



Ragghianti|Freitas LLP

Marin County Planning Commission

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Requested Change

It is no longer a legal requirement that the AH overlay on the GGBTS site allow for the incredibly inappropriate density of 30 units per acre in order to be automatically counted by HCD. Accordingly, we hereby request that the Commission, at a minimum, reduce the density to 20 units/acre in accordance with the recent change in the law. We have previously requested multiple times that the Commission remove the AH overlay altogether from the GGBTS site. The recent impetus for these requests was the fact that County was inexplicably planning for double the state-mandated amount of high density, low income, housing, even in the face of vociferous opposition from the very people the Commission represents. However, if the Commission remains unwilling to remove the AH overlay, it should, at a minimum, reduce it to reflect the new Marin County standard. **Importantly, such a change would have no impact, on the County's 2015-2023 Draft Housing Element.** Figure IV-6 of the 2015-2023 Draft (Available Land Inventory Summary) assigns 20 units of low income housing to the GGBTS site. Therefore, reducing the AH density on the site from 30 to 20 units/acre would still allow 40 low income units, a buffer of 20 units beyond those being counted in the current cycle. (This also suggests that only one acre of AH overlay is needed, not two.)

In regards to updating the GGBTS site, the following edits should be made to effectuate the requested change:

1. Section 22.14.090(A) of the Zoning Code should change the number of units/acre from 30 to 20.
2. The 2015-2023 Draft Housing Element should be edited as followed:
 - a. Figure III-9 (Affordable Housing Combining District Sites) should change the number of units from 30 to 20.
 - b. Page IV-19, "Seminary Drive" should be changed from 60 to 40 units.
 - c. Appendix F, Page F-4, should be changed from 60 to 40 units.

Conclusion

The members of the Planning Commission, as well as the members of the Board of Supervisors, have repeatedly stated that if Assemblyman Levine was successful in reducing Marin's default density, that the Zoning Code and Housing Element would be updated accordingly. While we would much prefer the elimination of the AH overlay in