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October 17, 2014

Via E-Mail Only

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

Re: Request for suburban rezoning of GGBTS property

Dear Members of the Planning Commission:

Our office continues to represent the Seminary Neighborhood Association in connection with land issues on and around the GGBTS Property. The purpose of this letter is to request that the Commission initiate a change to the zoning code and Housing Element such that the density of the Affordable Housing (AH) Combining District overlay on the site is reduced from 30 units/acre to 20 units/acre in accordance with state law.

Background

As part of the 2007-2014 Housing Element cycle, the County created and applied an AH-overlay designation to a "floating" two acres on the GGBTS site. This new overlay permitted a maximum density of 30 units/acre of low income housing. This density was selected because, at the time, this was the "default density" required for automatic acceptance by HCD that the units were likely to be developed. While the County could have legally used lower densities and proactively shown a likelihood to develop, the decision was instead made to simply apply the default density.

On September 30, 2014, Governor Brown signed AB 1537 into law. This bill, authored by Assemblyman Marc Levine, changes Marin County's default density from 30 units/acre to 20 units/acre, as of January 1, 2015. While still a dense ratio, this density better reflects Marin's suburban environment. It was for this reason that the Board of Supervisors fully supported Assemblyman Levine's efforts.