p.8



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March 27, 2007

Alex Hinds, Director
Community Development Agency
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2007 MAR 29 P 3:13

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Dear Mr. Hinds,

I am a professor of economics at San Jose State University who writes on housing issues. I have had the ability to study the proposed Housing Overlay Designation for Marin County and I offer the following analysis.

The County of Marin, like many areas throughout California, is facing a housing affordability crisis. In the last year alone, median housing prices in Marin have risen 11.8 percent. The County is proposing to address this important issue by including a provision in the new Marin Countywide Plan for the creation of an affordable housing overlay zone. The question is whether the current proposal is an effective way to improve affordability.

The housing overlay zone is an inclusionary zoning policy that would designate certain areas of unincorporated county land, primarily commercial and school sites, for more affordable homes. The plan calls for rent or resale restrictions on a percentage of all new housing built on this land in order to make it affordable for households with low to moderate incomes. Specifically, it would require either 60 percent of the units to be rent or resale restricted and occupied by households whose incomes are 80 percent or less of area median income, or alternatively that 50 percent of the units be rent-restricted and occupied by households whose incomes are 60 percent or less of area median income. In addition, the rent-restricted units must retain these price controls for a period of fifty-five years.

assumptions (for example the level of the interest rate in the formula) but using some standard assumptions we can create an estimate (assuming homes will be financed with 0 percent down, a 30-year fixed-rate mortgage, and an interest rate of 7 percent, and assuming that 26 percent of income will pay mortgage payments and 4 percent of income will pay for real estate taxes and other homeowner costs).

This formula gives us how much a household in each income level could afford and the level of the price controls. In Marin County a home sold to a four person household earning 80 percent of median income could be sold for no more than \$240,003, and a home sold to a four person household earning 60 of median income could be sold for no more than \$180,002.² New homes are typically sold for more than the median price of housing, but for simplicity we will assume that new homes would have been sold at the median price in Marin, \$838,750.

For each unit sold at \$240,003, the revenue is \$598,747 less due to the price control. For each unit sold at \$180,002, the revenue is \$658,748 less due to the price control. These are significant costs that will discourage production of housing.

Scenario A	
Revenue from a 10 unit project without price controls	
[(10 market rate units) x (\$838,750 per unit)] =	\$8,387,500
Scenario B	
Revenue from a 10 unit project with 50 percent of homes under price controls set for 60 percent of median income households	
[(5 market rate units) x (\$838,750 per unit)]	
+ [(5 price controlled units) x (\$180,002 per unit)] =	\$5,093,760
<i>This proposed price control policy would decrease the revenue from a 10 unit project by \$3,293,740.</i>	
Scenario C	
Revenue from a 10 unit project with 60 percent of homes under price controls set for 80 percent of median income households:	
[(4 market rate units) x (\$838,750 per unit)]	
+ [(6 price controlled units) x (\$240,003 per unit)] =	\$4,795,018
<i>This proposed price control policy would decrease the revenue from a 10 unit project by \$3,592,482.</i>	

² The price controls may be set at stricter levels depending on the city ordinance. For example, Tiburon sets price controls for "affordability" much more strictly than the above formula. Its ordinance assumes an interest rate of 9.5 percent, assumes 25 percent of income can be devoted to mortgage. According to Tiburon's ordinance, a "moderate" price-controlled home can be sold for no more than \$109,800.

As these calculations show, this policy would be extremely burdensome on those proposing to build housing. A \$3 million tax effective bill on an \$8 million project is effectively imposing a tax of roughly 40 percent. In scenario B *the price controls effectively impose a 39.2 percent tax on new construction*, and in scenario C *the price controls effectively impose a 42.8 percent tax on new construction projects*.

Regardless of what party is legally required to bear the burden of providing the below market units, these effective taxes must be borne by some combination of other new homebuyers, builders, and landowners. Except under obscure conditions, taxes on a product increase the amount that buyers pay and decrease the amount that sellers receive. The most likely parties who will bear the burden of these effective taxes in Marin will be other market rate homebuyers (through higher prices they have to pay for the market rate homes) and landowners (through lower prices that they can receive when selling their land). As prices for buyers increase, they will be able to afford fewer homes, and as revenue to landowners decreases they will be less willing to supply their land to housing.

Rather than building housing units, owners of developable land will devote that land to commercial or other non-housing uses that do not have such a high effective tax.

If any units are to be built at all, this cost effectively acts as a tax on the production of market-rate units because sellers must sell a percentage of units at a loss to gain permits to sell market rate units.

The effective tax of the prospective overlay zone can be calculated by looking at the average cost associated with each inclusionary unit and the number of market-priced units over which the cost will be spread.

In Scenario B, a \$3,293,740 tax for the project must be spread among the remaining 5 units leaving them with a \$718,496.40 tax for each market rate unit.

In Scenario C, a \$3,592,482 tax for the project must be spread among the remaining 4 units leaving them with a \$823,435 tax per market rate unit.

Taxes of this order are going to vastly increase the prices of the remaining homes. This policy may not be labeled legally as a tax, but it has the same economic effects: it will discourage production and lead to higher prices for market rate buyers.

It is proposed that Marin County will be able to offer amenities including density bonuses, lesser parking restrictions and a streamlined application process for property owners who build in the overlay zone in order to encourage the development of housing and overcome this disincentive.³ It is theoretically true that that if a tax is accompanied

³ The potential of density bonuses and other incentives to mitigate the very significant costs associated with producing inclusionary units is often substantially overstated. See Powell and Stringham, *Housing Supply and Affordability*, supra note at 30. Even the most enthusiastic supporters of inclusionary zoning concede that they are not a panacea for addressing these substantial costs. See David Paul Rosen, *Inclusionary*

by a large enough subsidy, the effective tax will be offset. However, many of the proposed “offsetting benefits” in this proposed designation are no benefit at all. If land is zoned with minimum number of units per acre (for example 25 units per acre) it can increase construction costs making a project simply financially unfeasible. Supporters of this proposal believe that it will incentive landowners to provide more land for housing, but the way it is drafted it create a situation where providing land for housing simply does not make sense from their point of view.

Restrictions specified for the overlay zone are so severe that the implicit tax burden vastly outweighs any potential compensating benefits. If county official have so many benefits that they can bestow on landowners, they might as well do so without coupling those benefits with the imposition of price controls. *The effective burden of these proposed price controls is so onerous that property owners will use their land for almost anything other than housing.*

Programs such as this have not had an effective past wherever they have been tried. It is well known that rent controls lead to housing shortages and discourage the production of housing⁴ and affordable housing mandates such as this have had little success.

The experience of other cities in the Bay Area suggests that, at best, inclusionary zoning ordinances result in the production of relatively few units. Over the past 30 years, inclusionary zoning policies throughout the entire Bay Area have resulted in the production of only 6,836 affordable units, an average of 228 per year.⁵ Controlling for the length of time each program has been in effect, the average jurisdiction has produced only 14.7 units for each year since adopting an inclusionary zoning requirement. This is a small number compared to the region’s overall affordable housing needs. For the 5.5-year period over 2001-2006, the Association of Bay Area Governments projected the Bay Area’s affordable housing need for very low, low, and moderate income households to be

Housing Implementation Policies, Practices, and Program Administration (Prepared for City of Los Angeles, 2003), at 45.

⁴ William Tucker, ZONING, RENT CONTROL, AND AFFORDABLE HOUSING (1991); William Fischel, THE ECONOMICS OF ZONING LAWS: A PROPERTY RIGHTS APPROACH TO AMERICAN LAND USE CONTROLS (1985); Jane Larson, *Free Markets Deep in the Heart of Texas*, 84 Geo.L.J. 179, 181 (1995); Quintin Johnstone, *Government Control of Urban Land Use: A Comparative Major Program Analysis*, 39 N.Y. L. SCH. L. REV. 373 (1994); William Merrill and Robert Lincoln, *Linkage, Fees and Fair Share Regulations: Law and Method*, 25 URB. LAW 223, 280 (1993); Lawrence Berger, *Inclusionary Zoning Devices as Takings: The Lagacy of the Mt. Laurel Cases*, 70 NEB. L. REV. 186, 187 (1991); Jane Schukoske, *Housing Linkage: Regulating Development Impact on Housing Costs*, 76 IOWA L. REV. 1011, 1018, 1024, (1991); Carol Rose, *Property Rights, Regulatory Regimes and the New Taking Jurisprudence – An Evolutionary Approach*, 57 TENN. L. REV. 577, 588 (1990); Bernard Siegan, *Conserving and Developing the Land*, 27 SAN DIEGO L. REV. 279, 293 (1990); Philip Houle, *Eminent Domain, Police Power, and the Business Regulation: Economic Liberty and the Constitution*, 92 W. VA. L. REV. 51, 73 (1989); Matthew Spitzer, *Antitrust Federalism and Rational Choice Political Economy: A Critique of Capture Theory*, 61 S. CAL. L. REV. 1293, 1317 (1988); See also Carol Rose, *Planning and Dealing: Piecemeal Land Controls as a Problem of Local Legitimacy*, 71 CAL L. REV. 837, 898 (1983); John Costonis, *Presumptive and Per Se Takings: A Decisional Model for Taking Issues*, 58 N.Y.U. L. REV. 465, 489 (1983).

⁵ Powell and Stringham, *Housing Supply and Affordability* at 5.

133,195 units, or 24,217 per year.⁶ Using this projection, in recent years the entirety of inclusionary zoning policies in the Bay Area has met only 4 percent of the estimated affordable housing need.

On the other hand, inclusionary zoning has significantly discouraged the construction of new housing in the Bay Area by reducing the profit-incentive for property owners to build new housing. In Bay Area cities, new construction has fallen 31 percent on average after the adoption of an inclusionary policy⁷—an enormous drop, given that in most of these cases, price controls were placed on 10-15 percent of new housing. The requirements specified for the overlay zone in the draft of the Marin Countywide Plan are much more restrictive than this, and will provide an even greater disincentive to build. In fact, it is likely that the proposed overlay zone, with an inclusionary policy of 60 percent, would result in no new housing being built at all.

The city of Watsonville, California, illustrates this theoretical prediction. In 1990 the city passed a law imposing price controls on 25 percent of new homes (which is far less than what is now being proposed in Marin). The law was so restrictive that between 1990 and 1999, with the exception of a few small non-profit developments, almost no new construction occurred. In 1999 the City of Watsonville realized that the law was driving away development. Watsonville Mayor Judy Doering-Nielsen said, “Our inclusionary housing ordinance was so onerous that developers wouldn't come in.”⁸ Jan Davison, Director of the Redevelopment and Housing Department, commented “[The inclusionary zoning law] was so stringent, and land costs were so high that few units were produced.”⁹ The consulting firm Bay Area Economics wrote, “The City of Watsonville adopted its inclusionary housing ordinance in 1991. To date, the program has directly created only thirteen affordable units. However, this low number is attributable to the lack of new development in Watsonville over the last 10 years.”¹⁰

By driving out almost all development, the inclusionary ordinance failed to create below market units as well. Jan Davison noted that the ordinance “was completely redone in 2000, and we got more units produced.”¹¹ The change in 2000 lowered affordable housing requirements from 25 percent to 15 percent for developments with between 7 and 50 units and to 20 percent for larger developments. Mayor Judy Doering-Nielsen commented, “There was an incredible pent-up demand.” After almost a decade with no new developments, a 114-unit development, a 351-home development, a 389-unit development, and a number of smaller developments began construction after the lowering of affordable housing requirements. Overall, the number of projects approved and pending approval since 2000 is set to increase the city's housing stock by 12 percent.

⁶ Association of Bay Area Governments, *Regional Housing Needs Determination for the San Francisco Bay Area. 2001-2006 Housing Element Cycle* (2001).

⁷ Powell and Stringham, *Housing Supply and Affordability*, *supra* note at 20.

⁸ Terri Morgan, *Loosened Rules Lure Developers to Watsonville*, SAN JOSE MERCURY NEWS, Sat Oct. 18, 2003.

⁹ Morgan, *supra* note.

¹⁰ Bay Area Economics, *THE CITY OF SALINAS INCLUSIONARY HOUSING PROGRAM FEASIBILITY STUDY 2003*, at 15.

¹¹ Morgan, *supra* note.

All of this development occurred because of a decrease in affordable housing requirements. The events that took place in Watsonville should serve as a warning against imposing inclusionary rent-restrictions that are too severe.

The County of Marin has the opportunity to learn from others and avoid repeating the same mistakes. The current draft of the Countywide Plan should be rewritten to abolish the current price restriction requirements. If these requirements are not changed, the overlay zoning policy is likely to completely discourage the construction of new housing on designated land, thereby restricting the supply of new housing in Marin and driving up prices higher than they otherwise would be. This will make housing even less affordable in Marin than it already is. It would be unfortunate to have to wait 10 to 15 years for the next revision of the Countywide Plan to fix this problem when we know enough to prevent it from happening today.

Sincerely,



Edward Stringham, Ph.D.
Associate Professor of Economics
San Jose State University
1 Washington Square Hall
San Jose, CA 95192-0114

Edward.Stringham@sjsu.edu
(408)924-5419 Phone
(408)924-5406 Fax

FAX

ATTN. Kris Krasnove

Fax Number 499-7880

Phone Number

FROM Curry Eckelhoff

Fax Number 415-389-9571

Phone Number 415-388-7247

SUBJECT a very erroneous flyer...

Number of Pages 2

Date 3/29/2007

MESSAGE

Good Morning Kris,

This is the cover letter to a 4 page flyer that was put in most of the mailboxes in Tam Valley,Almonte etc. There were also 2 pages from the CWP and a hand-drawn map of the Junction area. I am bringing this to your attention as your email address is the one given to respond to.This is a heads-up. I'm really sorry people aren't spending more time educating themselves rather than this kind of inflammatory response. Thank you for all your hard work.

TO: Tam Valley & Mill Valley Residents (Revised 3/26/07)
 FROM: A 15-YEAR Tam Valley Homeowner
 DATE: March 22, 2007
 RE: TAM JUNCTION REZONING / LOW INCOME HOUSING

URGENT DEADLINE
 THURS. 3/29/07

On Monday, April 9, 2007 the Marin County Planning Commission will be voting on amendments to the Countywide Plan. Included in those plans is the Tam Junction "Housing Overlay Designation." The plan recommends rezoning a majority of the Tam Junction shopping center (see rough sketch/map attached). The rezoning will allow the construction of at least 75 low-income housing units. The attached shows Video Droid as part of the considered area. **Note:** the site is not officially in the current plan. A County planner informs me "The EAH has put an option on the Video Droid property, and has begun conversations about how many units would be appropriate there. No specific number has been submitted to anyone." If the plan is "accepted" by the Commission on April 9, the plan will be submitted to the Board of Supervisors for final approval.

The innocuous and innocent-sounding "Housing Overlay Designation," (whose goal is to create a "balanced community and provide a mix of housing in the area") is a sham and has the potential to ruin Tam Junction. **Unless the proposal is defeated, Tam Junction will have the same low-income housing zoning as Marin City and the areas surrounding M.C.'s shopping center.** (See the Official Plan on pages 2-3 of the attached.)

Please consider the new low-income housing development's impact on:

- Traffic
- Property values
- Population density
- Aesthetics of the area
- The first impressions of visitors/tourists as they first enter the path leading to the Golden Gate Nat'l Rec. Area and Muir Moods

Tam Valley needs your input. Please write, email or telephone the contacts below ASAP (The Commission must have your letters in hand by Friday, April.6)

Marin County Planning Commission, C/O Kris Krasnove, Planner
 3501 Civic Center Drive Room #308 San Rafael, CA 94903
 Telephone: 415-499-6269; KKrasnove@co.marin.ca.us

Interesting note: The County quietly approved plans for a 50-unit housing development at the Fireside Motel 3-4 years ago. 32 units are low income senior (one bedroom and studios) and 18 are low income family units. Very few residents were made aware of these significant zoning changes in the area, ones which are now suspiciously expanding to the Tam Junction area.

*Ashe***Kennelly, Mary**

From: Krasnove, Kris
Sent: Thursday, March 29, 2007 8:57 AM
To: 'Vance E. Ashe'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: HOD

Vance,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

For more information on the Countywide Plan update, please go to www.future-marin.org

Thanks,

kris

From: Vance E. Ashe [mailto:VEA@ashemgmt.com]
Sent: Wednesday, March 28, 2007 11:01 PM
To: Krasnove, Kris
Subject: HOD

As a member of the Novato Chamber of Commerce as well as a board member, I personally support the HOD project. It is important that we address the issue of affordable housing in a positive way.

Vance E. Ashe

Ashe Management Group, LLC

Voice: (707)-237-9559 ext. 1

Mobile: (707) 238-3568

HYPERLINK "<http://www.ashemgmt.com/>" <http://www.ashemgmt.com>

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3/29/2007

Kennelly, Mary

From: Krasnove, Kris
Sent: Thursday, March 29, 2007 8:57 AM
To: 'Rimpazzare@aol.com'
Cc: Kennelly, Mary; Shine, Kim
Subject: RE: Affordable Housing for Marin

Rita,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

For more information on the Countywide Plan update, please go to www.future-marin.org

Thanks,

kris

From: Rimpazzare@aol.com [mailto:Rimpazzare@aol.com]
Sent: Wednesday, March 28, 2007 5:40 PM
To: Krasnove, Kris
Subject: Affordable Housing for Marin

I strongly support the HOD in the draft Countywide Plan as a way of meeting our critical affordable housing shortage.
Rita P. Garcia
Mill Valley

See what's free at AOL.com.

3/29/2007

Kenyon

Kennelly, Mary

From: Krasnove, Kris
Sent: Thursday, March 29, 2007 8:56 AM
To: 'Nancy Kenyon'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: HOD, Countywide Plan

Nancy,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

For more information on the Countywide Plan update, please go to www.future-marin.org

Thanks,

kris

From: Nancy Kenyon [mailto:nancy@fairhousingmarin.com]
Sent: Thursday, March 29, 2007 8:22 AM
To: Krasnove, Kris
Subject: HOD, Countywide Plan

On behalf of the Board and Staff of Fair Housing of Marin, I would like to express our strong support for the HOD in the draft Countywide Plan. Affordable housing is the major need of the thousands of Marin residents that we assist and it is in short supply and critically needed.

Thank you for your support,

Nancy

Nancy Kenyon
Executive Director

615 B Street #1
San Rafael, CA 94901
nancy@fairhousingmarin.com
(415) 457-5025
www.fairhousingmarin.com

People learn to live together by living together

3/29/2007

O'Brien

Kennelly, Mary

From: Krasnove, Kris
Sent: Thursday, March 29, 2007 8:57 AM
To: 'anthy@topspeeddata.com'
Cc: Kennelly, Mary; Shine, Kim
Subject: RE: support for HOD in the draft of the Countywide Plan

Anthy,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

For more information on the Countywide Plan update, please go to www.future-marin.org

Thanks,

kris

From: Anthy O'Brien [mailto:anthy@topspeeddata.com]
Sent: Wednesday, March 28, 2007 7:09 PM
To: Krasnove, Kris
Cc: davecoury@yahoo.com; 'Coy Smith'
Subject: support for HOD in the draft of the Countywide Plan
Importance: High

ATTENTION:

I support the HOD in the draft Countywide Plan as a way of meeting our critical affordable housing shortage. This is a critical issue that must be addressed and resolved if we are to achieve a sustainability community and economy as well as social equity.

***Anthy O'Brien , Novato Chamber Board of Directors
President, Top Speed Data Communications***

3/29/2007

Potovsky

Kennelly, Mary

From: Krasnove, Kris
Sent: Thursday, March 29, 2007 9:12 AM
To: 'David Potovsky'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Please support affordable housing

David,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

For more information on the Countywide Plan update, please go to www.future-marin.org

Thanks,

kris

From: David Potovsky [mailto:dpotovsky@borregosolar.com]
Sent: Thursday, March 29, 2007 9:12 AM
To: Krasnove, Kris
Subject: Please support affordable housing

To whom it may concern,

I am writing to express my support for affordable housing in Marin. I urge your support and aggressive push of the HOD. This is a crucial part of the Countywide Plan and our future, please make this happen!

Kind regards,

David Potovsky
777 Fawn Drive
San Anselmo, CA 94960

3/29/2007

Kennelly, Mary

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 3:50 PM
To: 'crussell@rdarchitects.com'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: SUPPORT FOR THE HOD

Colin,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

For more information on the Countywide Plan update, please go to www.future-marin.org

Thanks,

kris

-----Original Message-----

From: Colin Russell [mailto:crussell@rdarchitects.com]
Sent: Wednesday, March 28, 2007 3:44 PM
To: Krasnove, Kris
Cc: Dave Coury
Subject: SUPPORT FOR THE HOD

To Whom It May Concern:

This is to express my emphatic support of the Housing Overlay District concept as part of the County Wide Plan now under consideration. Without this powerful tool, I fear that Marin will be doomed to ever more successful opposition to the urgent need for diversity in our housing alternatives. Affordable housing has become a crucial necessity for a sustainable environment, with far-reaching and positive impacts on traffic congestion, air pollution, and urban sprawl, not to mention the social benefits that it provides. Please do the right thing and include a strong overlay district in the Plan.

Sincerely,

Colin Russell

Chairman, San Rafael Chamber Affordable Housing and Economic Development Committee

Russell and Davis Architects
739 A Street, Suite B
San Rafael, CA 94901

415.256.8001 tel
415.256.8002 fax

www.rdarchitects.com

Kennelly, Mary

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 3:08 PM
To: 'Simmons, Claudine'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Support for HOD

CLAUDINE,

THANK YOU FOR YOUR COMMENTS. I WILL FORWARD THEM TO THE PLANNING COMMISSION FOR THEIR APRIL 9TH HEARING ON THE HOUSING OVERLAY DESIGNATION.

FOR MORE INFORMATION ON THE COUNTYWIDE PLAN UPDATE, PLEASE GO TO WWW.FUTURE-MARIN.ORG

THANKS,
KRIS

From: Simmons, Claudine [mailto:CSimmons@fnf.com]
Sent: Wednesday, March 28, 2007 3:01 PM
To: Krasnove, Kris
Subject: Support for HOD

We, as interested citizens, applaud the Plan's tenets of sustainability, Social Equity, Economy, and the Environment. We believe that Marin is not currently a sustainable community and has an extraordinarily large ecological footprint. Sustainability can only be achieved with a strong commitment to enhanced income and ethnic diversity in this community, and with an earnest commitment to protect and enable our citizens' and workers access to housing.

Why Affordable Housing is A Critical Need

Nearly one-half of renters likely overpay for housing and it is likely that nearly one-third of Marin owners are also overpaying for housing. These statistics, cited in the 2003 Marin Housing Element, have been acknowledged by the Marin County Board of Supervisors and demonstrate the need of Marin residents for affordable housing. Guiding Principal #6 of the Countywide Plan established a goal of the Countywide Plan update to "Supply housing affordable to the full range of our workforce and community" and "pursue innovative opportunities to finance workforce housing, promote infill development and reuse and redevelop underutilized sites."

In addition, Marin imports low income workers and exports high income workers and this trend will accelerate in the planning horizon of the CWP if nothing is done. About 71% of the new jobs expected to be created ^[1] countywide in the next 20 years are anticipated to be in the relatively lower paying services and retail sectors. Given the very high land values in Marin, it is certain that traffic and commutes will worsen without more infill affordable housing.

Many important programs in Marin and in the CWP rely on the availability of affordable housing to achieve their mission, including the Ten Year Plan to End Homelessness. Without a robust program to develop affordable housing in the CWP, these important programs will be faced with much greater obstacles and expense in

3/29/2007

achieving their goals.

How to Encourage Affordable Housing

We, as affordable housing advocates, encourage Countywide Plan policies that bolster and protect social equity and economic equality in our community. We applaud the CWP Goal CD-2 which calls to “**Maintain balanced communities that house and employ persons from all income groups** and provide the full range of needed facilities and services.” To fulfil this goal, innovative and effective tools are needed. The CWP does not adequately enable increased affordable housing in sustainable/smart locations to counterbalance the huge percentage of protected unincorporated land. The key advantage of the HOD is that it is a surgical policy, specifically directed at affordable housing.

The Housing Overlay Designation is the key tool in the CWP that aims to begin to address Marin’s affordable housing shortage. The HOD was called for in the 2003 Housing Element incorporated into the CWP and is needed to facilitate building of affordable housing for the next Housing Element cycles. It will encourage mixed income communities, and shift our city-centered corridor land use to a higher level of environmental sustainability. It encourages moderate density in the city-centered corridor which is consistent with best practice for a vibrant and healthy community. We support the HOD for these policy benefits:

1. It encourages a minimum of 25 units per acre which makes housing more affordable and less of an impact on our environment.
2. It requires significantly greater depths of affordability than the very weak state density bonus.
3. It offers incentives to support the feasibility of affordable housing.

The HOD policy before you is weaker and less effective than our housing advocacy community had designed several years ago. It is currently limited to commercial, public facility, and multifamily land designations. Commercial land demands higher property values, making development more expensive for affordable housing developers. There is no guarantee that public lands not owned by the County would ever be available for housing. Finally, there is virtually no developable land designated multifamily.

As analyzed in the Draft EIR, the HOD in the CWP applies directly to 1,009 acres. However, under the “Mitigated Alternative” (Alternative 4) and the “Environmental Alternative” (Alternative 3) the analyzed parcels of the HOD shrink drastically to 382 acres, of which 279 acres are in the rock quarry, leaving 103 acres directly analyzed in the HOD and several of those are currently under development or have other problems. This is not an equitable or sustainable allocation of land for affordable housing which serves a great need in Marin. Please consider that of the county’s total land area of 332,800 acres:

- 36% or 119,808 acres are in agricultural production;
- Park lands comprise 33% or 109,824 acres;
- Open space and watershed lands are 15% or 49,220 acres.

Claudine Simmons

Assistant Vice President / Sales Representative
 csimmons@fnf.com
 (415) 898-7744 x202 - Direct
 (415) 497-4542 - Mobile
 (415) 897-3521 - Fax

3/29/2007

Shine, Kim

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 10:16 AM
o: 'Terry Hennessy'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Housing Overlay Designation

Terry,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the HOD. For current information about the Countywide Plan Update, please go to www.future-marin.org

Thanks,
kris

From: Terry Hennessy [mailto:terry@marinba.org]
Sent: Wednesday, March 28, 2007 10:15 AM
To: Krasnove, Kris
Cc: davecoury@yahoo.com; Arnold, Judy; McGlashan, Charles; Brown, Hal; Adams, Susan; Kinsey, Steven; PatsyPeter@aol.com; Clark Blasdell; Cynthia Murray; Tom; BAMorrisRoofing@aol.com; Dennis Thompson; gary@callandtitle.com; Jeff Grady; Keith Dotto; marinmechanical@sbcglobal.net; North Bay Landscape management; pete@watercomponents.com; linscotteng@mindspring.com; Tony DiGiorgio; Dave Trahan; Rolf Morgenleander
Subject: Housing Overlay Designation
Importance: High

As the Legislative Analyst of the Marin Builders Association, and representing over 1,000 member firms, I strongly urge to support and approve the County's Housing Overlay Designation. It is imperative that our carpenters, electricians, cement workers, plumbers and engineers continue to be able to live in Marin County. The maintenance of your very homes is at stake. As the older generation retires, and many of our members are part of the baby boomer generation, we need to provide modest affordable housing for the young workers who are in their employ. Once the young people leave Marin for Sonoma and Solano Counties, they will not commute back to Marin to repair your homes.

The Planning Commission must work towards creating a sustainable community and affordable housing is crucial to that effort.

Terry Hennessy
Legislative Analyst
Marin Builders Association
660 Las Gallinas Avenue
San Rafael, CA 94903
415-462-1220 Phone
415-462-1225 Fax

The Marin Builders Association serves the construction industry by promoting high ethical and professional standards, providing quality services to our members, and working responsibly with our community for the enhancement of the industry.

3/28/2007

Shine, Kim

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 9:58 AM
To: Shine, Kim; Kennelly, Mary
Cc: 'dbentley@nmwd.com'
Subject: FW: HOD

David,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the HOD. For current information about the Countywide Plan Update, please go to www.future-marin.org

Thanks,
kris

From: David Bentley [mailto:dbentley@nmwd.com]
Sent: Wednesday, March 28, 2007 9:51 AM
To: Krasnove, Kris
Subject: HOD

I support the HOD in the draft Countywide Plan as a way of meeting our critical affordable housing shortage.

David L. Bentley, Auditor-Controller
North Marin Water District
PO Box 146, Novato, CA 94945
415.897.4133 x 8310
dbentley@nmwd.com

3/28/2007

Shine, Kim

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 12:47 PM
To: 'Stephen Burdo'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Housing Overlay Design

STEPHEN,
THANK YOU FOR YOUR COMMENTS. I WILL FORWARD THEM TO THE PLANNING COMMISSION FOR THEIR APRIL 9TH HEARING ON THE HOUSING OVERLAY DESIGNATION.

FOR MORE INFORMATION ON THE COUNTYWIDE PLAN UPDATE, PLEASE GO TO WWW.FUTURE-MARIN.ORG

THANKS,
KRIS

From: Stephen Burdo [mailto:stephenburdo@yahoo.com]
Sent: Wednesday, March 28, 2007 12:26 PM
To: Krasnove, Kris
Cc: Olivia; davecoury@yahoo.com
Subject: Housing Overlay Design

I am writing this email in support of the HOD.

As an advocate for affordable housing, resident of San Rafael and a voter, I strongly urge the Planning Commission to honor the Countywide Plan and support and implement the Housing Overlay Design.

The Housing Overlay Designation is the key tool in the CWP that aims to begin to address Marin's affordable housing shortage. The HOD was called for in the 2003 Housing Element incorporated into the CWP and is needed to facilitate building of affordable housing for the next Housing Element cycles. It will encourage mixed income communities, and shift our city-centered corridor land use to a higher level of environmental sustainability. It encourages moderate density in the city-centered corridor which is consistent with best practice for a vibrant and healthy community. I support the HOD for these policy benefits:

1. It encourages a minimum of 25 units per acre which makes housing more affordable and less of an impact on our environment.
2. It requires significantly greater depths of affordability than the very weak state density bonus.
 - . It offers incentives to support the feasibility of affordable housing

I would like to also note the imbalance between the amount of protected open space/unincorporated land in Marin and the amount of affordable housing. There are residual effects such as increased traffic and lack of workforce that will continue to grow and plague the county if there is not action taken soon.

The fish are biting.
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3/28/2007

Shine, Kim

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 2:37 PM
o: 'Betty Pagett'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: of mice and men and sealing wax and overlay zones

BETTY,

THANK YOU FOR YOUR COMMENTS. I WILL FORWARD THEM TO THE PLANNING COMMISSION FOR THEIR APRIL 9TH HEARING ON THE HOUSING OVERLAY DESIGNATION.

FOR MORE INFORMATION ON THE COUNTYWIDE PLAN UPDATE, PLEASE GO TO WWW.FUTURE-MARIN.ORG

THANKS,
KRIS

From: Betty Pagett [mailto:bpagett@eahhousing.org]
Sent: Wednesday, March 28, 2007 2:16 PM
To: Krasnove, Kris
Subject: of mice and men and sealing wax and overlay zones

In the midst of a haze of misinformation and controversy, the basic need for affordable housing sites emerges. The one single most important thing for a range of housing choices is to have sites designated and zoned for multifamily housing in areas with public transit and services. Without that, we continue to increase our ecological footprint with vehicle miles traveled higher than even the rest of California, no housing for essential employees and our own seniors, and an unsustainable economic and social basis for our communities. We know from numerous studies that auto trip generation drops by age, by income and by location. Housing is crucial to our environment, economy and social equity. Pushing it off to 'somewhere else' will not work. Believing that small sites can meet the need and can survive neighborhood opposition and find adequate financing is impossible. Thank you for putting in place policies and programs that will address our great imbalance and lack of housing choice.

Betty Pagett
Director of Education and Advocacy
EAH Housing.

2169 East Francisco Blvd. Suite B
San Rafael, CA 94901
Phone: 415 295-8830
FAX: 415 295-8930
E-Mail: bpagett@eahhousing.org
Website: www.eahhousing.org

"a non-profit housing corporation creating community by developing, managing and promoting quality affordable housing since 1968."

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3/28/2007

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March 26, 2007

Marin County Planning Commissioners
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

OUT MAR 28 P 3:32

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Dear Marin County Planning Commissioners,

I am writing today to express my concern that the Countywide Plan Update currently under consideration proposes many top-down countywide changes that are not appropriate for, nor in the best interest of, the varied communities to which they will be applied.

This is particularly true for the Tamalpais Community Plan Area. The proposed Countywide Plan encourages high-density development and a resulting population surge in this area that is currently not capable of coping with intense growth. Increasing the allowable density and encouraging development standard adjustments in the Tamalpais Community Plan Area would cause significant harm to the environment and undue harm to the current residents.

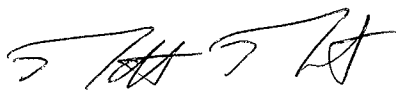
In particular, the area's road infrastructure has already surpassed its capacity as was clearly identified in the EIR. Given the state of the road infrastructure, in my view existing zoning already allows unacceptable potential for growth in this community. To implement the Countywide Plan as proposed and increase the potential growth would be irresponsible.

In addition, environment factors in the Tamalpais Community Plan Area make many of the proposed HOD sites inappropriate for development. For example, the proposed HOD site at Tam Junction will not only make the existing traffic problems worse, but will also threaten the surrounding marsh. This area is already prone to flooding and development has the potential to make this worse.

I urge you to reject the portions of the proposed Countywide Plan Update that increases allowable density and encourage Development Standard adjustments in the Tamalpais Community Plan Area. In particular, I would recommend the following:

- 1) Remove the HOD designation entirely from the Tam Valley & Almonte communities
- 2) Remove the changes to the "Land Use Categories" section of the Countywide Plan Update that increase allowable density (including increases in the allowable number of units and allowable FAR)
- 3) Maintain the current Development Standards from the 1994 Countywide Plan
- 4) Consider options for amending the Countywide Plan to reduce development potential in the Tamalpais Community Plan Area
- 5) Increase the development of pedestrian & bicycle friendly infrastructure within Marin County in general and the Tamalpais Community Plan Area in particular

Thank you for your time and consideration on this important issue.



Matthew Munter
426 Marin Ave.
Mill Valley, CA 94941

CC: Charles McGlashan (Marin County Board of Supervisors), Alex Hinds (Marin County Community Development Agency)

RECEIVED

2007 MAR 28 P 3:33

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

March 27, 2007

Marin County Planning Commission
c/o Kris Krasnove, Planner
3501 Civic Center Drive
Room 308
San Rafael, CA 94903

Dear Kris:

I am writing to voice my concern and opposition of the proposed rezoning of the entire Tam Junction shopping center for low-income housing. I was currently made aware of this proposition by a flyer that was placed in my mailbox this week by a 15-year Tam Valley homeowner.

My husband and I recently purchased our first house in Tam Valley after looking for several months in the Mill Valley area. To hear of this news of low-income housing down the street from our house is not good news to my ears. There are so many problems that come to mind when thinking of this possible idea. Tam Valley already has severe traffic congestion and terrible road conditions which are already neglected. I can only imagine what a 664 unit housing complex placed right in the heart of Tam could do. The proposed site is the only location within a five-mile radius with a grocery store, pharmacy, gas station, dry cleaners, and more for items needed for those who live in the community. It would be hard to grasp that this would all disappear for low income housing and it would take as long to get the grocery store as it does to get to the Golden Gate Bridge – this isn't a rural area. The site for the low income housing is also a high-risk with high potential for flooding. I am fully aware of the flooding occurrences and potential in Tam Valley after the 2005-2006 flood; and from what I understand this was normal. During this rainstorm the only thing that was able to be done by the city were sandbags and hazard signs. I can only imagine what will not be done with an additional 1560 residents.

I hope that you can understand my concerns regarding this proposal as well as the fact that these developments are associated with social, political and economic problems. You have the risk of bringing an increased rate of crime to an area where crime is almost non-existent. I feel safe enough in my neighborhood to leave my front door unlocked at times. You have an increased risk of loitering, drug trafficking, police activity, and it also can have a detrimental effect upon abutting properties. I don't have a solution to the problems that low-income housing developments have in a neighborhood, but I will suggest that a possible mixed-income housing development be considered. I believe that planners need to take a leadership position in implementing this approach and that elected

decision makers cannot be expected to possess complete information on the housing options available to them.

Thank you for your time and consideration.

Regards,

Laura Alford
Tam Valley Homeowner

Cc: Supervisor Charles McGlashan

DIANNE K. ANDERSON
855 AUTUMN LANE, MILL VALLEY,
CALIFORNIA, 94941

RECEIVED

2007 MAR 28 P 3:23

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

*Ms. Chris Krasnove,
Marin County Planning Commission,
3501 Civic Center Dr.,
San Rafael, CA 94903*

Dear Ms. Krasnove,

*I am writing to express my belief that plans to rezone Tam Junction would be a mistake. I am **against** any change in the zoning that would allow low-income housing to be built on that location and would appreciate anything you might do to prevent this happening.*

I think low-income housing would have a large negative effect on the area in many ways. This would include lower property values and property taxes resulting in lower revenues to the county. Everyone coming to Tam Valley would have to pass by the project including all the tourists going to Muir Woods. Traffic would be increased, not to mention crime.

Tam Junction would be better served by the construction of upscale condos or something that improved, rather than lessened the aesthetics of the area and I sincerely hope you and the other members of the planning commission will vote that way.

Many thanks,


Dianne K. Anderson

Shine, Kim

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 9:12 AM
o: 'StellaShao@aol.com'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: No Subject

Stella,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the HOD. For current information about the Countywide Plan Update, please go to www.future-marin.org

Thanks,
kris

From: StellaShao@aol.com [mailto:StellaShao@aol.com]
Sent: Wednesday, March 28, 2007 9:10 AM
To: Krasnove, Kris
Subject: No Subject

In support of HOD. We need affordabloc housing in Marin.

Stella Shao

L now offers free email to everyone. Find out more about what's free from AOL at <http://www.aol.com>.

3/28/2007

Shine, Kim

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 10:56 AM
To: 'Wendy Zheutlin'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Tam Junction Rezoning/Low Income Housing

Wendy,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the HOD.

For current information about the Countywide Plan Update, please go to www.future-marin.org

Thanks,

kris

-----Original Message-----

From: Wendy Zheutlin [mailto:wzheutlin@yahoo.com]
Sent: Wednesday, March 28, 2007 10:55 AM
To: Krasnove, Kris
Subject: Tam Junction Rezoning/Low Income Housing

Dear Mr. Krasnove,

As a long time Tam Valley resident (13 years) I am writing to let you know I strongly disapprove of the proposed rezoning and low incoming housing project. It would not only impact our area with added traffic and congestion (which has already become untenable) but it would impact the area in terms of population density, property values, aesthetics to name a few. I am concerned that the Housing Overlay Designation would ruin Tam Junction and our community of Tam Valley.

Thank you,

Wendy Zheutlin
Long-time resident (and home owner) of Tam Valley

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<http://tools.search.yahoo.com/shortcuts/#news>

Shine, Kim

From: Krasnove, Kris
Sent: Wednesday, March 28, 2007 1:44 PM
To: 'john@dipseacafe.com'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Tam Junction Rezoning/Low Income Housing

John,

Thank you for your comments. I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

For more information on the Countywide Plan update, please go to www.future-marin.org

thanks,

kris

-----Original Message-----

From: john@dipseacafe.com [mailto:john@dipseacafe.com]
Sent: Wednesday, March 28, 2007 1:42 PM
To: Krasnove, Kris
Subject: Tam Junction Rezoning/Low Income Housing

Mr. Krasnove,

I think it would be a disaster to go ahead with this Low Income Housing project at Tam Junction. As you may already know, the traffic here on weekends is backed up all the way from the light at the Junction to the Exit at Hwy 1. Unless something is done to improve this stretch of roadway, I don't see how you can add more traffic to the area. If you want to do something good for this area, I suggest a little beautification, such as sidewalks, crosswalks and trees along the road would be really nice.

What happened to the project of widening the bridge about five years ago? We spend a lot of time and money meeting and talking about it and nothing happened. That would have been a good project for this area.

Thank you for your consideration.

Sincerely,

John Siotos
Owner, Dipsea Cafe

Shine, Kim

From: Krasnove, Kris
Sent: Tuesday, March 27, 2007 9:13 AM
To: 'Jane Clifford'
Cc: Kennelly, Mary; Shine, Kim
Subject: RE: Tam Valley low income proposal

Jane,
Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the Housing Overlay Designation.

Best,
kris

From: Jane Clifford [mailto:janec@stupski.org]
Sent: Tuesday, March 27, 2007 8:17 AM
To: Krasnove, Kris
Subject: Tam Valley low income proposal

As a long time Tam Valley resident I have seen over the years the traffic problems due to population density increase. I ask you to visit Shoreline Drive around 8am on any weekday, or weekend for that matter and see this for yourself. It's bumper to bumper!! Increase housing, much less low income housing, would adversely affect property values, traffic, population density, aesthetics of the area and crime rate (based on statistics of Marin City projects).

I urge you to look elsewhere where the population density isn't so great. Tam Valley is a peaceful, beautiful place to live and we want to keep it that way. Please, if you have a conscience, don't do this.

Thank you,
Jane Clifford
305 Springside Way
Mill Valley, CA 94941

Shine, Kim

From: Krasnove, Kris
Sent: Tuesday, March 27, 2007 9:30 AM
To: 'lindaandnadav@comcast.net'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: proposed housing at Tam Junction

Linda,
Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the Housing Overlay Designation.

Best,
kris

From: lindaandnadav@comcast.net [mailto:lindaandnadav@comcast.net]
Sent: Tuesday, March 27, 2007 9:28 AM
To: Krasnove, Kris
Subject: proposed housing at Tam Junction

Dear Sir or Madam,

I am writing as a homeowner in the Tam Junction area in Mill Valley. I am opposed to the current new housing plans for this area. This area is already very congested with traffic, esp. during rush hour and on weekends (beach traffic), not to mention when the area around Manzanita floods at high tide/full moon.... The current infrastructure would not be able to handle the increased water and sewage usage.

I hope the authorities responsible will reconsider their plans.

Thank you for "listening".

Sincerely,
Linda Price

--
lindaandnadav@comcast.net

3/27/2007

Shine, Kim

From: Krasnove, Kris
Sent: Tuesday, March 27, 2007 11:18 AM
From: 'judykatau@sbcglobal.net'
Cc: Shine, Kim; Kennelly, Mary
Subject: FW: Rezoning Tam Junction

JUDY,

THANK YOU FOR YOUR COMMENTS. I WILL FORWARD THEM TO THE PLANNING COMMISSION FOR THEIR APRIL 9TH HEARING ON THE HOUSING OVERLAY DESIGNATION.

FOR MORE INFORMATION ON THE COUNTYWIDE PLAN UPDATE, PLEASE GO TO WWW.FUTURE-MARIN.ORG

THANKS,
KRIS

From: Judy Karau [mailto:judykarau@sbcglobal.net]
Sent: Tuesday, March 27, 2007 11:15 AM
To: Krasnove, Kris
Subject: Rezoning Tam Junction

PLEASE VOTE NO ON REZONING TAM JUNCTION. I AM A 25 YEAR RESIDENT OF TAM VALLEY AND AM VERY CONCERNED ABOUT THE REZONING IMPACT ON TRAFFIC, PROPERTY VALUES AND AESTHETICS OF THIS WONDERFUL AREA. TRAFFIC HAS BECOME A HUGE ISSUE IN OUR AREA AND POTENTIALLY WOULD BE THE KEY REASON FOR MY CONSIDERING MOVING OUT OF THE WONDERFUL AREA. PLEASE VOTE NO ON REZONING TAM JUNCTION.

JUDY KARAU
MARIN DRIVE
MILL VALLEY

3/27/2007

Shine, Kim

From: Krasnove, Kris
Sent: Monday, March 26, 2007 8:38 AM
To: Shine, Kim; Kennelly, Mary
Subject: FW: Proposed Tam Valley HOD - Opposed

From: Stan Helfman [mailto:Stan.Helfman@doj.ca.gov]
Sent: Sunday, March 25, 2007 3:53 PM
To: Krasnove, Kris
Subject: Proposed Tam Valley HOD - Opposed

I am writing to register my STRONG opposition to the proposed housing development for Tam Junction, and I urge you to reject the plan at the April 9, 2007 meeting. I am a 30+ year resident of the valley. Over the years the traffic situation in the Valley has worsened and is now critical, especially from 101 to Tam Junction, and Shoreline highway from Tam Junction through the valley. It is undoubtedly the worst traffic congestion in Southern Marin, often backing up out onto the freeway. Emergency vehicles are already delayed and if the HOD plan is implemented will be prevented from timely entering and exiting the valley. This puts the lives and property of Tam Valley residents at risk, and we will not agree to it. The Tam Valley community has already registered its strong and determined opposition at the March 19, 2007 meeting with Supervisor McGlashan and several of your planners. For any planner to propose this overblown HOD development for Tam Junction, which will naturally exacerbate an already dangerous and intolerable situation, is irresponsible and inept. The planner responsible for this proposal should be removed from the county payroll. If it is you, you should resign. The proposal also threatens a sensitive bay environment, our need for a strengthened central commercial area to reduce vehicle trips by Tam Valley residents, and our quality of life. Tam Valley is already being victimized by your office with the all-out-of-proportion Fireside development, which will clog an important Southern Marin traffic artery and put at risk the pedestrians who will be sprinting across a freeway onramp to get to public transit. Is the same planner involved in the Tam Junction HOD proposal? Tam Valley will not be caught asleep twice. The Valley's traffic and infrastructure issues cannot be resolved and no competent planner would even consider additional housing development at Tam Junction.

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Shine, Kim

From: Sue Hayes [suehayes44@yahoo.com]
Sent: Monday, March 26, 2007 8:38 AM
To: Shine, Kim
Subject: CWP - Tam Valley

I would like to protest your plans for the housing overlay in Tam Valley for the following reasons:

1. We are already an F trafficwise and it will only get worse because of the 50 Fireside units and 3 new building complexes on Miller Avenue. We just cannot afford any more traffic without creating gridlock for the everyone concerned.
2. More housing would overburden the infrastructure (sewer, garbage, water, roads etc.) and impose more taxes on us.
3. Most of the housing is proposed on fill. The land around Tam Junction is sinking (note: Walgreens is having to redo their parking lot at this moment after only 5 years because of subsidence).
3. In general a mere 2.5% projected increase in Marin's water supply is supposed to satisfy the approximately 18% increase in projected demand by 2030!
4. In my view you are putting the cart before the horse, i.e. roads, water supply and general infrastructure need to be improved, before more housing is imposed on us.

Thanks you for your assistance in this matter.

Sincerely,
Susan Hayes
418 Wendy Way
Mill Valley, CA

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Shine, Kim

From: Krasnove, Kris
Sent: Monday, March 26, 2007 8:39 AM
To: Shine, Kim; Kennelly, Mary
Subject: FW: No high-density housing at Tam Junction

From: Craig Wichner [mailto:craig@atmequity.com]
Sent: Saturday, March 24, 2007 11:11 AM
To: krasnove@co.marin.ca.us
Cc: McGlashan, Charles
Subject: No high-density housing at Tam Junction

Dear Mr. Krasnove,

Additional high-density housing (low income or not) in the Tam Junction area doesn't work for reasons including population density, traffic, safety, neighborhood aesthetics, and more. I was frankly surprised to learn that the Fireside motel development was high-density housing...I can't imagine the traffic problems that will create, especially from people coming from 101 South. And as a father, I am scared for the children who either will have to stay inside, or more likely will have to play so close to traffic...and thoughtlessly run into traffic to retrieve a ball, or run into traffic during a game of tag. Very scary and unsafe place to put this high-density low-income housing.

Let's see how well the Fireside Model experiment goes before we starting compounding the problems, traffic and otherwise, with another high-density housing project just a few blocks away. As a voter, I am watching this.

Best regards,
Craig

Craig Wichner
4225 Shelter Bay
Mill Valley, CA 94941

3/27/2007

Kennelly, Mary

From: Krasnove, Kris
Sent: Monday, March 26, 2007 4:51 PM
To: Shine, Kim; Kennelly, Mary
Cc: 'karengbert@comcast.net'
Subject: FW: High Density Housing Tam Valley

Karen,
Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the Housing Overlay Designation and Buildout.

Best,
Kris

-----Original Message-----

From: Karen Bert [mailto:karengbert@comcast.net]
Sent: Monday, March 26, 2007 4:49 PM
To: Krasnove, Kris
Cc: karengbert@gmail.com; Yogi Bert
Subject: High Density Housing Tam Valley

To: Chris Krasnove, Marin County Planning Commisision
Fr: Karen And Melvyn Bert

Hello: I am contacting you regarding the potential rezoning of Tam Valley in the near future. It is crucial that the we speak out and let you know that we are firmly against the type of development that may be planned for this small community. I know that you will be voting shortly and we urge you and the commission to rethink the amount of housing you intend to put here. Progress might be inevitable, but we need to move slower and more carefully before such thoughtless development occurs. You should not just build housing developments to satisfy some quotas in government. We are an unincorporated area, and that makes us very vulnerable to decisions that are impersonal and not necessarily done with what is best for the community that already exists. Consider the total impact that this will have on us.

MoreTraffic, Tons more people, Loss of Aesthetics, Loss of peace and tranquility, Loss of Identity. Step lightly before you change the very face of Tam Valley. Step lightly on the people who live here and love it here..
Please vote this rezoning down.

Thanks for you time in this matter,

Karen Bert
433 Median Way
Mill Valley, CA

Shine, Kim

From: Krasnove, Kris
Sent: Monday, March 26, 2007 4:51 PM
To: Shine, Kim; Kennelly, Mary
Cc: 'karengbert@comcast.net'
Subject: FW: High Density Housing Tam Valley

Karen,
Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the Housing Overlay Designation and Buildout.

Best,
Kris

-----Original Message-----

From: Karen Bert [mailto:karengbert@comcast.net]
Sent: Monday, March 26, 2007 4:49 PM
To: Krasnove, Kris
Cc: karengbert@gmail.com; Yogi Bert
Subject: High Density Housing Tam Valley

To: Chris Krasnove, Marin County Planning Commisision
Fr: Karen And Melvyn Bert

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MoreTraffic, Tons more people, Loss of Aesthetics, Loss of peace and tranquility, Loss of Identity. Step lightly before you change the very face of Tam Valley. Step lightly on the people who live here and love it here..
Please vote this rezoning down.

Thanks for you time in this matter,

Karen Bert
433 Median Way
Mill Valley, CA

Shine, Kim

From: Krasnove, Kris
Sent: Monday, March 26, 2007 8:40 AM
To: Shine, Kim; Kennelly, Mary
Subject: FW: NO on Tam Junction Housing Overlay Designation

-----Original Message-----

From: Matt Ridge [mailto:mattridge1@yahoo.com]
Sent: Saturday, March 24, 2007 2:10 PM
To: Krasnove, Kris
Cc: krasnove@co.marin.ca.us
Subject: NO on Tam Junction Housing Overlay Designation

You must DEFEAT the proposal for the Tam Junction "Housing Overlay Designation". I am a home owner in Tam Junction and enjoy the quality of life in Tam Junction. The above-referenced proposal would devastate the area, not only in traffic, but the quality of life.

Please consider our quality of life and property values in defeating this proposal. Sincerely,

Matthew T. Ridge
An extremely concerned home owner in Tam Junction.

380 Springside Way
Mill Valley, CA 94941

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2007 MAR 26 P 3:21

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Gateway Planning Committee Meeting
Tamalpias Valley Community Center

March 19, 2007

Dear Planning Committee,

I would like to express my opposition to the Proposed Re-zoning of the designated areas within Tamalpias Valley.

The proposal consists of too much traffic and parking congestion, a negative impact to the local water supply, a reduction on the small family quality of life, and on the rural environment.

I would greatly appreciate it, if you would pass this *Letter of Opposition* on to the County Planning Commission and Supervisor Charles McGlashan.

John McAteer
Name
3388 Starling rd
Address
Mill Valley Ca 94941
Signature

RECEIVED

2007 MAR 25 P 3: 22

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Gateway Planning Committee Meeting
Tamalpias Valley Community Center

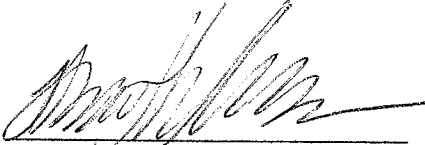
March 19, 2007

Dear Planning Committee,

I would like to express my opposition to the Proposed Re-zoning of the designated areas within Tamalpias Valley.

The proposal consists of too much traffic and parking congestion, a negative impact to the local water supply, a reduction on the small family quality of life, and on the rural environment.

I would greatly appreciate it, if you would pass this *Letter of Opposition* on to the County Planning Commission and Supervisor Charles McGlashan.

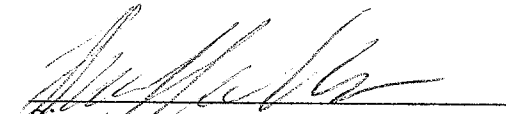

L. BIANCA STARK-FALCONE

Name

338 Starting Rd

Address

Mill Valley CA 94941


Signature

RECEIVED

2007 MAR 25 P 3: 20

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Gateway Planning Committee Meeting
Tamalpias Valley Community Center

March 19, 2007

Dear Planning Committee,

I would like to express my opposition to the Proposed Re-zoning of the designated areas within Tamalpias Valley.

The proposal consists of too much traffic and parking congestion, a negative impact to the local water supply, a reduction on the small family quality of life, and on the rural environment.

I would greatly appreciate it, if you would pass this *Letter of Opposition* on to the County Planning Commission and Supervisor Charles McGlashan.

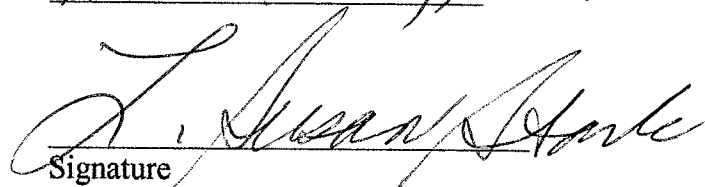
L. SUSAN STARK

Name

338 STARLING Rd

Address

MILL VALLEY, CA 94941



Signature

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

RECEIVED

2007 MAR 26 P 3:20

Dear Marin County Planning Commissioners,

Our general observation of the Marin Countywide Plan Update (CWP Update) is that the plan process has resulted in many top down sweeping county wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encourage development standard adjustments (i.e. Relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

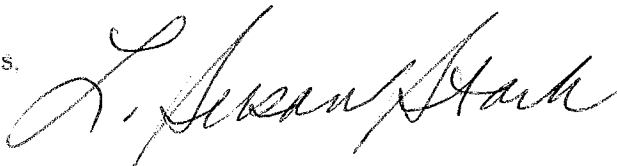
We contend that, due to the unique characteristics of the region, increasing the allowable density and encouraging development standard adjustments in the Tamalpais Community Plan Area would cause undue harm to the environment and undue hardship to the residents. The basis of our argument is that: 1) The area's infrastructure, particularly the road system, has already surpassed its capacity and can not tolerate additional strain; 2) Existing zoning and other factors already allow an unsustainable amount of growth; 3) The natural hazards (seismic activity, liquefaction, and flooding) of the area will increase the risk of bodily harm & structural damage and escalate construction costs; 4) The close proximity of the high density development to Bothin Marsh and Coyote Creek will place these valuable natural habitats in peril; and 5) The traditional character of the area will be lost.

We specifically recommend the following:

1. The Housing Overlay Designation (HOD) of the MCWP Update should be removed in its entirety from Tam Valley and Almonte.
2. The changes made to the "Land Use Categories" section of the Marin CWP Update, which increase allowable density (including increases in the allowable number of units and the allowable Floor Area Ratio (FAR)), should be revoked.
3. Development Standards should remain the same as those of the 1994 CWP.
4. We further conclude that the current allowable build-out in the area should be reduced.

Thank you for your kind consideration.

Best regards,



338 Starling Rd.
Mill Valley, CA 94941

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

RECEIVED

Dear Marin County Planning Commissioners,

2007 MAR 25 P 3:22

Our general observation of the Marin Countywide Plan Update (CWP Update) is that the plan proposed many top down sweeping county wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encourage development standard adjustments (i.e. Relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

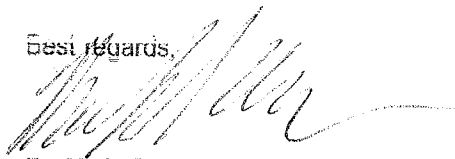
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We specifically recommend the following:

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Thank you for your kind consideration.

Best regards,



Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

RECEIVED

2007 MAR 25 P 3: 21

Dear Marin County Planning Commissioners.

Our general observation of the Marin Countywide Plan Update (CWP Update) is that the plan proposes many top down sweeping county wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encourage development standard adjustments (i.e. Relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

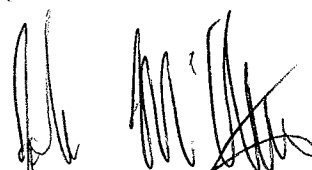
We contend that, due to the unique characteristics of the region, increasing the allowable density and encouraging development standard adjustments in the Tamalpais Community Plan Area would cause undue harm to the environment and undue hardship to the residents. The basis of our argument is that: 1) The area's infrastructure, particularly the road system, has already surpassed its capacity and can not tolerate additional strain; 2) Existing zoning and other factors already allow an unsustainable amount of growth; 3) The natural hazards (seismic activity, liquefaction, and flooding) of the area will increase the risk of bodily harm & structural damage and escalate construction costs; 4) The close proximity of the high density development to Bothin Marsh and Coyote Creek will place these valuable natural habitats in peril, and 5) The traditional character of the area will be lost.

We specifically recommend the following:

1. The Housing Overlay Designation (HOD) of the MCWP Update should be removed in its entirety from Tam Valley and Almonte
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3. Development Standards should remain the same as those of the 1994 CWP.
4. We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,



Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Wini Ragus

395 Lowell Avenue · Mill Valley, CA 94941

RECEIVED

Voice: (415) 388-7967

Fax: (415) 381-9508

wragus@aol.com

2007 MAR 27 P 2:39

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

March 26, 2007

Marin County Planning Commission
c/o Kris Krasnove, Room 308
3501 Civic Center Drive
San Rafael, CA 94903

Dear Planning Commission:

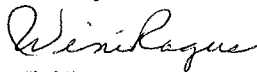
As a home owner in Tam Valley for 45 years, I find that the County Wide Plan Update currently being discussed, is totally inappropriate for some individual communities. I understand the proposed plan encourages high density development and a population surge in districts of the Tamalpais Community Plan Area (Tam Valley, Almonte, Homestead and Muir Woods Park). These districts are incapable of coping with such intense growth.

I urge you to reject the portions of the Marin County Wide Plan Update which increases allowable density and encouragement of development. Here are some reasons for this plea:

1. The road system in this area has already surpassed its capacity and cannot handle additional strain.
2. Existing zoning and other factors currently allow an unsustainable amount of growth.
3. Natural hazards, such as seismic activity and flooding, will increase the risk of bodily harm. In addition, structural change is at risk and would escalate construction costs.
4. Close proximity of the high density development to Bothin Marsh and Coyote Creek would be a factor in placing these valuable natural habitats in danger.

I firmly hope the Planning Commission will take these elements under consideration, resulting in a rejection of the Plan.

Sincerely,



Wini Ragus

P.S. Unbeknownst to most of us in Tam Valley, the County approved (I believe in 2003) of a 50-unit low income housing development in the space formerly occupied by the Fireside Motel. This construction is underway presently.. **Then:** very few residents were made aware of the zoning changes in the area.

Now: I appreciate the opportunity to voice my opinion for this proposal under consideration, which I strongly feel should be defeated. Thank you.

Cc: Charles McGlashan, Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329, San Rafael, CA 94903

Shine, Kim

From: Jon R. Love [jon@jsearch.com]
Sent: Tuesday, March 27, 2007 12:38 PM
To: Krasnove, Kris
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Housing Overlay Designation

Hi Kris,

Thanks so much for reading my comments and forwarding to the Planning Commission.

And sorry for spelling your name incorrectly.

Regards,
Jon

-----Original Message-----

From: Krasnove, Kris [mailto:kkrasnove@co.marin.ca.us]
Sent: Tuesday, March 27, 2007 10:36 AM
To: jon@jsearch.com
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Housing Overlay Designation

JON,

THANK YOU FOR YOUR COMMENTS. I WILL FORWARD THEM TO THE PLANNING COMMISSION FOR THEIR APRIL 9TH HEARING ON THE HOUSING OVERLAY DESIGNATION.

F MORE INFORMATION ON THE COUNTYWIDE PLAN UPDATE AND HEARING SCHEDULE, PLEASE GO TO WWW.FUTURE-MARIN.ORG

THANKS,
KRIS

From: Jon R. Love [mailto:jon@jsearch.com]
Sent: Tuesday, March 27, 2007 12:34 PM
To: Krasnove, Kris
Subject: Housing Overlay Designation
Importance: High

Hello Chris,

I am a Tam Valley resident (368 Pine Hill Road) and am extremely concerned about the potential amendments to the Countywide plan, specifically any proposed changes to the Housing Overlay Designation.

I'm specifically **very** concerned about the impact on traffic and population density, the aesthetics of the area and potential dramatic negative effects on property values. Tam Junction already faces challenges with regard to traffic and road safety...as I'm sure you've noticed when driving to and from Stinson or Mt Tam or Muir Beach or Muir Woods, particularly on a weekend day in the Summer. It is already too dangerous for adults and kids of all ages to walk along or near Shoreline and this will only get worse with additional housing density.

Tam Junction is a key gateway to a national treasure in the GGNRA, and the first impression of countless visitors and tourists will certainly be negatively affected by an increase in traffic, congestion, not mention negative aesthetics. And for the locals, the proposed changes will make it even more difficult for pedestrians and bicyclist to be active in our community.

Low income housing is certainly an admirable goal. My understanding is that the Fireside Motel now is approved for a 50 unit low income housing development.

Please help us **improve** Tam Valley and please take a long term perspective to the consequences of these proposed changes to

3/27/2007

the Countywide plan.

Thank you very much for your consideration of my views and the views of Tam Valley residents.

Sincerely,
Jon R. Love

Email Disclaimer: <http://www.co.marin.ca.us/nav/misc/EmailDisclaimer.cfm>

3/27/2007

Shine, Kim

From: Krasnove, Kris
Sent: Tuesday, March 27, 2007 9:11 AM
To: 'Judy Burgio'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Countywide plan regarding Tam Valley

Judy,
Thank you for your comments. I will forward them to the Planning Commission for their April 9th discussion on the Housing Overlay Designation.

Best,
kris

From: Judy Burgio [mailto:judy@core-action.com]
Sent: Monday, March 26, 2007 5:34 PM
To: Krasnove, Kris; McGlashan, Charles
Subject: Countywide plan regarding Tam Valley

Dear Charles and Kris,

My husband and I were at the meeting in Tam Valley last week, March 19th, and I want to thank you both for coming out to our community meeting to discuss future plans for our area. You had suggested that each of us write to you both so that our voice would be heard by the Planning Commissioners, the county planning staff and the Marin County Board of Supervisors. I trust you will ensure that my communication is received by all those good people. As you could see from the overflow crowd at the meeting on 3/19, passions run very high for making sure there is sane development in our community. **I want to be very clear about how I see this. Here is my comment:**

I am a homeowner in the unincorporated area of Mill Valley, and have been in my home for over 20 years. I believe Marin is definitely in need of affordable housing, and support the resolution of this issue. My fear is that in an effort to resolve this important issue, other serious problems will be created in our community.

I have reviewed the proposed Marin County Wide Update (MCWP Update) plan and have a number of concerns. I feel the proposed changes to the plan that impact our area, (Almonte, Tam valley), with proposed high density development would create undue strain to the infrastructure in this area. Therefore, I urge you to reject the portions of the MCWP Update which increase allowable density and encourage development standard adjustments (i.e. relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

Due to the unique characteristics of this area, my request is based on the following concerns:

The area's infrastructure, especially the road system, has long ago surpassed its capacity – extremely so on weekends, and cannot tolerate additional strains. (It doesn't get worse than a level "F" rating).

2) Existing zoning and other factors already allow an unsustainable amount of growth.

3/27/2007

3) The natural hazards, such as, seismic activity, liquefaction and flooding of the area will increase the risk of bodily harm, structural damage and escalate construction costs.

The close proximity of the high density development to Bothin Marsh and Coyote Creek will place these valuable natural habitats in peril.

5) The DEIR report, Impact 4.5-7, discusses the sea level rise associated with global warming.

6) The traditional character of the area will be lost.

7) The Fireside Hotel project with 50 new units is already in process, and we don't even know what stress that will create on the infrastructure until it's complete and fully rented.

I am specifically recommending the following:

1) The Housing Overlay Designation (HOD) of the MCWP Update should be removed in its entirety from Tam Valley and Almonte

2) The changes made to the "Land Use Categories" section of the MCWP Update, which increase allowable density (including increases in the allowable units and allowable Floor Area Ratio should be revoked.

3) Development Standards should remain the same as those of the 1994 CWP.

I also believe that the current allowable build-out in the area should be reduced.

Please be sure that I recognize the affordable housing issue is important and must be resolved, in order to create diverse communities and to allow for those who work in this community to live here. We need to address all of the options and creative solutions – some of which could include loosening requirements for in-law units in homes, relaxing zoning for home offices and working at home, pursuing mixing affordable housing into *all* neighborhoods and on *all* blocks- but in lower density building – to create true diversity and community. High density "project-like" housing simply does not work. We must be more creative than falling back on this old tired and bankrupt idea. There are positive alternatives to this that we all must pursue!

Thank-you for your kind consideration,

Judy Burgio
305 Morning Sun Avenue
Mill Valley, CA
415-383-4655

Shine, Kim

From: Krasnove, Kris
Sent: Tuesday, March 27, 2007 9:04 AM
To: Shine, Kim; Kennelly, Mary
Cc: 'catheal@mac.com'
Subject: FW: HOD in Tam Junction

Thank you for your comments Carolyn,

I will forward them to the Planning Commission for their April 9th hearing on the Housing Overlay Designation.

Best,
kris

-----Original Message-----

From: McGlashan, Charles
Sent: Saturday, March 24, 2007 8:22 AM
To: Krasnove, Kris
Subject: FW: HOD in Tam Junction

Another one.

Charles McGlashan
Supervisor, County of Marin
3rd District, Southern Marin

3501 Civic Center Drive
San Rafael, CA 94903
415-499-7331

-----Original Message-----

From: Carolyn Smith [mailto:catheal@mac.com]
Sent: Tuesday, March 20, 2007 2:30 PM
To: McGlashan, Charles
Subject: HOD in Tam Junction

Dear Charles:

Thank you for coming to the meeting in Tam Valley last night. I appreciated your presence there and the positions you stated. It felt like you were on our community's side, which was most reassuring.

I want to add my voice to the many voices that spoke out last night against the proposal to add high density housing at Tam Junction. For all the reasons stated last night, building high density housing there makes no sense at all. We don't have the water, the wetlands are fragile, it's in a flood zone and seismic activity zone and -- most important for its impact on our everyday lives -- it would add hundreds more cars onto that stretch of Shoreline Highway that's already a mess in rush hour and every weekend. The Planning Commission should be figuring out how to take away that congestion, not add to it!

I didn't hear one community resident last night speak in favor of the development, and I haven't spoken to a single neighbor who supports it. The community is wholeheartedly against this development -- not because of NIMBY, but because it doesn't make sense. If there were lots of open space and the roads and infrastructure to support it, I'd be in favor of affordable housing, but that isn't the case at Tam Junction. (Nor is it the case at Fireside, which also doesn't make

sense to me.)

Please convey my strong opposition to the proposed housing development to the other members of the Board of Supervisors and to the Planning Commission. Thank you.

Carolyn Smith
358 Starling Rd.
Mill Valley

tel: 388-9172

Shine, Kim

From: Krasnove, Kris
Sent: Monday, March 26, 2007 5:22 PM
To: 'Darrell Adams'
Cc: Shine, Kim; Kennelly, Mary
Subject: RE: Possible Tam Junction Rezoning

Darrell,
Thank you for your comments. I will forward them to the Planning Commission for the April 9 hearing on the Housing Overlay Designation.

Best,
kris

From: Darrell Adams [mailto:darrell@darrelladams.com]
Sent: Monday, March 26, 2007 5:18 PM
To: Krasnove, Kris
Subject: Possible Tam Junction Rezoning

Dear Mr. Krasnove,

I'm writing to respectfully ask that you do not vote to approve the rezoning of the Tamalpais Junction shopping center area, and thereby open the door to putting affordable housing at Tam Junction. Although affordable housing is something no one can really argue against, Tam Junction is not the place to do it, and in this case, "not in my backyard" has a legitimate basis.

Although we share the same zip code as Mill Valley, Tamalpais Valley is a community of it's own, largely with its own, self-supporting services, and in many cases home to families who might be, under other circumstances, living in "affordable" Marin County housing. Regardless of the high influx of wealth in Southern Marin, Tam Valley remains to a large degree middle income and "working class." We have a history here; a good number of families living in the Valley are third and fourth generation residents.

The housing project you propose will do away completely with what serves as the community center for our neighborhood. This is where we buy groceries and gasoline, buy our medicine, eat out, and meet and converse with neighbors at the local coffee shop (perhaps it is a Starbuck's, but it's what we have). It might not be as nice as downtown Larkspur, but it's part of who we are.

Already Tam Junction is straining with overuse, mostly with traffic from out of the area: any summer weekend finds a traffic jam backed up to Sausalito, cars trying to squeeze down to a two-lane road to get out to the beach, Muir Woods, or Mt. Tamalpais, and slowing local traffic to a crawl.

Now we have to contend with the possibility of up 30 housing units per acre *at that corner*, with multiple persons per household, probably all with at least one car, most of whom will do their shopping at.....at where? The grocery store, drugstore, and gas station will be gone....

Tam Valley is a low-crime area. If we add X number of people who have a harder time with income than most, what do you suppose will be the result of that? And aesthetically speaking, does the County want the "gateway" to our beautiful coastal areas marred with this type of construction?

The Fireside Motel 50-unit low income housing development will put enough strain on Tam Valley as it is. Please, please don't vote for the rezoning of the Tam Junction shopping center area!

Sincerely,

3/27/2007

RECEIVED

March 25, 2007

Marin County Planning Commission
Attn: Chris Krasnove
3501 Civic Center Drive
Room #308
San Rafael, CA 94903

2007 MAR 27 P 2:38

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Dear Planning Commission:

We are writing this letter as homeowners in the Tam Valley area and wish to express our vehement opposition to the proposed "Housing Overlay Designation" for our area (as described in Goal CD-2 and its sub points).

The idea of allowing low income housing to be developed in the Tam Junction area is poorly thought out and has very negative consequences with regard to safety, traffic congestion, parking, population density, crime rates. Such development would also have negative consequences with regard to the aesthetics of the area leading to the Golden Gate National Recreation Area ("GGNRA"), Muir Woods and Mt. Tamalpais, as well as negative implications to all of the current residents with regard to property values.

Safety: The Tam Junction area is the gateway from San Francisco to the GGNRA, Muir Woods, Mt. Tamalpais and many other destinations north. At peak times it is congested and already has safety issues with regard to traffic and pedestrians—from local residents, tourists and others using the area. Substantially increasing the population density will exacerbate these current issues and make it extremely unsafe for pedestrians, children and other community members, as well as people using the junction as access to other areas of recreation. The idea of low income housing for the area is not well thought out and will cause safety to deteriorate substantially.

Traffic: Traffic remains a huge issue for the area. During peak hours in the morning and evenings, as well as on weekends due to tourist traffic, it is very difficult for current residents to drive and to get around. The roads are jammed with all types of people and are not adequate for the high volumes of traffic that use the area. Such a proposed development in Tam Junction will cause the area to have alarmingly high traffic levels and thus huge safety and congestion concerns, making it very difficult for all who use the area. Note that (1) on any given weekend day, traffic northbound is backed up from the junction to Highway 101—over a mile away—and (2) on any given weekday, traffic southbound is backed up from Highway 101 to .25 miles up Highway 1 (Shoreline). It is

unthinkable that a development is being given serious consideration knowing that traffic is such a huge current issue in the area.

Parking: There is currently not adequate parking in the area for local residents or for those that shop in and access the commercial area. More development would cause a larger issue with regard to parking and only add to the congestion currently in the area. And any large outdoor or indoor parking facilities would destroy the beauty of the area and make it less attractive for all—current and potential future residents. Low income housing in the area is not the solution and will only make matters worse.

Population Density: The Tam Junction is very close to the maximum population density it is able to support. As mentioned previously, there is already too much traffic flow at peak times, there is not adequate parking, and road and pedestrian safety is an issue. Because of this, a substantial increase in the population density will only make the area unstable and cause it to become an over-congested and unattractive area for all. Tam Junction is not the area for such developments as you are currently proposing.

Crime: Using Marin City as a guide, the addition of low income housing will cause crime rates to escalate. We do not desire this in our neighborhood. This will make the area less attractive for all who live here and begin the erosion of a currently vibrant, growing community. Low income housing will have a huge negative impact on our community—both in terms of cost and safety due to increased crime.

Aesthetics: The addition of low income housing to the area will make worse an area that is struggling already to become more aesthetically pleasing, as a gateway to some of Marin's finest outdoor destinations. This is not good for the area or for Marin's recreational areas, or for the current residents of the community. Low income housing will make the area very unattractive.

Property Values: The addition of low income housing to the area will cause a decrease in the value of land and property in the area. This has been shown to be the case in any number of areas across the U.S. where low income housing has been introduced. We are strongly opposed to your plan as it has direct implications on those who have bought and live in homes in the area. Such a development is absolutely wrong for Tam Valley and harms the current residents—it is taking away from our lives to benefit only a few people. We oppose it vehemently because of this.

In closing, while the "Housing Overlay Designation" proposal may meet a few of your stated overall criteria to bring affordable housing to certain areas in Marin, it falls short in a number of other ways—safety, traffic, parking, population density, aesthetics and property value impact. These are key issues that have not been

addressed adequately and should be reason enough to vote against the proposal.

As residents of Tam Valley, we are strongly opposed to such development as it will only serve to make Tam Junction a less safe, more congested, less attractive and higher crime rate area. We do not want Tam Valley to become like Marin City, a failure of public works and planning.

As homeowners in the Tam Valley area, we strongly encourage you to reject this proposal, at the very least until a broader environmental and area impact assessment has been done. We do not in any way support this proposal in any form.

Sincerely,

Rodney and Cate Clark


415 1/2 Wellesley Avenue

Mill Valley, CA 94941

415-381-0355

Andrew and Jane McClure
388 Lowell Ave.
Mill Valley, CA 94941

RECEIVED

2007 MAR 28 P 3:28

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

March 26, 2007

Marin County Planning Commission
c/o Kris Krasnove, Room 308
3501 Civic Center Drive
San Rafael, CA 94903

Dear Kris,

As a homeowner in Tam Valley for nearly 23 years, we find that the County Wide Plan Update currently being discussed is inappropriate for some individual communities. It is our understanding that the proposed plan encourages high density development and a population surge in districts of the Tamalpais Community Plan Area (Tam Valley, Almonte, Homestead, and Muir Woods Park). These districts are incapable of coping with such intense growth.

We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encouragement of development. Here are some reasons for this plea:

1. The road system in this area has already surpassed its capacity and cannot handle additional traffic.
2. Existing zoning and other factors already allow an unsustainable amount of growth.
3. Natural hazards, such as seismic activity and flooding, will increase the risk of bodily harm.
4. Close proximity of the high density development to Bothin Marsh and Coyote Creek would be a factor in placing these natural habitats in danger.

We firmly hope the Planning Commission will take these elements under consideration, resulting in the rejection of the Plan.

Sincerely,



Andrew and Jane McClure

Cc: Charles McGlashan, Marin County Supervisor, District 3
3501 Civic Center Drive
Room 329, San Rafael, CA 94903

RECEIVED

2007 MAR 29 P 3:14

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Gateway Planning Committee Meeting
Tamalpias Valley Community Center

March 19, 2007

Dear Planning Committee,

I would like to express my opposition to the Proposed Re-zoning of the designated areas within Tamalpias Valley.

The proposal consists of too much traffic and parking congestion, a negative impact to the local water supply, a reduction on the small family quality of life, and on the rural environment.

I would greatly appreciate it, if you would pass this *Letter of Opposition* on to the County Planning Commission and Supervisor Charles McGlashan.

Philip Mickelson

Name

300 Morningsun Ave

Address

Mill Valley (unincorporated), CA 94941

Philip Mickelson

Signature

Mr. Philip Mickelson
300 Morningsun Ave
Mill Valley CA 94941-3500



354 Pine Hill Rd,
Mill Valley, Ca. 94941
robert@evanspr.net

RECEIVED

March 28, 2007

2007 MAR 29 P 3:14

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Marin County Planning Commission
3501 Civic Center Drive Rm. #308
San Rafael, Ca. 94903

Dear Chris Krasnove,

I am very much against the Tam Junction Overlay, which would overly stress our area with traffic, crime and ruin the nature of our neighborhood. Our property values are also dropping enough in this economy without more negative impact.

We already are doing our part to absorb the Fireside housing, which was snuck in without any notice or public input.

Please defeat this destructive plan.

Sincerely,



Robert Evans

RECEIVED

2007 MAR 29 P 3:13

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

March 27, 2007

Marin County Planning Commission
C/O Chris Krasnove
3501 Civic Center Drive
Room #308
San Rafael, CA 94903

Dear Mr. Krasnove,

I am writing in response to the developement of the TAM JUNCTION
REZONING - LOW INCOME HOUSING.

Anyone who lives in Tam Valley, or even the city of Mill Valley,
would say that this project is a BIG mistake! The traffic situation
at the Tam Junction is already a problem Monday thru Friday, not to
mention the weekends.

We might need low income housing but not there. What we do need is
a better ~~designed~~ road with more visual signs for directions. Especially
since we get so many tourists coming through our town. And on top of
that, safer walking and biking paths.

Tam Junction needs more traffic? Are you all crazy!!!!

Sincerely,

Linda D. Newman

Linda Newman
430 Green Glen Way
Mill Valley, CA 94941

CC: Supervisor Charles Mc Glashan

P.S. please excuse my typing

Shine, Kim

From: Krasnove, Kris
Sent: Tuesday, March 20, 2007 11:47 AM
J: McGlashan, Charles; Parton, Maureen
Cc: Shine, Kim
Subject: FW: Last Nights Meeting Tam Valley
Importance: High

FYI

From: gjackson@fundraisers.org [mailto:gjackson@fundraisers.org]
Sent: Tuesday, March 20, 2007 11:41 AM
To: Krasnove, Kris
Subject: Last Nights Meeting Tam Valley
Importance: High

Hello and thank you for being so forthcoming, honest and patient. Some people at that meeting acted like children.

However, I have to say, I understand their frustration.

Seeing that building suddenly appear at the Fireside location was shocking. I'm sure if everyone had been properly informed it would have been stopped dead in it's tracks.

Now, all of us in Tam Valley will have to live with the results, good or bad for the rest of our lives. The traffic alone will be frustrating. I only hope somehow the impact is little to nil...but in the end, none of us had a say...it feels like it was done in secret, without posting notices or whatever, but certainly not at a level that gets noticed by the community...then blaming us for not being there. As you could see, if we know, we do respond and in force, with great concern.

With all that said, please forward to whomever needs to see this....

NO MORE BIG BUILDINGS, AFFORDABLE HOUSING, WHATEVER YOU WANT TO CALL IT IN TAM VALLEY! How you people couldn't have been aware of this is beyond me. I don't think anyone would believe you didn't pull the Fireside Bldg off purposely under the radar. In fact, if you could tear down the Fireside project I think everyone whould cheer!

If it happens again, I'm sure lawyers will come out of the woodwork to stop it.

Thanks again for your time last night.

George Jackson

PETITION FOR THE REMOVAL OF THE FOLLOWING FROM THE MARIN COUNTY WIDE PLAN UPDATE:
1) REMOVAL OF THE HOUSING OVERLAY DESIGNATION AND 2) REMOVAL OF ALL CHANGES MADE
TO THE LAND USE CATEGORIES, WHICH INCREASE ALLOWABLE DENSITY

We, the undersigned, request the removal of the Marin County Wide Plan Update Housing Overlay Designation (HOD) from all subject properties in the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead Valley, and Muir Woods Park). We further request the revocation of all changes made to the "Land Use Categories" section of the Marin County Wide Plan Update which increase allowable density, including increases in the allowable number of units and the allowable Floor Area Ratio (FAR).

Printed Name/

Signature:

Address:

Community

Affiliation:

Title:

BARBARA RAEUBER

Barbara Rauber 291 Greene St.

Tam Junction

Mill Valley Ms.

William S. Thomas
William S. Thomas

291 Greener St Almonte Ms.

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MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

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MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

March 14, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Re: Draft Summary of Planning Commission Tentative Decisions, Public Hearing 3/5/07 on Draft CWP
~ Baylands Corridor (BIO 5) Issues

Dear Marin County Planning Commissioners,

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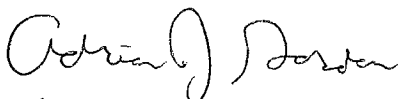
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The adoption of the above recommendations is imperative in order to ensure that future Marin residents will not be placed in harms way.

Thank you for your kind consideration.

Very truly yours,



Adrian J. Gordon

343 Lowell Ave

Mill Valley

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

Marin County Planning Commission
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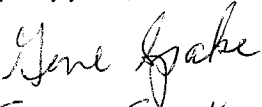
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Thank you for your kind consideration.

Very truly yours,


Gene Spake
372 Richardson Way
Mill Valley, CA

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
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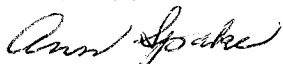
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Very truly yours,


Ann Spake
372 Richardson Way
Mill Valley, Ca. 94941

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

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3501 Civic Center Drive, Room 308
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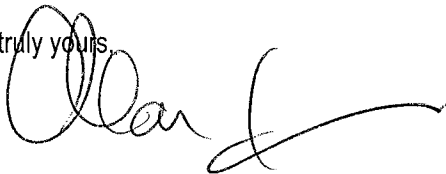
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Thank you for your kind consideration.

Very truly yours,



ALAN JONES
301 LAUREL WAY
MILL VALLEY 94941

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
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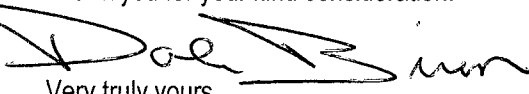
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Thank you for your kind consideration.


Very truly yours,

DALE BIRON
305 MORNING SUN AVE.
MILL VALLEY, CA 94941

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
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Thank you for your kind consideration.


Very truly yours,

Alison Howard
317 Ross Dr.
Mill Valley, CA 94941

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

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Very truly yours,


Michele Mickelson

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

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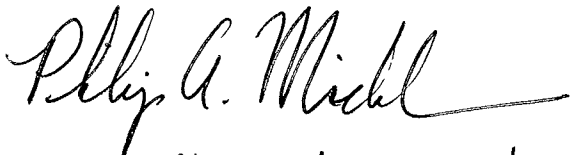
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Very truly yours,


Philip A. Mickelson

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

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Thank you for your kind consideration.

Very truly yours,



Judy Buzaglio (21 year home owner)
305 Morning Sun Ave
Mill Valley, CA
383-4655

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

March 14, 2007

Marin County Planning Commission
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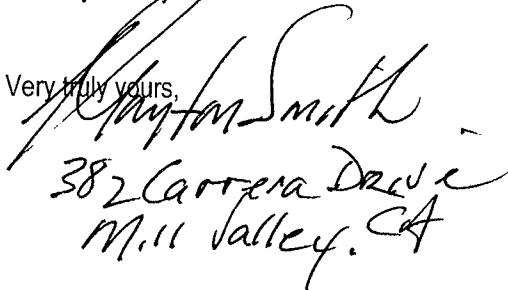
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Very truly yours,


382 Carrera Drive
Mill Valley, CA

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors



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2007 MAR 15 P 3:44

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

GSA Pacific Rim Region

March 15, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Dear Marin County Planning Commissioners,

I am writing you in my official capacity as President of the "Marinview Home Owners Association (MHOA)". As President, I represent 255 homes and approximately 800 residents who comprise over 10% of the total Tennessee Valley Community populace.

The Marinview Home Owners Association wish to voice our (displeasure) over a number of critical components contained in both the "Draft Marine Countywide Plan (draft CWP) and the "Draft Environmental Impact report (DIER)."

As to the former, the Draft CWP, it our observation that this plan proposes major top down sweeping county-wide changes that are inappropriate for the specific needs of many individual communities. This is **particularly** true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park) in an adverse way. The proposed changes encourage high density development and a population surge in these districts, which are totally incapable of coping with such intense growth.

We urge you to **reject** the portions of the Draft CWP which increase allowable density and encourage development standard adjustments (i.e., relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area. We specifically recommend the following:

1. The Housing Overlay Designation (HOD) of the Draft CWP should be **removed**, in its entirety, from Tam Valley and Almonte.
2. The changes made to the "Land Use Categories" section which increase allowable density (including increases in the allowable number of units and the allowable Floor Area Ratio (FAR)), should be **revoked**.
3. **Development Standards should remain the same as those of the 1994 CWP.**
4. The current allowable build-out in the area should be **reduced**.

In order to make our case, I am highlighting multiple circumstances in which the Draft CWP further exacerbates existing problems and impedes local long term goals and traditional values.

U.S. General Services Administration
450 Golden Gate Avenue
San Francisco, CA 94102-3434
www.gsa.gov

The Marinview Home Owners Association, therefore, urges you to reject:

Traffic Congestion

The communities bordering Hwy 1 and Almonte Blvd are drowning in congestion. Hwy 1, with a Level of Service "F", is the most congested hwy in Marin County. There is no known feasible solution to bring the traffic impact down to an acceptable level. It is unknown how the area will be able to cope with traffic generated by existing allowable build out. This is not just the 419 units already allowed to be built in the Tamalpais Community Plan Area but also the 950 units allowed to be built in the City of Mill valley as well as the already allowed build out of Stinson Beach and Bolinas. The average Marin household consists of 2.35 people and generates approximately 11.3 car trips per day. All of these communities use Hwy 1 as their regular commuter route to get to Hwy 101. It is also unknown how to curb the trend of ever growing tourist traffic that uses Hwy 1 to access Muir Woods and other local sightseer destinations. Warm weekends act as a magnet to tourists. Global Warming is expected to bring many more warm weekends and thus many more tourists. **Yet, the Draft CWP targets the Hwy1 corridor for still more population and development which will make the area's congestion far worse. This action would also result in a tragic increase in negative environmental issues.**

I would also like to voice our concern and opposition to the DEIR which **insufficiently** addresses:

- 1. The potential impact of changes in sea levels on flooding in Tam Junction**
- 2. Significant deterioration in Coyote Creek flood control capabilities relative to original estimates**
- 3. Shortcomings of the proposed mitigation to protect people and structures from flood damage.**

General comment - Section 4.5 - Hydrology, Water Quality and Floor Hazards - inability to adequately assess sea level rise

The DIER (p. 4.5-6) explicitly identifies Tamalpais Valley/Almonte (Coyote Creek), already an designated county flood control zone, as susceptible to additional flooding in the future due to change in sea levels and San Francisco Bay tide elevations. At the same time, the DIER acknowledges a shortcoming in the ability to accurately assess this potential impact of rising sea levels. The Flooding Technical Background Report (Appendix I-J) acknowledges that a 1988 study remains the benchmark for assessing the impact of sea level rise on Marin County. It also indicates a re-mapping of flood zones at a comprehensive county level was deemed infeasible because 1) the impact is too site specific; and 2) existing topographic maps of Marin are insufficiently detailed to map up to a .5 foot change in flood elevations.

Since 1988, there have been significant changes in the understanding of the impact of global warming on sea levels. Although it remains an inexact science, the emerging consensus is that sea levels will rise more quickly than previously believed, perhaps as rapidly as one meter in the next 100 years. The San Francisco Bay Conservation and Development Commission has just

completed a study (reported in the Marin IJ of Feb. 1, 2007) of this potential one meter rise in sea level due to global warming. Under that scenario, a major portion of Tam Valley will be under water, including the area identified for Housing Overlay Designation. Even in the absence of a full one meter increase, a rise of any significance in sea levels will make the area more prone to flooding, with a combination of higher tides and watershed runoff. Under any scenario, additional residential development in the Tam Junction area will reduce flexibility, and increase costs, for addressing this challenge going forward.

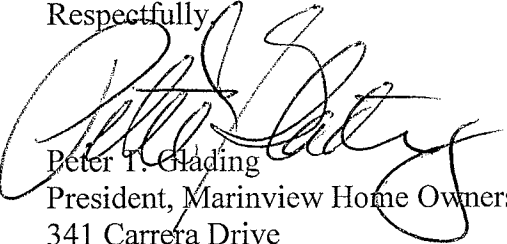
Further exacerbating this issue is the language in the DEIR concerning an increase in unit density for mixed use areas (p. 3.0-33), including, presumably, Tam Valley/Almonte. This states that, "In the Commercial / Mixed use land use categories; the General Commercial / Mixed Use category; the Office Commercial / Mixed Use category; the Neighborhood Commercial / Mixed category; and the Recreational Commercial category would permit residential development up to 30 dwelling units per acre in addition to the applicable floor area ratio if: 1) the housing is either workforce housing, especially for very low and low income household or special needs housing; and 2) projected peak-hour traffic impacts of the proposed mixed-used development are not greater than that for maximum commercial development permissible on the site under the relevant land use category." This represents a density increase of 50 percent over the existing 20 units per acre. This further increases the risk of flooding in Tam Valley/Almonte due to more compaction of the earth, more impermeable surfaces and the requirement for under-grounding of drainage channels in an already barely above sea level today.

Accurately accounting for anticipated sea level changes would likely greatly reduce, if not eliminate, the Tam Valley/Almonte area as a potential HOD zone.

Suggested mitigation: The County should eliminate the HOD and any potential increase in unit density in Tam Valley/Almonte until it has undertaken a targeted study to assess the increased likelihood of flooding due to rising sea levels on highly susceptible flood areas, including Tam Valley/Almonte.

In conclusion, we, the 255 homes and 800 residents of Marinview pray that the Marin County Planning Commission will respond, through action, to consider our opposition to the existing Draft CWP and the Draft DEIR.

Respectfully,



Peter T. Glading
President, Marinview Home Owners Association
341 Carrera Drive
Mill Valley, CA 94941
Tel: (415) 383-6246
Email: peter.glading@gsa.gov

Lynn Reid
343 Lowell Avenue
Mill Valley, CA 94941

RECEIVED

2007 MAR 15 P 1:3

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

12th March, 2007

Marin County Planning Commission,
3501 Civic Centre Drive, Room 308,
San Rafael, Ca 94903.

RE: Marin County Wide Plan Update

Dear Marin County Planning Commissioners,

I am writing to voice my concern and displeasure over certain changes that are being proposed in the Draft CWP - especially as to how they impact the Tamalpias Community Plan (Almonte, Tam Valley, Homestead and Muir woods Park). The proposed changes encourage high density development and a population and traffic surge in these districts which are incapable of coping with such intense growth.

As a resident of the Almonte, Tam Valley area, I am very concerned that the density allowed by the HOD and the Draft CWP will greatly change the character of the neighbourhood I have come to call home. This is an area of quiet peaceful neighbourhoods consisting of mainly smaller homes with generous yards or gardens and close proximity to open space. The commercial areas have a small town or rural feel. This is how we like it. We do not want the HOD's allowable density of 30 units an acre or the even higher one of the Land Use Categories allowable density of 30-45 units an acre with large two or three story buildings and minimal outdoor space.

Traffic congestion is already an issue in this area with Highway 1 having the dubious honour of being the most congested highway in Marin County. There is no viable way of easing the traffic congestion and it is unknown how the area will be able to copy with traffic generated by existing allowable build out. This is not just the 419 units already allowed to be built in the Tamalpias Community Plan Area but the 950 units to be built in the City of Mill Valley as well as the already allowed build out of Stinson Beach and Bolinas. Even the DEIR has no solution for remedying the traffic congestion along Highway 1.

Adding to traffic congestion is a deficit of safe off - street parking with residents, business patrons, commuters and tourists competing for a limited supply of parking spaces. The streets of Almonte and Tam Valley are narrow, already taxed and frequently crowded with poorly parked cars. In spite of this the Draft CWP's development standard adjustment calls for a relaxation of parking requirements. This does not make logical sense.

Furthermore, one of the aspects of life in the Almonte Tam Valley area that is very important to the residents is Bothin Marsh, Coyote Creek and the wonderful wildlife that lives in these wetland areas. The Almonte district Improvement Club has helped protect Bothin Marsh since the home owners association was established in the late 1930's. These wetlands are important for a number of reasons. Perhaps the most significant one as it pertains to Bothin Marsh is the fact that wetlands provide a natural hydrological balance in the landscape and help to provide protection against floods. The area of Tam Valley/ Almonte that borders Bothin Marsh is in a flood zone and is already exposed to flooding from extreme high tides, watershed flooding and as we see a rise in sea water levels as a result of climate change, the situation will only worsen. How can one think of building high density housing on land that is in a seismic activity, liquefaction and flood zone? How can we think of not protecting our wetlands? If you look at the definition of Wetlands as described in the Draft CWP pg2-12 , " Baylands, areas between historic high and low tide elevations form a complex ecosystem of aquatic and upland habitats" you will see that Bothin Marsh and all the parcels east of Highway 1 and Shoreline including land that touches these roads qualifies as wetlands.

I understand that the Martin Triangle has been designated land for Open space. I am requesting that all the land on the east side of Shoreline between Coyote Creek and Fantasma, from the marsh to Shoreline Blvd be designated for Open space. I would also suggest that in order to protect Bothin Marsh and Coyote Creek that you reconsider the Baylands corridor boundaries. I would like to see the Baylands corridor on top of Southern Richardson bay between Mill Valley and Sausalito. In fact, Issue 8 located in the Baylands Corridor Staff Report (BIO-5) it states that consideration should be given to removing the HOD from the area due to the threat of inundation from rising sea levels. Inundation is already an issue for most of the businesses on the East side of Shoreline near Martin Brothers and they experience flooding several times every year.

In light of the above, I sincerely hope you will act in the best interests of the many residents who live in the Tamalpias Community Plan Area and do the following:

- Remove the Draft CWP's Housing Overlay Designation, in its entirety, from the Tam Valley and Almonte Districts
- Revoke the changes made to the Land Use Categories section of the Draft CWP which increases allowable density
- Keep Development Standards the same as those of the 1994 CWP
- Please help to lower the Tamalpias Community Plan Area's current allowable build-outs as delineated in the 1994 Plan
- Keep the Baylands Corridor on top of the Southern Richardson Bay between Mill Valley and Sausalito

To approve and implement the Draft Marin CWP would have far reaching negative impacts on the health of one of the Bay Area's last remaining marshlands and on the quality of life in our community.

Thank you for your consideration
Sincerely

Lynn Reid

A handwritten signature in cursive script, appearing to read "L. Reid".

Cc: Marin county Board of Supervisors

Cc: Alex Hinds, Director, Marin County Community Development Agency

Alison Howard
317 Ross Drive
Mill Valley, California 94941

RECEIVED

2007 MAR 14 P 2: 14

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

March 11, 2007

Dear Marin County Planning Commissioners,

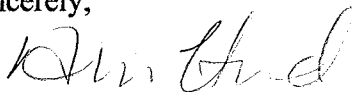
As a resident of Tam Valley I am writing to express my concerns pertaining to the Marin Countywide Plan Update (CWP Update). The efforts undertaken by the Planning Commission should be commended. This is a daunting task and I truly appreciate the all of the work the Commissioners and the planners from the Development Agency have done. I am are particularly concerned that the proposed Countywide Plan will allow zoning changes that will encourage large, high density developments and that will relax height restrictions and parking requirements for future developments in Tam Valley, Almonte, Homestead, and Muir Woods Park. After much thought and consideration and attendance at a community meeting where I heard 2 Development Agency staffers speak, I believe the existing infrastructure including sewers, storm drains, roads and traffic concerns, pedestrian pathways, and the shortage of retail shops and restaurants cannot support the type of development advanced. In addition, I believe both Bothin Marsh and Coyote Creek are sensitive environmental habitats that will be harmed by high density developments in such close proximity.

The most desirable development for the area would be built on a smaller scale than what portions of the Countywide Plan Update and the Land Use Categories would allow and even encourages. I would like the Planning Commission to consider the following:

1. Removing the Housing Overlay Designation (HOD) in its entirety from Tam Valley and Almonte.
2. Revoking the changes made to the "Land Uses Categories" section of the Marin CWP Update so that there is no increase allowable density (including increases in the allowable number of units per acre and the allowable Floor Area Ratio (FAR)).
3. Reducing the current allowable build-out in the area.

Thank you for your consideration.

Sincerely,



Alison Howard

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

RECEIVED
2007 MAR 13 P 3:26
MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Dear Marin County Planning Commissioners,

My general observation of the Marin Countywide Plan Update (CWP Update) is that the plan proposes many top down sweeping county-wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encourage development standard adjustments (i.e. Relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

I contend that, due to the unique characteristics of the region, increasing the allowable density and encouraging development standard adjustments in the Tamalpais Community Plan Area would cause undue harm to the environment and undue hardship to the residents. The basis of our argument is that: 1) The area's infrastructure, particularly the road system, has already surpassed its capacity and can not tolerate additional strain; 2) Existing zoning and other factors already allow an unsustainable amount of growth; 3) The natural hazards (seismic activity, liquefaction, and flooding) of the area will increase the risk of bodily harm & structural damage and escalate construction costs; 4) The close proximity of the high density development to Bothin Marsh and Coyote Creek will place these valuable natural habitats in peril; and 5) The traditional character of the area will be lost.

We specifically recommend the following:

- 1) The Housing Overlay Designation (HOD) of the MCWP Update should be removed in its entirety from Tam Valley and Almonte.
- 2) The changes made to the "Land Use Categories" section of the Marin CWP Update, which increase allowable density (including increases in the allowable number of units and the allowable Floor Area Ratio (FAR)), should be revoked.
- 3) Development Standards should remain the same as those of the 1994 CWP.
- 4) We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,



Amy Mitchell
612 Eastwood Way
Mill Valley, CA 94941

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

RECEIVED

2007 MAR 15 P 3:38

Dear Marin County Planning Commissioners,

Our general observation of the Marin Countywide Plan Update (CWP Update) is that the plan proposes many top down sweeping county-wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encourage development standard adjustments (i.e. Relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

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We specifically recommend the following:

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3. Development Standards should remain the same as those of the 1994 CWP.
4. We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,



Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

RECEIVED

2007 MAR 16 P 3:38

Dear Marin County Planning Commissioners,

Our general observation of the Marin Countywide Plan Update (CWP Update) is that the plan proposes many top down sweeping county-wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encourage development standard adjustments (i.e. Relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

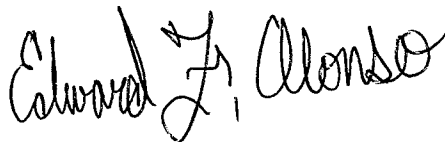
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We specifically recommend the following:

1. The Housing Overlay Designation (HOD) of the MCWP Update should be removed in its entirety from Tam Valley and Almonte.
2. The changes made to the "Land Use Categories" section of the Marin CWP Update, which increase allowable density (including increases in the allowable number of units and the allowable Floor Area Ratio (FAR)), should be revoked.
3. Development Standards should remain the same as those of the 1994 CWP.
4. We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,



Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

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MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

We contend that, due to the unique characteristics of the region, increasing the allowable density and encouraging development standard adjustments in the Tamalpais Community Plan Area would cause undue harm to the environment and undue hardship to the residents. The basis of our argument is that:

- 1) The area's infrastructure, particularly the road system, has already surpassed its capacity and can not tolerate additional strain;
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3. Development Standards should remain the same as those of the 1994 CWP.
4. We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,



DAVID G. COYLE

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

RECEIVED

Marin County Planning Commission
3501 Civic Center Drive, Room 308
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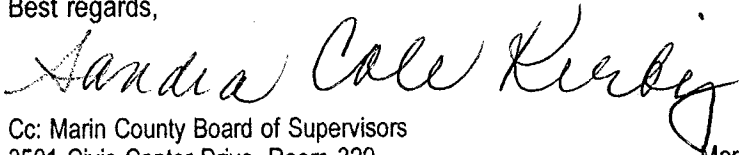
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Best regards,



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3501 Civic Center Drive, Room 329
San Rafael, CA 94903

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Marin County Supervisor, District 3
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Thank you for your kind consideration.

Best regards,

Usula M. 

619 Eucalyptus Way
Mill Valley, CA 94941

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
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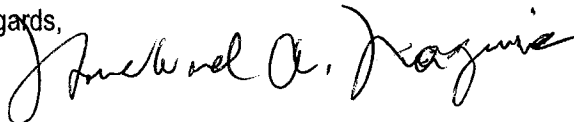
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Thank you for your kind consideration.

Best regards,



Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
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3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
3501 Civic Center Drive, Room 308
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Dear Marin County Planning Commissioners,

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

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4. We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,

Corvella Boyd - 635 Glenwood

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
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2007 MAR 15 P 3:38

Dear Marin County Planning Commissioners,

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MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

We contend that, due to the unique characteristics of the region, increasing the allowable density and encouraging development standard adjustments in the Tamalpais Community Plan Area would cause undue harm to the environment and undue hardship to the residents. The basis of our argument is that: 1) The area's infrastructure, particularly the road system, has already surpassed its capacity and can not tolerate additional strain; 2) Existing zoning and other factors already allow an unsustainable amount of growth; 3) The natural hazards (seismic activity, liquefaction, and flooding) of the area will increase the risk of bodily harm & structural damage and escalate construction costs; 4) The close proximity of the high density development to Bothin Marsh and Coyote Creek will place these valuable natural habitats in peril; and 5) The traditional character of the area will be lost.

We specifically recommend the following:

1. The Housing Overlay Designation (HOD) of the MCWP Update should be removed in its entirety from Tam Valley and Almonte.
2. The changes made to the "Land Use Categories" section of the Marin CWP Update, which increase allowable density (including increases in the allowable number of units and the allowable Floor Area Ratio (FAR)), should be revoked.
3. Development Standards should remain the same as those of the 1994 CWP.
4. We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,

Steve Lurie 635 *Alexwood*

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
3501 Civic Center Drive, Room 308
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Thank you for your kind consideration.

Best regards,

Marshall Atwood
24603 Old Mill Rd
Vashon, WA 98070

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
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Marin County Planning Commission
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3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

George L. Watson

30 Meadow Ridge Dr.

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

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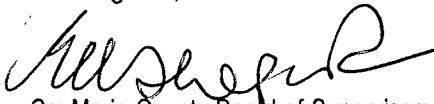
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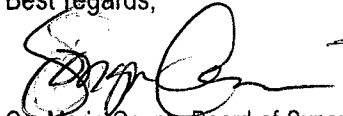
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Marin County Supervisor, District 3
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Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Debra Borkman
327 CARROLLA
MIDWAY CA 94941
Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
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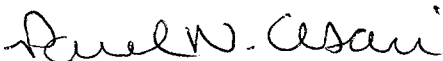
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Marin County Supervisor, District 3
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San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Marin County Planning Commission
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San Rafael, CA 94903

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2007 MAR 15 P 3:39

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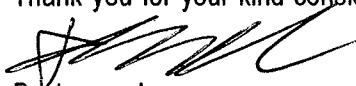
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Best regards,



Frank Saitel 327 Parent Way

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

March 14, 2007

RECEIVED

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

2007 MAR 15 P 3:38

Re: Draft Summary of Planning Commission Tentative Decisions, Public Hearing 3/5/07 on Draft CWP
~ Baylands Corridor (BIO 5) Issues

MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

Dear Marin County Planning Commissioners,

We recommend the following regarding the "Draft Summary of Planning Commission Tentative Decisions, Public Hearing 3/5/07 on Draft CWP ~ Baylands Corridor (BIO 5) Issues":

We agree with the Planning Commission's decision to remove HOD sites from areas under threat of inundation because of sea level rise. When remapping the HOD map, we advise that all HOD sites should be removed from the Tamalpais Valley lowlands, situated in the Almonte and Tam Valley Districts. According to the map attached to the February 1st, 2007 Marin IJ article, entitled "Climate Change Threat", all of these parcels are destined to be underwater due to Global Warming.

We urge you to accept the addition of the following language proposed by staff to Policy CD-1.3:
CD-1.3 "**Reduce Potential Impacts**. Calculate potential residential density and commercial Floor Area Ratio (FAR) at the low end of the applicable range on sites with sensitive habitat or within the Ridge and Upland Greenbelt, the Baylands Corridor, or properties lacking public water or sewer systems or threatened by sea level rise."

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The adoption of the above recommendations is imperative in order to ensure that future Marin residents will not be placed in harms way.

Thank you for your kind consideration.

Very truly yours,



Kiea Wright
229 Rhonda Way
Mill Valley, CA 94941

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

RECEIVED

March 14, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

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Colin Spake
229 Rhonda Way
Mill Valley, CA. 94941

Cc: Alex Hinds, Director, Community Development Agency
Cc: Marin County Board of Supervisors

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MARIN CO
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March 14, 2007

Marin County Planning Commission
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

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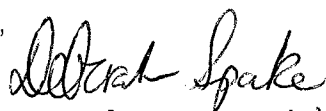
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372 Richardson Way
Mill Valley, Ca. 94941

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Cc: Marin County Board of Supervisors

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2007 MAR 15 P 3:37

Dear Marin County Planning Commissioners,

Our general observation of the Marin Countywide Plan Update (CWP Update) is that the plan proposes many top down sweeping county-wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which increase allowable density and encourage development standard adjustments (i.e. Relaxation of height restrictions and parking requirements) in the Tamalpais Community Plan Area.

We contend that, due to the unique characteristics of the region, increasing the allowable density and encouraging development standard adjustments in the Tamalpais Community Plan Area would cause undue harm to the environment and undue hardship to the residents. The basis of our argument is that: 1) The area's infrastructure, particularly the road system, has already surpassed its capacity and can not tolerate additional strain; 2) Existing zoning and other factors already allow an unsustainable amount of growth; 3) The natural hazards (seismic activity, liquefaction, and flooding) of the area will increase the risk of bodily harm & structural damage and escalate construction costs; 4) The close proximity of the high density development to Bothin Marsh and Coyote Creek will place these valuable natural habitats in peril; and 5) The traditional character of the area will be lost.

We specifically recommend the following:

- 1) The Housing Overlay Designation (HOD) of the MCWP Update should be removed in its entirety from Tam Valley and Almonte.
- 2) The changes made to the "Land Use Categories" section of the Marin CWP Update, which increase allowable density (including increases in the allowable number of units and the allowable Floor Area Ratio (FAR)), should be revoked.
- 3) Development Standards should remain the same as those of the 1994 CWP.
- 4) We further conclude that the current allowable build-out in the area should be reduced

Thank you for your kind consideration.

Best regards,

Charles McGlashan
341 Shasta Way Mill Valley

Cc: Marin County Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Charles McGlashan
Marin County Supervisor, District 3
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Cc: Alex Hinds, Director
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

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PETITION

2007 MAR 15 P 3:39

ALameda COUNTY
COMMUNITY DEVELOPMENT
AGENCY

WE, THE UNDERSIGNED, REQUEST REMOVAL OF THE HOD SITES AND THE CHANGES FOR LAND USE PARCELS IN TAM-ALMONTE THAT ARE UNDER THREAT OF INUNDATION DUE RISING SEA LEVELS-FLOODING-EXTREME HIGH TIDES AND WATER SHED FLOODING.

1. The EIR - Impact 4.5-7 Exposure of people or structures to flood hazards in Section 4.5 hydrology, water quality, and flood hazards.
2. Impact 4.5-7 states "implementation of the Draft 2005 CWP Update could result in the development of residential or commercial structures in floodplains, and expose occupants and /or structures to flood hazards. Similiar development could occur in shoreline areas and would be subject to flooding due to extreme high tides or coincident high tides and water shed flooding. Sea level rise atmosphere would exacerbate these risks".

Migiations (EH3-3) (EH3.b) (3-e) (3.k) do not minimize rising sea levels.

NAME	ADDRESS
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Alison Howard	317 Ross Dr. Mill Valley 94941
John W. Ferris III	267 Morning Sun Ave. Mill Valley, CA 94941
Marshall Atwood	24603 old Mill Rd SW Vashon
Georgia Walton	30 Merlow Ridge Dr.
Sylvia Adams	1118 Sir Francis Drake Blvd. Kentfield CA 94904

PETITION

2007 MAR 14 P 3: 39

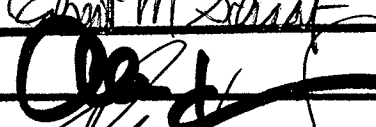
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NAME

ADDRESS

Robert M. Schast

 Kingston Smith

514 Pineda Ave Mill Valley CA 94941
 304 Laurel Way, Mill Valley, 94941
 382 Carrara Drive, Mill Valley, 94941

PETITION

2007 MAR 15 P 3:39

WE, THE UNDERSIGNED, REQUEST REMOVAL OF COUNTY COMMUNITY DEVELOPMENT AGENCY THE HOD SITES AND THE CHANGES FOR LAND USE PARCELS IN TAM-ALMONTE THAT ARE UNDER THREAT OF INUNDATION DUE RISING SEA LEVELS-FLOODING-EXTREME HIGH TIDES AND WATER SHED FLOODING.

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NAME

ADDRESS

Andrea Glading - 341 Carrera Dr.

B. Miss

2957 Lanningo

Monica Freber

208 Gibson Ave

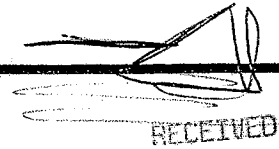
ANDALL K. SCRIVNER

310 MARIN AVE

JIM SIMPSON

307 ROBIN Rd

1 - 3B - 1



PETITION

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2007 MAR 15 10 53 AM
MARIN COUNTY
COMMUNITY DEVELOPMENT
AGENCY

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NAME	ADDRESS
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BERWICK BRYANT 291 FLAMINGO RD

Jo Ann Bryant " " "

Billi Hezney 61 R. Knoll Rd M.V.

Donny Field 246 Robin Lane MI

Stacy Mills 104 Hudson Belmont CA

PETITION

2007 MAR 15 P 3:42

WE, THE UNDERSIGNED, REQUEST REMOVAL OF THE HOD SITES AND THE CHANGES FOR LAND USE PARCELS IN TAM-ALMONTE THAT ARE UNDER THREAT OF INUNDATION DUE RISING SEA LEVELS-FLOODING-EXTREME HIGH TIDES AND WATER SHED FLOODING.

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Migrations (EH3-3) (EH3.b) (3-e) (3.k) do not minimize rising sea levels.

NAME

ADDRESS

CAROL BROWN	307 VISTA DEL VALLE Mill Valley
Dan Higgins	307 Vista Del Valle Mill Valley
Fiske Smith	327 Purvack Way Mill Valley
LIVE WILSON	331 CARREBA DR.
LIVE WILSON	331 CARREBA DR.

PETITION

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NAME	ADDRESS
Paul N. Cesari	383 Countyview Drive
Daleon Bjorkman	327 Carrens Dr
Elizabeth Shepard	321 Durant Way Mt
Jacqui Glass	353 Durant Way
Paula Tompkins	34 Vista de Valle NW 9000

PETITION

2007 MAR 14 P 3:4

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NAME

ADDRESS

KEISTIN MORRIMAN 310 STANING RD MV 94941

MICHAEL A. MAGUIRE 306 DURANT WAY MV 94941

Maria Sober 604 Wanda ave

Lila Johnson 302 ENTERPRISE MV 94941

Greg Jones 383 Countyview Dr. MV 94941

PETITION

2007 MAR 14 P 3:12

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NAME

ADDRESS

WILL ERBACHMAN	838 B MENDES ST	SAN SALITO CA 94965
H. REID SHAW	93 GIARD AVE	SAN SALITO CA 94965
Rick Johnson	736 Marin Dr. M.V.	CA 94941
Vince Johnson	341 Carrera Dr.	
Steve Johnson	341 Carrera Dr.	

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David G. Coyle 247 Shoreline Hwy Mill Valley, CA 94941

Christopher P. Hess 917 S. Vermont Ave Mill Valley, CA 94941

~~Edward L. Albano~~ 351 Marin Ave Mill Valley CA 94941

Jane Rothschild 348 Larkspur Pl. Dr. Larkspur 94939

MARK MICHE 151 Eldridge Ave Mill Valley CA 94941

Nicholas Pasolino 384 County View Dr Mill Valley 94941

Alex Gros-Balthazard 845 5th Ave #32 San Rafael 94901

FANY ISARABHAKDI 5960 Clement Ave San Pablo, CA 94941

ZACH ROSENBAUM 260 Monte Vista Ave Mill Valley CA 94941

Cathy Chute 311 Starling Rd. Mill Valley 94941

~~John Kuster~~ 215 JULIA Ave Mill Valley, CA 94941

John Kuster 215 JULIA Ave Mill Valley, CA 94941

Stephanie O'Neil 387 South Morning Sun MV, CA 94941

Zyff Haus 1012 Green Oak Dr #14 Novato, CA 94944

~~Thomas~~ 917 LAS PAVADAS AVE SAN RAFAEL CA 94901

Marla M. Cully 619 Eucalyptus Way Mill Valley CA 94941