TOWN OF
SAN ANSELMO
EST. 1907

In the Council Chambers at 525 San Anselmo Avenue, San Anselmo, CA 94960

Town Council
Agenda

Tuesday, December 12, 2023 6:20 PM

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/83943654416

Or Telephone: +1 669 900 6833 | Webinar ID: 839 4365 4416

How to Submit Comments Before the Meeting: Members of the public are encouraged to submit email correspondence to towncouncil@townofsananselmo.org before the meeting begins.

How to Participate During the Meeting: Members of the public will have the option to speak during the meeting through the Zoom application by using their phone or an electronic device.

For PC, Mac, or smart phone, Use Raise hand function when public comment for an item is requested. It is a button that is located at the top or bottom of your screen, based on your computer.

For landline phones, raise hand to be recognized with *9

Please be advised those participating in the meeting remotely via Zoom do so at their own risk. The Town Council regular meeting will not be cancelled if any technical problems occur during the meeting.

I. Interviews for the Open Space Commission and Arts Commission - 6:20 PM

Four (4) Interviews by Time, Name, Board, Commission or Committee
Staff Report (DOC)
6:20 PM Mark Fogelman - Open Space Committee Application no Resume (PDF)
6:30 PM Ken Husband - Open Space Committee Application no Resume (PDF)
6:40 PM Kathee Shatter - Arts Commission Application no Resume (PDF)
6:50 PM Bente L Mirow - Arts Commission Application w/ Resume (PDF)

Call to Order. Optional Pledge of Allegiance: The Mayor or a designated Council member will recite the Pledge of Allegiance for members of the Council and the public who wish to join in the

recitation. 7:00 PM

Open time for public expression.

The public is welcome to address the Council at this time on matters not on the agenda that are within the jurisdiction of the Council. Please be advised that pursuant to Government Code Section 54954.2, Council is not permitted to discuss or take action on any matter not on the agenda unless it determines that an emergency exists, or that there is a need to take immediate action which arose following posting of the agenda. Comments may be no longer than three minutes and should be respectful to the community.

Council requests for future agenda items.

Council committee liaison reports, questions and comments to staff; staff miscellaneous items.

1. Consent Agenda:

The opportunity for public comment on consent agenda items will occur prior to Council discussion of the consent agenda. The Council may approve the entire consent agenda with one action. In the alternative, items on the consent agenda may be removed by any Council or staff member, for separate discussion and vote.

1.1 Approval of the Draft Minutes of the Regular Town Council Meeting of November 14, 2023.
Staff Report (DOC)
Attachment 1 - Draft Minutes of the November 14, 2023 meeting (DOC)

1.2 Receive and File the 2022-23 Expenditure Report from Library Tax Oversight Committee.
Staff Report (DOC)
Attachment 1 - Fund Balance Report (PDF)
Attachment 2 - Fund Balance Sheet (PDF)
Attachment 3 - Statistics Snapshot (XLS)

1.3 Adopt an Ordinance Banning New and Expanded Gas Station Uses in San Anselmo.
Staff Report (DOC)
Attachment 1 - Proposed Ordinance (DOC)

1.4 Report of Checks Issued, November 2023
Staff Report (DOCX)
Attachment 1 - Check Report November 2023 (PDF)

1.5 Revenue and Expenditure Reports, November 2023
Staff Report (DOCX)
Attachment 1 - Budget Comparison Report - Subcategory November 2023 (XLS)
Attachment 2 - Budget Comparison Report Department November 2023 (XLS)

1.6 Recreation Finance Report
Staff Report (DOC)
Attachment 1 - Revenue & Expenditure Report FY 2023-24: Recreation Fund as of 11/30/2023 (PDF)

1.7 Adopt a Resolution Amending the Organization of the Town's Economic Development Committee related to the San Anselmo Chamber of Commerce Representative
Staff Report (DOC)
Attachment 1 - Resolution-Final (DOC)
Attachment 2 - Resolution-Redline (DOC)

2. Council Business Items:

In general, the following procedural order applies to items of business:
•Presentation
•Town Council questions
•PUBLIC COMMENT – limited to 3 minutes/person
•Town Council discussion/action

2.1 Recognizing the Service of Outgoing Mayor Steve Burdo. This item is not considered a project under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).
Staff Report (DOC)

2.2 Reorganization of Town Council: Elect Mayor and Vice-Mayor to one-year terms. Discussing the Town Council reorganization is not considered a project under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).
Staff Report (DOC)
Attachment 1- Resolution No. 4073 (PDF)

2.3 Consider Appointments to Historical Commission, Bicycle and Pedestrian Advisory Committee, Climate Action Commission, Economic Development Committee, and Open Space Committee. The proposed appointment is not a "project" under the California Environmental Quality Act, because it does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).
Staff Report (DOC)
Attachment 1 - Andrea Pearce - Historical Commission Application no Resume (PDF)
Attachment 2 - Antone Sousa - Historical Commission Application no Resume (PDF)
Attachment 3 - Ford Greene - Bicycle and Pedestrian Committee Application no Resume (PDF)
Attachment 4 - Soo (Bedo) Haylet - Climate Action Committee - Application no Resume (PDF)
Attachment 5 - Mark Jeffrey - Economic Development Committee Application w/Resume (PDF)
Attachment 6 - Gabe Turner - Economic Development Committee (PDF)
Attachment 7 - Ken Husband - Open Space Committee Application no Resume (PDF)
Attachment 8 - Mark Fogelman - Open Space Committee Application no Resume (PDF)

2.4 Receive and File the New Library Card Designs Report. Receiving the report is not considered a project under the California Environmental Quality Act, because it does not

involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).
Staff Report (DOC)

2.5 Adopt a Resolution Approving the 6 th Cycle Housing Element (2023-2031) and Amendments to the Land Use Element Related to California Government Code Section 65583.2(c)(3)(B)(iii). An Initial Study/Mitigated Negative Declaration related to the Housing Element was prepared pursuant to the California Environmental Quality Act (CEQA) and certified by the Town Council on July 25, 2023. This project is exempt from further environmental review pursuant to CEQA Guidelines Section 15162.
Staff Report (DOC)
Attachment 1 - Resolution (DOC)
Attachment 2 - Draft Housing Element Revision 6 - Final December 2023 (PDF)
Attachment 3 - California Department of Housing and Community Development Comment Letter dated April 26, 2023 (PDF)
Attachment 4 - California Department of Housing and Community Development Comment Letter dated August 1, 2023 (PDF)
Attachment 5 - California Department of Housing and Community Development Comment Letter dated October 26, 2023 (PDF)
Attachment 6 - Resolution No. 2023-18 (PDF)
Attachment 7- Resolution No. 2023-17 (PDF)
Attachment 8 - Initial Study Negative Declaration Certified on August 22, 2023 (PDF)
Attachment 9- Notice of Determination date stamped July 27, 2023 (PDF)
Staff Report- Addendum
Attachment 1- California Department of Housing and Community Development Letter dated December 8, 2023
Presentation

Adjourn

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Town Staff at email savila@townofsananselmo.org. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodation to help insure accessibility to this meeting.

Any writings or documents provided to a majority of the Town Council regarding any item on this agenda after the distribution of the original packet will be made available for public inspection at the public counter at Town Hall located at 525 San Anselmo Avenue.

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 10:00 p.m. may be continued to the next regular meeting. Next regular meeting is January 9, 2023.

Administration Department
Town Hall, main floor
525 San Anselmo Avenue

San Anselmo, CA 94960
(415) 258-4691

Town Council
Steve Burdo, Mayor
Eileen Burke, Vice Mayor
Brian Colbert, Councilmember
Alexis Fineman, Councilmember
Tarrell Kullaway, Councilmember

Staff
David Donery, Town Manager
Linda Kenton, Assistant Town Manager / Town Librarian
Jeff Zuba, Finance and Admin Services Director
Megan Holt Acevedo, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Planning Director
Sean Condry, Public Works Director
Dannielle Mauk, Community Services Director
Mike Norton, Chief of Police
Dan Mahoney, Interim Fire Chief

DECLARATION OF POSTING
This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the Town of San Anselmo website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: Interviews

MEETING DATE: December 12, 2023

AGENDA TITLE: Conducting Interviews for the Open Space Committee and Arts Commission

FROM: Administration, Serge Avila, Town Clerk

RECOMMENDATION

Staff recommends that the Town Council conducts interviews and makes appointments later this evening.

Below is a list of four (4) applicants scheduled to be interviewed by the Town Council.

Interview Time	Name	Board, Committee or Commission
6:20 PM	Mark Fogelman	Open Space Committee
6:30 PM	Ken Husband	Open Space Committee
6:40 PM	Kathee Shatter	Arts Commission
6:50 PM	Bente Mirow	Arts Commission

The Council will have the opportunity to make appointments for various boards, commissions and committees later this evening.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting interviews is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS

Attachment 1- Mark Fogelman, Application no Resume, Open Space Committee
Attachment 2- Ken Husband, Application no Resume, Open Space Committee
Attachment 3- Kathee Shatter, Application no Resume, Arts Commission
Attachment 4- Bente Mirow, Application w/Resume, Arts Commission

Print

Boards, Committees and Commissions Application - Submission #2025

Date Submitted: 11/15/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

NOVEMBER 15, 2023

I wish to apply for an appointment to a term/balance*

Open Space Committee

Name*

Mark Fogelman

Home Address*

51 Grove Hill Ave South

Occupation*

Tamalpais Paint & Color General Manager for 29 years. (Retiring 12/29/23)

Employer's Address

51 Grove Hill Ave South

Home Phone*

4157479711

Work Phone

Cell Phone

415-747-9711

E-Mail*

geojammers@yahoo.com

Number of years as resident of San Anselmo*

10

Number of years as a resident in Marin*

34

Education Level Achieved*

Some College

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Brian Crawford

1.) Phone*

415-407-5776

2.) Name*

Alan Casio

2.) Phone*

415-246-1783

3.) Name*

Patrick Scott

3.) Phone*

415-806-8970

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- (●) YES
- ( ) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I have no experience serving in public office . I've had extensive experience as an Assistant Scout Master of Troop 73 in Novato.

Reasons for this appointment.*

I was introduced to the San Anselmo Open Space Committee by my friend Brian Crawford, who is and has been a committee member since 2003.

What are your qualifications for this appointment.*

Management and organizational qualifications based on my career as a general manager of two paint and decorating stores with 40 employees and volunteering as a BSA Scout Leader for over 12 years. I am also an avid hiker and lover of our Marin County Open Spaces, along with Marin's National, State and County parks.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

Based on my attendance at a number of Open Space committee meetings, I believe that acquiring and preserving "Upper Hawthorne Canyon" is of the utmost importance.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Choose File No file chosen

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #1855

Date Submitted: 4/20/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

April 20, 2023

I wish to apply for an appointment to a term/balance*

Open Space Committee

Name*

Ken Husband

Home Address*

70 MARIPOSA AVE

Occupation*

New Business Development and Account Management

Employer's Address

70 MARIPOSA AVE

Home Phone*

4158270245

Work Phone

Cell Phone

4158270245

E-Mail*

KENHUSBAND@SBCGLOBAL.NET

Number of years as resident of San Anselmo*

50+

Number of years as a resident in Marin*

50+

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Rachel Litwack

1.) Phone*

415-457-1215

2.) Name*

Helene Drumm

2.) Phone*

415-497-5836

3.) Name*

Mark Christian

3.) Phone*

415-785-3950

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- (●) YES
- ( ) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I currently sit on the Bicycle and Pedestrian Action Committee.

Reasons for this appointment.*

I have been intimate and passionate about San Anselmo Open Space for over 50 years. I even helped neighbors walk the neighborhood to gain signatures for the Sleepy Hollow-Terra Linda Open Space measure as in the 1980's. I am extremely excited by this opportunity.

What are your qualifications for this appointment.*

I am flexible, understanding, active listener in our community. I believe strongly in empathy, compromise and driving what is best for all residents of our community and users of our open space. I believe Open Space can serve all members of our community in a safe manner that preserves and promotes the well being of our residents.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

The San Anselmo Open Space Committee has done incredible work over the years. San Anselmo's Open Space is a major reason San Anselmo is a unique and wonderful community. Demographics and our resident's activities have changed over the years and I hope we can continue to serve our diverse community with our unique open space. I hope to continue the mission to preserve undeveloped property for public access and to preserve open space in the Ross Valley. I'd like to work in collaboration with San Anselmo planning, the Council, the Marin Open Space, and neighborhood groups to improve what we already have and seek to purchase and preserve additional lands.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

Park & Recreation Commission

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org

or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #2021

Date Submitted: 11/8/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

11/7/2023

I wish to apply for an appointment to a term/balance*

Arts Commission

Name*

Kathee Shatter

Home Address*

155 Oak Ave

Occupation*

Realtor

Employer's Address

490 Magnolia, Larkspur, CA

Home Phone*

4154974189

Work Phone

Cell Phone

4154974189

E-Mail*

katheeshatter@gmail.com

Number of years as resident of San Anselmo*

35

Number of years as a resident in Marin*

40

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Hank Mielke

1.) Phone*

4152257556

2.) Name*

Jeanne Lipson

2.) Phone*

4155091029

3.) Name*

Claudia Tarantino

3.) Phone*

4152331638

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- (●) YES
- ( ) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

5+ years on the San Anselmo Arts Commission; 4 years as a Board member: Integrated Community Services; 4 years as Board Member and Officer: Marin Association of Realtors

Reasons for this appointment.*

I am dedicated to supporting and adding to the Arts and our community.

What are your qualifications for this appointment.*

I have served on the Commission for 4+ years and am deeply involved in the activities and future planning of the Commission.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

We have gained significant momentum in visibility in the Community and adding to the experience of the Arts in San Anselmo. We need to continue long-term planning, project initiation/ completion, and fundraising.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Choose File No file chosen

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #2005

Date Submitted: 10/14/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

10/14/2023

I wish to apply for an appointment to a term/balance*

Arts Commission

Name*

Bente L Mirow

Home Address*

37 Ross Ave, #3

Occupation*

Writer / Teacher

Employer's Address

37 Ross Ave

Home Phone*

4153126365

Work Phone

4153126365

Cell Phone

4153126365

E-Mail*

lightnow13@gmail.com

Number of years as resident of San Anselmo*

1

Number of years as a resident in Marin*

40

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

MaryBrent Cantarutti

1.) Phone*

($15) 269 1039

2.) Name*

Nicole Frazer

2.) Phone*

(415) 454 2568

3.) Name*

Nancy Nichols

3.) Phone*

(415) 290 7073

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- [x] YES
- [ ] NO

I would be available to attend additional meetings when they are necessary.*

- [x] YES
- [ ] NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- [x] YES
- [ ] NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- [x] YES
- [ ] NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

BID (Downtown Business Improvement District), the City of San Rafael, Board member, 2 years. Drawbridge (Arts program for homeless children, San Rafael). Advisory Board Member, 2017 - present. YouthPosterContest (youthpostercontest.com). Partner, Advisory Council Member, Judge

Reasons for this appointment.*

Interested in the arts in San Anselmo, to promote art and artists, to support the city in such efforts, and to be involved in the enhancement of San Anselmo.

What are your qualifications for this appointment.*

!4 years as the Store Manager of RileyStreet Art Supply in San Rafael, where I served artists from all of Marin, created a full arts education program with local teachers, provided free weekly art demos by local artists as well as art reps and vendors, created and managed monthly art walks with live music, chose artists and curated an in-house gallery for new shows monthly. Graduate degree in creative writing and art history.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

I know the Board has just finished the mural project, and Live on the Avenue is over for the year. Halloween and Christmas events are surely on the agenda, as well as the electric boxes at the Hub. On a bigger scale, I believe more children's activity is being considered, and surely marketing, community involvement, and fundraising.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

BenteMirow.Resume.2023.docx

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Bente Licht Mirow
37 Ross Ave, #3
San Anselmo, CA 94960
(415) 312 6365
lightnow13@gmail.com
InnerWeather.com
https://www.linkedin.com/in/bentemirow/

Summary Qualifications:
With an international background in varied pursuits, the essence of my efforts has integrated my passion for writing and research, education, and the arts. I have thrived in developing communication and organizational proficiencies along with interpersonal skills in all my endeavors.

Academic Background

- *Master's of Arts Degree* **in** Humanities: Creative Writing and Art History from Dominican University of California, 1999.

- *Bachelor of Arts Degree* in Languages (Danish, English, French, German, Latin) from Taarnby Gymnasium, Copenhagen, Denmark in 1975.

Professional Background

- *Founder and creator of www.InnerWeather.com*
  Online platform serving Social-Emotional Life Skills for adults, launched in April 2017.
  Current format is through email broadcasts.
  Projected formats include eBooks, course modules, and print books.

- *Professional Writer and Editor*. 1991 – present. Magazine assignments and article writing, fiction novel development, short stories, fiction and non-fiction for children and young adults, contract work for websites, profiles, bios, art class development, artists' statements, social-emotional life skills instructional curriculum design for elementary grades, marketing materials for authors and artists, and more.

  Sample larger projects:

  - 2011 – 2016: Lead writer for 180 Degrees Program (http://180-degrees.com/) writing Social-Emotional Instructional Curricula for elementary grades. The Curricula consist of instructional writing to students as well as teachers' manuals, development of activities and stories employing a created cast of characters growing up inside the curriculum.

The books are currently is use in schools across the US.

- 2006 – 2012 regular monthly article contributor to *Vision Magazine, A Catalyst for Conscious Living*, a print as well as on-line publication founded in consciousness and spiritual living, published in 6 states (ceased publication in 2012). Contributions included feature articles, essays, news commentaries and personal musings.

- Web content development for travel website www.vayama.com (Airtrade International) before launch in 2008. Researched travel information for cities around the world and created their airline profile database consisting of several hundred airline profiles based on protected industry sources. Regular travel shorts for cities around the world after launch.

- *Creative Expressions Instructor. Marin Ventures.* 2018 – present.
  Working with developmentally disabled adults from the non-verbal to highly functioning autistic people to create stories, real of fiction, and develop ways to express themselves.
- *Company Photographer. Marin Ventures.* 2021-present.
  Documenting local activities as well as outings for social media and in-house use.

- *Danish Language Teacher. The Scandinavian School and Culture Center.* 2021 – present.
  Teaching 25 students weekly online, Beginners through Advanced.

- *Marketing Director. The Simmons Law Firm.* 2020 – present.
  Developing marketing strategies and interface with multimedia resources for business development. Writing/editing news articles for submission to legal periodicals. Develop and update website, LinkedIn profile, and graphics for law firm.

The art supply industry, management and marketing. 2007 – 2021.

- *Store Manager for RileyStreet Art Supply*, an art center and store in San Rafael, California, for 14 years. Aside from overseeing a staff of 8 and daily store operations, responsibilities included creating on-going educational programs in the form of classes for youth and adults, weekly free art demonstrations, lectures, fund raising events for school arts programs, co-creations with local arts organization, writing a weekly newsletter to 2500 subscribers, working with local college faculty to provide needed supplies for students as well as adding extra-curricular offerings where helpful to teachers and students. Marketing efforts to create fresh ideas for new endeavors in the community.
  Chose artist and curated monthly shows for in-house gallery, and presented monthly Art Walks with live music, food, and art talks.

Other work experience include:

- Contracted by Google/WorkForceLogic in 2008 to assist in evaluating queries from their Danish search engines against the quality of the results. Required in-depth ability to identify any given website for integrity, marketing intent, scams, etc.

- Only on-call translator of Danish-English / English-Danish of documents and client needs for the Danish Consulate in San Francisco / Sacramento from 1982 – 2017.

- Co-founder of LED lighting company in Mill Valley. Spent 4 years building platform and product protection.

- Managed a 30+ yacht charter and sailing school for 6 years in Sausalito, CA. Developed a four-tier sailing certification program for adults and young adults.

- 12 years in management in the airline industry, Copenhagen, London, Bangkok, San Francisco.

Commissions:

- Advisory Board Member of DrawBridge (http://drawbridge.org), an arts program for homeless children based in San Rafael. 2017 – current.

- Advisory Council Member of the YouthPosterContest.org. (http://youthpostercontest.com) a contest and platform for young people ages 12 -18 to express their hope, optimism and concerns about social justice, gun control, gender, climate change and other issues that affect their lives. Co-producer, judge and host for the yearly awards ceremony. 2018 – current.

- Board member and Secretary on the Board of Directors of the San Rafael Downtown Business Improvement District, an Advisory Board to the San Rafael City Council. 2011-13

- Chosen as the 2018 honoree for Marin Ventures, a community integration day program for developmentally disabled adults in San Rafael, CA (http://www.marinventures.org/), and as the recipient of the John Rumsey Spirit Award for my contribution to the community of developmentally disabled adults and the community in general through the arts. Award was given on May 5th, 2018.
  Simultaneously recognized by the California State Legislature (Assembly Member Marc Levine and Senator Mike McGuire) with a Certificate of Recognition.

References:

Greg Willeford, Chief Operating Officer, 180 Degrees Foundation, Adjunct Professor of Education and Criminal Justice – (503) 949 0981 / greg@willefordgroup.com

Marilyn Spoja, Founder of ResetGo, a program of workshops helping veterans make successful transitions into civilian society – (415) 515 8323 / mpspoja@gmail.com

Bruce Burtch, internationally recognized as a cross-sector partnership and cause marketing expert - (415) 454 0839 / bruce@bruceburtch.com

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: December 12, 2023

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of November 14, 2023

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of November 14, 2023.

ATTACHMENT:

Attachment 1- Novembre 14, 2023 Draft Minutes

San Anselmo Council Draft Minutes
Regular Meeting
Town Council Chambers and via Zoom
Tuesday, November 14, 2023

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT: Steve Burdo, Mayor
Eileen Burke, Vice Mayor
Brian Colbert
Alexis Fineman
Tarrell Kullaway

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Megan Acevedo, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Planning Director

A. Call to Order at Town Hall in the Council Chambers- 6:00 p.m.

B. Mayor Burdo announced that item B.1 will be discussed in Closed Session

Conference with Real Property Negotiators
Government Code Section 54956.8 Conference with Real Property Negotiators
Property: APN 005-011-60 Agency Negotiator: Town Manager David Donery
Negotiating Parties: Marin Open Space Trust; Mary Conversano Under negotiation: Price and Terms of Payment

C. Public Comment on Closed Session Items

There were no comments.

D. Council adjourns to Closed Session

E. Council reconvenes in Council Chambers to conduct interviews for the Economic Development Advisory Committee and Bicycle and Pedestrian Advisory Committee- 6:30 p.m.

The Council interviewed three individuals including Mark Jeffrey, Gabe Turner, and Ford Greene.

Mayor Burdo called the meeting to order. Optional Pledge of Allegiance: The Mayor or a designated Council member will recite the Pledge of Allegiance for members of the Council and the public who wish to join in the recitation. 7:00 PM

Special Presentation

Mayor's Proclamation Remembering Kay Coleman, in Memoriam

Mayor Burdo read the Proclamation Remembering Kay Coleman.

Mr. Mark Levinson, Sue Ellen, former Town Manager Debbie Stutsman, Guy Meyer, Patty, and Kay's sons spoke fondly of Kay Coleman.

Open Time for Public Expression
Mr. Guy Meyer discussed the Friends of Creek Park Reimagine and provided the Council with a copy of the Creek Park Reimagine picture.

Council requests for future agenda items; Committee liaison reports; questions and comments to staff; miscellaneous items

Vice Mayor Burke reported she has been meeting many of the Town committee and board members and other volunteers; she attended the Joint Planning and Climate Action Commission meeting; was part of the County Priority Setting Committee that allocates housing funds; the Archie Williams Girls Water Polo Team won the North Coast Sections this week, the Girls Volleyball Team is playing tonight in the North Coast Sections Final, and freshman Annie Steig came in first in Girls Cross Country (Go Falcons!).

Councilmember Fineman reported there will be a screening of "Low Balled" at the Archie Williams theater; the Farewell Party for Peri's Art Supply will be held on December 3rd; the Tree Lighting Event will be held on Friday, December 2nd; she attended the Climate Action Commission meeting; attended the recent Ross Valley Fire Board meeting; requested that the Council have two alternate representatives to the Ross Valley Fire Board.

Councilmember Kullaway reported she attended an event at the SPAR Center; the Police Board meeting; asked that the Council discuss the Traffic Calming policy. Councilmember Fineman and Mayor Burdo supported this request.

Councilmember Colbert reported he attended the celebration at Imagination Park; the JEPA meeting; the Marin Transit meeting; the Transportation Authority of Marin (TAM) meeting.

Mayor Burdo reported he attended the Yellow Bus JEPA meeting; the Ross Valley Fire Board meeting; the Central Marin Police Authority (CMPA) Board meeting; the Veterans Memorial Celebration in San Rafael; there will be a Tree Lighting Event on December 2nd and a Menorah Lighting Ceremony the week after that.

Town Manager Donery reported staff has contracted with the Scientific Art Studio, a playground designer, to come up with some conceptual designs for the Millennium Playground Project, options for Robson Park, and the Hilldale Pocket Park. There will be an opportunity for community engagement on Saturday, December 2nd,10:00 a.m. at Hilldale Park.

1. Consent Agenda

1.1 Approve the Draft Minutes of the Town Council Meeting- October 24, 2023

1.2 Consider the Approval of Announcing and Publicizing Impending Expiration Terms of Boards, Committees, and Commissions Seats (Maddy Act Posting)

1.3 Report of Checks Issued, October 2023

1.4 Revenue and Expenditure Reports, October 2023

1.5 Recreation Finance Report

Mayor Burdo opened the meeting to public comments.

There were no comments.

Mayor Burdo closed the meeting to public comments.

M/s, Colbert/Fineman, Motion to approve the Consent Calendar.
AYES: Burke, Colbert, Fineman, Kullaway, Mayor Burdo

2. Council Business Items

2.1 Acceptance of Certification of Sufficiency of Petition Entitled "Withdrawal of San Anselmo From Flood District Initiative"; Consideration of Town Council Actions Related to the Initiative; and find the Actions Exempt from the California Environmental Quality Act

Town Attorney Acevedo presented the staff report and a PowerPoint presentation. Staff answered questions from the Council regarding whether the December 8th date would apply to a rent control ballot measure for a March election; if the cost for a Special Election would be the same for more than one issue; if obtaining the requisite signatures stops project; the cut-off for approval of any new projects; the legal distinction between a debt vs. an obligation; what it means to be in the District vs. withdrawal from the District but still "on the hook" to pay the fee; the argument in favor of leaving the District; if the issue would need to be voted on again in 2027 when the tax expires; what could be the quickest turnaround for the staff report; if withdrawal from the District must go on the ballot; why the Town left the District in 1971 and rejoined in 2006.

Mayor Burdo opened the meeting to public comments.

Mr. Jeff Kroot discussed the history of flooding in San Anselmo.

Carol stated the County lacks the funds for anticipated mitigation and the residents of San Anselmo have been ill-served by County negotiators. She opposed the demolition of Building Bridge Two.

Mr. Ford Greene stated there is a technical angle and a symbolic angle to this issue. The impetus to this initiative was the shutting down Creek Park over a year ago. It was a stark betrayal.

Mr. Ross Asselstine stated the support for this initiative is stronger than the support against the Memorial Park Detention Basin. County staff has burned through $40 million.

Ms. Ann Politzer stated the proponents of the initiative felt they had no recourse. The County has no money for down-stream mitigation due to the removal of Building Bridge Two. Questions remain unanswered.

Mayor Burdo closed the meeting to public comments.

Councilmember Fineman wanted more clarity about what happens if voters decide to withdraw from the District, what taxpayers are on the hook for, issues of liability, and what it means to withdraw from the District from a practical level. She favors a sooner, rather than later, election timeline.

Councilmember Colbert stated he wants a better understanding of the implications should they withdraw from the District. He wants to be more informed.

Vice Mayor Burke stated she agreed that the desire to withdraw from the District is tied to the plaza. There are options with respect to the plaza including denying the Demolition Permit. They can prevent the County from acting in a way they should not act. This is one argument for putting the measure on the March ballot. She agreed there are unanswered questions.

Councilmember Kullaway was not sure most residents see the connection with the plaza and withdrawal from the District. She is in favor of moving forward.

Mayor Burdo stated he would like more information on the impacts including losing a seat on the District Board. He is in favor of moving quickly and getting this on the March ballot.

The Council discussed the information that should be included in the next staff report.

The Council took a 5-minute break.

Council reconvened in the Council Chambers after a 5-minute break.

Public Hearing

2.2 Consider Approval of the 2024 proposed maximum rates collected by Marin Sanitary Service for solid waste, recycling and organic waste services.

Town Manager Donery presented the staff report. Mr. Garth Schulz, representing R3 Consultants, gave a PowerPoint presentation. They answered question from the Council regarding whether the extraordinary jump in insurance rates is expected to continue; if the change in the methodology is based on a national index and not the actuals; the percentage breakdown in different towns in Marin; the rationale for San Anselmo rates; ratepayer behavior and compliance with respect to SB 1383.

Mayor Burdo opened the Public Hearing.

Ms. Lucy Dilworth, Director of the Coalition for Sensible Tax Payers, stated there were key documents missing from the public record including the Franchise Agreement. The question remains whether these fees are truly exempt from voter approval. She discussed findings from a recent lawsuit.

Ms. Patty Garbarino, Vice President of MSS, stated MSS rates are in the middle of others and they provide a more comprehensive service. They have a new 5-year union contract.

Mayor Burdo closed the Public Hearing.

Vice Mayor Burke appreciates the methodology and is in favor of approving the rate increase.

Councilmember Colbert and Mayor Burdo thanked the MSS team for their great work.

Councilmember Fineman appreciated the great service provided by MSS.

M/s, Burke/Fineman, Motion to approve the 2024 proposed maximum rates collected by Marin Sanitary Service for solid waste, recycling and organic waste services.
AYES: Burke, Colbert, Fineman, Kullaway, Mayor Burdo

2.3 Initiate the Update to the General Plan including Authorization to Solicit a Request for Proposals and Establish an Ad-Hoc Working Group to Review Proposals and to Help Facilitate the Creation of a General Plan Advisory Committee and Related Framework

Planning Director Scoble presented the staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the ad-hoc committee; the optional elements; what will be included in the Request for Proposal (RFP); if Age Friendly is included in the suggested categories; which Element includes Parks and Recreation; if Community Design, Historic and Cultural Preservation is contained in the Objective Development and Design Standards (ODDS); whether the General Plan would absorb some of the rogue plans such as the Climate Action Plan, etc.; how difficult it would be to amend the General Plan to add these plans.

Mayor Burdo opened the Public Hearing.

There were no comments.

Mayor Burdo closed the Public Hearing.

Mayor Burdo would like to use the terms Socioeconomic or Social Justice Element instead of Equity Element to avoid buzzwords.

Councilmember Kullaway stated there were pros and cons to having separate call-outs to things like climate change and she wanted to look at the different "lenses" of each element.

Councilmember Colbert supported moving forward with the RFP. This provides a vision of where the Town's past, present, and future.

Vice Mayor Burke stated she likes the project because it is about taking stock in where they are and where they want to go. The process is valuable and requires outreach to the community. She supports moving forward with the RFP and the suggested "inclusions'. Age Friendly should be in the plan. Community Building should be included as a goal.

Councilmember Fineman agreed it is good to take stock. It makes sense to think holistically and integrate the outstanding plans. The Healthy Communities piece could include a wide range of things including environmental justice-related issues.

Mayor Burdo agreed with the comments that were made. He referred to the ad hoc committee and stated he heard interest from all of the Council except Councilmember Colbert. He will pick two names at random before the end of the week.

It was the consensus of the Council to continue the meeting past 10:00 p.m.

Public Hearing Continuation

2.3 Proposed Ordinance Banning New and Expanded Gas Station Uses in San Anselmo and Finding the Ordinance Exempt from CEQA

Town Attorney Acevedo presented the staff report and gave a PowerPoint presentation. Staff answered questions from the Council regarding whether replacement of a pump that was damage to a different location on site would be considered an expansion or a replacement; if equipment could be upgraded; if movement of pumps or infrastructure would be allowed; State requirements regarding streamlining of zero emission fueling stations; if the State requirement is for green or blue hydrogen fueling stations.

Mayor Burdo opened the Public Hearing.

Ms. Sue Saunders stated the EV transition will not take decades and California will have 100% all electric car sales by 2035. She discussed the risk of soil and groundwater contamination.

Ms. Kathleen Gundry supported the ordinance. The transition to electric vehicles could be a new business opportunity.

Mayor Burdo closed the Public Hearing.

Mayor Burdo stated the ordinance is necessary but he wants to be respectful of all sides. The number of gas stations in Town is adequate.

Vice Mayor Burke stated she is concerned about unintended consequences. Gas stations will eventually die out- this will be dictated by the market. She agreed the number of stations is adequate. She supported the ordinance.

Councilmember Kullaway is in favor of the ordinance. Gas stations are toxic by their very nature.

Councilmember Fineman supports the ordinance. The value is three-fold: it is a market signal, it is practical, it is a way to close the County wide loophole.

Councilmember Colbert supports the ordinance and appreciates the symbolic and practical implications.

M/s, Colbert/Fineman, Motion to Introduce by Title Only and Waive Further Reading of an Ordinance of the Town Council of the Town of San Anselmo Amending San Anselmo Municipal Code Title 10, "Planning and Zoning" to Prohibit the Construction of New Gas Stations and the Expansion of Existing Gas Stations and Finding the Amendments to be Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3),15302,15307, and 15308.
AYES: Burke, Colbert, Fineman, Kullaway, Mayor Burdo

M/s, Fineman/Burke, Motion to adjourn the meeting at 10:39 p.m.
AYES: Burke, Colbert, Fineman, Kullaway, Mayor Burdo

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.2

MEETING DATE: December 12, 2023

AGENDA TITLE: Library Tax Oversight Committee 2022-23 FY Expenditures Review

FROM: Library

RECOMMENDATION: That the Town Council receive the Library Tax Oversight Committee review of the 2022-23 FY Library Tax expenditures.

BACKGROUND

In June of 2014, voters of the Town of San Anselmo approved a renewal of the 2010 library parcel tax. The 2014 renewal, known as Measure E, read as follows:

To maintain and enhance San Anselmo Library open hours, adult and children's programs, and general library services, an ordinance was adopted approving a Special Library Services Tax of $54.00 per year per real estate parcel located in San Anselmo with a three percent (3%) annual cost of living increase, for a period of nine (9) years to augment money from the Town of San Anselmo's funding of library services and with expenditures monitored by an oversight committee.

The dollar amounts over the course of the parcel tax were projected in this chart. $54.00, 9-Year Parcel tax with 3.00% Cost of Living (COLA) annual percentage increase			
TAX		REVENUE	
Year 1	2015-16	$54.00	$254,826
Year 2	2016-17	$55.62	$262,471
Year 3	2017-18	$57.29	$270,345
Year 4	2018-19	$59.01	$278,455

Year 5	2019-20	$60.78	$286,809
Year 6	2020-21	$62.60	$295,413
Year 7	2021-22	$64.48	$304,276
Year 8	2022-23	$66.41	$313,388
Year 9	2023-24	$68.40	$322,779

The ballot measure passed with 73% of the vote. The role of the Library Tax oversight committee was codified in this measure since it was not part of the original 2010 parcel tax. The group has been an instrumental part of the process and has met twice a year to monitor the upcoming fiscal year budget and review the previous fiscal year expenditures.

Measure E was renewed as Measure H in November 2022 by 85% of voters. The current tax was set to expire in 2024 at which point Measure H would take effect, continuing at the current rate.

The Library Parcel Tax was meant to supplement the Library's budget and was not meant to replace the Town's general fund contribution to the operation.

DISCUSSION/ANALYSIS

The Oversight Committee met on November 8 to review the Library Tax expenditures and unanimously approved how those monies had been spent.

Parcel tax revenue for FY2022-23 was $298,221. The ending balance from the previous fiscal year was $69,626 for a total projected beginning balance of $366,847 in the library tax fund. Expenses totaled $339,511 leaving a fund balance of $28,336 for the next year. The current report focused solely on the expenditures of the Library Parcel tax (Attachments 1 and 2). The Town of San Anselmo contributed $782,000 to the library operation through the General Fund. Together the two provided the essential funding to manage the library.
Fiscal year 2022-23 was a time to rebuild and adapt to the differing library needs of the community.

The Children's Librarian continued to be a vital part of the team by scheduling, promoting, and conducting programs for youth of all ages. In-person storytimes continued, all outdoors and weather permitting, to great appreciation from the community. Just over 11,000 attended 225 children's programs, double the last fiscal year. Bilingual Spanish storytime, Sing and Stomp and Stay & Play storytimes were added to the current roster of Toddler programs. In addition, the Children's Librarian purchased materials, staffed public service desks, and planned for the future of Youth Services. A new, very popular interactive bulletin board activity engaged youth in a fresh way. Each month a different theme was displayed paired with an activity that

children could post on the bulletin board. There were 634 posts in the inaugural fiscal year.

Adults continued to show a preference for virtual programs even though a hybrid option was available for most events. 1479 people attended 79 programs over the course of the year which included the popular writers in conversation program paid for by this tax. In addition to the ever-popular art talks, there was a series organized by a Teen intern on the environment and the return of Night of the Poets.

The Library launched OWLS—Outreach on Wheels Library Service—in July of 2022. OWLS was designed to reach San Anselmo residents of all ages with a temporary or permanent illness, injury, impairment, medical condition, or disability that prevented them from visiting the library. Staff and volunteers made 79 deliveries.

Temporary or extra-hire employees were needed to cover public service desks and provided staff support. This was one area with latitude in spending in order to maintain the operation and cover staff vacancies as COVID was still causing occasional extended staff absences.

The temporary help budget included an extra-hire Technical Services Librarian whose hours were mostly paid from the general fund budget but whose additional desk hours were paid by the library tax. This position cataloged, processed, and managed all new materials acquisitions. In addition, the Technical Services Librarian represented the San Anselmo Library at the monthly Bibliographic Standards committee convened by the MARINet consortium. This position was critical during the pandemic and its aftermath because it was flexible and could assist staff in all departments. This staff member remained in communication with the library's main book vendor regarding supply chain issues and other irregularities. A staff member dedicated to resolving these issues proved invaluable to the operation.

An extra hire Library Assistant continued to manage the crafts program which evolved from grab and go to a monthly offering in the children's area. There were twelve prepared and 665 craft projects taken. The Library Assistant further supported the Children's Librarian/Staff at Monday morning storytimes, updated the library website, delivered services over the public desks, and aided the circulation department as needed.

Automated catalog expenses included new, and the maintenance of, shared services with MARINet. The CENIC Internet network, the backbone of the library's robust Internet and Wi-Fi connection, was paid from the parcel tax budget. Shared digital resources included a selection of databases and digital subscriptions to Consumer Reports, the New York Times, and Wall Street Journal.

Librarians continued to buy physical books and supply chain issues appeared to have been resolved from the pandemic years. $15,000 was budgeted for adult books and

$12,859 was expended. $10,000 was budgeted for youth books and $11,900 was spent, helping to spend down the budget surplus. Circulation of digital materials remained vital. $18,500.00 was budgeted for eBooks/eaudio, $20,833 was spent. On the streaming video side, $8750 was budgeted and $8215 was spent. This includes digital materials purchased in OverDrive, but also checkouts in Hoopla and Kanopy which have pay per use models. The additional spending in this category was absorbed by the budget surplus carried over from the previous fiscal year.

The Friends of the San Anselmo Public Library continued to be the primary source of funding for library programs for people of all ages. Through their sales at Town Books and their online enterprises, the Friends' fundraising continued to be a vital support for the Library. The library continued to be a vibrant gathering place, whether physical or virtual, where the local community found resources and opportunities to meet their educational, social, cultural, and recreational needs.

The Oversight Committee met on November 8 to review the Library Tax expenditures and found that monies had been spent according to the letter and spirit of the parcel tax.

FISCAL IMPACT
None

GENERAL PLAN CONSISTENCY
None

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
CEQQ not applicable

ATTACHMENTS

Attachment 1- Balance Sheet
Attachment 2- Budget Report

Town of San Anselmo

Budget Report
Account Summary
For Fiscal: 2022-2023 Period Ending: 06/30/2023

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 27 - LIBRARY TAX FUND							
Revenue							
SubCategory: 402 - PROPERTY TAX OTHER							
27.00.40205	LIBRARY TAX	297,222.00	297,222.00	0.00	297,842.56	620.56	100.21 %
SubCategory: 402 - PROPERTY TAX OTHER Total:		**297,222.00**	**297,222.00**	**0.00**	**297,842.56**	**620.56**	**0.21 %**
SubCategory: 440 - USE OF MONEY AND PROPERTY							
27.00.44004	INVESTMENT INCOME	0.00	0.00	0.00	1,924.03	1,924.03	0.00 %
27.00.44005	Net change in fair value of investm	0.00	0.00	0.00	-1,545.16	-1,545.16	0.00 %
SubCategory: 440 - USE OF MONEY AND PROPERTY Total:		**0.00**	**0.00**	**0.00**	**378.87**	**378.87**	**0.00 %**
Revenue Total:		**297,222.00**	**297,222.00**	**0.00**	**298,221.43**	**999.43**	**0.34 %**
Expense							
SubCategory: 600 - SALARIES AND WAGES							
27.71.60000	REGULAR SALARIES	146,984.00	146,984.00	0.00	125,157.88	21,826.12	14.85 %
27.71.60010	TEMPORARY HELP	44,500.00	44,500.00	0.00	54,012.25	-9,512.25	-21.38 %
SubCategory: 600 - SALARIES AND WAGES Total:		**191,484.00**	**191,484.00**	**0.00**	**179,170.13**	**12,313.87**	**6.43 %**
SubCategory: 601 - RETIREMENT							
27.71.60100	RETIREMENT	13,119.00	13,119.00	0.00	13,232.93	-113.93	-0.87 %
SubCategory: 601 - RETIREMENT Total:		**13,119.00**	**13,119.00**	**0.00**	**13,232.93**	**-113.93**	**-0.87 %**
SubCategory: 602 - EMPLOYEE BENEFITS							
27.71.60200	BENEFITS	47,757.00	47,757.00	0.00	53,097.73	-5,340.73	-11.18 %
27.71.60203	CASH BACK	0.00	0.00	0.00	2,335.92	-2,335.92	0.00 %
27.71.60220	PAYROLL TAXES	14,983.00	14,983.00	0.00	16,959.31	-1,976.31	-13.19 %
SubCategory: 602 - EMPLOYEE BENEFITS Total:		**62,740.00**	**62,740.00**	**0.00**	**72,392.96**	**-9,652.96**	**-15.39 %**
SubCategory: 611 - OUTSIDE SERVICES							
27.71.61132	OUTSIDE SVCS-PROGRAMMING	250.00	250.00	0.00	3,500.00	-3,250.00	-1,300.00 %
27.71.61197	AUTOMATED CALTALOG AND CIRCU	6,065.00	6,065.00	0.00	6,065.00	0.00	0.00 %
SubCategory: 611 - OUTSIDE SERVICES Total:		**6,315.00**	**6,315.00**	**0.00**	**9,565.00**	**-3,250.00**	**-51.46 %**
SubCategory: 614 - MAINTENANCE							
27.71.61403	MAINTENANCE-COMPUTERS	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
SubCategory: 614 - MAINTENANCE Total:		**1,500.00**	**1,500.00**	**0.00**	**0.00**	**1,500.00**	**100.00 %**
SubCategory: 617 - UTILITIES							
27.71.61706	CENIC NETWORK SERVICE	8,417.00	8,417.00	0.00	8,416.67	0.33	0.00 %
SubCategory: 617 - UTILITIES Total:		**8,417.00**	**8,417.00**	**0.00**	**8,416.67**	**0.33**	**0.00 %**
SubCategory: 622 - DEPARTMENT SUPPLIES							
27.71.62200	DEPARTMENTAL SUPPLIES	10,000.00	10,000.00	0.00	2,849.98	7,150.02	71.50 %
SubCategory: 622 - DEPARTMENT SUPPLIES Total:		**10,000.00**	**10,000.00**	**0.00**	**2,849.98**	**7,150.02**	**71.50 %**
SubCategory: 623 - BOOKS / MAGAZINES / VIDEOS							
27.71.62301	ADULT BOOKS	15,000.00	15,000.00	0.00	12,859.28	2,140.72	14.27 %
27.71.62302	CHILDRENS BOOKS	10,000.00	10,000.00	0.00	11,910.01	-1,910.01	-19.10 %
27.71.62304	AUDIO/VISUAL BOOKS	1,000.00	1,000.00	0.00	62.11	937.89	93.79 %
27.71.62307	VIDEOS	8,750.00	8,750.00	0.00	8,218.98	531.02	6.07 %
27.71.62309	E BOOKS	18,500.00	18,500.00	0.00	20,833.57	-2,333.57	-12.61 %
SubCategory: 623 - BOOKS / MAGAZINES / VIDEOS Total:		**53,250.00**	**53,250.00**	**0.00**	**53,883.95**	**-633.95**	**-1.19 %**
Expense Total:		**346,825.00**	**346,825.00**	**0.00**	**339,511.62**	**7,313.38**	**2.11 %**
Fund: 27 - LIBRARY TAX FUND Surplus (Deficit):		**-49,603.00**	**-49,603.00**	**0.00**	**-41,290.19**	**8,312.81**	**16.76 %**
Report Surplus (Deficit):		**-49,603.00**	**-49,603.00**	**0.00**	**-41,290.19**	**8,312.81**	**16.76 %**

Budget Report

For Fiscal: 2022-2023 Period Ending: 06/30/2023

Group Summary

SubCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 27 - LIBRARY TAX FUND						
Revenue						
402 - PROPERTY TAX OTHER	297,222.00	297,222.00	0.00	297,842.56	620.56	0.21 %
440 - USE OF MONEY AND PROPERTY	0.00	0.00	0.00	378.87	378.87	0.00 %
Revenue Total:	**297,222.00**	**297,222.00**	**0.00**	**298,221.43**	**999.43**	**0.34 %**
Expense						
600 - SALARIES AND WAGES	191,484.00	191,484.00	0.00	179,170.13	12,313.87	6.43 %
601 - RETIREMENT	13,119.00	13,119.00	0.00	13,232.93	-113.93	-0.87 %
602 - EMPLOYEE BENEFITS	62,740.00	62,740.00	0.00	72,392.96	-9,652.96	-15.39 %
611 - OUTSIDE SERVICES	6,315.00	6,315.00	0.00	9,565.00	-3,250.00	-51.46 %
614 - MAINTENANCE	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
617 - UTILITIES	8,417.00	8,417.00	0.00	8,416.67	0.33	0.00 %
622 - DEPARTMENT SUPPLIES	10,000.00	10,000.00	0.00	2,849.98	7,150.02	71.50 %
623 - BOOKS / MAGAZINES / VIDEOS	53,250.00	53,250.00	0.00	53,883.95	-633.95	-1.19 %
Expense Total:	**346,825.00**	**346,825.00**	**0.00**	**339,511.62**	**7,313.38**	**2.11 %**
Fund: 27 - LIBRARY TAX FUND Surplus (Deficit):	**-49,603.00**	**-49,603.00**	**0.00**	**-41,290.19**	**8,312.81**	**16.76 %**
Report Surplus (Deficit):	**-49,603.00**	**-49,603.00**	**0.00**	**-41,290.19**	**8,312.81**	**16.76 %**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
27 - LIBRARY TAX FUND	-49,603.00	-49,603.00	0.00	-41,290.19	8,312.81
Report Surplus (Deficit):	**-49,603.00**	**-49,603.00**	**0.00**	**-41,290.19**	**8,312.81**

Town of San Anselmo

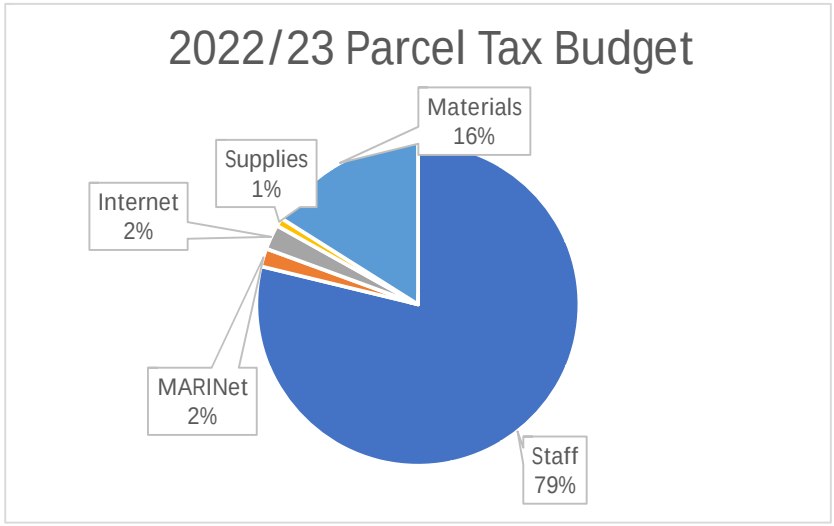
Balance Sheet
Account Summary
As Of 06/30/2023

Account	Name	Balance	
Fund: 27 - LIBRARY TAX FUND			
Assets			
27.00.10100	WELLS FARGO CHECKING ACCOUNT	-52,981.52	
27.00.10101	BANK OF AMERICA PAYROLL ACCT	-27,169.84	
27.00.10202	MM Investment Acct	58,392.18	
27.00.10211	Investments	60,466.44	
27.00.10212	Sweep Account	4,584.06	
27.00.12001	ACCOUNTS RECEIVABLE	2,071.70	
27.00.13000	DUE FROM OTHER FUNDS	0.00	
27.00.16000	PREPAID EXPENSE	7,161.28	
	Total Assets:	**52,524.30**	**52,524.30**
Liability			
27.00.20100	ACCOUNTS PAYABLE	0.00	
27.00.20101	AP PENDING DUE TO POOL	1,571.35	
27.00.20279	LIFE AND DISABILITY INSURANCE	197.47	
27.00.20280	VISION INSURANCE	112.59	
27.00.20281	DENTAL INSURANCE	590.58	
27.00.20282	STATE DISABILITY INSURANCE	465.00	
27.00.20283	PERS EMPLOYER CONTRIBUTION	3,144.29	
27.00.20284	PERS EMPLOYEE CONTRIBUTION	2,838.77	
27.00.20285	STATE INCOME TAX	1,495.24	
27.00.20286	SOCIAL SECURITY	5,524.94	
27.00.20287	MEDICARE	1,292.12	
27.00.20288	FEDERAL INCOME TAX	3,735.50	
27.00.20289	UNION DUES SEIU	0.00	
27.00.20292	INSURANCE AFTER TAX	7,940.25	
27.00.20293	INSURANCE PRE TAX	0.00	
27.00.20296	457 B PLAN	0.00	
27.00.20297	S125 UNREIMBURSED MEDICAL	1,747.61	
27.00.20298	S125 DEPENDENT CARE	0.00	
27.00.20299	PAYROLL PAYABLE	-6,467.85	
	Total Liability:	**24,187.86**	
Equity			
27.00.30000	FUND BALANCE	-3,161.87	
27.00.30105	NONSPENDABLE FUND BALANCE	3,660.82	
27.00.30108	RESTRICTED FOR LIBRARY PARCEL TAX	69,127.68	
27.00.39999	USE ONLY FOR CONVERSION	0.00	
	Total Beginning Equity:	**69,626.63**	
Total Revenue		298,221.43	
Total Expense		339,511.62	
Revenues Over/Under Expenses		**-41,290.19**	
	Total Equity and Current Surplus (Deficit):	**28,336.44**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**52,524.30**

San Anselmo Public Library

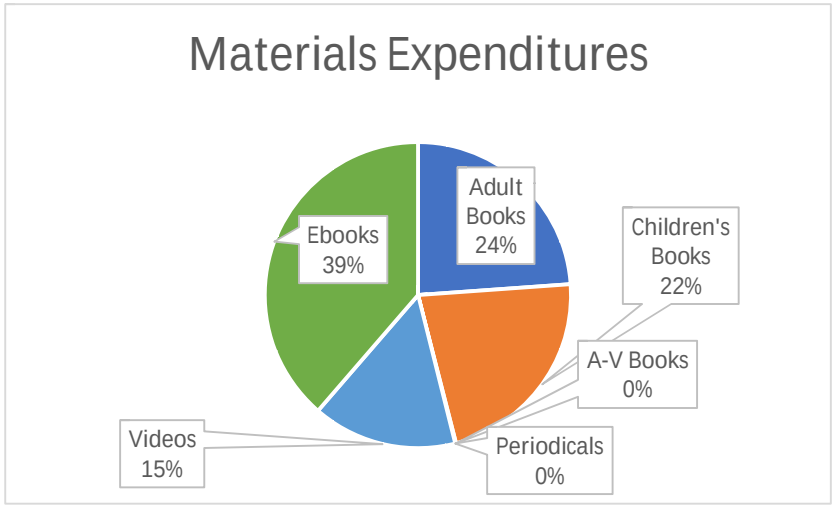
Library Tax Fund Statistics Snapshot

2022/23	Amount in Dollars
Staff	264794
MARINet	6065
Internet	8416
Supplies	2850
Materials	53884
Total	336009

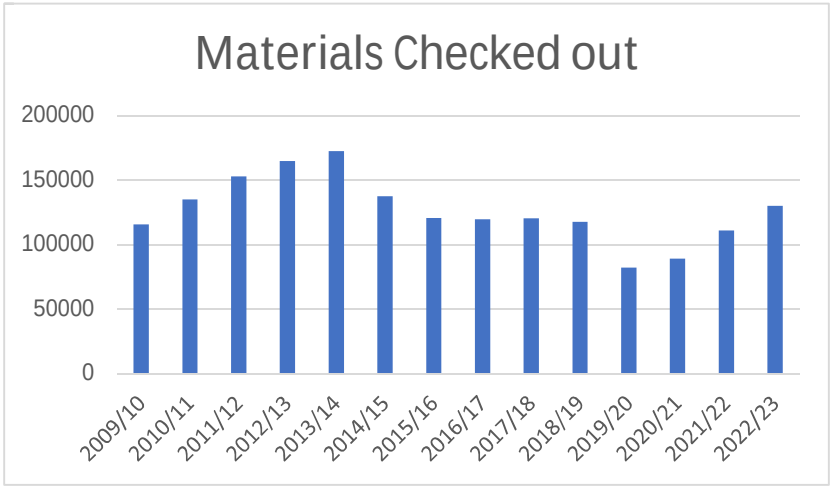


2022/23	Expenditures
Adult Books	12859
Children's Books	11910
A-V Books	62
Periodicals	0
Videos	8218
Ebooks	20834
Total	53883

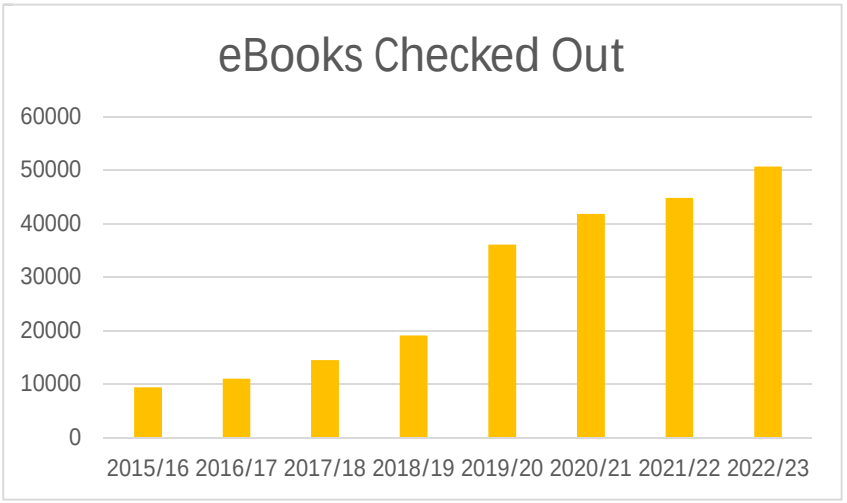
*periodicals paid from general fund



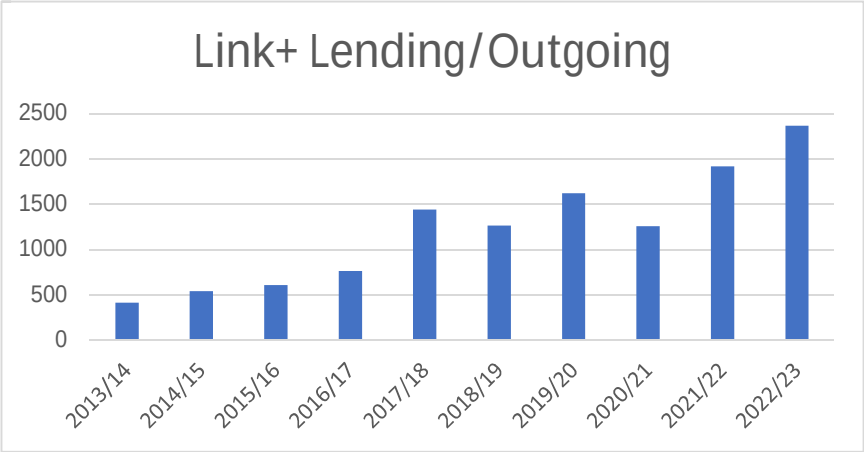
Fiscal Year	Materials Checked out
2009/10	115520
2010/11	134913
2011/12	152703
2012/13	164744
2013/14	172340
2014/15	137410
2015/16	120519
2016/17	119684
2017/18	120373
2018/19	117557
2019/20	82171
2020/21	88966
2021/22	110933
2022/23	130026



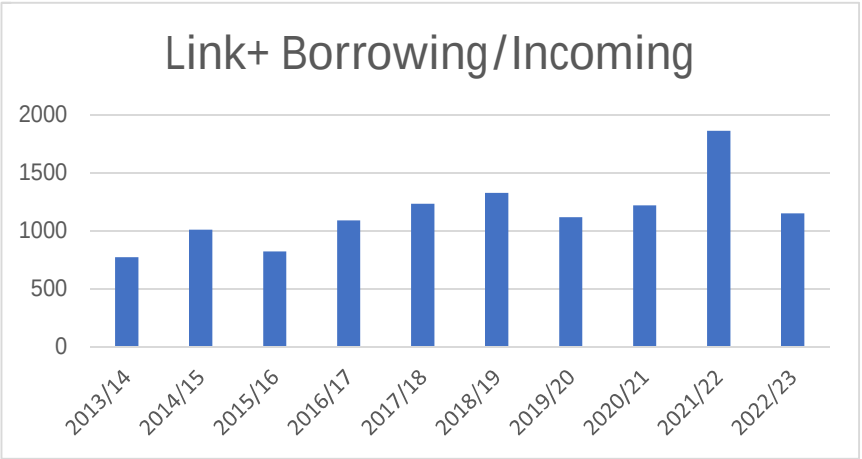
Fiscal Year	Check Outs
2015/16	9462
2016/17	11037
2017/18	14512
2018/19	19098
2019/20	36122
2020/21	41855
2021/22	44824
2022/23	50725



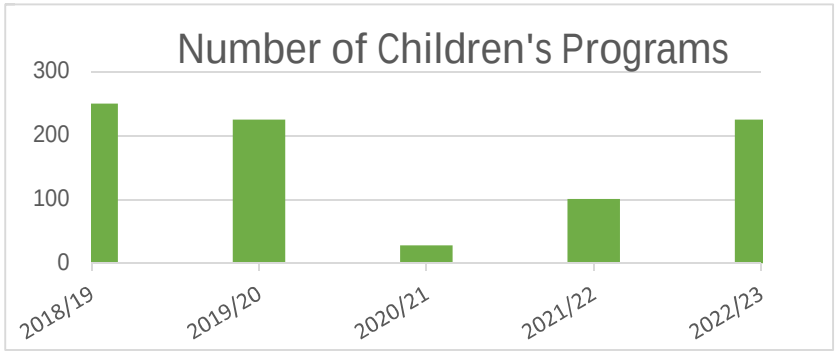
Fiscal Year	Link+ Lending/Outgoing
2013/14	417
2014/15	543
2015/16	608
2016/17	763
2017/18	1441
2018/19	1265
2019/20	1621
2020/21	1258
2021/22	1917
2022/23	2366



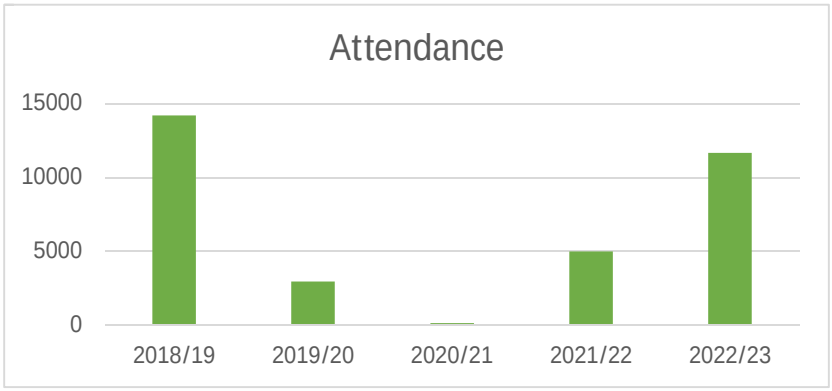
Fiscal Year	Link+ Borrowing/Incoming
2013/14	775
2014/15	1012
2015/16	826
2016/17	1092
2017/18	1234
2018/19	1328
2019/20	1119
2020/21	1221
2021/22	1862
2022/23	1153



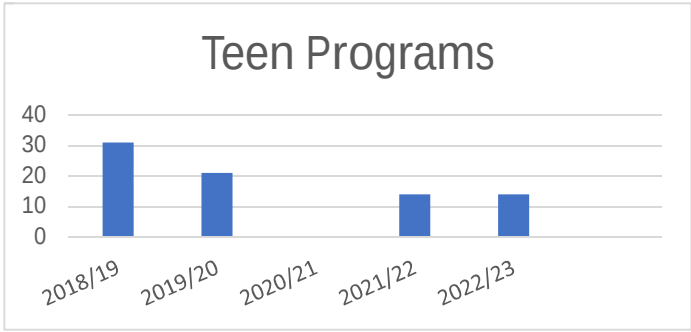
Fiscal Year	Programs
2018/19	250
2019/20	225
2020/21	28
2021/22	101
2022/23	225



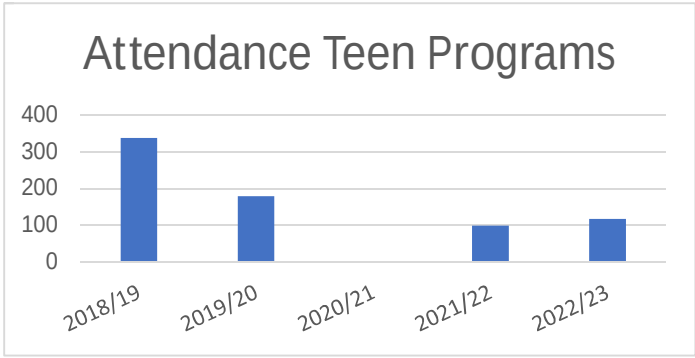
Fiscal Year	Attendance
2018/19	14193
2019/20	2961
2020/21	141
2021/22	4996
2022/23	11664



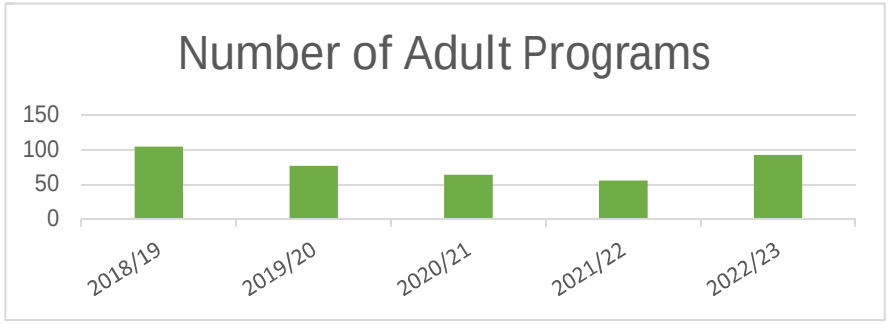
Fiscal Year	Teen Programs
2018/19	31
2019/20	21
2020/21	0
2021/22	14
2022/23	14



Fiscal Year	Attendance Teen Programs
2018/19	338
2019/20	179
2020/21	0
2021/22	98
2022/23	117

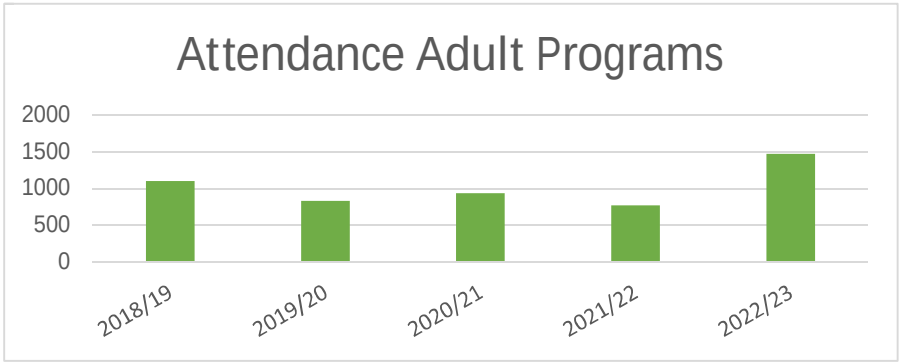


Fiscal Year	Number of Adult Programs
2018/19	105
2019/20	77
2020/21	64
2021/22	56
2022/23	93

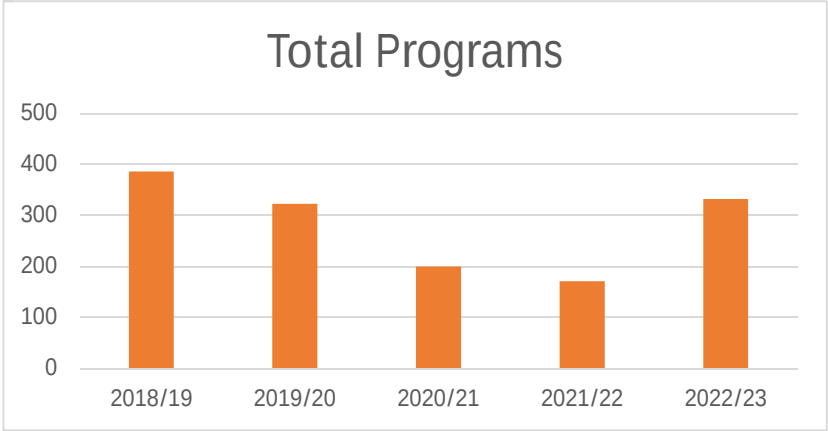


Fiscal Year	Attendance Adult Programs
2018/19	1106
2019/20	835
2020/21	941
2021/22	775
2022/23	1479

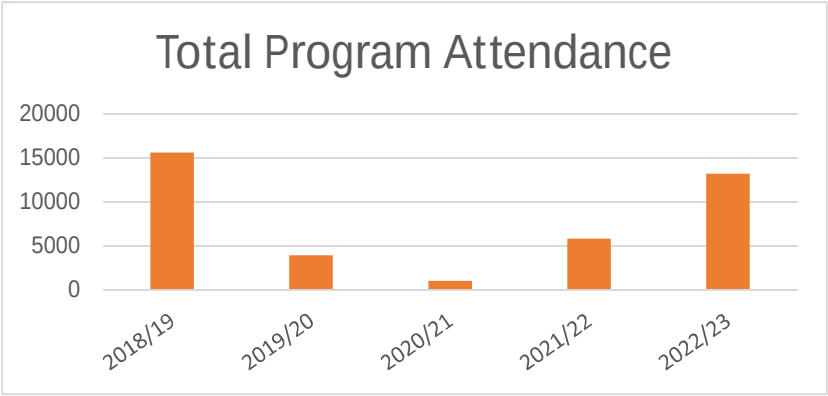
2022/23 includes authors in coversation archive viewing



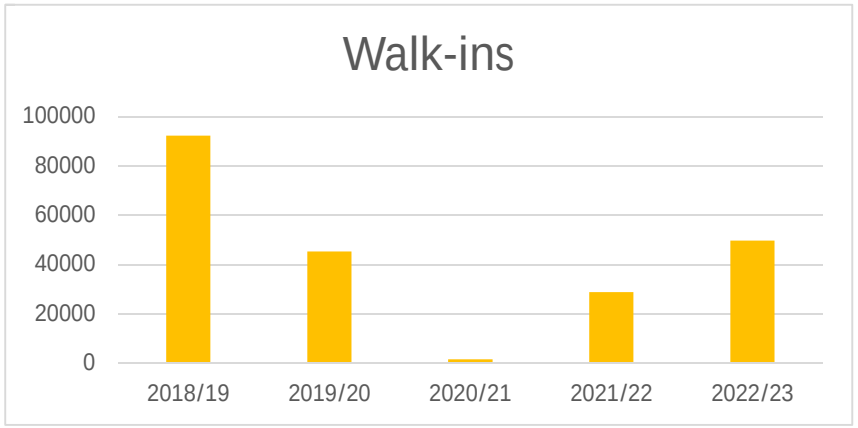
Fiscal Year	Total Programs
2018/19	386
2019/20	323
2020/21	200
2021/22	171
2022/23	332



Fiscal Year	Total Program Attendance
2018/19	15637
2019/20	3975
2020/21	1082
2021/22	5869
2022/23	13260



Fiscal Year	Walk-ins
2018/19	92366
2019/20	45318
2020/21	1533
2021/22	28782
2022/23	49660



**Library closed due to pandemic on March 16, 2020
***Doors opened April 2021, partial schedule

Fiscal Year	OWLS Deliveries
2022/23	79

OWLS is a new delivery service

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.3

MEETING DATE: November 9, 2023

AGENDA TITLE: Adoption of Ordinance Banning New and Expanded Gas Station Uses in San Anselmo and Finding the Ordinance Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3), 15302, 15307, and 15308

FROM: Heidi Scoble, Planning Director
Sean Youra, Climate Action Coordinator
Megan Acevedo, Town Attorney

RECOMMENDATION: Adopt the attached Ordinance Amending San Anselmo Municipal Code Title 10 (Planning and Zoning) to Prohibit the Construction of New Gas Stations and the Expansion of Existing Gas Stations and Finding the Amendments to be Exempt from the Requirements of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(B)(3), 15302, 15307, And 15308 (Attachment 1).

BACKGROUND

On December 14, 2021, the Town Council received a presentation from Hayley Ballard, Youth Commissioner for the Climate Action Commission, regarding the Climate Action Commission's recommendations to reduce greenhouse gas emissions from transportation. Transportation emissions made up 57% of community emissions in 2021. The recommendations included: 1.) warning labels on gas pumps; 2.) amendments to zoning to prohibit new or expanded gasoline/fueling stations; and 3.) a Town vehicle fleet procurement policy. On January 11, 2022, the Town Council unanimously agreed to consider these items.

On February 8, 2022, the Town Council adopted Urgency Ordinance No. 1163 ("Temporary Urgency Ordinance") establishing a 45-day moratorium on the approval of new or expanded gas service station uses. On March 25, 2022, pursuant to Government Code section 65858, the Town Council extended the Temporary Urgency Ordinance for an additional period of 10 months and 15 days. Finally, on January 24, 2023, the Town Council extended the Temporary Urgency Ordinance for an additional period of twelve months.

On November 6, 2023, the Town's Planning Commission and Climate Action Committee held a joint meeting to review the draft ordinance to permanently prohibit permitting new and expanded gas station uses in Town. Following comment and discussion, both Commissions voted unanimously to recommend that the Town Council adopt the proposed ordinance.

On November 14, 2023, the Town Council held a properly noticed public hearing to consider to proposed ordinance. Following the hearing, the Council voted unanimously to introduce by title only and to waive further reading of the proposed ordinance.

DISCUSSION/ANALYSIS
None.

FISCAL IMPACT
None.

GENERAL PLAN CONSISTENCY
The proposed ordinance is consistent with General Plan Circulation Goal No. 5 establishes the Town's aim "To support transportation improvements and emerging vehicle technology that help reduce greenhouse gas emissions." Reducing the expansion of fossil fuel infrastructure and promoting zero emission fueling stations, including electric vehicle charging stations and hydrogen fueling stations, furthers this goal.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
The amendments contained in the proposed draft ordinance are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3), 15302, 15307, and 15308 based on the following findings.

CEQA Guidelines Section 15061(b)(3) exempts projects from environmental review where it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment. The ordinance prohibits new gas stations in all zoning districts and prohibits the expansion or relocation of existing gas stations. Existing gas stations may carry out modifications to protect the environment as directed by regulatory agencies implementing soil, groundwater, air, or stormwater quality regulations. Existing stations may also be modified to accommodate Zero-Emissions Fueling Stations, which emit no GHG emissions. Accordingly, the ordinance will not cause a significant direct or indirect physical effect on the environment.

CEQA Guidelines Section 15302 applies to projects involving the replacement or reconstruction of existing structures and facilities where the replacement or reconstructed structure is located on the same site of and has substantially the same purpose and capacity as the structure being replaced. The ordinance allows an existing gas station damaged or destroyed by any means to be restored or reconstructed at the site on which it is located with the same purpose and capacity as previously permitted.

In accordance with section 15302, such replacement would involve negligible or no expansion of capacity.

Amending the Municipal Code to prohibit new gas stations and prohibit expansion of fossil fuel infrastructure for existing gas stations is exempt pursuant to CEQA Guidelines Sections 15307 and 15308 because this ordinance constitutes action taken by a regulatory agency to protect natural resources and the environment. The ordinance would establish a limit to infrastructure that directly supports or perpetuates the use of fossil fuels for vehicles, which is the largest source of greenhouse gas emissions for the Town of San Anselmo. Consistent with the Town Council's adopted Climate Action Plan, this step is necessary to advance the goal of a community that is substantially less dependent on fossil fuels and avoids contributing GHG emissions to other parts of the Bay Area, nation, or world.

Finally, none of the exceptions to these CEQA categorical exemptions apply in this instance.

The proposed ordinance is consistent with the Climate Action Plan goal to reduce GHGs from the transportation sector in general. More specifically, the ordinance seeks to increase and accelerate electric vehicle use within the Town, as envisions by Policy T-1 (Zero Emission Vehicles) by encouraging remodeled gas stations to provide electric vehicle chargers and hydrogen fueling stations. (Climate Action Plan T-1(a)(1.3) at p. 17). The proposed ordinance also facilitates the installation of electric vehicle charging infrastructure in Town. (Climate Action Plan T-1(c) at p. 18).

ATTACHMENT

Attachment 1: Proposed Ordinance

SAN ANSELMO TOWN COUNCIL
ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AMENDING SAN ANSELMO MUNICIPAL CODE TITLE 10 (PLANNING AND ZONING) TO PROHIBIT THE CONSTRUCTION OF NEW GAS STATIONS AND THE EXPANSION OF EXISTING GAS STATIONS AND FINDING THE AMENDMENTS TO BE EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURUSANT TO CEQA GUIDELINES SECTIONS 15061(b)(3), 15302, 15307, AND 15308

WHEREAS, pursuant to the California Constitution and State Government Code, the Town of San Anselmo ("Town") may make and enforce all regulations and ordinances using its police powers to regulate municipal affairs and may enact ordinances for the preservation of the public peace, health, or safety; and

WHEREAS, on February 8, 2022, the Town Council adopted Urgency Ordinance No. 1163 establishing a 45-day moratorium on the approval of new or expanded gas service station uses; and

WHEREAS, on March 25, 2022, pursuant to Government Code section 65858, the Town Council extended Urgency Ordinance No. 1163 for an additional period of 10 months and 15 days; and

WHEREAS, on January 24, 2023, pursuant to Government Code section 65858, the Town Council extended Urgency Ordinance No. 1163 for an additional period of twelve months; and

WHEREAS, transportation activities accounted for 57% of the San Anselmo community greenhouse gas ("GHG") emissions in 2021; and

WHEREAS, the Town adopted its Climate Action Plan 2030 with a goal for the Town to reduce GHG emissions by 54% by 2030 (from a 2005 baseline) and to be carbon neutral by 2045, and the Town Council declared a Climate Emergency on February 11, 2020; and

WHEREAS, the Town has identified goals to reduce GHG emissions from the transportation sector through a variety of means, including expansion of electric vehicle charging infrastructure and promotion of low-carbon fuels; and

WHEREAS, in 2019, the Town took steps to lower GHG emissions from transportation through adopting an amendment to the General Plan Circulation Element to support transportation improvements and emerging vehicle technology that help reduce greenhouse gas emissions and an Electric Vehicle strategy; and

WHEREAS, at its January 11, 2022, meeting, the Town Council agreed to discuss various measures to decarbonize the Town's transportation sector, including limitations on further development and expansion of service station uses, as defined by section 10-3.1702 of the San Anselmo Municipal Code; and

WHEREAS, vehicle technology is rapidly evolving such that reliance on gas is steadily declining and state policy is changing to discourage the use of fossil fuels in the transportation sector; and

WHEREAS, for example, on September 23, 2020, Governor Newsom issued Execute Order N-79-20 to require that, by 2035, all new cars and passenger trucks sold in California be zero-emission vehicles and to direct the state to take more actions to address oil extraction and move the state further away from its reliance on climate change -causing fossil fuels; and

WHEREAS, on August 5, 2022, President Biden signed Executive Order 14037 (Strengthening American Leadership in Clean Cars and Trucks), establishing a goal to have 50% of all new passenger cars and light trucks sold in the United States be zero-emissions by the year 2030; and

WHEREAS, on August 16, 2022, the Inflation Reduction Act of 2022 was signed into law and is expected to accelerate the pace of transportation electrification through incentives for consumers to purchase zero-emissions vehicles; and

WHEREAS, on August 25, 2022, the California Air Resources Board approved the Advanced Clean Cars II rule, which set California on a path to rapidly grow the zero-emissions vehicle market to improve air quality and reduce GHG emissions; and

WHEREAS, as a result of these technological and policy changes, the declining demand for gasoline may increase competition amongst existing service stations in Town such that closures may occur over time; and

WHEREAS, the United States Environmental Protection Agency (EPA) has classified gas stations and fuel storage locations as uses that may result in a brownfield site, which are defined as properties whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant; and

WHEREAS, common contaminants found at gas station sites include gasoline, diesel, petroleum oil, volatile organic compounds and solvents, polycyclic aromatic hydrocarbons, and lead; and

WHEREAS, exposure to these types of contaminants can threaten the public health, safety, and welfare of neighboring communities; and

WHEREAS, underground tanks used for the storage of hazardous substances and wastes are potential sources of contamination of soil, surface water, and aquifers, and can pose other dangers to public health and the environment; and

WHEREAS, this proposed ordinance would reinforce and be consistent with existing Town policies and the Town General Plan; and

WHEREAS, on November 6, 2023, the Climate Action Committee held a special meeting to review the proposed ordinance and recommended that the Town Council approve the ordinance; and

WHEREAS, on October 24, 2023, a public hearing notice was published in the *Marin Independent Journal* and the Planning Commission conducted a hearing on November 6, 2023, and recommended that the Town Council approve the ordinance; and

WHEREAS, on October 31, 2023, a public hearing notice was published in the *Marin Independent Journal* and posted in three places pursuant to Government Code section 65090 giving notice of the Town Council's consideration of the proposed ordinance; and

WHEREAS, on November 8, 2023, the Town Council held a duly noticed public hearing and introduced the ordinance.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES HEREBY ORDAIN AS FOLLOWS

SECTION 1. Recitals

The foregoing recitals are true and correct and are incorporated into the findings herein.

SECTION 2. Environmental Review and Findings

Based on the record and all matters deemed material and relevant prior to adopting this ordinance, the Town Council finds the amendments contained in this ordinance to be exempt from the
requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3), 15302, 15307, and 15308 based on the following findings.

CEQA Guidelines Section 15061(b)(3) exempts projects from environmental review where it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment. The ordinance prohibits new gas stations in all zoning districts and prohibits the expansion or relocation of existing gas stations. Existing gas stations may carry out modifications to protect the environment as directed by regulatory agencies implementing soil, groundwater, air, or stormwater quality regulations. Existing stations may also be modified to accommodate Zero-Emissions Fueling Stations, which emit no GHG emissions. Accordingly, the

ordinance will not cause a significant direct or indirect physical effect on the environment.

CEQA Guidelines Section 15302 applies to projects involving the replacement or reconstruction of existing structures and facilities where the replacement or reconstructed structure is located on the same site of and has substantially the same purpose and capacity as the structure being replaced. The ordinance allows an existing gas station damaged or destroyed by any means to be restored or reconstructed at the site on which it is located with the same purpose and capacity as previously permitted. In accordance with section 15302, such replacement would involve negligible or no expansion of capacity.

Amending the Municipal Code to prohibit new gas stations and prohibit expansion of fossil fuel infrastructure for existing gas stations is exempt pursuant to CEQA Guidelines Sections 15307 and 15308 because this ordinance constitutes action taken by a regulatory agency to protect natural resources and the environment. The ordinance would establish a limit to infrastructure that directly supports or perpetuates the use of fossil fuels for vehicles, which is the largest source of greenhouse gas emissions for the Town of San Anselmo. Consistent with the Town Council's adopted Climate Action Plan, this step is necessary to advance the goal of a community that is substantially less dependent on
fossil fuels and avoids contributing GHG emissions to other parts of the Bay Area, nation, or world.

Finally, none of the exceptions to these CEQA categorical exemptions apply in this instance.

SECTION 3. Amendments to Title 10.

The following amendments to Title 10 (Planning and Zoning), Chapter 3 (Zoning), Articles 3 (Land Use Regulations), 6 (General Provisions), and 17 (Definitions) of the Town of San Anselmo Municipal Code below, with ~~strikethrough~~ indicating deletions and <u>underline</u> indicating additions, are hereby adopted in accordance with the Findings that are contained in this ordinance.

San Anselmo Municipal Code Title 10, Chapter 3, Article 3, Section 10-3.302 Land Use Regulations Table 4A is hereby amended as follows:

LAND USES:	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Auto-Oriented Services										
~~Service Stations~~ <u>Gas Stations</u>	-	-	-	-	-	-	-	-	~~C~~(3)(8)(9) -	~~C~~(3)(8)(9 -
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C(3)	C(3)
<u>Zero Emission Fueling Station</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>	<u>P(18)</u>

Hydrogen Fueling Stations	-	-	-	-	-	-	-	-	C(3)(19)	C(3)(19)

Notes:

(18) Pursuant to California Government Code section 65850.7, this Zoning Ordinance requires no permit for Zero Emission Fueling Stations, with the exception of Hydrogen Fueling Stations.

(19) Pursuant to California Government Code section 65850.7, until 2030, Hydrogen Fueling Stations are permitted with a CUP when located on the site of an existing Gas Station land use.

San Anselmo Municipal Code Title 10, Chapter 3, Article 6 is hereby amended to add Section 10-3.610, as follows:

Section 10-3.610 Nonconforming Gas Stations

A. Purpose. This section establishes uniform provisions for the regulation of nonconforming gas stations and is intended to:
   1. Permit the continued operation of gas stations as a legal nonconforming use and detail the circumstances under which such use is deemed to have been abandoned;
   2. Specify the modifications that can be made to a nonconforming gas station; and
   3. Prohibit nonconforming gas stations from enlarging, increasing, extending, or moving any storage or dispensing infrastructure for gasoline, diesel, or any other fossil fuel.

B. Applicability.
   1. This Section applies to all lawfully permitted, developed and operating gas stations in existence prior to the effective date of this ordinance.
   2. This Section applies to all gas station uses not yet developed and/or operating but for which there is an approved and unexpired land use permit.

C. Prohibited Activities at a Nonconforming Gas Station. A nonconforming gas station can continue to be operated, transferred, sold, or modified only as follows:
   1. Prohibited Activities. An owner and/or operator of a nonconforming gas station shall not:
      a. Enlarge, increase, extend, or move any fossil fuel storage or dispensing infrastructure existing prior to the effective date of this ordinance, except as provided herein or

as required for compliance with state or federal law. Fossil fuel dispensing and storage infrastructure subject to this provision includes, but is not limited to structures, features, conveyances (e.g., pipelines, conduit, pumps, etc.) or other devices installed for the purpose of selling, storing, or dispensing a fossil fuel; or

b. Relocate to any other parcel within the Town regardless of whether such parcel is located in the same zoning district as the existing use.

D. Permitted Modifications to Nonconforming Gas Stations.

1. Modifications to Improve or Protect Soil, Groundwater, Air, or Stormwater Quality. A nonconforming gas station shall be modified to conform to current or amended soil, groundwater, air, or stormwater quality regulations of a regulatory agency with authority to regulate such matters where that agency has ordered such modifications, or its regulations require such modifications. An owner and /or operator of a nonconforming gas station shall be subject to all applicable procedures and permit requirements of the San Anselmo Municipal Code, including those of this Title, applicable to the modifications described in this Subsection prior to the commencement of such modifications.
2. Accommodating Zero-Emissions Vehicle Infrastructure. A nonconforming gas station may be modified to accommodate Zero Emission Fueling Stations, subject to compliance with the San Anselmo Municipal Code and other applicable laws.
3. Modifications to Site and Building Design. A nonconforming gas station may undergo building and site design modifications intended to improve or maintain the appearance of the station and the parcel on which it is located, such as building façade, sign, landscaping, and hardscape renovations. Such modifications shall be subject to all applicable procedures and permit requirements (e.g., design review) specified in the San Anselmo Municipal Code, including this Title, and shall not violate any of the limitations of Subsection C of this Section.
4. Modifications for Other Commercial Uses. A nonconforming gas station can be modified to accommodate any land use permitted in the zoning district within which the gas station is located, subject to all applicable standards and required permits specified in the San Anselmo Municipal Code, including this Title; and provided the activity does not violate any of the limitations of Subsection C of this Section.
5. Modifications Required by Law. A nonconforming gas station shall be modified as required by law to comply with building safety requirements, such as seismic retrofitting, access for persons with disabilities, and similar modifications protecting public, health,

safety, and welfare. An owner and /or operator of a nonconforming gas station shall be subject to all applicable procedures and permit requirements of the San Anselmo Municipal Code, including those of this Title, applicable to the modifications described in this Subsection prior to the commencement of such modifications.

6. Maintenance, Repair, and Replacement. A nonconforming gas station can undergo normal maintenance and repairs, including, painting, re-roofing, sign replacement, and similar activities subject to all applicable standards and required permits specified in the San Anselmo Municipal Code, including this Title; and provided the activity does not violate any of the limitations of Subsection C of this Section. Fossil fuel dispensing equipment can be maintained, repaired, and replaced as necessary subject to all applicable standards and required permits specified in the San Anselmo Municipal Code, including this Title; and provided such actions do not violate any of the limitations of Subsection C of this Section.

E. Loss of Legal Nonconforming Status. Without any further action by the Town, a nonconforming gas station shall not retain the benefits of this Section and its owner and/or operator shall be conclusively presumed to have abandoned the gas station's legal nonconforming status if and when:

1. The nonconforming gas station ceases selling, storing, or dispensing fossil fuels for a continuous period of 180-days or more; or
2. The nonconforming gas station is converted to or replaced by a permitted, non-gas station use.

F. Removal of Abandoned Nonconforming Gas Station. The owner and/or operator of a nonconforming gas station that loses its legal nonconforming status pursuant to Subsection E of this Section shall be deemed to have abandoned the nonconforming gas station and the gas station's nonconforming status. Accordingly, an abandoned gas station shall be physically removed from its site. Physical removal of the gas station shall mean demolition of all fossil fuel sale, storage, and dispensing infrastructure, including the removal of underground storage tanks pursuant to all applicable demolition regulations of the Town and procedures and permits of all regulatory agencies with jurisdiction over gas stations. The physical removal of an abandoned gas station shall be completed within 180-days of abandonment of the use as determined by the Planning Director under the provisions of Subsection E of this Section.

G. Destruction of a Nonconforming Gas Station. A nonconforming gas station that is damaged or destroyed by any means may be restored or reconstructed as it existed immediately prior to being damaged or destroyed subject to the limitations of Subsections C and D of this Section. The restoration or reconstruction of a nonconforming gas station shall be completed, as confirmed by a final building inspection, within two (2) years of the date the gas station was damaged or destroyed. Failure to complete

such restoration or reconstruction within the specified timeframe shall constitute abandonment of the nonconforming gas station.

San Anselmo Municipal Code Title 10, Chapter 3, Article 17, Section 10-3.1702 (Definitions), is hereby amended as follows:

~~Automotive, gasoline service station, full service. "Full-service automotive gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle does not leave the vehicle. The business may also include the repair of motor vehicles.~~

~~Automotive, gasoline service station, self-service. "Self-service automobile gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle has the discretion of dispensing gasoline, diesel fuel, and minor services without assistance from the business operator. The business may also include the repair of motor vehicles.~~

~~"Service Stations" means establishments that sell automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with automotive activities incidental to fuel sales, such as providing repair services; towing services; cleaning services; selling automotive oils, replacement parts, and accessories; and/or providing food or convenience services. This use does not permit the storage of wrecked or abandoned vehicles or spraying painting, body and fender work. This use cannot be co-located with the Alcoholic Beverage Sales, Off-Premises" use, the "Drinking Establishments" use, the "Restaurants, with Alcohol and/or Entertainment" use, or any other use that involves the sale or consumption of alcohol. (NAICS Code: 457110, 457120, 811191, and 81192).~~

~~Gasoline Station. Refer to "automotive, gasoline service station, full-service" and "automotive, gasoline service station, self-service."~~

"Electric Vehicle (EV)" refers to Battery Electric Vehicles (BEV), Hybrid Electric Vehicles (HEV), Hydrogen Fuel-Cell Electric Vehicles (FCEV), and Plug-In Hybrid Electric Vehicles (PHEV) that include an electric motor.

"Electric Vehicle Charging Station (EVCS)" means a parking space that includes installation of Electric Vehicle Supply Equipment at an Electric Vehicle Ready Space.

"Electric Vehicle Ready Space" means a vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted, to support EV charging, terminating in a receptacle or a charger.

"Gas Station" means a retail business selling, storing and/or dispensing gasoline, diesel, or any other fossil fuel-based motor vehicle fuels.

"Hydrogen-fueling Station" means the equipment used to store and dispense hydrogen fuel to vehicles according to industry codes and standards that is open to the public, as provided by California Government Code section 65850.7.

"Zero-Emissions Fueling Station" means a use consisting of one or more Electric Vehicle Charging Spaces served by an EVCS or other charging equipment. In accordance with California Government Code section 65850.7, this includes any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

"Zero-Emissions Vehicle (ZEV)" means a vehicle with a zero-emissions powertrain that produces zero exhaust emission of any criteria pollutant (or precursor pollutant) or greenhouse gas under any possible operational modes or conditions. ZEVs include BEVs and FCEVs.

SECTION 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or unlawful.

SECTION 5. Effective Date. This ordinance shall take effect and be in force thirty (30) days after the date of its passage. Within fifteen (15) days following its passage, the Town Council authorizes the Town Clerk to publish a summary of the ordinance with the names of those Town Council members voting for and against the ordinance and the Town Clerk shall post in the office of the Town Clerk a certified copy of the full text of the adopted ordinance along with the names of the members voting for and against the ordinance.

The foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council on the 14th of November, 2023, and was adopted at a regular meeting on the _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Steve Burdo, Mayor

ATTEST

_____

Serge Avila, Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.4

MEETING DATE: December 12, 2023

AGENDA TITLE: Report of Checks Issued, November 2023

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That Council acknowledges, and files warrant numbers 96799 to 97017 issued during the month of November 2023 and bank draft numbers DFT04807, DFT04822-DFT04823, DFT04826-DFT04829, and DFT04846-DFT04849 in a total amount of $2,482,038.61.

BACKGROUND

This report is an itemization of payments made to vendors during the month just ended. It also includes wires to Bank of America for November 2023 payrolls, including payments for retirement and health benefits. The Bank of America account is used for payroll-related items.

The following warrants were voided or canceled: 96808-96810,96893-96894,96970,96979.

ATTACHMENTS

Attachment #1: Check Report November 2023

Check Report

Town of San Anselmo

By Check Number

Date Range: 11/01/2023 - 11/30/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
03535	MasTec Communications Group	11/17/2023	Regular	0.00	-7,650.00	96651
03118	RR Design - Jaime Romero	11/17/2023	Regular	0.00	-875.00	96727
02411	23 ELEPHANTS THEATRE COMPANY	11/02/2023	Regular	0.00	6,635.00	96799

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0010989	Invoice	10/30/2023	10.30.2023 - THEATRE PROGRAM - PAYME	0.00	6,635.00
	21.62.61175	KIDS CULTURE SERVICES	10.30.2023 - THEATRE PROGRA	6,635.00	

00048	Alhambra & Sierra Springs	11/02/2023	Regular	0.00	276.79	96800

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
12161581 10252	Invoice	10/25/2023	10.25.2023 - BOTTLED WATER SRVC - TO	0.00	196.85
	01.81.61150	OUTSIDE SERVICES-OTHE	10.25.2023 - BOTTLED WATER S	196.85	
23551470 10122	Invoice	10/12/2023	10.12.2023 - RECREATION WATER DELIVE	0.00	79.94
	21.63.62979	PARKSIDE SUPPLIES	10.12.2023 - RECREATION WATE	51.97	
	21.65.62000	OFFICE SUPPLIES	10.12.2023 - RECREATION WATE	27.97	

03082	Alison St. Sure	11/02/2023	Regular	0.00	256.87	96801

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2	Invoice	10/19/2023	10.19.2023 - MISH TROPHIES	0.00	256.87
	21.61.62969	YOUTH SOCCER SUPPLIES	10.19.2023 - MISH TROPHIES	256.87	

02030	Alvin S. Bailey	11/02/2023	Regular	0.00	176.40	96802

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
10302023	Invoice	10/30/2023	10.30.2023 - FALL UKELELE CLASS 9.11.23	0.00	176.40
	21.62.61170	ADULT ART & CULTURE SE	10.30.2023 - FALL UKELELE CLAS	176.40	

02920	Amazon Business	11/02/2023	Regular	0.00	222.57	96803

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1444-J4HR-FYYK	Invoice	10/10/2023	10.10.2023 - THE NEW MAKERS OF MODE	0.00	48.83
	01.71.62310	Library Zip Grant	10.10.2023 - THE NEW MAKERS	48.83	
16YR-6XDY-MDY1	Invoice	09/29/2023	09.29.2023 - 2024 PLANNER - LIBRARY	0.00	10.89
	01.71.62000	OFFICE SUPPLIES	09.29.2023 - 2024 PLANNER - LI	10.89	
1CQ6-T9WG-3YW	Invoice	10/17/2023	10.17.2023 - SMALL ZIP BAGS	0.00	24.35
	01.71.62000	OFFICE SUPPLIES	10.17.2023 - SMALL ZIP BAGS	24.35	
1MJ9-NTT4-MGD	Invoice	09/29/2023	09.29.2023 - BUREAU OF PAST MANAGE	0.00	21.68
	01.71.62310	Library Zip Grant	09.29.2023 - BUREAU OF PAST	21.68	
1TMD-JTY1-379G	Invoice	10/12/2023	10.12.2023 - FOLDING POCKET GUIDES - L	0.00	104.92
	27.71.62301	ADULT BOOKS	10.12.2023 - FOLDING POCKET	104.92	
1TYT-GTXT-1TGQ	Invoice	10/17/2023	10.17.2023 - MISSING MOLLY	0.00	11.90
	01.71.62310	Library Zip Grant	10.17.2023 - MISSING MOLLY	11.90	

02972	Amir Kia	11/02/2023	Regular	0.00	1,500.00	96804

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
R13784A	Invoice	08/24/2023	08.24.2023 - ROAD BOND - 45 ROSS AVE	0.00	1,500.00
	01.00.20314	ROAD BOND	08.24.2023 - ROAD BOND - 45 R	1,500.00	

01385	Asian Art Museum	11/02/2023	Regular	0.00	100.00	96805

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010979	Invoice	10/18/2023	10.18.2023 - ART TALK TUESDAY	0.00	100.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	10.18.2023 - ART TALK TUESDAY	100.00		
00001	AT&T Calnet	11/02/2023	Regular	0.00	1,772.34	96806
000020644773	Invoice	10/31/2023	574 - ALL DEPTS CENTREX - 09.10.23-10.0	0.00	1,229.72	
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 09.1	1,229.72		
000020644777	Invoice	10/10/2023	579 - TRAFFIC LIGHT MODEM - 09.10.23-1	0.00	23.54	
	41.41.61701	UTILITIES	579 - TRAFFIC LIGHT MODEM -	23.54		
000020644778	Invoice	10/10/2023	580 - ROBSON HOUSE - 09.10.23-10.09.23	0.00	45.78	
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 09.10.2	45.78		
000020708103	Invoice	10/20/2023	634 - TRAFFIC SIGNAL MODEM - 09.20.23	0.00	417.79	
	01.42.61707	UTILITIES-SIGNALS	634 - TRAFFIC SIGNAL MODEM -	417.79		
000020722043	Invoice	10/25/2023	583 - DPW FAX - 09.25.2023 - 10.24.2023	0.00	28.53	
	01.41.61705	UTILITIES-TELEPHONE	583 - DPW FAX - 09.25.2023 - 10	28.53		
000020722045	Invoice	10/25/2023	586 - REC DEPT FAX - 09.25.2023 - 10.24.2	0.00	26.98	
	21.65.61705	UTILITIES-TELEPHONE	586 - REC DEPT FAX - 09.25.202	26.98		
00388	Baker & Taylor	11/02/2023	Regular	0.00	3,665.37	96807
5018577364	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	109.62	
	27.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	109.62		
5018577365	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	103.99	
	01.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	103.99		
5018577366	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	173.40	
	01.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	173.40		
5018577367	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	20.80	
	01.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	20.80		
5018577368	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	61.35	
	01.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	61.35		
5018577369	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	12.81	
	01.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	12.81		
5018577370	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	42.94	
	27.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	42.94		
5018577371	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	40.64	
	27.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	40.64		
5018577372	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	22.45		
5018577373	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	21.80	
	27.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	21.80		
5018577374	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	16.15	
	27.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	16.15		
5018577375	Invoice	10/11/2023	10.11.2023 - ADULT BOOKS	0.00	24.10	
	27.71.62301	ADULT BOOKS	10.11.2023 - ADULT BOOKS	24.10		
5018581454	Invoice	10/11/2023	10.11.2023 - TEEN BOOKS	0.00	202.97	
	27.71.62302	CHILDRENS BOOKS	10.11.2023 - TEEN BOOKS	202.97		
5018581455	Invoice	10/11/2023	10.11.2023 - TEEN BOOKS	0.00	32.45	
	27.71.62302	CHILDRENS BOOKS	10.11.2023 - TEEN BOOKS	32.45		
5018581978	Invoice	10/12/2023	10.12.2023 - ADULT BOOKS	0.00	41.65	
	27.71.62301	ADULT BOOKS	10.12.2023 - ADULT BOOKS	41.65		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018581979	Invoice	10/12/2023	10.12.2023 - ADULT BOOKS	0.00	20.50	
	27.71.62301	ADULT BOOKS	10.12.2023 - ADULT BOOKS		20.50	
5018581980	Invoice	10/12/2023	10.12.2023 - ADULT BOOKS	0.00	27.37	
	27.71.62301	ADULT BOOKS	10.12.2023 - ADULT BOOKS		27.37	
5018581981	Invoice	10/12/2023	10.12.2023 - ADULT BOOKS	0.00	331.87	
	27.71.62301	ADULT BOOKS	10.12.2023 - ADULT BOOKS		331.87	
5018581982	Invoice	10/12/2023	10.12.2023 - ADULT BOOKS	0.00	20.48	
	27.71.62301	ADULT BOOKS	10.12.2023 - ADULT BOOKS		20.48	
5018584098	Invoice	10/17/2023	10.17.2023 - TEEN BOOKS	0.00	36.16	
	27.71.62302	CHILDRENS BOOKS	10.17.2023 - TEEN BOOKS		36.16	
5018584544	Invoice	10/17/2023	10.17.2023 - CHIDLRENS BOOKS	0.00	25.02	
	27.71.62302	CHILDRENS BOOKS	10.17.2023 - CHIDLRENS BOOKS		25.02	
5018584545	Invoice	10/17/2023	10.17.2023 - CHILDRENS BOOKS	0.00	18.32	
	27.71.62302	CHILDRENS BOOKS	10.17.2023 - CHILDRENS BOOKS		18.32	
5018588282	Invoice	10/17/2023	10.17.2023 - CHILDRENS BOOKS	0.00	635.20	
	27.71.62301	ADULT BOOKS	10.17.2023 - CHILDRENS BOOKS		635.20	
5018588351	Invoice	10/17/2023	10.17.2023 - ADULT BOOKS	0.00	20.79	
	27.71.62301	ADULT BOOKS	10.17.2023 - ADULT BOOKS		20.79	
5018588352	Invoice	10/17/2023	10.17.2023 - ADULT BOOKS	0.00	42.31	
	01.71.62301	ADULT BOOKS	10.17.2023 - ADULT BOOKS		42.31	
5018588353	Invoice	10/17/2023	10.17.2023 - ADULT BOOKS	0.00	21.12	
	01.71.62301	ADULT BOOKS	10.17.2023 - ADULT BOOKS		21.12	
5018588354	Invoice	10/17/2023	10.17.2023 - ADULT BOOKS	0.00	71.60	
	27.71.62301	ADULT BOOKS	10.17.2023 - ADULT BOOKS		71.60	
5018588355	Invoice	10/17/2023	10.17.2023 - ADULT BOOKS	0.00	202.75	
	01.71.62301	ADULT BOOKS	10.17.2023 - ADULT BOOKS		202.75	
5018588356	Invoice	10/17/2023	10.17.2023 - ADULT BOOKS	0.00	43.60	
	01.71.62301	ADULT BOOKS	10.17.2023 - ADULT BOOKS		43.60	
5018588716	Invoice	10/18/2023	10.18.2023 - CHILDRENS BOOKS	0.00	45.99	
	27.71.62302	CHILDRENS BOOKS	10.18.2023 - CHILDRENS BOOKS		45.99	
5018593015	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	22.12	
	01.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		22.12	
5018593016	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	19.49	
	01.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		19.49	
5018593017	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	14.82	
	01.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		14.82	
5018593018	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	72.39	
	01.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		72.39	
5018593019	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		22.45	
5018593020	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	67.18	
	27.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		67.18	
5018593021	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	14.80	
	27.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		14.80	
5018593022	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	44.28	
	27.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		44.28	
5018593023	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		22.45	
5018593024	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	189.39	
	27.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		189.39	
5018593025	Invoice	10/18/2023	10.18.2023 - ADULT BOOKS	0.00	18.15	
	27.71.62301	ADULT BOOKS	10.18.2023 - ADULT BOOKS		18.15	

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018593026	Invoice 10/18/2023	10.18.2023 - ADULT BOOKS		0.00	49.53	
	27.71.62301 ADULT BOOKS		10.18.2023 - ADULT BOOKS		49.53	
5018593027	Invoice 10/18/2023	10.18.2023 - ADULT BOOKS		0.00	21.80	
	27.71.62301 ADULT BOOKS		10.18.2023 - ADULT BOOKS		21.80	
5018595388	Invoice 10/19/2023	10.19.2023 - CHILDRENS BOOKS		0.00	426.83	
	27.71.62302 CHILDRENS BOOKS		10.19.2023 - CHILDRENS BOOKS		426.83	
H66411560	Invoice 09/29/2023	09.29.2023 - VIDEOS		0.00	25.00	
	01.71.62307 VIDEOS		09.29.2023 - VIDEOS		25.00	
H66449440	Invoice 10/03/2023	10.03.2023 - TV SERIES		0.00	24.07	
	01.71.62307 VIDEOS		10.03.2023 - TV SERIES		24.07	
H66531770	Invoice 10/10/2023	10.10.2023 - VIDEOS		0.00	42.50	
	01.71.62307 VIDEOS		10.10.2023 - VIDEOS		42.50	
H66617870	Invoice 10/17/2023	10.17.2023 - VIDEOS		0.00	77.92	
	01.71.62307 VIDEOS		10.17.2023 - VIDEOS		77.92	
	Void	11/02/2023	Regular	0.00	0.00	96808
	Void	11/02/2023	Regular	0.00	0.00	96809
	Void	11/02/2023	Regular	0.00	0.00	96810
00058	Bay Alarm	11/02/2023	Regular	0.00	189.95	96811
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**	**Item Description**		**Distribution Amount**		
20939285	Invoice 10/03/2023	10.03.2023 - 550 SAN FRANCISCO BLVD -		0.00	189.95	
	01.42.61506 BLDG. MAINT-OTHER		10.03.2023 - 550 SAN FRANCISC		189.95	
00007	Bay Cities Joint Power Insurance Authority	11/02/2023	Regular	0.00	1,143.48	96812
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**	**Item Description**		**Distribution Amount**		
BCJPIA-2024-000	Invoice 10/31/2023	10.31.2023 - WORKER'S COMP - SEPT 202		0.00	1,143.48	
	40.21.61907 WORKERS COMPENSATIO		10.31.2023 - WORKER'S COMP -		1,143.48	
01224	Blasen Landscape Architecture Inc	11/02/2023	Regular	0.00	595.00	96813
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**	**Item Description**		**Distribution Amount**		
5404	Invoice 09/30/2023	09.30.2023 - ADDTL SRVCS - CREEK PARK		0.00	595.00	
	71.81.61150 OUTSIDE SERVICES-OTHE		09.30.2023 - ADDTL SRVCS - CRE		595.00	
00032	BRADY INDUSTRIES	11/02/2023	Regular	0.00	2,702.30	96814
Payable #	**Payable Type** **Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
	Account Number **Account Name**	**Item Description**		**Distribution Amount**		
8395480	Invoice 10/20/2023	10.20.2023 - JANITORIAL SUPPLIES - LIBR		0.00	296.00	
	41.41.61701 UTILITIES		10.20.2023 - JANITORIAL SUPPLI		296.00	
8395481	Invoice 10/20/2023	10.20.2023 - JANITORIAL SUPPLIES - ICC/P		0.00	487.99	
	31.41.61501 BLDG. MAINT-JANITORIAL		10.20.2023 - JANITORIAL SUPPLI		487.99	
8395482	Invoice 10/20/2023	10.20.2023 - JANITORIAL SUPPLIES - TOW		0.00	614.25	
	41.41.61701 UTILITIES		10.20.2023 - JANITORIAL SUPPLI		614.25	
8395483	Invoice 10/20/2023	10.20.2023 - JANITORIAL SUPPLIES - RECR		0.00	493.41	
	31.41.61501 BLDG. MAINT-JANITORIAL		10.20.2023 - JANITORIAL SUPPLI		493.41	
8395484	Invoice 10/20/2023	10.20.2023 - JANITORIAL SUPPLIES - ROBS		0.00	340.74	
	34.41.61501 BLDG. MAINT-JANITORIAL		10.20.2023 - JANITORIAL SUPPLI		340.74	
8395486	Invoice 10/20/2023	10.20.2023 - JANITORIAL SUPPLIES - PARK		0.00	469.91	
	01.81.61501 BLDG. MAINT-JANITORIAL		10.20.2023 - JANITORIAL SUPPLI		469.91	
01089	Brian Crawford	11/02/2023	Regular	0.00	100.00	96815

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010980	Invoice	10/05/2023	10.05.2023 - HONORARIUM FOR LOST ISL	0.00	100.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	10.05.2023 - HONORARIUM FO	100.00		
03555	Brian Nettz, CGCS	11/02/2023	Regular	0.00	600.00	96816
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
103	Invoice	10/19/2023	10.19.2023 - CONSULTING, PHONE CALLS,	0.00	600.00	
	01.81.61104	OUTSIDE SERVICES-GROU	10.19.2023 - CONSULTING, PHO	300.00		
	14.81.61150	OUTSIDE SERVICES-OTHE	10.19.2023 - CONSULTING, PHO	300.00		
01311	Broadcast Music Inc - BMI	11/02/2023	Regular	0.00	421.00	96817
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11161664	Invoice	10/01/2023	10.01.2023 - MUSIC LICENSING - REC DEP	0.00	421.00	
	60.14.61910	BMI ROYALTIES	10.01.2023 - MUSIC LICENSING	421.00		
03604	BWF Consulting Engineers	11/02/2023	Regular	0.00	7,000.00	96818
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23015-3	Invoice	08/01/2023	08.01.2023 - HVAC UPGRADE - CITY HALL	0.00	6,000.00	
	45.41.61150	OUTSIDE SERVICES-OTHE	08.01.2023 - HVAC UPGRADE - C	6,000.00		
23016-1	Invoice	11/01/2023	06.01.2023 - HVAC UPGRADE - LIBRARY	0.00	1,000.00	
	45.41.61150	OUTSIDE SERVICES-OTHE	06.01.2023 - HVAC UPGRADE - L	1,000.00		
00193	CalMat Company	11/02/2023	Regular	0.00	336.49	96819
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2310-279000	Invoice	10/24/2023	10.24.2023 - TOPSOIL SUPREME - JORDA	0.00	336.49	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.24.2023 - TOPSOIL SUPREME	336.49		
02481	Chargepoint	11/02/2023	Regular	0.00	5,280.00	96820
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
IN223632	Invoice	10/24/2023	10.24.2023 - CHARGEPOINT CLOUD SERVI	0.00	5,280.00	
	13.42.61114	OUTSIDE SRV: PARKING	10.24.2023 - CHARGEPOINT CLO	5,280.00		
02315	Coastland Civil Engineering Inc.	11/02/2023	Regular	0.00	15,370.00	96821
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
57606	Invoice	09/30/2023	09.30.2023 - BUILDING DEPT SERVICES	0.00	15,370.00	
	01.41.61157	PLAN CHECKING	09.30.2023 - BUILDING DEPT SE	15,370.00		
02524	Code Source	11/02/2023	Regular	0.00	3,141.00	96822
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11508	Invoice	10/08/2023	10.08.2023 - REVISIONS - 23 LONGVIEW A	0.00	401.00	
	01.41.61157	PLAN CHECKING	10.08.2023 - REVISIONS - 23 LO	401.00		
11514	Invoice	10/12/2023	10.12.2023 - COMPLETE PLAN REVIEW - 1	0.00	2,156.00	
	01.41.61157	PLAN CHECKING	10.12.2023 - COMPLETE PLAN R	2,156.00		
11523	Invoice	10/22/2023	10.22.2023 - REVISIONS - 9 PROSPECT AV	0.00	584.00	
	01.41.61157	PLAN CHECKING	10.22.2023 - REVISIONS - 9 PRO	584.00		
00072	Comcast	11/02/2023	Regular	0.00	419.40	96823
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
583-10162023	Invoice	10/16/2023	583 - CORPYARD INTERNET - 10.21.23-11.	0.00	255.70	
	41.41.61701	UTILITIES	583 - CORPYARD INTERNET - 10.	255.70		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
758-10192023	Invoice	10/19/2023	758 - TOWN HALL INTERNET - 10.24.2023	0.00	163.70	
	41.41.61701	UTILITIES	758 - TOWN HALL INTERNET - 1		163.70	
03594	Daniel Duffy	11/02/2023	Regular	0.00	4,190.00	96824
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R14063	Invoice	11/01/2023	12.15.2022 - ROAD BOND - 19 KARL AVE	0.00	2,940.00	
	01.00.20314	ROAD BOND	12.15.2022 - ROAD BOND - 19 K		2,940.00	
R14230	Invoice	11/01/2023	03.17.2023 - ROAD BOND - 19 KARL AVE	0.00	1,250.00	
	01.00.20314	ROAD BOND	03.17.2023 - ROAD BOND - 19 K		1,250.00	
00533	Davis Sign Company	11/02/2023	Regular	0.00	3,006.12	96825
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
37176	Invoice	10/09/2023	10.09.2023 - STREET NAME SIGNS QTY 3/	0.00	1,326.30	
	01.42.61130	OUTSIDE SVCS-SIGNALS	10.09.2023 - STREET NAME SIG		1,326.30	
37196	Invoice	10/10/2023	10.10.2023 - LIVE ON THE AVENUE CROSS	0.00	330.00	
	01.42.62200	DEPARTMENTAL SUPPLIE	10.10.2023 - LIVE ON THE AVEN		330.00	
37281	Invoice	10/18/2023	10.18.2023 - PUBLIC PATH SIGNS	0.00	1,349.82	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.18.2023 - PUBLIC PATH SIGN		1,349.82	
01320	DC Electric Group Inc	11/02/2023	Regular	0.00	2,024.84	96826
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
471158	Invoice	09/30/2023	09.30.2023 - M5007 SL ROUTINE	0.00	668.17	
	01.42.61708	UTILITIES-STREET LIGHTS	09.30.2023 - M5007 SL ROUTIN		668.17	
471179	Invoice	09/27/2023	09.27.2023 - POST TOP SOLAR - 125 MOR	0.00	1,100.00	
	01.42.61707	UTILITIES-SIGNALS	09.27.2023 - POST TOP SOLAR -		1,100.00	
471220	Invoice	09/30/2023	09.30.2023 - M5008 SL RESPONSE	0.00	256.67	
	01.42.61708	UTILITIES-STREET LIGHTS	09.30.2023 - M5008 SL RESPON		256.67	
00035	Demco Inc	11/02/2023	Regular	0.00	3,079.71	96827
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7384747	Invoice	10/19/2023	10.19.2023 - MEDIA ACCESSORIES - LIBRA	0.00	3,079.71	
	01.71.62000	OFFICE SUPPLIES	10.19.2023 - MEDIA ACCESSORI		3,079.71	
02732	Diesel Direct West	11/02/2023	Regular	0.00	1,009.21	96828
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
85430584	Invoice	10/12/2023	10.12.2023 - GASOLINE UNL - 99.8 GAL	0.00	509.62	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	10.12.2023 - GASOLINE UNL - 9		509.62	
85457079	Invoice	10/26/2023	10.26.2023 - GASOLINE UNL - 110.2 GAL	0.00	499.59	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	10.26.2023 - GASOLINE UNL - 1		499.59	
03520	DM Brent & Associates, Inc.	11/02/2023	Regular	0.00	20,042.50	96829
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
TOSACP06	Invoice	08/31/2023	08.31.2023 - CONSTRUCTION MGMT - CR	0.00	3,366.25	
	71.81.61150	OUTSIDE SERVICES-OTHE	08.31.2023 - CONSTRUCTION M		3,366.25	
TOSACP07	Invoice	09/30/2023	09.30.2023 - CONSTRUCTION MGMT - CR	0.00	5,588.75	
	71.81.61150	OUTSIDE SERVICES-OTHE	09.30.2023 - CONSTRUCTION M		5,588.75	
TOSAFS2006	Invoice	08/31/2023	08.31.2023 - CONSTRUCTION MGMT - FIR	0.00	3,690.00	
	45.41.61150	OUTSIDE SERVICES-OTHE	08.31.2023 - CONSTRUCTION M		3,690.00	
TOSAFS2007	Invoice	09/30/2023	09.30.2023 - CONSTRUCTION MGMT - FIR	0.00	588.75	
	45.41.61150	OUTSIDE SERVICES-OTHE	09.30.2023 - CONSTRUCTION M		588.75	
TOSALIB06	Invoice	08/31/2023	08.31.2023 - CONSTRUCTION MGMT - LIB	0.00	100.00	

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	45.41.61150	OUTSIDE SERVICES-OTHE	08.31.2023 - CONSTRUCTION M		100.00	
TOSAMP03	Invoice	08/31/2023	08.31.2023 - CONSTRUCTION MGMT - ME	0.00	330.00	
	15.81.63100	CONSTRUCTION	08.31.2023 - CONSTRUCTION M		330.00	
TOSAMP04	Invoice	09/30/2023	09.30.2023 - CONSTRUCTION MGMT - ME	0.00	1,837.50	
	15.81.63100	CONSTRUCTION	09.30.2023 - CONSTRUCTION M		1,837.50	
TOSATH06	Invoice	08/31/2023	08.31.2023 - CONSTRUCTION MGMT - TO	0.00	3,417.50	
	45.41.61150	OUTSIDE SERVICES-OTHE	08.31.2023 - CONSTRUCTION M		3,417.50	
TOSATH07	Invoice	09/30/2023	09.30.2023 - CONSTRUCTION MGMT - TO	0.00	1,123.75	
	45.41.61150	OUTSIDE SERVICES-OTHE	09.30.2023 - CONSTRUCTION M		1,123.75	
00712	Donna Simonsen	11/02/2023	Regular	0.00	78.75	96830
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
10272023	Invoice	10/30/2023	10.30.2023 - LEISURE WALKS IN MARIN	0.00	78.75	
	21.62.61170	ADULT ART & CULTURE SE	10.30.2023 - LEISURE WALKS IN		78.75	
00086	Ebsco Subscription Services	11/02/2023	Regular	0.00	540.77	96831
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2400384	Invoice	10/13/2023	10.13.2023 - NEW YORK TIMES SUBSCRIP	0.00	540.77	
	01.71.62305	MAGAZINES AND NEWSP	10.13.2023 - NEW YORK TIMES		540.77	
00087	Elite Tree Service	11/02/2023	Regular	0.00	8,785.00	96832
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-10-08	Invoice	10/20/2023	10.20.2023 - FIRE CLEARANCE - SCENIC A	0.00	2,800.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - FIRE CLEARANCE -		2,800.00	
2023-10-5	Invoice	10/14/2023	10.14.2023 - FIRE CLEARANCE - CORPYAR	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	10.14.2023 - FIRE CLEARANCE -		2,880.00	
2023-10-6	Invoice	10/14/2023	10.14.2023 - TREE TRIMMING SERVICES -	0.00	285.00	
	01.81.61105	OUTSIDE SERVICES-TREES	10.14.2023 - TREE TRIMMING S		285.00	
2023-10-7	Invoice	10/20/2023	10.20.2023 - FIRE CLRNC - GULLY, MEMO	0.00	2,080.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - FIRE CLRNC - GULL		2,080.00	
2023-10-9	Invoice	10/20/2023	10.20.2023 - FIRE CLEARANCE - MEMORI	0.00	740.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - FIRE CLEARANCE -		740.00	
02777	Elizabeth Flanagan	11/02/2023	Regular	0.00	182.00	96833
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
10262023	Invoice	10/30/2023	10.30.2023 - PAINTING WORKSHOPS	0.00	182.00	
	21.62.61170	ADULT ART & CULTURE SE	10.30.2023 - PAINTING WORKS		182.00	
03396	Emily B. Stucky	11/02/2023	Regular	0.00	300.00	96834
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
012	Invoice	10/14/2023	10.14.2023 - SING AND STOMP SEPTEMB	0.00	300.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	10.14.2023 - SING AND STOMP		300.00	
02622	Epstein Holtzapple Christo LLP	11/02/2023	Regular	0.00	32,563.50	96835
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7015	Invoice	10/09/2023	10.09.2023 - LEGAL COUNSEL	0.00	29,758.50	
	01.16.61138	GENERAL COUNSEL LEGA	10.09.2023 - LEGAL COUNSEL		29,758.50	
7016	Invoice	10/09/2023	10.09.2023 - LEGAL COUNSEL	0.00	2,640.00	
	01.16.61138	GENERAL COUNSEL LEGA	10.09.2023 - LEGAL COUNSEL		2,640.00	
7017	Invoice	10/09/2023	10.09.2023 - BENSON LITIGATION	0.00	165.00	

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.16.61138 GENERAL COUNSEL LEGA		10.09.2023 - LITIGATION		165.00	
00092	Ewing Irrigation Products	11/02/2023	Regular	0.00	1,858.72	96836
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
20786139	Invoice	10/10/2023	10.10.2023 - IRRIGATION SUPPLIES - MEM	0.00	1,858.72	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.10.2023 - IRRIGATION SUPPLI		1,858.72	
00017	Fairfax Building Supply Co. Inc.	11/02/2023	Regular	0.00	507.60	96837
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
272326	Invoice	10/12/2023	10.12.2023 - STEEL STAKE QTY 12, 2X6 FIR	0.00	98.72	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.12.2023 - STEEL STAKE QTY 1		98.72	
272878	Invoice	10/23/2023	10.23.2023 - MISC SUPPLIES - MEMORIAL	0.00	214.09	
	01.81.62205	GRAFFITI ABATEMENT SU	10.23.2023 - MISC SUPPLIES - M		214.09	
272879	Invoice	10/23/2023	10.23.2023 - WRENCH COMN ANTISLIP -	0.00	8.41	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.23.2023 - WRENCH COMN A		8.41	
273074	Invoice	10/26/2023	10.26.2023 - SCREWS, BRACKETS, LUMBE	0.00	154.86	
	01.42.62200	DEPARTMENTAL SUPPLIE	10.26.2023 - SCREWS, BRACKET		154.86	
273211	Invoice	10/30/2023	10.30.2023 - LUMBER - TOWN HALL ROOF	0.00	11.94	
	01.41.61506	BLDG. MAINT-OTHER	10.30.2023 - LUMBER - TOWN H		11.94	
273212	Invoice	10/30/2023	10.30.2023 - DRIP EDGE - TOWN HALL RO	0.00	19.58	
	01.41.61506	BLDG. MAINT-OTHER	10.30.2023 - DRIP EDGE - TOWN		19.58	
02266	Formax	11/02/2023	Regular	0.00	890.00	96838
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
247072	Invoice	10/01/2023	10.01.2023 - FOLDER INSERTER - MONTH	0.00	890.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	10.01.2023 - FOLDER INSERTER		890.00	
01586	Fourth Street Press	11/02/2023	Regular	0.00	846.93	96839
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
28374	Invoice	09/29/2023	09.29.2023 - NAME PLATES - QTY 13	0.00	427.28	
	01.18.62000	OFFICE SUPPLIES	09.29.2023 - NAME PLATES - QT		427.28	
28397	Invoice	10/16/2023	10.16.2023 - TH ENVELOPES	0.00	419.65	
	01.12.62000	OFFICE SUPPLIES	10.16.2023 - TH ENVELOPES		139.88	
	01.18.62000	OFFICE SUPPLIES	10.16.2023 - TH ENVELOPES		139.88	
	01.41.62000	OFFICE SUPPLIES	10.16.2023 - TH ENVELOPES		139.89	
00104	Grier Argall Plumbing Inc	11/02/2023	Regular	0.00	3,544.79	96840
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
16851	Invoice	10/16/2023	10.16.2023 - MASTER PLUMBER - REC DE	0.00	1,929.79	
	31.41.61506	BLDG. MAINT-OTHER	10.16.2023 - MASTER PLUMBER		1,929.79	
16855	Invoice	10/17/2023	10.17.2023 - BACKFLOW TESTS	0.00	1,615.00	
	01.41.61506	BLDG. MAINT-OTHER	10.17.2023 - BACKFLOW TESTS		242.25	
	01.42.61144	Medians	10.17.2023 - BACKFLOW TESTS		888.25	
	31.41.61506	BLDG. MAINT-OTHER	10.17.2023 - BACKFLOW TESTS		242.25	
	34.41.61506	BLDG. MAINT-OTHER	10.17.2023 - BACKFLOW TESTS		242.25	
00020	Hannibal's Inc Electrical Construction	11/02/2023	Regular	0.00	4,607.70	96841
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25084	Invoice	10/11/2023	10.11.2023 - TOWN HALL SEASONAL LIGH	0.00	4,418.70	
	41.41.61701	UTILITIES	10.11.2023 - TOWN HALL SEASO		4,418.70	
25088	Invoice	10/11/2023	10.11.2023 - UTILITY TIME CLOCK NOISE	0.00	189.00	

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	31.41.61506 BLDG. MAINT-OTHER	10.11.2023 -			189.00	
02586	HdL Software LLC	11/02/2023	Regular	0.00	2,162.00	96842
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SIN032968	Invoice	10/26/2023	10.26.2023 - CONTRACT SERVICES - OCT T	0.00	2,162.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	10.26.2023 - CONTRACT SERVIC		2,162.00	
02586	HdL Software LLC	11/27/2023	Regular	0.00	-2,162.00	96842
00022	Jackson's Hardware Inc.	11/02/2023	Regular	0.00	160.00	96843
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
J39964	Invoice	10/03/2023	10.03.2023 - ELECTRIC LANDSCAPE REBAT	0.00	160.00	
	90.41.63000	EQUIPMENT	10.03.2023 - ELECTRIC LANDSCA		160.00	
00022	Jackson's Hardware Inc.	11/02/2023	Regular	0.00	72.00	96844
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
949171	Invoice	10/20/2023	10.20.2023 - ELECTRIC LANDSCAPE REBAT	0.00	72.00	
	90.41.63000	EQUIPMENT	10.20.2023 - ELECTRIC LANDSCA		72.00	
03281	Jaime E. Valle	11/02/2023	Regular	0.00	2,970.00	96845
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SA-102723	Invoice	10/28/2023	10.20.2023-10.27.2023 - PLAN CHECKING	0.00	2,970.00	
	01.41.61157	PLAN CHECKING	10.20.2023-10.27.2023 - PLAN C		2,970.00	
03008	Jara, Inc,	11/02/2023	Regular	0.00	300.15	96846
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
MIGHTY-24 CAM	Invoice	11/02/2023	11.02.2023 - SWIRL PAYMENT FOR CAMP	0.00	104.40	
	21.63.61184	CAMP KIDMARIN MIGHT	11.02.2023 - SWIRL PAYMENT F		104.40	
MINI-45 CAMPER	Invoice	11/02/2023	11.02.2023 - SWIRL PAYMENT FOR CAMP	0.00	195.75	
	21.63.61179	PARKSIDE SERVICES	11.02.2023 - SWIRL PAYMENT F		195.75	
00586	Jay Nelson	11/02/2023	Regular	0.00	6,760.00	96847
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010978	Invoice	10/20/2023	10.20.2023 - REPAIR & RELIGHT - 7 TREES	0.00	6,760.00	
	01.81.61413	EQUIPMENT MAINT.-OTH	10.20.2023 - REPAIR & RELIGHT		6,760.00	
00113	Juan Olsen Sanchez	11/02/2023	Regular	0.00	6,700.00	96848
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
FALL23-4	Invoice	10/25/2023	10.25.2023 - GYMNASTIC - PAYMENT 4 - F	0.00	6,700.00	
	21.61.61167	TUMBLING SERVICES	10.25.2023 - GYMNASTIC - PAY		6,700.00	
03412	Juliana M.Kohl	11/02/2023	Regular	0.00	2,922.50	96849
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010988	Invoice	10/30/2023	10.30.2023 - PRIVATE MUSIC LESSONS - O	0.00	2,922.50	
	21.62.61175	KIDS CULTURE SERVICES	10.30.2023 - PRIVATE MUSIC LE		2,922.50	
01280	Kripa N. Davis	11/02/2023	Regular	0.00	1,565.20	96850
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10232023	Invoice	10/23/2023	10.23.2023 - CARPENTRY FOR KIDS - FALL	0.00	1,565.20	
	21.62.61175	KIDS CULTURE SERVICES	10.23.2023 - CARPENTRY FOR KI		1,565.20	
01280	Kripa N. Davis	11/02/2023	Regular	0.00	-1,565.20	96850

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00150	Marin Color Service Inc.	11/02/2023	Regular	0.00	55.65	96851

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
S0628833	Invoice	10/19/2023	10.19.2023 - PAINTING SUPPLIES - TOWN	0.00	55.65
	01.41.61506	BLDG. MAINT-OTHER	10.19.2023 - PAINTING SUPPLIE	55.65	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00121	Marin I J - 2072661 AD	11/02/2023	Regular	0.00	4,714.96	96852

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0001391961	Invoice	09/30/2023	09.30.2023 - CLASSIFIED ADVERTISING - L	0.00	4,714.96
	01.12.61151	LEGAL NOTICES	09.30.2023 - CLASSIFIED ADVER	4,590.05	
	01.18.61151	LEGAL NOTICES	09.30.2023 - CLASSIFIED ADVER	124.91	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00029	Marin IT	11/02/2023	Regular	0.00	34,560.41	96853

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2023-121537	Invoice	10/05/2023	10.05.2023 - AGREEMENT HOSTED BACK	0.00	1,000.00
	42.21.61150	OUTSIDE SERVICES-OTHE	10.05.2023 - AGREEMENT HOST	1,000.00	
2023-121639	Invoice	10/18/2023	10.18.2023 - PD CAMERA, VIEWING STATI	0.00	16,695.62
	01.21.61150	OUTSIDE SERVICES-OTHE	10.18.2023 - CAMERA, VIEWING	16,695.62	
2023-121652	Invoice	10/20/2023	10.20.2023 - LATITUDE 5540 LAPTOP - DA	0.00	2,209.31
	21.65.61106	OUTSIDE SVCS-MGT INFO	10.20.2023 - LATITUDE 5540 LA	2,209.31	
2023-121689	Invoice	10/23/2023	10.23.2023 - AGREEMENT MANAGED OFF	0.00	1,272.38
	42.21.61150	OUTSIDE SERVICES-OTHE	10.23.2023 - AGREEMENT MAN	1,272.38	
2023-121691	Invoice	10/23/2023	10.23.2023 - AGREEMENT ONSITE SUPPO	0.00	5,720.00
	42.21.61150	OUTSIDE SERVICES-OTHE	10.23.2023 - AGREEMENT ONSI	5,720.00	
2023-121692	Invoice	10/23/2023	10.23.2023 - AGREEMENT AUTOMATE RE	0.00	2,117.50
	42.21.61150	OUTSIDE SERVICES-OTHE	10.23.2023 - AGREEMENT AUTO	2,117.50	
2023-121693	Invoice	10/23/2023	10.23.2023 - AGREEMENT IT MGMT SUPP	0.00	5,026.67
	42.21.61150	OUTSIDE SERVICES-OTHE	10.23.2023 - AGREEMENT IT M	5,026.67	
2023-121712	Invoice	10/27/2023	10.27.2023 - CISCO SMART NET TOTAL CA	0.00	490.00
	42.21.61150	OUTSIDE SERVICES-OTHE	10.27.2023 - CISCO SMART NET	490.00	
2023-25364	Invoice	10/10/2023	10.10.2023 - 10FT DISPLAY CABLES	0.00	28.93
	42.21.62200	DEPARTMENTAL SUPPLIE	10.10.2023 - 10FT DISPLAY CABL	28.93	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01036	Matrix HG Inc	11/02/2023	Regular	0.00	258.50	96854

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
172279	Invoice	10/19/2023	10.19.2023 - BOILER ISSUES - REC DEPT	0.00	258.50
	31.41.61506	BLDG. MAINT-OTHER	10.19.2023 - BOILER ISSUES - RE	258.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01185	Mattie O'Grady	11/02/2023	Regular	0.00	90.29	96855

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0010987	Invoice	10/30/2023	10.30.2023 - TABLE REIMBURSEMENT - G	0.00	90.29
	21.64.61185	SPECIAL EVENT EXPENSE	10.30.2023 - TABLE REIMBURSE	90.29	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03598	NetFile	11/02/2023	Regular	0.00	1,500.00	96856

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
8907	Invoice	10/06/2023	10.06.2023 - ANNUAL SUBSCRIPTION - FO	0.00	1,500.00
	01.12.61150	OUTSIDE SERVICES-OTHE	10.06.2023 - ANNUAL SUBSCRIP	1,500.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03524	Northwest Cascade, Inc.	11/02/2023	Regular	0.00	2,203.27	96857

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0553802229	Invoice	10/24/2023	10.24.2023 - ADA COMPLIANT PORTA POT	0.00	2,203.27	
	01.81.61150	OUTSIDE SERVICES-OTHE	10.24.2023 - ADA COMPLIANT P	2,203.27		
03211	ODP Business Solutions LLC	11/02/2023	Regular	0.00	65.92	96858
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
338575089001	Invoice	10/23/2023	10.23.2023 - FILES, CLIPS, FINGER MOISTE	0.00	40.46	
	01.12.62000	OFFICE SUPPLIES	10.23.2023 - FILES, CLIPS, FINGE	40.46		
338579383001	Invoice	10/21/2023	10.21.2023 - PENS	0.00	25.46	
	01.12.62000	OFFICE SUPPLIES	10.21.2023 -	25.46		
00893	Perfect Timing Personnel Services, Inc.	11/02/2023	Regular	0.00	3,677.36	96859
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
52587	Invoice	10/16/2023	10.16.2023 - ADMIN SUPPORT	0.00	2,060.94	
	01.41.60010	TEMPORARY HELP	10.16.2023 - ADMIN SUPPORT	2,060.94		
52638	Invoice	10/30/2023	10.30.2023 - ADMIN SUPPORT	0.00	1,616.42	
	01.41.60010	TEMPORARY HELP	10.30.2023 - ADMIN SUPPORT	1,616.42		
00558	Peterson	11/02/2023	Regular	0.00	442.20	96860
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SW270058003	Invoice	10/14/2023	10.14.2023 - INSPECTION SERVICE - CORP	0.00	442.20	
	01.42.61410	MAINTENANCE OTHER E	10.14.2023 - INSPECTION SERVI	442.20		
02870	RHAA	11/02/2023	Regular	0.00	89,200.43	96861
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0025166	Invoice	09/20/2023	09.20.2023 - DESIGN SERVICES - SA CREEK	0.00	26,066.45	
	71.41.63100	CONSTRUCTION	09.20.2023 - DESIGN SERVICES -	26,066.45		
0025220	Invoice	10/18/2023	10.18.2023 - DESIGN SERVICES - SA CREEK	0.00	30,084.57	
	71.41.63100	CONSTRUCTION	10.18.2023 - DESIGN SERVICES -	30,084.57		
0025238	Invoice	10/20/2023	10.20.2023 - DESIGN SERVICES - SA CREEK	0.00	33,049.41	
	71.41.63100	CONSTRUCTION	10.20.2023 - DESIGN SERVICES -	33,049.41		
00181	Ross Valley Fire Department	11/02/2023	Regular	0.00	15,219.69	96862
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
230930SAQ1	Invoice	10/18/2023	10.18.2023 - EMERGENCY PREPAREDNESS	0.00	11,261.97	
	35.41.61150	OUTSIDE SERVICES-OTHE	10.18.2023 - EMERGENCY PREP	11,261.97		
INV0010981	Invoice	10/17/2023	10.17.2023 - FEES COLLECTED - SEPT 2023	0.00	3,957.72	
	01.00.20354	DUE TO ROSS VALLEY FIR	10.17.2023 - FEES COLLECTED -	3,957.72		
03346	Sage Energy Consulting - NV5 Inc.	11/02/2023	Regular	0.00	10,718.75	96863
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
000000350758	Invoice	10/14/2023	10.14.2023 - MUNI RESILIENCY CENTER - J	0.00	4,320.00	
	90.41.61100	OUTSIDE SERVICES	10.14.2023 -	4,320.00		
000000354581	Invoice	10/09/2023	10.09.2023 - MUNI RESILIENCY CENTER -	0.00	6,398.75	
	90.41.61100	OUTSIDE SERVICES	10.09.2023 - MUNI RESILIENCY	6,398.75		
03602	Serge Ndjemba	11/02/2023	Regular	0.00	1,296.75	96864
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10242023	Invoice	10/25/2023	10.25.2023 - INTERMEDIATE FRENCH CON	0.00	1,296.75	
	21.62.61170	ADULT ART & CULTURE SE	10.25.2023 - INTERMEDIATE FR	1,296.75		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03579	SHANE DEMARTA	11/02/2023	Regular	0.00	1,417.50	96865

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
10212023	Invoice	10/23/2023	10.23.2023 - AMERICAN RED CROSS BABY	0.00	1,417.50
	21.62.61175	KIDS CULTURE SERVICES	10.23.2023 - AMERICAN RED CR	1,417.50	

01359	Siegfried Engineering Inc	11/02/2023	Regular	0.00	3,371.50	96866
45763	Invoice	10/30/2023	10.30.2023 - ENGINEERING SRVCS THRU J	0.00	3,371.50	
	15.81.63100	CONSTRUCTION	10.30.2023 - ENGINEERING SRV	3,371.50		

02936	SMITH'S PEST MANAGEMENT	11/02/2023	Regular	0.00	470.00	96867
203840	Invoice	10/19/2023	10.19.2023 - PEST CONTROL - MEMORIAL	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	10.19.2023 - PEST CONTROL - M	170.00		
94095B	Invoice	10/19/2023	10.19.2023 - PEST CONTROL - TOWN HAL	0.00	300.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	10.19.2023 - PEST CONTROL - M	300.00		

03599	Steve Burdo	11/02/2023	Regular	0.00	729.46	96868
INV0010982	Invoice	10/17/2023	10.17.2023 - CALCITIES CONFERENCE REI	0.00	729.46	
	01.12.61000	TRAINING	10.17.2023 - CALCITIES CONF. R	729.46		

02474	T2 SYSTEMS CANADA INC.	11/02/2023	Regular	0.00	4.75	96869
INVEBP00000087	Invoice	10/26/2023	10.26.2023 - EXTEND BY PHONE USAGE	0.00	4.75	
	13.42.61114	OUTSIDE SRV: PARKING	10.26.2023 - EXTEND BY PHONE	4.75		

02087	Telecom Law Firm PC	11/02/2023	Regular	0.00	1,394.70	96870
16129	Invoice	09/20/2023	09.20.2023 - 32 RED HILL AVENUE	0.00	1,394.70	
	01.00.20371	PLANNING COSTS TO BE	09.20.2023 - 32 RED HILL AVEN	1,394.70		

00206	George Zahorsky	11/02/2023	Regular	0.00	10,895.50	96871
INV0010983	Invoice	10/25/2023	10.25.2023 - JUNIOR TENNIS	0.00	4,847.50	
	21.61.61162	KIDS SPORTS SERVICES	10.25.2023 - JUNIOR TENNIS	4,847.50		
INV0010984	Invoice	10/25/2023	10.25.2023 - ADULT TENNIS	0.00	6,048.00	
	21.61.61155	ADULT SPORTS CONTRAC	10.25.2023 - ADULT TENNIS	6,048.00		

00130	Terminix Processing Center	11/02/2023	Regular	0.00	315.00	96872
438585024	Invoice	09/06/2023	09.06.2023 - PEST CONTROL - ROBSON	0.00	144.00	
	34.41.61506	BLDG. MAINT-OTHER	09.06.2023 - PEST CONTROL - R	144.00		
439019237	Invoice	10/10/2023	10.10.2023 - PEST CONTROL - REC DEPT	0.00	171.00	
	31.41.61506	BLDG. MAINT-OTHER	10.10.2023 - PEST CONTROL - R	171.00		

03590	The Marin Dojo, Inc.	11/02/2023	Regular	0.00	270.00	96873
10312023	Invoice	10/31/2023	10.31.2023 - TAI CHI INSTRUCTION - OCT	0.00	270.00	
	21.62.61170	ADULT ART & CULTURE SE	10.31.2023 - TAI CHI INSTRUCTI	270.00		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03207	Toni DeFrancis	11/02/2023	Regular	0.00	240.00	96874
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023-TC1010	Invoice	10/15/2023	10.15.2023 - TRANSCRIPTION SRVCS - TO	0.00	240.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	10.15.2023 - TRANSCRIPTION S	240.00		
03603	Town of Windsor	11/02/2023	Regular	0.00	2,505.00	96875
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
A-15255	Invoice	10/19/2023	10.19.2023 - MARIN-SONOMA LEADERSHI	0.00	2,505.00	
	01.21.61000	TRAINING	10.19.2023 - MARIN-SONOMA L	2,505.00		
00215	Transbay Lock	11/02/2023	Regular	0.00	2,132.25	96876
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
89104	Invoice	10/17/2023	10.17.2023 - DIGITAL LOCKS - REC DEPT	0.00	2,132.25	
	31.41.61506	BLDG. MAINT-OTHER	10.17.2023 - DIGITAL LOCKS - RE	2,132.25		
00391	Verizon Wireless	11/02/2023	Regular	0.00	923.95	96877
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9946739079	Invoice	10/12/2023	10.12.2023 - CELLULAR - 09.13.2023-10.1	0.00	923.95	
	01.12.61705	UTILITIES-TELEPHONE	10.12.2023 - CELLULAR - 09.13.	51.63		
	01.18.61705	UTILITIES-TELEPHONE	10.12.2023 - CELLULAR - 09.13.	38.01		
	01.41.61705	UTILITIES-TELEPHONE	10.12.2023 - CELLULAR - 09.13.	348.94		
	01.42.61705	UTILITIES-TELEPHONE	10.12.2023 - CELLULAR - 09.13.	380.81		
	21.63.61179	PARKSIDE SERVICES	10.12.2023 - CELLULAR - 09.13.	52.28		
	21.63.61187	ROBSON AFTER SCHOOL	10.12.2023 - CELLULAR - 09.13.	52.28		
02905	Wells Fargo Vendor Financial Services, LLC	11/02/2023	Regular	0.00	925.01	96878
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5027078194	Invoice	10/12/2023	10.12.2023 - COPIER LEASE - 10.07.2023-	0.00	925.01	
	42.21.61150	OUTSIDE SERVICES-OTHE	10.12.2023 - COPIER LEASE - 10.	925.01		
03596	West Marin Welding	11/02/2023	Regular	0.00	950.00	96879
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23	Invoice	10/16/2023	10.16.2023 - SNACK SHACK DOOR REPAIR	0.00	950.00	
	01.81.61506	BLDG. MAINT-OTHER	10.16.2023 - SNACK SHACK DO	950.00		
03454	Willdan Engineering	11/02/2023	Regular	0.00	2,700.00	96880
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
002-30195	Invoice	10/25/2023	10.25.2023 - BLDG/SAFETY PLAN CHECK S	0.00	2,700.00	
	01.41.61157	PLAN CHECKING	10.25.2023 - BLDG/SAFETY PLA	2,700.00		
03595	William Meeker	11/02/2023	Regular	0.00	164.80	96881
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R1797	Invoice	08/24/2023	08.24.2023 - PERMIT REFUND	0.00	164.80	
	01.00.20314	ROAD BOND	08.24.2023 - PERMIT REFUND	164.80		
03052	ZUMAR	11/02/2023	Regular	0.00	3,747.47	96882
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
45085	Invoice	10/20/2023	10.20.2023 - STOP/SPEED HUMP	0.00	3,747.47	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	10.20.2023 - STOP/SPEED HUM	3,747.47		
03343	Marina Landscape, Inc	11/07/2023	Regular	0.00	32,684.98	96883

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
452205-RE	Invoice	11/02/2023	11.02.2023 - MEMORIAL PARK RENOVATI	0.00	32,684.98	
	70.81.61150	OUTSIDE SERVICES-OTHE	11.02.2023 - MEMORIAL PARK R	32,684.98		
01028	A & S Landscape Materials	11/16/2023	Regular	0.00	442.46	96884
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
REG1-2120	Invoice	10/31/2023	10.31.2023 - HILLDALE PARK - GOLD PATH	0.00	442.46	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.31.2023 - HILLDALE PARK - G	442.46		
03608	Alexandra Caselli	11/16/2023	Regular	0.00	16.99	96885
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011150	Invoice	11/01/2023	11.01.2023 - LOST/RETURNED LIBRARY B	0.00	16.99	
	01.00.43100	LIBRARY	11.01.2023 - LOST/RETURNED LI	16.99		
00048	Alhambra & Sierra Springs	11/16/2023	Regular	0.00	153.88	96886
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23551470 11092	Invoice	11/09/2023	11.09.2023 - WATER DELIVERY	0.00	153.88	
	21.63.62979	PARKSIDE SUPPLIES	11.09.2023 - WATER DELIVERY	9.97		
	21.63.62987	ROBSON AFTER SCHOOL	11.09.2023 - WATER DELIVERY	97.94		
	21.65.62000	OFFICE SUPPLIES	11.09.2023 - WATER DELIVERY	45.97		
00048	Alhambra & Sierra Springs	11/16/2023	Regular	0.00	127.54	96887
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23491532 11022	Invoice	11/02/2023	11.02.2023 - TH WATER DELIVERY	0.00	127.54	
	01.12.62200	DEPARTMENTAL SUPPLIE	11.02.2023 - TH WATER DELIVER	31.88		
	01.41.62200	DEPARTMENTAL SUPPLIE	11.02.2023 - TH WATER DELIVER	31.88		
	01.71.62200	DEPARTMENTAL SUPPLIE	11.02.2023 - TH WATER DELIVER	31.88		
	01.81.62200	DEPARTMENTAL SUPPLIE	11.02.2023 - TH WATER DELIVER	31.90		
02920	Amazon Business	11/16/2023	Regular	0.00	95.46	96888
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14WX-R1TL-37M	Invoice	10/31/2023	10.31.2023 - THE SURVIVAL PARADOX	0.00	27.05	
	01.71.62310	Library Zip Grant	10.31.2023 - THE SURVIVAL PAR	27.05		
1DCW-C7HP-7V1	Invoice	10/25/2023	10.25.2023 - JAMES BEARD COOKS WITH	0.00	14.42	
	01.71.62310	Library Zip Grant	10.25.2023 - JAMES BEARD COO	14.42		
1KNC-6CMN-JCK	Invoice	10/29/2023	10.29.2023 - HOW TO GET US GOVT CON	0.00	32.30	
	01.71.62310	Library Zip Grant	10.29.2023 - HOW TO GET US G	32.30		
1W7C-NC4N-FTV	Invoice	11/01/2023	11.01.2023 - SKINTELLIGENT	0.00	21.69	
	01.71.62310	Library Zip Grant	11.01.2023 - SKINTELLIGENT	21.69		
03582	ANDREW QUICK	11/16/2023	Regular	0.00	100.00	96889
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2	Invoice	11/07/2023	11.07.2023 - MONDAY STORYTIME	0.00	100.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	11.07.2023 - MONDAY STORYTI	100.00		
02806	AQUASCAPE POOL SERVICE	11/16/2023	Regular	0.00	209.00	96890
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
24838	Invoice	10/31/2023	10.31.2023 - MONTHLY POOL SERVICE - O	0.00	209.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	10.31.2023 - MONTHLY POOL SE	209.00		
03354	Arlette Castellanos	11/16/2023	Regular	0.00	400.00	96891

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5	Invoice	11/02/2023	11.02.2023 - BILINGUAL SPANISH STORYTI	0.00	400.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	11.02.2023 - BILINGUAL SPANIS	400.00		
00388	Baker & Taylor	11/16/2023	Regular	0.00	3,176.29	96892
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5018590191	Invoice	10/26/2023	10.26.2023 - AUDIO BOOKS	0.00	108.60	
	01.71.62304	AUDIO/VISUAL BOOKS	10.26.2023 - AUDIO BOOKS	108.60		
5018606578	Invoice	10/30/2023	10.30.2023 - CHILDRENS BOOKS	0.00	20.14	
	01.71.62302	CHILDRENS BOOKS	10.30.2023 - CHILDRENS BOOKS	20.14		
5018606712	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	38.33	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	38.33		
5018606713	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	42.94	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	42.94		
5018606714	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	41.65	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	41.65		
5018606715	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	22.45	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	22.45		
5018606716	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	27.73	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	27.73		
5018606717	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	33.63	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	33.63		
5018606718	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	26.43	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	26.43		
5018606719	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	84.80	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	84.80		
5018606720	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	23.79	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	23.79		
5018606721	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	22.08	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	22.08		
5018606722	Invoice	10/26/2023	10.26.2023 - ADULT BOOKS	0.00	104.45	
	01.71.62301	ADULT BOOKS	10.26.2023 - ADULT BOOKS	104.45		
5018606909	Invoice	10/30/2023	10.30.2023 - TEEN BOOKS	0.00	11.79	
	01.71.62302	CHILDRENS BOOKS	10.30.2023 - TEEN BOOKS	11.79		
5018613014	Invoice	11/01/2023	11.01.2023 - CHILDRENS BOOKS	0.00	6.13	
	01.71.62302	CHILDRENS BOOKS	11.01.2023 - CHILDRENS BOOKS	6.13		
5018613015	Invoice	11/01/2023	11.01.2023 - CHILDRENS BOOKS	0.00	19.18	
	27.71.62302	CHILDRENS BOOKS	11.01.2023 - CHILDRENS BOOKS	19.18		
5018613016	Invoice	11/01/2023	11.01.2023 - CHILDRENS BOOKS	0.00	792.79	
	27.71.62302	CHILDRENS BOOKS	11.01.2023 - CHILDRENS BOOKS	792.79		
5018614665	Invoice	11/01/2023	11.01.2023 - CHILDRENS BOOKS	0.00	755.44	
	01.71.62302	CHILDRENS BOOKS	11.01.2023 - CHILDRENS BOOKS	755.44		
5018618300	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	44.91	
	27.71.62301	ADULT BOOKS	11.06.2023 - ADULT BOOKS	44.91		
5018618301	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	21.80	
	01.71.62301	ADULT BOOKS	11.06.2023 - ADULT BOOKS	21.80		
5018618302	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	21.15	
	01.71.62301	ADULT BOOKS	11.06.2023 - ADULT BOOKS	21.15		
5018618303	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	477.56	
	01.71.62301	ADULT BOOKS	11.06.2023 - ADULT BOOKS	477.56		
5018618304	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	21.15	

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62301 ADULT BOOKS		11.06.2023 - ADULT BOOKS		21.15	
5018618305	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	22.83	
	01.71.62301 ADULT BOOKS		11.06.2023 - ADULT BOOKS		22.83	
5018618306	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	41.64	
	01.71.62301 ADULT BOOKS		11.06.2023 - ADULT BOOKS		41.64	
5018618307	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	20.14	
	01.71.62301 ADULT BOOKS		11.06.2023 - ADULT BOOKS		20.14	
5018618308	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	11.77	
	01.71.62301 ADULT BOOKS		11.06.2023 - ADULT BOOKS		11.77	
518618309	Invoice	11/06/2023	11.06.2023 - ADULT BOOKS	0.00	21.15	
	01.71.62301 ADULT BOOKS		11.06.2023 - ADULT BOOKS		21.15	
H66665200	Invoice	10/23/2023	10.23.2023 - VIDEOS	0.00	91.34	
	01.71.62307 VIDEOS		10.23.2023 - VIDEOS		91.34	
H66684030	Invoice	10/24/2023	10.24.2023 - VIDEOS	0.00	63.19	
	01.71.62307 VIDEOS		10.24.2023 - VIDEOS		63.19	
H66684130	Invoice	10/24/2023	10.24.2023 - VIDEOS	0.00	83.95	
	01.71.62307 VIDEOS		10.24.2023 - VIDEOS		83.95	
H66684140	Invoice	10/24/2023	10.24.2023 - VIDEOS	0.00	51.36	
	01.71.62307 VIDEOS		10.24.2023 - VIDEOS		51.36	
	Void	11/16/2023	Regular	0.00	0.00	96893
	Void	11/16/2023	Regular	0.00	0.00	96894
00276	BK Krill Corp	11/16/2023	Regular	0.00	1,750.00	96895
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1622	Invoice	11/02/2023	11.02.2023 - WINTER/SPRING 2024 CATAL	0.00	1,750.00	
	21.65.62004	PROGRAM BROCHURE &	11.02.2023 - WINTER/SPRING 2	1,750.00		
01345	BSN Sports Inc	11/16/2023	Regular	0.00	102.55	96896
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011144	Invoice	11/03/2023	11.03.2023 - BASKETBALLS AND WHISTLE	0.00	102.55	
	21.61.62961	BASKETBALL SUPPLIES	11.03.2023 - BASKETBALLS AND	102.55		
03462	Bullet Liongson	11/16/2023	Regular	0.00	1,425.00	96897
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2392	Invoice	11/03/2023	11.03.2023 - IDENTITY/BRAND HIERARCHY	0.00	1,425.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	11.03.2023 - IDENTITY/BRAND	750.00		
	01.21.62200	DEPARTMENTAL SUPPLIE	11.03.2023 - IDENTITY/BRAND	600.00		
	60.14.62903	LIVE ON THE AVENUE	11.03.2023 - IDENTITY/BRAND	75.00		
01631	Caine Starelli	11/16/2023	Regular	0.00	234.00	96898
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11092023	Invoice	11/09/2023	11.09.2023 - MAH JONG LESSONS - 10.19.	0.00	234.00	
	21.62.61170	ADULT ART & CULTURE SE	11.09.2023 - MAH JONG LESSO	234.00		
00193	CalMat Company	11/16/2023	Regular	0.00	47.35	96899
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2308-231340	Invoice	08/08/2023	08.08.2023 - ROCKY MOUNTAIN GOLD FL	0.00	22.92	
	01.81.62200	DEPARTMENTAL SUPPLIE	08.08.2023 - ROCKY MOUNTAIN	22.92		
2308-244822	Invoice	08/29/2023	08.29.2023 - PROPANE - 5.2 GAL	0.00	24.43	
	01.81.62200	DEPARTMENTAL SUPPLIE	08.29.2023 - PROPANE - 5.2 GAL	24.43		
03135	CentralSquare Technologies	11/16/2023	Regular	0.00	5,685.37	96900

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
396365	Invoice	11/07/2023	11.07.2023 - HORIZON CLOUD TRAKIT - A	0.00	5,685.37	
	01.41.61150	OUTSIDE SERVICES-OTHE	11.07.2023 - HORIZON CLOUD T	5,685.37		
03411	Christopher James Smith	11/16/2023	Regular	0.00	1,601.60	96901
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
Fall 2023	Invoice	11/13/2023	11.13.2023 - TODDLER MUSIC TIME	0.00	1,601.60	
	21.63.48122	TODDLER ENRICHMENT S	11.13.2023 - TODDLER MUSIC TI	1,601.60		
02163	City of Foster City	11/16/2023	Regular	0.00	567.00	96902
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
15688	Invoice	11/02/2023	11.02.2023 - CALOPPS JOB POST - SR BLD	0.00	567.00	
	01.41.61806	MISC HIRING EXPENSES	11.02.2023 - CALOPPS JOB POST	567.00		
00308	CivicPlus	11/16/2023	Regular	0.00	900.00	96903
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
281202	Invoice	11/13/2023	11.13.2023 - ONLINE CODE HOSTING	0.00	900.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	11.13.2023 - ONLINE CODE HOS	900.00		
02524	Code Source	11/16/2023	Regular	0.00	7,890.00	96904
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11506	Invoice	10/03/2023	10.03.2023 - COMPLETE PLAN REVIEW - 6	0.00	3,917.00	
	01.41.61157	PLAN CHECKING	10.03.2023 - COMPLETE PLAN R	3,917.00		
11530	Invoice	10/31/2023	10.31.2023 - COMPLETE PLAN REVIEW - 5	0.00	3,973.00	
	01.41.61157	PLAN CHECKING	10.31.2023 - COMPLETE PLAN R	3,973.00		
00072	Comcast	11/16/2023	Regular	0.00	170.81	96905
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
049-10222023	Invoice	10/22/2023	049 - TOWN HALL CABLE TV - 10.27.23-11	0.00	170.81	
	42.21.63003	COMPUTER HARDWARE/	049 - TOWN HALL CABLE TV - 10	170.81		
03607	Conservation Corps North Bay, Inc.	11/16/2023	Regular	0.00	6,806.25	96906
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1289	Invoice	11/13/2023	11.13.2023 - LIVE ON THE AVENUE - AUG	0.00	2,268.75	
	60.14.62903	LIVE ON THE AVENUE	11.13.2023 - LIVE ON THE AVEN	2,268.75		
1314	Invoice	11/02/2023	11.02.2023 - LIVE ON THE AVENUE - SEPT	0.00	4,537.50	
	60.14.62903	LIVE ON THE AVENUE	11.02.2023 - LIVE ON THE AVEN	4,537.50		
02581	CSG Consultants	11/16/2023	Regular	0.00	187.50	96907
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
B231952	Invoice	11/01/2023	11.01.2023 - BUILDING PLAN REVIEW/RE	0.00	187.50	
	01.41.61157	PLAN CHECKING	11.01.2023 - BUILDING PLAN RE	187.50		
00533	Davis Sign Company	11/16/2023	Regular	0.00	4,802.38	96908
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
37349	Invoice	11/02/2023	11.02.2023 - FALL 2023 STREET POLE BAN	0.00	4,802.38	
	01.21.61150	OUTSIDE SERVICES-OTHE	11.02.2023 - FALL 2023 STREET	4,802.38		
01320	DC Electric Group Inc	11/16/2023	Regular	0.00	11,927.92	96909

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
471318	Invoice	09/30/2023	09.30.2023 - M1007 TS ROUTINE	0.00	2,530.20	
	01.42.61708	UTILITIES-STREET LIGHTS	09.30.2023 - TRAFFIC SIGNAL M	2,530.20		
471319	Invoice	09/30/2023	09.30.2023 - M1008 TS RESPONSE - SIGN	0.00	9,397.72	
	01.42.61707	UTILITIES-SIGNALS	09.30.2023 - M1008 TS RESPON	9,397.72		
02732	Diesel Direct West	11/16/2023	Regular	0.00	842.36	96910
85485624	Invoice	11/09/2023	11.09.2023 - CLEAR RENEWABLE DIESEL -	0.00	842.36	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	11.09.2023 - CLEAR RENEWABL	842.36		
00266	Edwin P Gurka, Jr	11/16/2023	Regular	0.00	240.00	96911
33-2023	Invoice	11/01/2023	11.01.2023 - MEMORIAL PK SITE VISIT &	0.00	240.00	
	01.81.61105	OUTSIDE SERVICES-TREES	11.01.2023 - MEMORIAL PK SIT	240.00		
03396	Emily B. Stucky	11/16/2023	Regular	0.00	400.00	96912
013	Invoice	11/07/2023	11.07.2023 - SIGN & STOMP - OCTOBER	0.00	400.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	11.07.2023 - SIGN & STOMP - O	400.00		
03606	Emily Hatfield	11/16/2023	Regular	0.00	1,000.00	96913
R14883	Invoice	09/18/2023	09.18.2023 - ROAD BOND REFUND - 75 JO	0.00	1,000.00	
	01.00.20314	ROAD BOND	09.18.2023 - ROAD BOND REFU	1,000.00		
02622	Epstein Holtzapple Christo LLP	11/16/2023	Regular	0.00	26,290.00	96914
7066	Invoice	11/09/2023	11.09.2023 - LEGAL COUNSEL	0.00	25,382.50	
	01.16.61138	GENERAL COUNSEL LEGA	11.09.2023 - LEGAL COUNSEL	25,382.50		
7067	Invoice	11/09/2023	11.09.2023 - LEGAL COUNSEL	0.00	715.00	
	01.16.61138	GENERAL COUNSEL LEGA	11.09.2023 - LEGAL COUNSEL	715.00		
7068	Invoice	11/09/2023	11.09.2023 - LITIGATION - OCT 2023	0.00	192.50	
	01.16.61138	GENERAL COUNSEL LEGA	11.09.2023 - LITIGATION	192.50		
00092	Ewing Irrigation Products	11/16/2023	Regular	0.00	1,163.38	96915
20834303	Invoice	10/16/2023	10.16.2023 - IRRIGATION SUPPLIES - MEM	0.00	1,163.38	
	01.81.62200	DEPARTMENTAL SUPPLIE	10.16.2023 - IRRIGATION SUPPLI	1,163.38		
00017	Fairfax Building Supply Co. Inc.	11/16/2023	Regular	0.00	533.27	96916
273405	Invoice	11/02/2023	11.02.2023 - C BATTERIES	0.00	43.58	
	01.42.62200	DEPARTMENTAL SUPPLIE	11.02.2023 - C BATTERIES	43.58		
273597	Invoice	11/06/2023	11.06.2023 - LUMBER	0.00	214.11	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.06.2023 - LUMBER	214.11		
273684	Invoice	11/07/2023	11.07.2023 - LUMBER	0.00	79.87	
	01.41.61506	BLDG. MAINT-OTHER	11.07.2023 - LUMBER	79.87		
273930	Invoice	11/13/2023	11.13.2023 - ANTI SLIP PK, CABLE TIES	0.00	195.71	
	01.41.61506	BLDG. MAINT-OTHER	11.13.2023 - ANTI SLIP PK, CABL	195.71		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03546	Folger Graphics, Inc	11/16/2023	Regular	0.00	7,487.04	96917
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
137656	Invoice	11/06/2023	11.06.2023 - WINTER/SPRING 2024 BROC	0.00	7,487.04	
	21.65.62004	PROGRAM BROCHURE &	11.06.2023 - WINTER/SPRING 2	7,487.04		
01062	Forster Pump & Engineering Inc	11/16/2023	Regular	0.00	14,492.48	96918
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2310185-IN	Invoice	10/20/2023	10.20.2023 - STORAGE TANK - 249 SIR FR	0.00	13,989.00	
	01.42.61144	Medians	10.20.2023 - STORAGE TANK - 2	4,663.00		
	01.81.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - STORAGE TANK - 2	4,663.00		
	14.81.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - STORAGE TANK - 2	4,663.00		
2310212-IN	Invoice	10/20/2023	10.20.2023 - CONTACTOR REPLACEMENT	0.00	503.48	
	01.42.61144	Medians	10.20.2023 - CONTACTOR REPLA	167.74		
	01.81.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - CONTACTOR REPLA	167.74		
	14.81.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - CONTACTOR REPLA	168.00		
02278	Gardeners' Guild	11/16/2023	Regular	0.00	5,092.00	96919
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
114791	Invoice	11/01/2023	11.01.2023 - MEDIAN MAINTENANCE - N	0.00	1,047.00	
	01.42.61144	Medians	11.01.2023 - MEDIAN MAINTEN	1,047.00		
114837	Invoice	11/01/2023	11.01.2023 - RED HILL MEDIAN MAINTEN	0.00	2,074.00	
	01.42.61144	Medians	11.01.2023 - RED HILL MEDIAN	2,074.00		
114838	Invoice	11/01/2023	11.01.2023 - IMAGINATION PARK, TH, MA	0.00	1,971.00	
	01.81.61104	OUTSIDE SERVICES-GROU	11.01.2023 - IMAGINATION PAR	985.50		
	14.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - IMAGINATION PAR	985.50		
00245	Ghilotti Bros Construction Inc	11/16/2023	Regular	0.00	55,880.87	96920
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3	Invoice	11/07/2023	11.07.2023 - 2023 PAVEMENT REHAB PRO	0.00	55,880.87	
	19.41.63107	CAPITAL OUTLAY - PAVIN	11.07.2023 - 2023 PAVEMENT R	55,880.87		
00245	Ghilotti Bros Construction Inc	11/16/2023	Regular	0.00	324,111.37	96921
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1	Invoice	11/01/2023	11.01.2023 - 2023 MEMORIAL PARK PARK	0.00	324,111.37	
	12.81.63100	CONSTRUCTION	11.01.2023 - 2023 MEMORIAL P	261,137.37		
	15.81.63100	CONSTRUCTION	11.01.2023 - 2023 MEMORIAL P	62,974.00		
00021	Good & Clean Company Inc	11/16/2023	Regular	0.00	11,600.00	96922
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
69088	Invoice	11/02/2023	11.02.2023 - GENERAL CLEANING	0.00	11,600.00	
	01.41.61501	BLDG. MAINT-JANITORIAL	11.02.2023 - GENERAL CLEANIN	3,445.00		
	01.81.61501	BLDG. MAINT-JANITORIAL	11.02.2023 - GENERAL CLEANIN	3,260.00		
	31.41.61501	BLDG. MAINT-JANITORIAL	11.02.2023 - GENERAL CLEANIN	2,825.00		
	34.41.61501	BLDG. MAINT-JANITORIAL	11.02.2023 - GENERAL CLEANIN	1,775.00		
	60.14.62903	LIVE ON THE AVENUE	11.02.2023 - GENERAL CLEANIN	295.00		
01143	Gopher IT Trenchless	11/16/2023	Regular	0.00	1,500.00	96923
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R14400	Invoice	10/20/2023	10.20.2023 - ROAD BOND REFUND - 337	0.00	1,500.00	
	01.00.20314	ROAD BOND	10.20.2023 - ROAD BOND REFU	1,500.00		
00104	Grier Argall Plumbing Inc	11/16/2023	Regular	0.00	358.49	96924

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
16683	Invoice	10/31/2023	10.31.2023 - PD TOILET REPAIR	0.00	358.49	
	01.41.61506	BLDG. MAINT-OTHER	10.31.2023 - PD TOILET REPAIR	358.49		
02586	HdL Software LLC	11/16/2023	Regular	0.00	648.00	96925
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SIN032621	Invoice	09/30/2023	09.30.2023 - NEW ACCOUNTS PROCESSED	0.00	648.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	09.30.2023 - NEW ACCOUNTS P	648.00		
03605	High Rock Security, Inc.	11/16/2023	Regular	0.00	3,137.00	96926
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011146	Invoice	11/01/2023	11.01.2023 - SECURITY SRVCS - LIVE ON T	0.00	3,137.00	
	60.14.62903	LIVE ON THE AVENUE	11.01.2023 - SECURITY SRVCS -	3,137.00		
02236	HooplaDigital	11/16/2023	Regular	0.00	638.19	96927
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
504577357	Invoice	10/31/2023	10.31.2023 - DIGITAL ACCOUNT - OCTOBE	0.00	638.19	
	27.71.62309	E BOOKS	10.31.2023 - DIGITAL ACCOUNT	638.19		
00022	Jackson's Hardware Inc.	11/16/2023	Regular	0.00	185.71	96928
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
139406	Invoice	09/27/2023	09.27.2023 - KEEN SAN JOSE 6" WPM	0.00	185.71	
	01.81.62920	WORK CLOTHING	09.27.2023 - KEEN SAN JOSE 6"	185.71		
00022	Jackson's Hardware Inc.	11/16/2023	Regular	0.00	273.04	96929
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
138233	Invoice	09/11/2023	09.11.2023 - DRILL BITS, HEX KEYS	0.00	273.04	
	01.81.62200	DEPARTMENTAL SUPPLIE	09.11.2023 - DRILL BITS, HEX KE	273.04		
00586	Jay Nelson	11/16/2023	Regular	0.00	7,965.00	96930
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011149	Invoice	11/02/2023	11.02.2023 - HOLIDAY LIGHTS INSTALLATI	0.00	7,965.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	11.02.2023 - HOLIDAY LIGHTS IN	7,965.00		
03359	Jordan Weill	11/16/2023	Regular	0.00	476.99	96931
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1020	Invoice	11/11/2023	11.11.2023 - HILLDALE PARK REIMBURSE	0.00	476.99	
	01.81.62200	DEPARTMENTAL SUPPLIE	11.11.2023 - HILLDALE PARK REI	476.99		
00113	Juan Olsen Sanchez	11/16/2023	Regular	0.00	7,000.00	96932
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
FALL23-5	Invoice	11/06/2023	11.06.2023 - GYMNASTICS - PAYMENT 5 -	0.00	7,000.00	
	21.61.61167	TUMBLING SERVICES	11.06.2023 - GYMNASTICS - PAY	7,000.00		
02558	Kanopy	11/16/2023	Regular	0.00	661.00	96933
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
373889	Invoice	10/31/2023	10.31.2023 - VIDEOS - LIBRARY - OCT	0.00	661.00	
	27.71.62307	VIDEOS	10.31.2023 -	661.00		
03549	Kid's Choice Camps LLC	11/16/2023	Regular	0.00	1,565.20	96934

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
10232023R	Invoice	11/07/2023	11.07.2023 - CARPENTRY FOR KIDS PAYM	0.00	1,565.20	
	21.62.61175	KIDS CULTURE SERVICES	11.07.2023 - CARPENTRY FOR KI	1,565.20		
00115	Kone Inc	11/16/2023	Regular	0.00	3,063.63	96935
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
871192805	Invoice	11/01/2023	11.01.2023 - LIBRARY & DPW - ELEVATOR	0.00	3,063.63	
	41.41.61506	PUBLIC WORKS CAPITAL	11.01.2023 - LIBRARY & DPW - E	3,063.63		
02579	LTS of Marin	11/16/2023	Regular	0.00	4,466.00	96936
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1606	Invoice	11/10/2023	11.10.2023 - BACKHOE REPAIR	0.00	3,215.92	
	01.81.61413	EQUIPMENT MAINT.-OTH	11.10.2023 - BACKHOE REPAIR	3,215.92		
1607	Invoice	11/10/2023	11.10.2023 - TOYOTA DUMPTRUCK REPAI	0.00	1,250.08	
	01.42.61410	MAINTENANCE OTHER E	11.10.2023 - TOYOTA DUMPTRU	1,250.08		
00149	Marin County Sheriff's Department	11/16/2023	Regular	0.00	60.00	96937
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
12368	Invoice	11/05/2023	11.05.2023 - LIVE SCAN SERVICES	0.00	60.00	
	21.65.61137	FINGERPRINTING	11.05.2023 - LIVE SCAN SERVICE	60.00		
00029	Marin IT	11/16/2023	Regular	0.00	585.00	96938
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-121817	Invoice	11/13/2023	11.13.2023 - LAPTOP FOR D MAUK	0.00	585.00	
	21.65.61106	OUTSIDE SVCS-MGT INFO	11.13.2023 - LAPTOP FOR D MA	585.00		
00142	Marin Municipal Water District	11/16/2023	Regular	0.00	79.54	96939
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
073-11082023	Invoice	11/08/2023	073 - CENTER BLVD & FORREST - 09.07.23	0.00	79.54	
	01.81.61703	UTILITIES-WATER	073 - CENTER BLVD & FORREST -	79.54		
00132	Marin Sanitary Service	11/16/2023	Regular	0.00	150.00	96940
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
150957	Invoice	10/11/2023	10.11.2023 - SHRED CART	0.00	150.00	
	21.65.61506	BLDG. MAINT-OTHER	10.11.2023 - SHRED CART	150.00		
01036	Matrix HG Inc	11/16/2023	Regular	0.00	213.00	96941
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
172448	Invoice	10/27/2023	10.27.2023 - QUARTERLY MAINTENANCE	0.00	213.00	
	01.81.61506	BLDG. MAINT-OTHER	10.27.2023 - QUARTERLY MAINT	213.00		
02323	Maze & Associates	11/16/2023	Regular	0.00	12,482.00	96942
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
52728	Invoice	10/30/2023	10.30.2023 - AUDIT OF BASIC FINANCIAL	0.00	12,482.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	10.30.2023 - AUDIT OF BASIC FI	12,482.00		
00592	MCCMC	11/16/2023	Regular	0.00	850.00	96943

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011147	Invoice	10/06/2023	10.06.2023 - MCCMC MEMBERSHIP ASSE	0.00	850.00	
	01.12.61302	DUES	10.06.2023 - MCCMC MEMBERS	850.00		
01388	NCSI	11/16/2023	Regular	0.00	129.50	96944
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
39405	Invoice	11/01/2023	REC DEPT - BACKGROUND CHECKS	0.00	129.50	
	21.65.61137	FINGERPRINTING	REC DEPT - BACKGROUND CHEC	129.50		
03211	ODP Business Solutions LLC	11/16/2023	Regular	0.00	298.68	96945
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
337098670001	Invoice	11/08/2023	11.08.2023 - ADMIN - PAPER, POST IT FLA	0.00	111.40	
	01.12.62000	OFFICE SUPPLIES	11.08.2023 - ADMIN - PAPER, P	111.40		
337880558001	Invoice	10/27/2023	10.27.2023 - DPW - TONER	0.00	187.28	
	01.71.62000	OFFICE SUPPLIES	10.27.2023 - DPW - TONER	187.28		
03211	ODP Business Solutions LLC	11/16/2023	Regular	0.00	319.01	96946
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
337878458001	Invoice	10/27/2023	10.27.2023 - ADMIN - TONER AND PAPER	0.00	319.01	
	01.71.62000	OFFICE SUPPLIES	10.27.2023 - ADMIN - TONER A	319.01		
00128	Pacific Gas & Electric	11/16/2023	Regular	0.00	143.08	96947
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
216-10122023	Invoice	10/12/2023	216 - IMAGINATION PARK - 09.06.23-10.0	0.00	143.08	
	14.81.61701	UTILITIES-ELECTRICITY	216 - IMAGINATION PARK - 09.0	143.08		
00165	Pacific Telemanagement Services - PTS	11/16/2023	Regular	0.00	93.00	96948
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2113102	Invoice	10/12/2023	10.12.2023 - TH PAY PHONE - 11.01.23-11	0.00	93.00	
	01.42.61705	UTILITIES-TELEPHONE	10.12.2023 - TH PAY PHONE - 11	93.00		
02554	Parkmobile LLC	11/16/2023	Regular	0.00	326.00	96949
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV35897	Invoice	10/31/2023	10.31.2023 - END USER FEES	0.00	326.00	
	01.12.61107	OUTSIDE SVCS-ACCOUNTI	10.31.2023 - END USER FEES	326.00		
00893	Perfect Timing Personnel Services, Inc.	11/16/2023	Regular	0.00	3,286.78	96950
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
52668	Invoice	11/06/2023	11.06.2023 - ADMINISTRATIVE SUPPORT	0.00	1,670.32	
	01.41.60010	TEMPORARY HELP	11.06.2023 - ADMINISTRATIVE S	1,670.32		
52699	Invoice	11/13/2023	11.13.2023 - ADMINISTRATIVE SUPPORT	0.00	1,616.46	
	01.41.60010	TEMPORARY HELP	11.13.2023 - ADMINISTRATIVE S	1,616.46		
00558	Peterson	11/16/2023	Regular	0.00	3,295.05	96951
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SW270058126	Invoice	10/31/2023	10.31.2023 - GENERATOR MAINTENANCE	0.00	3,295.05	
	01.42.61410	MAINTENANCE OTHER E	10.31.2023 - GENERATOR MAIN	3,295.05		
02839	Quadient Finance USA, Inc	11/16/2023	Regular	0.00	1,000.00	96952

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SAN ANSELM000	Invoice	09/29/2023	09.29.2023 - TH POSTAGE METER	0.00	1,000.00	
	01.12.62003	POSTAGE	09.29.2023 - TH POSTAGE METE	200.00		
	01.18.62003	POSTAGE	09.29.2023 - TH POSTAGE METE	200.00		
	01.41.62003	POSTAGE	09.29.2023 - TH POSTAGE METE	200.00		
	01.71.62003	POSTAGE	09.29.2023 - TH POSTAGE METE	200.00		
	01.82.62003	POSTAGE	09.29.2023 - TH POSTAGE METE	200.00		
00038	Rafael Lumber	11/16/2023	Regular	0.00	80.85	96953
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
24180	Invoice	10/11/2023	10.11.2023 - CARRIAGE - ALAMEDA SIGN	0.00	80.85	
	01.42.62200	DEPARTMENTAL SUPPLIE	10.11.2023 - CARRIAGE - ALAM	80.85		
00181	Ross Valley Fire Department	11/16/2023	Regular	0.00	7,500.00	96954
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WTS8493	Invoice	11/07/2023	11.07.2023 - WORLD TREE SRVC - FIRE FU	0.00	7,500.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	11.07.2023 - WORLD TREE SRVC	7,500.00		
00184	Safeway Inc	11/16/2023	Regular	0.00	9.08	96955
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
669483-101923-1	Invoice	10/19/2023	10.19.2023 - POPSICLES	0.00	9.08	
	21.63.62979	PARKSIDE SUPPLIES	10.19.2023 - POPSICLES	9.08		
03614	Side by Side	11/16/2023	Regular	0.00	4,200.00	96956
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R14861	Invoice	10/19/2023	10.19.2023 - ROAD BOND REFUND - 300 S	0.00	4,200.00	
	01.00.20314	ROAD BOND	10.19.2023 - ROAD BOND REFU	4,200.00		
01359	Siegfried Engineering Inc	11/16/2023	Regular	0.00	24,984.00	96957
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
46447	Invoice	11/08/2023	11.08.2023 - ENGINEERING SERVICES - PA	0.00	24,984.00	
	15.41.63108	CAPITAL OUTLAY - DESIG	11.08.2023 - ENGINEERING SER	24,984.00		
02936	SMITH'S PEST MANAGEMENT	11/16/2023	Regular	0.00	1,620.00	96958
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
203773	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - MEMORIAL	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - M	170.00		
203774	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - MEMORIAL	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - M	170.00		
203841	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - MEMORIAL	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - 2	170.00		
203842	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - MEMORIAL	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - 2	170.00		
206174	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - RVFD STATI	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - R	170.00		
206175	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - MEMORIAL	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - M	170.00		
328717	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - IMAGINATI	0.00	300.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - I	300.00		
98726B	Invoice	11/01/2023	11.01.2023 - PEST CONTROL - TOWN HAL	0.00	300.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	14.81.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - PEST CONTROL - T		300.00	
03207	Toni DeFrancis	11/16/2023	Regular	0.00	360.00	96959
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023-PC1016	Invoice	10/20/2023	10.20.2023 - TRANSCRIPTION - PLANNING	0.00	100.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	10.20.2023 - TRANSCRIPTION -		100.00	
2023-TC1024	Invoice	10/29/2023	10.29.2023 - TRANSCRIPTION - TOWN CO	0.00	260.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	10.29.2023 - TRANSCRIPTION -		260.00	
00215	Transbay Lock	11/16/2023	Regular	0.00	519.14	96960
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
89352	Invoice	11/08/2023	11.08.2023 - LOCKS - LITTLE LEAGUE SNA	0.00	519.14	
	01.81.61506	BLDG. MAINT-OTHER	11.08.2023 - LOCKS - LITTLE LEA		519.14	
01509	Tyler Business Forms	11/16/2023	Regular	0.00	810.96	96961
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
87883	Invoice	11/09/2023	11.09.2023 - LASER TOP CHECK - QTY 200	0.00	810.96	
	01.12.62000	OFFICE SUPPLIES	11.09.2023 - LASER TOP CHECK -		810.96	
03303	U.S. Bank Corporate Trust	11/16/2023	Regular	0.00	1,300.00	96962
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
7102170	Invoice	10/25/2023	10.25.2023 - PENSION OBLIGATION BOND	0.00	1,300.00	
	01.40.61143	OUTSIDE SERVICES: BON	10.25.2023 - PENSION OBLIGATI		1,300.00	
02818	Yara Fraser	11/16/2023	Regular	0.00	130.00	96963
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
8	Invoice	11/07/2023	11.07.2023 - SATURDAY STORYTIME	0.00	130.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	11.07.2023 - SATURDAY STORYTI		130.00	
01311	Broadcast Music Inc - BMI	11/16/2023	Regular	0.00	421.00	96964
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
50506973	Invoice	11/02/2023	11.02.2023 - MUSIC LICENSING - REC DEP	0.00	421.00	
	60.14.61910	BMI ROYALTIES	11.02.2023 - MUSIC LICENSING		421.00	
00029	Marin IT	11/16/2023	Regular	0.00	1,000.00	96965
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023-121781	Invoice	11/07/2023	11.07.2023 - AGREEMENT HOSTED BACK	0.00	1,000.00	
	42.21.63003	COMPUTER HARDWARE/	11.07.2023 - AGREEMENT HOST		1,000.00	
03616	Paul & Tenisha Austin	11/16/2023	Regular	0.00	700.00	96966
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011151	Invoice	11/15/2023	11.15.2023 - RACIAL EQUITY COMMITTEE	0.00	700.00	
	01.00.49007	LIBRARY FUNDRAISING	11.15.2023 - RACIAL EQUITY CO		700.00	
00181	Ross Valley Fire Department	11/16/2023	Regular	0.00	7,575.46	96967
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011152	Invoice	11/15/2023	11.15.2023 - RVFD FEES COLLECTED - OCT	0.00	7,575.46	
	01.00.20354	DUE TO ROSS VALLEY FIR	11.15.2023 - RVFD FEES COLLEC		7,575.46	
03118	RR Design - Jaime Romero	11/17/2023	Regular	0.00	875.00	96968

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
TOSA-004	Invoice	08/10/2023	07.21.2023 - PARKLET PROJECT - SEPTEM	0.00	875.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	07.21.2023 - PARKLET PROJECT -	875.00		
03535	MasTec Communications Group	11/17/2023	Regular	0.00	7,650.00	96969
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R14116	Invoice	06/30/2023	01.23.2023 - 640 SFD BLVD- CONSULTANT	0.00	7,650.00	
	01.00.20371	PLANNING COSTS TO BE	01.23.2023 - 640 SFD BLVD- CO	7,650.00		
	Void	11/27/2023	Regular	0.00	0.00	96970
02586	HdL Software LLC	11/27/2023	Regular	0.00	2,162.00	96971
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SIN032968	Invoice	10/26/2023	10.26.2023 - CONTRACT SERVICES - OCT T	0.00	2,162.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	10.26.2023 - CONTRACT SERVIC	2,162.00		
02586	HdL Software LLC	11/27/2023	Regular	0.00	-2,162.00	96971
00080	Department of Justice	11/28/2023	Regular	0.00	25.00	96972
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011219	Invoice	11/28/2023	0274849 - ANNUAL REGISTRATION RENE	0.00	25.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	0274849 - ANNUAL REGISTRATI	25.00		
00080	Department of Justice	11/28/2023	Regular	0.00	-25.00	96972
02920	Amazon Business	11/29/2023	Regular	0.00	106.72	96973
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1HJL-T11N-XFF1	Invoice	11/13/2023	11.13.2023 - JANUARY	0.00	19.49	
	01.71.62310	Library Zip Grant	11.13.2023 - JANUARY	19.49		
1JLY-VPY7-1XNR	Invoice	11/16/2023	11.16.2023 - THE COMPLETE GUIDE TO M	0.00	28.53	
	01.71.62310	Library Zip Grant	11.16.2023 - THE COMPLETE GU	28.53		
1K3Q-HFRK-7KF1	Invoice	11/17/2023	11.17.2023 - DYSLEXIA EXPLAINED	0.00	16.38	
	01.71.62310	Library Zip Grant	11.17.2023 - DYSLEXIA EXPLAIN	16.38		
1QQ7-PGNK-6CW	Invoice	11/17/2023	11.17.2023 - ANATOMY TRAINS IN MOTIO	0.00	42.32	
	01.71.62310	Library Zip Grant	11.17.2023 - ANATOMY TRAINS	42.32		
03617	Andre Brewster	11/29/2023	Regular	0.00	15,370.00	96974
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R12681	Invoice	11/14/2023	11.14.2023 - ROAD BOND - 208 CRESCENT	0.00	15,370.00	
	01.00.20314	ROAD BOND	11.14.2023 - ROAD BOND - 208	15,370.00		
03299	Answer MTI	11/29/2023	Regular	0.00	6.89	96975
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
000030-615-141	Invoice	11/01/2023	11.01.2023 - CALL CENTER SERVICE	0.00	6.89	
	01.41.61150	OUTSIDE SERVICES-OTHE	11.01.2023 - CALL CENTER SERV	6.89		
00001	AT&T Calnet	11/29/2023	Regular	0.00	1,994.91	96976
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
574-11102023	Invoice	11/10/2023	574 - ALL DEPTS CENTREX - 10.10.23-11.0	0.00	1,895.93	
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 10.1	1,895.93		
579-11102023	Invoice	11/10/2023	579 - TRAFFIC LIGHT MODEM - 10.10.23-1	0.00	29.06	
	01.42.61705	UTILITIES-TELEPHONE	579 - TRAFFIC LIGHT MODEM -	29.06		
580-11102023	Invoice	11/10/2023	580 - ROBSON HOUSE - 10.10.2023-11.09.	0.00	56.77	
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 10.10.2	56.77		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
634-11202023	Invoice	11/20/2023	634 - TRAFFIC SIGNAL MODEM - 10.20.23	0.00	13.15	
	41.41.61701	UTILITIES	634 - TRAFFIC SIGNAL MODEM -	13.15		
03618	Athena Walsh	11/29/2023	Regular	0.00	87.50	96977
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011171	Invoice	11/17/2023	11.17.2023 - LOWBALLED - SOUND BOOT	0.00	87.50	
	01.00.49007	LIBRARY FUNDRAISING	11.17.2023 - LOWBALLED - SOU	87.50		
00388	Baker & Taylor	11/29/2023	Regular	0.00	807.36	96978
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5018626218	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	44.27	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	44.27		
5018626219	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	23.91	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	23.91		
5018626220	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	64.06	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	64.06		
5018626221	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	42.63	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	42.63		
5018626222	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	26.02	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	26.02		
5018626223	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	24.18	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	24.18		
5018626224	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	19.84	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	19.84		
5018626225	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	31.50	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	31.50		
5018626226	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	217.98	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	217.98		
5018626227	Invoice	11/09/2023	11.09.2023 - ADULT BOOKS	0.00	42.61	
	01.71.62301	ADULT BOOKS	11.09.2023 - ADULT BOOKS	42.61		
5018630587	Invoice	11/13/2023	11.13.2023 - CHILDREN'S BOOKS	0.00	79.28	
	01.71.62302	CHILDRENS BOOKS	11.13.2023 - CHILDREN'S BOOK	79.28		
5018630588	Invoice	11/13/2023	11.13.2023 - CHILDREN'S BOOKS	0.00	7.46	
	01.71.62302	CHILDRENS BOOKS	11.13.2023 - CHILDREN'S BOOK	7.46		
5018630589	Invoice	11/13/2023	11.13.2023 - CHILDREN'S BOOKS	0.00	65.22	
	01.71.62302	CHILDRENS BOOKS	11.13.2023 - CHILDREN'S BOOK	65.22		
5018630590	Invoice	11/13/2023	11.13.2023 - CHILDRENS BOOKS	0.00	42.30	
	01.71.62302	CHILDRENS BOOKS	11.13.2023 - CHILDRENS BOOKS	42.30		
H66758070	Invoice	11/01/2023	11.01.2023 - VIDEOS	0.00	48.78	
	01.71.62307	VIDEOS	11.01.2023 - VIDEOS	48.78		
H66808810	Invoice	11/07/2023	11.07.2023 - VIDEOS	0.00	27.32	
	01.71.62307	VIDEOS	11.07.2023 - VIDEOS	27.32		
	Void	11/29/2023	Regular	0.00	0.00	96979
00059	Bay Area Barricade Service	11/29/2023	Regular	0.00	7,414.66	96980
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
186865	Invoice	10/10/2023	10.10.2023 - COLLARS AND BARRICADES	0.00	7,414.66	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	10.10.2023 - COLLARS AND BAR	7,414.66		
00276	BK Krill Corp	11/29/2023	Regular	0.00	585.00	96981

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1626	Invoice	11/16/2023	11.16.2023 - RENT POLICY/LIBRARY/MEM	0.00	585.00	
	01.12.62200	DEPARTMENTAL SUPPLIE	11.16.2023 - RENT POLICY/LIBR	45.00		
	01.71.62200	DEPARTMENTAL SUPPLIE	11.16.2023 - RENT POLICY/LIBR	270.00		
	01.81.62200	DEPARTMENTAL SUPPLIE	11.16.2023 - RENT POLICY/LIBR	270.00		
00032	BRADY INDUSTRIES	11/29/2023	Regular	0.00	107.49	96982
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
8459365	Invoice	11/17/2023	11.17.2023 - 32 GAL TRASH CAN - QTY 4	0.00	107.49	
	01.42.62200	DEPARTMENTAL SUPPLIE	11.17.2023 - 32 GAL TRASH CAN	107.49		
00805	City of Novato	11/29/2023	Regular	0.00	275.00	96983
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011169	Invoice	11/17/2023	11.17.2023 - MARIN COUNTY COUNCIL O	0.00	275.00	
	01.11.61000	TRAINING	11.17.2023 - MARIN COUNTY C	275.00		
02315	Coastland Civil Engineering Inc.	11/29/2023	Regular	0.00	18,197.50	96984
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
57727	Invoice	10/31/2023	10.31.2023 - BUILDING DEPARTMENT SER	0.00	18,197.50	
	01.41.61157	PLAN CHECKING	10.31.2023 - BUILDING DEPART	18,197.50		
02524	Code Source	11/29/2023	Regular	0.00	1,364.50	96985
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11534	Invoice	11/06/2023	11.06.2023 - COMPLETE PLAN REVIEW	0.00	522.50	
	01.41.61157	PLAN CHECKING	11.06.2023 - COMPLETE PLAN R	522.50		
11541	Invoice	11/10/2023	11.10.2023 - COMPLETE PLAN REVIEW	0.00	842.00	
	01.41.61157	PLAN CHECKING	11.10.2023 - COMPLETE PLAN R	842.00		
00072	Comcast	11/29/2023	Regular	0.00	265.70	96986
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
583-11162023	Invoice	11/16/2023	583 - CORP YARD INTERNET - 11.21.23-12.	0.00	265.70	
	41.41.61701	UTILITIES	583 - CORP YARD INTERNET - 11	265.70		
01320	DC Electric Group Inc	11/29/2023	Regular	0.00	5,962.37	96987
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
471386	Invoice	10/31/2023	10.31.2023 - MGSA STREETLIGHT MAINTE	0.00	668.17	
	01.42.61707	UTILITIES-SIGNALS	10.31.2023 - MGSA STREETLIGH	668.17		
471511	Invoice	10/31/2023	10.31.2023 - M1007 TS ROUTINE - MAINT	0.00	2,281.44	
	01.42.61707	UTILITIES-SIGNALS	10.31.2023 - M1007 TS ROUTIN	2,281.44		
471512	Invoice	10/31/2023	10.31.2023 - MS1008 TS RESPONSE - SIGN	0.00	3,012.76	
	01.42.61707	UTILITIES-SIGNALS	10.31.2023 - MS1008 TS RESPO	3,012.76		
02948	DocuSign Inc.	11/29/2023	Regular	0.00	3,514.86	96988
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
111100232426	Invoice	11/20/2023	11.20.2023 - ESIGNATURE BUSINESS PRO	0.00	3,514.86	
	01.12.61150	OUTSIDE SERVICES-OTHE	11.20.2023 - ESIGNATURE BUSI	3,514.86		
00087	Elite Tree Service	11/29/2023	Regular	0.00	5,600.00	96989

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
02777	Elizabeth Flanagan	11/29/2023	Regular	0.00	227.50	96990
11162023	Invoice	11/16/2023	11.16.2023 - PAINTING WORKSHOPS - NO	0.00	227.50	
	21.62.61170	ADULT ART & CULTURE SE	11.16.2023 - PAINTING WORKS	227.50		
00017	Fairfax Building Supply Co. Inc.	11/29/2023	Regular	0.00	303.46	96991
274061	Invoice	11/15/2023	11.15.2023 - ANCHORS, SDS BIT	0.00	130.34	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	11.15.2023 - ANCHORS, SDS BIT	130.34		
274127	Invoice	11/16/2023	11.16.2023 - SCREWS, NUTS, WASHERS, L	0.00	118.26	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	11.16.2023 - SCREWS, NUTS, W	118.26		
274286	Invoice	11/20/2023	11.20.2023 - TOWELS AND RAGS	0.00	45.20	
	01.42.62200	DEPARTMENTAL SUPPLIE	11.20.2023 - TOWELS AND RAG	45.20		
274287	Invoice	11/20/2023	11.20.2023 - SCREWS, NUTS, WASHERS	0.00	9.66	
	01.42.62200	DEPARTMENTAL SUPPLIE	11.20.2023 - SCREWS, NUTS, W	9.66		
02069	FAST SIGNS	11/29/2023	Regular	0.00	255.85	96992
105-114404	Invoice	11/16/2023	11.16.2023 - BREAKFAST WITH SANTA SIG	0.00	255.85	
	60.14.62926	BREAKFAST WITH SANTA	11.16.2023 - BREAKFAST WITH S	255.85		
02278	Gardeners' Guild	11/29/2023	Regular	0.00	928.00	96993
114953	Invoice	11/16/2023	11.16.2023 - FIR BARK INSTALL - IMGPK, T	0.00	928.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	11.16.2023 - FIR BARK INSTALL -	928.00		
00104	Grier Argall Plumbing Inc	11/29/2023	Regular	0.00	597.82	96994
16925	Invoice	11/20/2023	11.20.2023 - MEMORIAL PARK WOMEN'S	0.00	597.82	
	01.81.61506	BLDG. MAINT-OTHER	11.20.2023 - MEMORIAL PARK	597.82		
02606	Halleh Besharati	11/29/2023	Regular	0.00	4,599.00	96995
11232023	Invoice	11/22/2023	11.22.2023 - THANKSGIVING BREAK COO	0.00	4,599.00	
	21.63.61186	SPECIALTY CAMPS SERVIC	11.22.2023 - THANKSGIVING BR	4,599.00		
00020	Hannibal's Inc Electrical Construction	11/29/2023	Regular	0.00	762.47	96996
25099	Invoice	11/22/2023	11.22.2023 - BOLINAS AVENUE SIGN	0.00	280.12	
	01.42.61131	OUTSIDE SVCS-STREET LI	11.22.2023 - BOLINAS AVENUE	280.12		
25102	Invoice	11/22/2023	11.22.2023 - MEMORIAL PARK - SOLAR LI	0.00	236.25	
	01.81.61150	OUTSIDE SERVICES-OTHE	11.22.2023 - MEMORIAL PARK -	236.25		
25103	Invoice	11/22/2023	11.22.2023 - POLICE DEPT - ADA BUTTON	0.00	246.10	
	01.41.61506	BLDG. MAINT-OTHER	11.22.2023 - POLICE DEPT - ADA	246.10		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02399	HdL Coren & Cone	11/29/2023	Regular	0.00	2,162.00	96997

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
SIN032968	Invoice	10/26/2023	10.26.2023 - CONTRACT SERVICES PROPE	0.00	2,162.00
	01.12.61150	OUTSIDE SERVICES-OTHE	10.26.2023 - CONTRACT SERVIC	2,162.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00113	Juan Olsen Sanchez	11/29/2023	Regular	0.00	7,900.00	96998

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
Fall23-6	Invoice	11/20/2023	11.20.2023 - GYMNASTICS FALL 2023 - PA	0.00	7,900.00
	21.61.61167	TUMBLING SERVICES	11.20.2023 - GYMNASTICS FALL	7,900.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03600	Kaare Iverson	11/29/2023	Regular	0.00	5,000.00	96999

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
100563	Invoice	10/27/2023	10.27.2023 - PHOTOGRAPHY - SCOUT AN	0.00	5,000.00
	01.21.61903	PROMOTION OF COMME	10.27.2023 - PHOTOGRAPHY - S	5,000.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00529	Kirkus Media LLC	11/29/2023	Regular	0.00	179.00	97000

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0011228	Invoice	11/15/2023	11.15.2023 - KIRKUS REVIEW ANNUAL SU	0.00	179.00
	01.71.62305	MAGAZINES AND NEWSP	11.15.2023 - KIRKUS REVIEW A	179.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00121	Marin I J - 2072661 AD	11/29/2023	Regular	0.00	226.77	97001

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0001394882	Invoice	10/31/2023	10.31.2023 - COLUMNS - ORDINANCES/R	0.00	226.77
	01.18.61150	OUTSIDE SERVICES-OTHE	10.31.2023 - COLUMNS - ORDIN	226.77	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00029	Marin IT	11/29/2023	Regular	0.00	73.01	97002

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2023-25439	Invoice	11/27/2023	11.27.2023 - EXPANSION CARD DELL POW	0.00	73.01
	42.21.63003	COMPUTER HARDWARE/	11.27.2023 - EXPANSION CARD	73.01	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00142	Marin Municipal Water District	11/29/2023	Regular	0.00	12,557.67	97003

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
119-11142023	Invoice	11/14/2023	119 - MULTIPLE - 09.13.23-11.08.23	0.00	2,916.95
	01.81.61703	UTILITIES-WATER	119 - MULTIPLE - 09.13.23-11.0	2,916.95	
120-11142023	Invoice	11/14/2023	120 - MULTIPLE - 09.13.23-11.08.23	0.00	1,088.01
	01.81.61703	UTILITIES-WATER	120 - MULTIPLE - 09.13.23-11.0	1,088.01	
152-11142023	Invoice	11/14/2023	152 - SAN FRANCISCO BLVD - 09.13.23-11.	0.00	501.15
	01.42.61703	UTILITIES-WATER	152 - SAN FRANCISCO BLVD - 09	501.15	
216-11132023	Invoice	11/13/2023	216 - 237 CRESCENT ROAD - 09.08.23-11.	0.00	2,652.98
	01.81.61703	UTILITIES-WATER	216 - 237 CRESCENT ROAD - 09.	2,652.98	
307-11132023	Invoice	11/13/2023	307 - 237 CRESCENT RD - 09.08.23-11.06.	0.00	106.63
	01.81.61703	UTILITIES-WATER	307 - 237 CRESCENT RD - 09.08.	106.63	
622-11142023	Invoice	11/14/2023	622 - IMAGINATION PARK - 09.13.23-11.0	0.00	79.54
	14.81.61150	OUTSIDE SERVICES-OTHE	622 - IMAGINATION PARK - 09.1	79.54	
623-11142023	Invoice	11/14/2023	623 - 535 SAN ANSELMO AVE - 09.13.23-1	0.00	79.54
	14.81.61150	OUTSIDE SERVICES-OTHE	623 - 535 SAN ANSELMO AVE - 0	79.54	
665-11142023	Invoice	11/14/2023	665 - SAN FRANCISCO BLVD - 09.13.23-11.	0.00	172.89
	01.42.61703	UTILITIES-WATER	665 - SAN FRANCISCO BLVD - 09	172.89	
752-11142023	Invoice	11/14/2023	752 - MEMORIAL PARK - 09.13.23-11.08.2	0.00	544.26
	01.81.61703	UTILITIES-WATER	752 - MEMORIAL PARK - 09.13.2	544.26	
761-11142023	Invoice	11/14/2023	761 - RED HILL AVE & SEQUOIA - 09.13.23	0.00	1,316.09

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.81.61703	UTILITIES-WATER	761 - RED HILL AVE & SEQUOIA -		1,316.09	
808-11142023	Invoice	11/14/2023	808 - 525 SAN ANSELMO AV - 09.13.23-11	0.00	932.04	
	41.41.61701	UTILITIES	808 - 525 SAN ANSELMO AV - 0		932.04	
939-11142023	Invoice	11/14/2023	939 - 634 SAN ANSELMO AVE - 09.13.23-1	0.00	79.54	
	01.81.61703	UTILITIES-WATER	939 - 634 SAN ANSELMO AVE - 0		79.54	
943-11142023	Invoice	11/14/2023	943 - 237 CRESCENT RD - 09.13.23-11.08.	0.00	2,088.05	
	01.81.61703	UTILITIES-WATER	943 - 237 CRESCENT RD - 09.13.		1,044.02	
	32.81.61703	UTILITIES-WATER	943 - 237 CRESCENT RD - 09.13.		1,044.03	
03619	Melissa Clason-Gonzalez - Petty Cash	11/29/2023	Regular	0.00	7.64	97004
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SAFEWAY	Invoice	11/16/2023	11.16.2023 - SAFEWAY - HOT CUPS FOR A	0.00	7.64	
	21.62.61170	ADULT ART & CULTURE SE	11.16.2023 - SAFEWAY - HOT CU		7.64	
02584	Michael Clagett	11/29/2023	Regular	0.00	4,010.26	97005
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11242023	Invoice	11/22/2023	11.22.2023 - THANSKGIVING BREAK CAM	0.00	3,884.60	
	21.63.61186	SPECIALTY CAMPS SERVIC	11.22.2023 - THANSKGIVING BR		3,884.60	
INV0011173	Invoice	11/22/2023	11.22.2023 - SUPPLY REIMBURSEMENT F	0.00	125.66	
	21.63.62990	SPECIALTY CAMP SUPPLIE	11.22.2023 - SUPPLY REIMBURS		125.66	
00128	Pacific Gas & Electric	11/29/2023	Regular	0.00	164.46	97006
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
216-11102023	Invoice	11/10/2023	216 - IMAGINATION PARK - 10.06.23-11.0	0.00	164.46	
	14.81.61701	UTILITIES-ELECTRICITY	216 - IMAGINATION PARK - 10.0		164.46	
00165	Pacific Telemanagement Services - PTS	11/29/2023	Regular	0.00	102.30	97007
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2114418	Invoice	11/09/2023	11.09.2023 - TH PAYPHONE - 12.01.23-12.	0.00	102.30	
	01.42.61705	UTILITIES-TELEPHONE	11.09.2023 - TH PAYPHONE - 12.		102.30	
00893	Perfect Timing Personnel Services, Inc.	11/29/2023	Regular	0.00	4,556.35	97008
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
52613	Invoice	10/23/2023	10.23.2023 - ADMINISTRATIVE SUPPORT	0.00	1,980.12	
	01.41.60010	TEMPORARY HELP	10.23.2023 - ADMINISTRATIVE S		1,980.12	
52730	Invoice	11/20/2023	11.20.2023 - ADMINISTRATIVE SUPPORT	0.00	1,616.46	
	01.41.60010	TEMPORARY HELP	11.20.2023 - ADMINISTRATIVE S		1,616.46	
52760	Invoice	11/27/2023	11.27.2023 - ADMINISTRATIVE SUPPORT	0.00	959.77	
	01.41.60010	TEMPORARY HELP	11.27.2023 - ADMINISTRATIVE S		959.77	
00181	Ross Valley Fire Department	11/29/2023	Regular	0.00	5,473.85	97009
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
231031SAQ2	Invoice	11/17/2023	11.17.2023 - MILLER FINAL INVOICE - FY2	0.00	5,473.85	
	35.41.61150	OUTSIDE SERVICES-OTHE	11.17.2023 - MILLER FINAL INV		5,473.85	
03579	SHANE DEMARTA	11/29/2023	Regular	0.00	3,591.00	97010
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11222023	Invoice	11/22/2023	11.22.2023 - RED CROSS BABYSITTER TRAI	0.00	3,591.00	
	21.62.61175	KIDS CULTURE SERVICES	11.22.2023 - RED CROSS BABYSI		3,591.00	
00626	State Water Resources Control Board - SWRCB	11/29/2023	Regular	0.00	10,602.00	97011

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SW-0268382	Invoice	11/09/2023	11.09.2023 - ANNUAL PERMIT FEE	0.00	10,602.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	ANNUAL PERMIT FEE	10,602.00		
00209	The Corner Office	11/29/2023	Regular	0.00	906.06	97012
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
63123	Invoice	08/31/2023	08.31.2023 - HIGHBACK LARGE SEAT	0.00	906.06	
	01.41.62200	DEPARTMENTAL SUPPLIE	08.31.2023 - HIGHBACK LARGE	906.06		
03207	Toni DeFrancis	11/29/2023	Regular	0.00	400.00	97013
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023-PC1106	Invoice	11/06/2023	11.06.2023 - TRANSCRIPTION - PLANNING	0.00	160.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	11.06.2023 - TRANSCRIPTION -	160.00		
2023-TC1114	Invoice	11/14/2023	11.14.2023 - TRANSCRIPTION SERVICES -	0.00	240.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	11.14.2023 - TRANSCRIPTION SE	240.00		
00384	Van Midde & Son Concrete	11/29/2023	Regular	0.00	4,000.00	97014
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14756	Invoice	11/15/2023	11.15.2023 - TREE ROOT SIDEWALK REPLA	0.00	4,000.00	
	19.41.63109	UNPROGRAMMED RESUR	11.15.2023 - TREE ROOT SIDEW	4,000.00		
02905	Wells Fargo Vendor Financial Services, LLC	11/29/2023	Regular	0.00	925.01	97015
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5027467358	Invoice	11/10/2023	11.10.2023 - COPIER LEASE - 11.07.23-12.	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/	ACCOUNT - DESCRIPTION - DATE	925.01		
03454	Willdan Engineering	11/29/2023	Regular	0.00	1,687.50	97016
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
002-30349	Invoice	11/22/2023	11.22.2023 - BLDG AND SAFETY PLAN CHE	0.00	1,687.50	
	01.41.61157	PLAN CHECKING	11.22.2023 - BLDG AND SAFETY	1,687.50		
03052	ZUMAR	11/29/2023	Regular	0.00	454.27	97017
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
99549	Invoice	11/27/2023	11.27.2023 - TWO WAY TRAFFIC	0.00	454.27	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	11.27.2023 - TWO WAY TRAFFIC	454.27		
00362	Town of San Anselmo	11/06/2023	Bank Draft	0.00	264,426.51	DFT04807
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011021	Invoice	11/06/2023	11-15-2023 TSA To Fund Payroll	0.00	264,426.51	
	01.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	189,084.67		
	01.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	3,809.02		
	01.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	-994.80		
	15.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	3,702.01		
	15.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	-35.63		
	19.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	10,143.65		
	21.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	46,027.50		
	21.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	-238.33		
	27.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	12,928.42		
00362	Town of San Anselmo	11/13/2023	Bank Draft	0.00	734.17	DFT04822

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011143	Invoice	11/13/2023	11-15-2023 TSA To Fund Payroll - Fuentes	0.00	734.17	
	01.00.20299	PAYROLL PAYABLE	11-15-2023 TSA To Fund Payroll	734.17		
00735	City of Larkspur	11/02/2023	Bank Draft	0.00	433,699.42	DFT04823
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011145	Invoice	11/02/2023	11.02.2023 - CMPA PAYMENT	0.00	433,699.42	
	01.30.61199	POLICE SERVICES CONTR	11.02.2023 - CMPA PAYMENT	433,699.42		
00128	Pacific Gas & Electric	11/13/2023	Bank Draft	0.00	55.31	DFT04826
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
717-11132023	Invoice	11/13/2023	717 - CORPYARD UTILITIES -10.04.23-11.0	0.00	55.31	
	41.41.61701	UTILITIES	717 - CORPYARD UTILITIES -10.0	55.31		
00128	Pacific Gas & Electric	11/20/2023	Bank Draft	0.00	2,225.25	DFT04827
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
146-11102023	Invoice	11/20/2023	146 - EV CHARGING - 10.06.23-11.05.23	0.00	2,225.25	
	13.42.61114	OUTSIDE SRV: PARKING	146 - EV CHARGING	2,225.25		
00128	Pacific Gas & Electric	11/17/2023	Bank Draft	0.00	574.84	DFT04828
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
355-11172023	Invoice	11/17/2023	355 - CORPYARD - 10.05.23-11.04.23	0.00	574.84	
	41.41.61701	UTILITIES	355 - CORPYARD - 10.05.23-11.0	574.84		
03554	Doc Bailey Construction Equipment Inc	11/13/2023	Bank Draft	0.00	4,882.50	DFT04829
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
40375	Invoice	11/13/2023	11.13.2023 - BUCKET TRUCK RENTAL	0.00	4,882.50	
	40.21.61906	LIABILITY INSURANCE CLA	11.13.2023 - BUCKET TRUCK RE	4,882.50		
00362	Town of San Anselmo	11/21/2023	Bank Draft	0.00	214,210.85	DFT04846
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011170	Invoice	11/21/2023	11-30-2023 TSA To Fund Payroll	0.00	214,210.85	
	01.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	152,962.70		
	01.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	3,470.07		
	01.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	-994.80		
	15.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	2,914.23		
	15.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	-35.63		
	19.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	8,944.34		
	21.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	38,460.97		
	21.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	-238.33		
	27.00.20299	PAYROLL PAYABLE	11-30-2023 TSA To Fund Payroll	8,727.30		
01281	Payroll Resources Group	11/21/2023	Bank Draft	0.00	85.00	DFT04847
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
16559	Invoice	11/21/2023	November 2023 S125 Processing Fees	0.00	85.00	
	01.12.61107	OUTSIDE SVCS-ACCOUNTI	November 2023 S125 Processin	85.00		
00181	Ross Valley Fire Department	11/28/2023	Bank Draft	0.00	419,893.50	DFT04848
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011174	Invoice	11/28/2023	11.28.2023 - NOVEMBER RVFD MEMBER	0.00	419,893.50	
	01.32.61139	RVFS CONTRACT	11.28.2023 - NOVEMBER RVFD	419,893.50		

Check Report **Date Range: 11/01/2023 - 11/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	11/28/2023	Bank Draft	0.00	12,833.25	DFT04849

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
461-11212023	Invoice	11/28/2023	461 - TOWN HALL UTILITIES -10.0323-11.0	0.00	12,833.25
	21.65.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES -10.		386.28
	21.65.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES -10.		600.60
	31.41.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES -10.		1,066.44
	31.41.61702	UTILITIES-GAS	461 - TOWN HALL UTILITIES -10.		675.03
	34.41.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES -10.		241.27
	34.41.61702	UTILITIES-GAS	461 - TOWN HALL UTILITIES -10.		154.00
	41.41.61701	UTILITIES	461 - TOWN HALL UTILITIES -10.		9,709.63

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	428	212	0.00	1,142,857.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	13	0.00	-14,439.20
Bank Drafts	11	11	0.00	1,353,620.60
EFT's	0	0	0.00	0.00
	439	**236**	**0.00**	**2,482,038.61**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	428	212	0.00	1,142,857.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	13	0.00	-14,439.20
Bank Drafts	11	11	0.00	1,353,620.60
EFT's	0	0	0.00	0.00
	439	**236**	**0.00**	**2,482,038.61**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	11/2023	2,482,038.61
			2,482,038.61

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.5

MEETING DATE: December 12, 2023

AGENDA TITLE: Revenue and Expenditure Reports, November 2023

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: Approve the monthly year-to-date Revenue and Expenditure Reports and corresponding activity for the period ending through November 30, 2023.

SUMMARY

Every reporting period end, the Town of San Anselmo presents to the Town Council its operations as shown on the Revenue and Expenditure reports for discussion and approval.

BACKGROUND

The Revenue and Expenditure reports are year-to-date summaries of revenues and expenditures from the Town's financial system ('Tyler Incode') for both the current as well as the prior corresponding fiscal year. These reports include the General Fund's operations given most of the Town-level operational activities are processed through the General Fund either directly or indirectly. This approval is to be obtained once a month within the fiscal year.

DISCUSSION/ANALYSIS

The revenue and expenditure data through November 30, 2023, is a compilation of all operating activity that is year-to-date for the current and prior fiscal year. These reports are sourced directly from the Town's financial system, of which a corresponding analysis has been performed identifying the key trends the Town Council should take note of.

Revenues

Overall, through the November 2023 reporting period end, the Town's General Fund revenue has increased its base relative to the prior year by $0.050M. As it's the beginning of the fiscal year the revenue numbers are low since most of the Town's revenue is collected at specific times. All activity is either flat year-over-year or nets

correspondingly to an immaterial change—all of which are within management's expectations.

Category	NOV YTD FY24	NOV YTD FY23	$ Change	% Change
Property Tax	387,889.41	201,067.72	186,821.69	92.91%
Sales Tax	397,655.12	446,051.79	(48,396.67)	-10.85%
Property Transfer Tax	47,094.83	36,622.29	10,472.54	28.60%
Franchise Taxes	172,915.44	214,512.88	(41,597.44)	-19.39%
Licenses & Permits	426,378.14	477,016.63	(50,638.49)	-10.62%
Fines	40,178.10	34,058.11	6,119.99	17.97%
Cash & Investment Interest	16,790.70	20,907.13	(4,116.43)	-19.69%
Intergovernmental	36,270.76	60,589.45	(24,318.69)	-40.14%
Other Fees	142,796.54	135,258.78	7,537.76	5.57%
Transfers In	97,321.57	89,122.85	8,198.72	9.20%
Total	1,765,290.61	1,715,207.63	50,082.98	2.92%

As shown above, the Town's overall revenue base increased by $0.050M as its

- Property Taxes - The Town receives disbursements from the County of Marin for property taxes in December, April, and June. The increase compared to the prior period of $0.186M is due to a timing delay in the County of Marin issuing the 2022-2023 excess Education Revenue Augmentation Fund (ERAF) payment to the Town. The payment is usually received in August however it was received in October. That is outside of 60 days of year-end so was not recorded back into 2022-23.
- Sales Tax decreased by $0.048M compared to the prior period due to a decrease in consumer activity and the costs of goods. The Town receives disbursements monthly from the State for Sales Tax.
- Franchise Taxes decreased by $0.041M compared to the prior period due to the timing of collections for cable franchise tax. In the prior period $0.047 was received from the County in November.
- License & Permits decreased by $0.050M compared to the prior period due to declining construction activity around the Town.
- Intergovernmental decreased by $0.024M compared to the prior period due to timing of collections for the Prop 172 .5% sales tax.

As far as the other revenue streams, these changes either decreased or remained relatively flat year-over-year resulting in an immaterial change.

Expenditures

Overall, through the November 2023 reporting period end, the Town's General Fund expenditures have increased by $0.647M compared to the prior year. This is primarily from increases in compensation, outside services, debt service, and other expenditures. All other activity is either flat year-over-year or nets correspondingly to an immaterial change—all of which are within management's expectations.

Category	NOV YTD FY24	NOV YTD FY23	$ Change	% Change
Compensation	1,715,553.65	1,467,960.05	247,593.60	16.87%
Retirement	120,838.13	101,841.83	18,996.30	18.65%
Training	14,876.16	18,505.47	(3,629.31)	-19.61%
Outside Services	5,116,459.46	5,019,073.05	97,386.41	1.94%
Maintenance	100,493.97	27,099.50	73,394.47	270.83%
Utilities	47,917.65	12,033.71	35,883.94	298.20%
Supplies	99,189.07	45,678.44	53,510.63	117.15%
Debt Service	498,269.00	405,926.80	92,342.20	22.75%
Other Expenditure	1,009,034.31	862,583.39	146,450.92	16.98%
Transfers Out	699,500.00	813,517.00	(114,017.00)	-14.02%
Total	9,422,131.40	8,774,219.24	647,912.16	7.38%

As shown above, the Town's expenditures base overall increased by $0.647M of which is driven by compensation, outside services, debt service, and other expenditures:

- Compensation (Salaries & Wages and Benefits) increased by $0.247M compared to the prior fiscal year primarily due to the 4.5% cost of living adjustment effective July 1, 2023, step adjustments, and increase in health insurance premiums.
- Outside Services increased by $0.097M compared to the previous fiscal year due to the changes in payments for Public Safety JPA's and construction project activity.
- Debt Service increased by $0.092M compared to the previous fiscal year due to the repayment of the 2021 Pension Obligation Bonds noted above. The bond payments are due in August and February.
- Other Expenditures increased by $0.146M compared to the previous fiscal year due to the increase in insurance premiums for property, liability, and cyber security as well as a slight increase in internal service charges for technology and building maintenance.
- Transfers Out decreased by $0.114M compared to the prior fiscal year due to the municipal lease on Fire Station 19 ending in the previous fiscal year and no transfer being made to that fund ($0.158M) offset by a transfer in into the special event fund of $0.029M to help cover costs of those events.

As far as the other expenditure streams, these changes either slightly changed or remained flat year-over-year resulting in an immaterial change. All other changes are taken together overall immaterial for further discussion and are expected given the Town's operations.

FISCAL IMPACT

None

GENERAL PLAN CONSISTENCY

Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's discussion and approval of this report is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment #1: General Fund Revenue and Expenditure Report by subcategory, November 2023

Attachment #2: Expenditure Report by department, November 2023

Town of San Anselmo
2023-2024 Rev & Exp Report
as of 11/30/2023
Fund: 01 - GENERAL FUND

	2022-2023 Revised Budget	2022-2023 Audited Actuals	2022-2023 YTD Actuals	% of Audited Actuals	2023-2024 Adopted Budget	2023-2024 Revised Budget	2023-2024 YTD Actuals	% of Actual / Budget
Revenue								
400 - PROPERTY TAX GENERAL	9,030,734.00	9,316,564.27	177,360.45	1.90 %	9,609,527.00	9,609,527.00	198,045.56	2.06 %
401 - PENSION	2,592,646.00	2,913,414.27	23,746.27	0.82 %	2,756,290.00	2,756,290.00	22,445.85	0.81 %
402 - PROPERTY TAX OTHER	3,760,449.00	3,537,673.91	36,583.29	1.03 %	3,875,006.00	3,875,006.00	218,612.88	5.64 %
410 - OTHER TAXES	1,610,000.00	1,579,452.60	446,051.79	28.24 %	1,545,000.00	1,545,000.00	393,535.07	25.47 %
411 - FRANCHISE TAXES	775,000.00	900,545.14	214,512.88	23.82 %	848,000.00	848,000.00	172,915.44	20.39 %
420 - BUSINESS LICENSE	260,000.00	299,090.84	43,321.86	14.48 %	290,000.00	290,000.00	23,753.40	8.19 %
421 - PARKING	24,500.00	2,080.10	0.00	0.00 %	0.00	0.00	0.00	0.00 %
422 - CONSTRUCTION	1,075,000.00	1,074,971.84	433,694.77	40.34 %	1,016,000.00	1,016,000.00	402,624.74	39.63 %
430 - VEHICLE CODE	10,000.00	10,268.23	1,413.71	13.77 %	10,000.00	10,000.00	703.76	7.04 %
431 - LIBRARY	0.00	4,050.62	600.42	14.82 %	1,250.00	1,250.00	515.14	41.21 %
432 - PARKING	50,000.00	73,714.66	32,043.98	43.47 %	115,000.00	115,000.00	38,959.20	33.88 %
440 - USE OF MONEY AND PROPERTY	70,000.00	121,574.14	20,907.13	17.20 %	75,000.00	75,000.00	16,790.70	22.39 %
450 - STATE REVENUE	127,500.00	185,570.89	60,589.45	32.65 %	137,500.00	137,500.00	36,270.76	26.38 %
460 - FEDERAL REVENUE	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
470 - LOCAL AGENCY REVENUE	0.00	66,000.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
480 - FEES FOR SERVICES	171,000.00	151,507.01	79,506.87	52.48 %	178,250.00	178,250.00	80,049.53	44.91 %
490 - MISCELLANEOUS REVENUE	100,070.00	162,016.07	55,751.91	34.41 %	102,772.00	102,772.00	62,747.01	61.05 %
519 - TRANSFERS IN	384,447.00	356,096.38	89,122.85	25.03 %	384,030.00	384,030.00	97,321.57	25.34 %
520 - SOURCE OF PROCEEDS	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
Total Revenue:	20,041,346.00	20,754,590.97	1,715,207.63	8.26 %	20,943,625.00	20,943,625.00	1,765,290.61	8.43 %
Expense								
600 - SALARIES AND WAGES	3,072,145.00	2,837,609.24	1,150,227.50	40.54 %	3,336,127.00	3,336,127.00	1,348,264.46	40.41 %
601 - RETIREMENT	535,751.00	240,972.70	101,841.83	42.26 %	561,590.00	561,590.00	120,838.13	21.52 %
602 - EMPLOYEE BENEFITS	884,105.50	634,244.72	279,690.80	44.10 %	890,116.00	890,116.00	329,152.39	36.98 %
604 - RETIREE BENEFITS	156,390.00	156,390.00	38,041.75	24.32 %	164,779.00	164,779.00	38,136.80	23.14 %
610 - TRAINING	43,200.00	54,360.77	18,505.47	34.04 %	55,750.00	55,750.00	14,876.16	26.68 %
611 - OUTSIDE SERVICES	12,461,732.37	12,342,729.85	5,019,073.05	40.66 %	12,885,864.00	12,885,864.00	5,116,459.46	39.71 %
613 - PUBLICATION / DUES	15,845.50	9,189.26	4,009.94	43.64 %	25,272.00	25,272.00	3,309.00	13.09 %
614 - MAINTENANCE	21,792.50	26,704.73	20,456.18	76.60 %	83,235.00	83,235.00	51,795.60	62.23 %
615 - BUILDING MAINTENANCE	98,643.00	64,029.70	6,494.35	10.14 %	50,000.00	50,000.00	45,032.26	90.06 %
616 - VEHICLE MAINTENANCE	6,515.00	14,686.62	148.97	1.01 %	2,000.00	2,000.00	3,666.11	183.31 %
617 - UTILITIES	0.00	43,034.42	12,033.71	27.96 %	0.00	0.00	47,917.65	0.00 %
618 - HIRING	1,000.00	4,279.64	11,272.00	263.39 %	1,000.00	1,000.00	2,138.66	213.87 %
619 - MISCELLANEOUS	19,000.00	11,208.45	0.00	0.00 %	50,000.00	50,000.00	5,000.00	10.00 %
620 - OFFICE SUPPLIES	36,665.00	25,478.83	9,616.94	37.74 %	0.00	0.00	11,551.53	0.00 %
622 - DEPARTMENT SUPPLIES	46,355.00	131,309.00	26,551.34	20.22 %	152,450.00	152,450.00	77,579.11	50.89 %
623 - BOOKS / MAGAZINES / VIDEOS	24,074.00	22,973.10	9,510.16	41.40 %	27,500.00	27,500.00	10,058.43	36.58 %
629 - MISCELLANEOUS	1,185,641.00	1,212,247.26	847,169.15	69.88 %	1,371,875.00	1,371,875.00	998,586.65	72.79 %
630 - EQUIPMENT	0.00	132.30	132.30	100.00 %	500.00	500.00	0.00	0.00 %
631 - CAPITAL OUTLAY - CONSTRUCTION	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
640 - PRINCIPAL	285,000.00	285,000.00	285,000.00	100.00 %	410,000.00	410,000.00	410,000.00	100.00 %
641 - INTEREST	248,976.00	209,248.63	120,926.80	57.79 %	176,067.00	176,067.00	88,268.81	50.13 %
670 - TRANSFERS OUT	1,503,517.00	1,503,517.00	813,517.00	54.11 %	699,500.00	699,500.00	699,500.00	100.00 %
Total Expense:	20,646,347.87	19,829,346.22	8,774,219.24	44.25 %	20,943,625.00	20,943,625.00	9,422,131.21	44.99 %
Total Fund: 01 - GENERAL FUND:	-605,001.87	925,244.75	-7,059,011.61		0.00	0.00	-7,656,840.60	
Report Total:	-605,001.87	925,244.75	-7,059,011.61		0.00	0.00	-7,656,840.60	

Town of San Anselmo
2023-2024 Rev & Exp Report
as of 11/30/2023
Fund: 01 - GENERAL FUND
Expense

	2022-2023 Revised Budget	2022-2023 Audited Actuals	2022-2023 YTD Actuals	% of Audited Actuals	2023-2024 Adopted Budget	2023-2024 Revised Budget	2023-2024 YTD Actuals	% of Actual / Budget
00 - UNDESIGNATED	1,503,517.00	1,503,517.00	813,517.00	54.11 %	699,500.00	699,500.00	699,500.00	100.00 %
11 - TOWN COUNCIL	101,030.00	71,934.21	32,898.62	45.73 %	63,255.00	63,255.00	11,065.74	17.49 %
12 - ADMINISTRATION	1,450,835.00	1,312,278.74	514,272.40	39.19 %	1,566,544.00	1,566,544.00	615,158.91	39.27 %
16 - LEGAL SERVICES	385,000.00	300,254.80	95,298.50	31.74 %	425,000.00	425,000.00	96,556.00	22.72 %
18 - PLANNING	958,759.00	721,747.55	227,399.12	31.51 %	1,053,901.00	1,053,901.00	229,898.82	21.81 %
21 - NON-DEPARTMENTAL	1,414,224.50	1,096,425.45	862,892.14	78.70 %	1,654,808.00	1,654,808.00	1,003,791.45	60.66 %
30 - POLICE	4,938,129.00	4,938,129.00	2,057,553.75	41.67 %	5,184,636.00	5,184,636.00	2,168,497.10	41.83 %
32 - ROSS VALLEY FIRE SERVICE	4,869,951.00	4,829,687.31	1,996,001.90	41.33 %	5,088,722.00	5,088,722.00	2,107,867.16	41.42 %
40 - DEBT SERVICE	530,476.00	495,548.63	405,926.80	81.91 %	587,567.00	587,567.00	499,568.81	85.02 %
41 - ENGINEERING AND INSPECTION	1,760,519.00	1,502,810.96	598,270.24	39.81 %	1,684,804.00	1,684,804.00	622,649.89	36.96 %
42 - STREETS	1,078,724.00	1,231,738.52	424,148.12	34.43 %	1,145,909.00	1,145,909.00	523,781.00	45.71 %
71 - LIBRARY	781,632.87	792,973.27	353,980.80	44.64 %	847,839.00	847,839.00	402,342.29	47.46 %
81 - PARKS	579,146.00	737,234.96	265,001.18	35.95 %	614,458.00	614,458.00	320,306.93	52.13 %
82 - RECREATION/GENERAL FUND	294,404.50	295,065.82	127,058.67	43.06 %	326,682.00	326,682.00	121,147.11	37.08 %
Total Expense:	20,646,347.87	19,829,346.22	8,774,219.24	44.25 %	20,943,625.00	20,943,625.00	9,422,131.21	44.99 %
Total Fund: 01 - GENERAL FUND:	20,646,347.87	19,829,346.22	8,774,219.24	44.25 %	20,943,625.00	20,943,625.00	9,422,131.21	44.99 %
Report Total:	20,646,347.87	19,829,346.22	8,774,219.24	44.25 %	20,943,625.00	20,943,625.00	9,422,131.21	44.99 %

TOWN OF SAN ANSELMO
Staff Report
December 7, 2023

For the Meeting of December 12, 2023

TO: Parks and Recreation Commission

FROM: Dannielle Mauk, Community Services Director

SUBJECT: Financial Report on Recreation Fund

RECOMMENDATION

That Commission approves the Recreation Fund Revenue and Expenditure Report for the period ending November 30, 2023.

BACKGROUND

The Recreation Department offers a wide variety of fee-based programs throughout the fiscal year. including sports programs and leagues, youth, and adult classes, childcare and camps. Additional revenue is generated throughout facility rentals and administrative fees.

DISCUSSION

As of November 30, 2023, 42% of the fiscal year has elapsed and the Recreation Fund is listed at 55% of projected revenues and 37% of projected expenditures.

Enrollment for recreation programs has increased. We had full enrollment for our summer and fall sports programs. We are working on adding additional programs. The increase in program enrollment will be reflected in both the increased revenues and expenditures each month.

For historical comparison purposes, the staff has developed the following table.

FY		Revenue				Expenditures				Rev Over/(Under) Exp	
		Budget	Actual	%		Budget	Actual	%		$$	%
2023-24		1,984,971	1,089,773	55%		2,284,971	845,220	37%		244,553	12%
2022-23		1,875,414	1,176,770	63%		1,848,926	743,687	40%		433,082	23%
2021-22		1,348,625	923,564	68%		1,460,003	690,964	47%		232,600	17%
2020-21		1,408,125	414,050	29%		1,550,947	520,653	34%		(106,603)	(8%)
2019-20		1,627,269	855,650	53%		1,669,863	699,397	42%		156,253	10%
2018-19		1,510,604	815,585	54%		1,596,204	658,776	41%		156,810	10%
2017-18		1,514,000	755,792	50%		1,644,385	641,147	39%		114,645	7.5%
2016-17		1,384,325	698,968	51%		1.500,570	636,924	43%		62,044	4.4%
2015-16		1,246,689	661,968	53%		1,356,689	702,584	52%		(40,616)	(2.9%)

Respectfully submitted,



Dannielle Mauk
Community Services Director

Attachment 1: Revenue & Expenditure Report FY 2023-24: Recreation Fund as of 11/30/2023.

Town of San Anselmo

Budget Report
Group Summary
For Fiscal: 2023-2024 Period Ending: 11/30/2023

SubCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 00 - UNDESIGNATED						
670 - TRANSFERS OUT	31,590.00	31,590.00	0.00	31,590.00	0.00	100.00 %
Department: 00 - UNDESIGNATED Total:	**31,590.00**	**31,590.00**	**0.00**	**31,590.00**	**0.00**	**100.00 %**
Department: 61 - SPORTS						
480 - FEES FOR SERVICES	612,600.00	612,600.00	31,709.50	345,275.50	-267,324.50	56.36 %
600 - SALARIES AND WAGES	25,000.00	25,000.00	11,191.00	19,757.00	5,243.00	79.03 %
602 - EMPLOYEE BENEFITS	1,913.00	1,913.00	856.13	1,511.44	401.56	79.01 %
611 - OUTSIDE SERVICES	232,100.00	232,100.00	14,900.00	88,451.57	143,648.43	38.11 %
629 - MISCELLANEOUS	58,750.00	58,750.00	102.55	22,959.80	35,790.20	39.08 %
Department: 61 - SPORTS Surplus (Deficit):	**294,837.00**	**294,837.00**	**4,659.82**	**212,595.69**	**-82,241.31**	**72.11 %**
Department: 62 - CULTURE						
480 - FEES FOR SERVICES	112,971.00	112,971.00	11,578.00	71,314.00	-41,657.00	63.13 %
611 - OUTSIDE SERVICES	79,066.00	79,066.00	7,972.84	42,850.31	36,215.69	54.20 %
629 - MISCELLANEOUS	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
Department: 62 - CULTURE Surplus (Deficit):	**32,905.00**	**32,905.00**	**3,605.16**	**28,463.69**	**-4,441.31**	**86.50 %**
Department: 63 - CHILD CARE						
480 - FEES FOR SERVICES	1,224,500.00	1,224,500.00	70,838.67	643,816.33	-580,683.67	52.58 %
600 - SALARIES AND WAGES	444,674.00	444,674.00	26,295.07	161,379.78	283,294.22	36.29 %
601 - RETIREMENT	21,350.00	21,350.00	1,519.78	6,909.88	14,440.12	32.36 %
602 - EMPLOYEE BENEFITS	88,772.00	88,772.00	5,746.05	34,866.96	53,905.04	39.28 %
611 - OUTSIDE SERVICES	374,620.00	374,620.00	8,783.75	174,592.89	200,027.11	46.61 %
629 - MISCELLANEOUS	29,000.00	29,000.00	233.57	11,352.00	17,648.00	39.14 %
Department: 63 - CHILD CARE Surplus (Deficit):	**266,084.00**	**266,084.00**	**28,260.45**	**254,714.82**	**-11,369.18**	**95.73 %**
Department: 64 - EVENTS AND OTHER						
480 - FEES FOR SERVICES	18,900.00	18,900.00	1,828.00	18,666.00	-234.00	98.76 %
611 - OUTSIDE SERVICES	1,000.00	1,000.00	0.00	130.79	869.21	13.08 %
Department: 64 - EVENTS AND OTHER Surplus (Deficit):	**17,900.00**	**17,900.00**	**1,828.00**	**18,535.21**	**635.21**	**103.55 %**
Department: 65 - PROGRAM ADMINISTRATION						
480 - FEES FOR SERVICES	16,000.00	16,000.00	-2,238.00	10,701.68	-5,298.32	66.89 %
600 - SALARIES AND WAGES	294,957.00	294,957.00	29,294.70	146,218.33	148,738.67	49.57 %
601 - RETIREMENT	29,037.00	29,037.00	3,037.84	15,000.14	14,036.86	51.66 %
602 - EMPLOYEE BENEFITS	61,799.00	61,799.00	6,547.90	35,572.52	26,226.48	57.56 %
610 - TRAINING	7,000.00	7,000.00	0.00	1,976.74	5,023.26	28.24 %
611 - OUTSIDE SERVICES	142,026.00	142,026.00	3,700.05	22,213.62	119,812.38	15.64 %
613 - PUBLICATION / DUES	800.00	800.00	0.00	170.00	630.00	21.25 %
614 - MAINTENANCE	1,000.00	1,000.00	0.00	117.83	882.17	11.78 %
615 - BUILDING MAINTENANCE	500.00	500.00	0.00	150.00	350.00	30.00 %
617 - UTILITIES	16,500.00	16,500.00	986.88	4,207.39	12,292.61	25.50 %
618 - HIRING	800.00	800.00	0.00	50.15	749.85	6.27 %
619 - MISCELLANEOUS	1,000.00	1,000.00	0.00	31.79	968.21	3.18 %
620 - OFFICE SUPPLIES	35,717.00	35,717.00	9,283.01	11,867.72	23,849.28	33.23 %
622 - DEPARTMENT SUPPLIES	5,000.00	5,000.00	0.00	316.03	4,683.97	6.32 %
631 - CAPITAL OUTLAY - CONSTRUCTION	300,000.00	300,000.00	0.00	10,975.40	289,024.60	3.66 %
Department: 65 - PROGRAM ADMINISTRATION Surplus (Deficit):	**-880,136.00**	**-880,136.00**	**-55,088.38**	**-238,165.98**	**641,970.02**	**27.06 %**
Report Surplus (Deficit):	**-300,000.00**	**-300,000.00**	**-16,734.95**	**244,553.43**	**544,553.43**	**-81.52 %**

Town of San Anselmo

Budget Report
Group Summary
For Fiscal: 2023-2024 Period Ending: 11/30/2023

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 21 - RECREATION						
Revenue	1,984,971.00	1,984,971.00	113,716.17	1,089,773.51	-895,197.49	54.90 %
Expense	2,284,971.00	2,284,971.00	130,451.12	845,220.08	1,439,750.92	36.99 %
Fund: 21 - RECREATION Surplus (Deficit):	**-300,000.00**	**-300,000.00**	**-16,734.95**	**244,553.43**	**544,553.43**	**-81.52 %**
Report Surplus (Deficit):	**-300,000.00**	**-300,000.00**	**-16,734.95**	**244,553.43**	**544,553.43**	**-81.52 %**

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.7

MEETING DATE: December 12, 2023

AGENDA TITLE: Adopt a Resolution Amending the Organization of the Town's Economic Development Committee related to the San Anselmo Chamber of Commerce Representative

FROM: Heidi Scoble, Planning Director

RECOMMENDATION: That the Town Council adopt the attached resolution to redefine and clarify the framework of the Economic Development Committee related to the San Anselmo Chamber of Commerce appointment. (See **Attachment 1**).

BACKGROUND

The Economic Development Committee (EDC) was established in 2013 by the Town Council (via Resolution No. 4023 and updated in 2015 with Resolution No. 4112). The purpose of the EDC is to ensure that the Town's business community and residential community a forum for giving the Town input on steps needed to attract and retain a range and variety of businesses. The EDC has developed and implements both a long-term Economic Development Plan and an annual Action Plan that informs its work throughout the year.

On January 24, 2023, the Town Council adopted Resolution No. 4472 to modify the EDC organization from five members to nine members and provided specificity to the composition of the members.

Since 2013, the organization of the EDC includes one "representative of the San Anselmo Chamber of Commerce" (SACOC). The Town Council has historically appointed one specific member to act as the SACOC representative to the EDC. Benedetto Cico is the current Town Council appointee serving as the SACOC representative.

DISCUSSION/ANALYSIS

The purpose of this Staff Report is for Town Council consideration to modify the organizational framework of the EDC as it relates to the SACOC representative. As previously described, there is one designated SACOC representative that has been appointed to the EDC. On occasion, there have been instances where the SACOC representative has not been available to attend the meetings and has requested a

representative from the SACOC attend the meeting instead. Unfortunately, due to the current EDC organization and individual Committee appointment, Town staff is not able to accommodate the SACOC request. Therefore, to ensure flexibility and accommodate the SACOC representation, staff is recommending that the EDC's SACOC representative is determined by the Board of the SACOC and not appointed by the Town Council. The application of the amendment allows the SACOC Board to determine who will be the EDC representative. The SACOC Board would also be able to assign an alternate representative.

The benefit of this recommendation is that the SACOC will always have an opportunity to have a SACOC representative attend the EDC meetings. Another benefit of this recommendation is that this will eliminate Town Council interviews, appointments, and resignations when an SACOC representative leaves the EDC. Lastly, the EDC is not listed as a governing body related to the Town's Conflict of Interest Code (Resolution No. 4451) and Statement of Economic Interests pursuant to Government Code Section 87200, therefore having a general SACOC representative would not create any complications regarding the filing of the Fair Political Practices Commission Form 700.

FISCAL IMPACT
None

GENERAL PLAN CONSISTENCY
The Goals and Objectives of the EDC is to develop an annual Economic Development Committee Action Plan that is in direct alignment with the General Plan. Therefore, the amendments to the organization to increase the membership and the meeting expectations will aid in furthering the policies and programs in the General Plan that are directly related to the economic vitality of the Town by allocating members to work on the Action Plan.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
Adopting the resolution to amend the framework for the EDC is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065). Adoption of the resolution consistent with the Climate Action Plan because the amendments to the EDC organization and meeting expectations does not impact the environment.

ATTACHMENTS
Attachment 1 - Resolution-Final
Attachment 2 - Resolution-Redline

RESOLUTION NO. XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AMENDING THE FRAMEWORK FOR THE ECONOMIC DEVELOPMENT COMMITTEE

WHEREAS, the Town of San Anselmo wishes to continue to promote and encourage a vibrant and healthy business community; and

WHEREAS, Town residents indicated in the 2012 Strategic Planning Survey that the Town's economic development and vitality is of paramount importance; and

WHEREAS, on October 9, 2012, the Town Council adopted Resolution No. 4010 to establish an Economic Development Committee (EDC) that is responsible for encouraging and fostering a business environment that encourages new businesses to locate in San Anselmo and current businesses to remain; and

WHEREAS, Resolution No. 4010 established the Charge, Goals and Purpose, Objectives, Organization, Membership, and Terms; and

WHEREAS, on February 12, 2013, the Town Council adopted Resolution No. 4023, to modify the EDC organization from five (5) members to seven (7) members, representing a wide variety of the business community, including commercial realty, Chamber of Commerce, merchants, small business/financial experts, design/construction professionals, residents, etc.; and

WHEREAS, on February 10, 2015, the Town Council adopted Resolution No. 4112 to modify the Goals and Objectives of the EDC to tie the EDC initiatives to the General Plan and to implement an Economic Development Action Plan consisting of agreed upon goals, objectives, and action steps that will serve as the framework for the Committee's ongoing progress; and

WHEREAS, since 2015, the EDC has experienced success with implementing programs and action items to facilitate economic development and vitality by utilizing subcommittees to complete specific tasks; and

WHEREAS, the Town Council at the recommendation of the EDC and staff, wishes to adopt modifications to the organization of the EDC and meeting schedule to ensure balance and efficiencies in furthering the EDC Action Plan and work product; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Town Council repeals and replaces Resolution No. 4112 and amends the goal, purpose and objectives of the Economic Development Committee, as follows:

1. Charge: The charge of the Economic Development Committee is to work with the Town's business community to identify actions that can be taken to ensure that the business community is vibrant, successful and meets the needs of the Town residents.

2. Purpose: To ensure that the Town's business community and the residential community has a forum for giving the Town input on steps needed to attract and retain a variety of small businesses.

3. Goals and Objectives: In accordance with the Town's General Plan, and bearing in mind the obligation to maintain the integrity and heritage of the town, the Committee will develop and implement an Economic Development Action Plan consisting of agreed upon goals, objectives and action steps that will serve as the framework for the Committee's ongoing progress. This is an active, working committee. This plan will be reviewed, amended as needed and presented to the Town Council on an annual basis.

4. Organization: Nine (9) members (up to 3 non-resident members) and one (1) alternate, representing the diversity of interests and point of view in our community (with a strong mix of business, marketing, technology, parking management, mobility management, design, and/or finance expertise), and the local business community. The Committee will include at all times, one (1) representative from the San Anselmo Chamber of Commerce assigned by the Board of the San Anselmo Chamber of Commerce and three (3) representatives who have businesses in San Anselmo, including a retail business owner, restaurant/cafe owner, and property owner.—The Committee will also include up to two (2) Councilmember Liaisons, and two (2) Town staff liaisons (Planning Director and Community Services Director with additional staff as needed). The vacant EDC Committee seats will be advertised in the Town website and Town newsletter, and candidates will be interviewed and appointed by the Town Council.

5. Terms: Members will serve three (3) year terms, provided that the first members appointed shall serve a differing number of term lengths to accomplish a staggering of the appointment schedule so that no more than one-half of the seats shall expire in anyone year. Committee members are limited to two terms.

6. Meetings: The EDC will hold quarterly meetings (No less than 4 times/year) with the entire committee. Other subcommittee work will occur between meetings. This is a working committee with expectations of its members to actively participate to implement the annual Action Plans.

6. Brown Act: All meetings of the Committee shall be public and noticed on the public notice bulletin board.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of San Anselmo held on the 12th of December, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:

_____
Steve Burdo, Mayor

_____
Serge Avila, Town Clerk

RESOLUTION NO. XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AMENDING THE FRAMEWORK FOR THE ECONOMIC DEVELOPMENT COMMITTEE

WHEREAS, the Town of San Anselmo wishes to continue to promote and encourage a vibrant and healthy business community; and

WHEREAS, Town residents indicated in the 2012 Strategic Planning Survey that the Town's economic development and vitality is of paramount importance; and

WHEREAS, on October 9, 2012, the Town Council adopted Resolution No. 4010 to establish an Economic Development Committee (EDC) that is responsible for encouraging and fostering a business environment that encourages new businesses to locate in San Anselmo and current businesses to remain; and

WHEREAS, Resolution No. 4010 established the Charge, Goals and Purpose, Objectives, Organization, Membership, and Terms; and

WHEREAS, on February 12, 2013, the Town Council adopted Resolution No. 4023, to modify the EDC organization from five (5) members to seven (7) members, representing a wide variety of the business community, including commercial realty, Chamber of Commerce, merchants, small business/financial experts, design/construction professionals, residents, etc.; and

WHEREAS, on February 10, 2015, the Town Council adopted Resolution No. 4112 to modify the Goals and Objectives of the EDC to tie the EDC initiatives to the General Plan and to implement an Economic Development Action Plan consisting of agreed upon goals, objectives, and action steps that will serve as the framework for the Committee's ongoing progress; and

WHEREAS, since 2015, the EDC has experienced success with implementing programs and action items to facilitate economic development and vitality by utilizing subcommittees to complete specific tasks; and

WHEREAS, the Town Council at the recommendation of the EDC and staff, wishes to adopt modifications to the organization of the EDC and meeting schedule to ensure balance and efficiencies in furthering the EDC Action Plan and work product; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Town Council repeals and replaces Resolution No. 4112 and amends the goal, purpose and objectives of the Economic Development Committee, as follows:

1. Charge: The charge of the Economic Development Committee is to work with the Town's business community to identify actions that can be taken to ensure that the business community is vibrant, successful and meets the needs of the Town residents.

2. Purpose: To ensure that the Town's business community and the residential community has a forum for giving the Town input on steps needed to attract and retain a variety of small businesses.

3. Goals and Objectives: In accordance with the Town's General Plan, and bearing in mind the obligation to maintain the integrity and heritage of the town, the Committee will develop and implement an Economic Development Action Plan consisting of agreed upon goals, objectives and action steps that will serve as the framework for the Committee's ongoing progress. This is an active, working committee. This plan will be reviewed, amended as needed and presented to the Town Council on an annual basis.

4. Organization: Nine (9) members (up to 3 non-resident members) and one (1) alternate, representing the diversity of interests and point of view in our community (with a strong mix of business, marketing, technology, parking management, mobility management, design, and/or finance expertise), and the local business community. The Committee will include at all times, one (1) representative from the San Anselmo Chamber of Commerce assigned by the Board of the San Anselmo Chamber of Commerce and three (3) representatives who have businesses in San Anselmo, including a retail business owner, restaurant/cafe owner, and property owner.—The Committee will also include up to two (2) Councilmember Liaisons, and two (2) Town staff liaisons (Planning Director and Community Services Director with additional staff as needed). The vacant EDC Committee seats will be advertised in the Town website and Town newsletter, and candidates will be interviewed and appointed by the Town Council.

5. Terms: Members will serve three (3) year terms, provided that the first members appointed shall serve a differing number of term lengths to accomplish a staggering of the appointment schedule so that no more than one-half of the seats shall expire in anyone year. Committee members are limited to two terms.

6. Meetings: The EDC will hold quarterly meetings (No less than 4 times/year) with the entire committee. Other subcommittee work will occur between meetings. This is a working committee with expectations of its members to actively participate to implement the annual Action Plans.

6. Brown Act: All meetings of the Committee shall be public and noticed on the public notice bulletin board.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of San Anselmo held on the 12th, of December, by the following vote:

AYES:
NOES:
ABSENT:

_____
Steve Burdo, Mayor

_____

Serge Avila, Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: December 12, 2023

AGENDA TITLE: Recognizing the Service of Outgoing Mayor Steve Burdo

FROM: Administration

RECOMMENDATION: Recognize the service of outgoing Mayor Steve Burdo.

BACKGROUND

Steve Burdo was appointed by the Council as the Town of San Anselmo Mayor in December 2022 and served throughout 2023.

FISCAL IMPACT

There is no fiscal impact for this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Discussing the Town Council reorganization is not considered a project under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENT

There are no Attachments.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.2

MEETING DATE: December 12, 2023

AGENDA TITLE: Reorganization of Town Council: Elect Mayor and Vice-Mayor to One-Year Terms

FROM: Administration

RECOMMENDATION: For the Council to conduct the reorganization of the Town Council and selecting the 2024 Mayor and Vice Mayor.

BACKGROUND

The Council approved Resolution 4073 in June of 2014, outlining the process for selection the mayor and Vice Mayor (Attachment 1). The resolution sets out the criteria for selection, and notes for staff to keep rotation based on seniority of consecutive years in the office of Councilmembers.

The 2024 rotation list based on seniority is as follows:

Councilmember	Current Term	# of Consecutive Years in Office
Eileen Burke	Nov. 2020 – Nov. 2024	3
Tarrell Kullaway	Nov. 2022 – Nov. 2026	1
Brian Colbert (Mayor in 2021)	Nov. 2020 – Nov. 2024	6
Alexis Fineman (Mayor in 2022)	Nov. 2020 – Nov. 2024	3
Steve Burdo (Mayor in 2023)	Nov. 2022 – Nov. 2026	5

FISCAL IMPACT

There is no fiscal impact for this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Discussing the Town Council reorganization is not considered a project under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENT

Attachment 1- Resolution No. 4073

RESOLUTION NO. 4073

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING POLICIES REGARDING APPOINTMENT OF MAYOR AND VICE MAYOR

WHEREAS, the Town Council is authorized and directed by Government Code Section 36801 to meet after a general municipal election and choose one of its number as Mayor and one of its number as Vice Mayor; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town of San Anselmo to establish policies regarding the appointment of Mayor and Vice Mayor; and

NOW, THEREFORE, the Town Council of the Town of San Anselmo resolves as follows:

1. The Town Council shall appoint a Mayor and Vice Mayor on an annual basis to a term of one year. The appointment shall be made at the first Town Council meeting in December. The Mayor and Vice Mayor shall serve until their successors are appointed.

2. The Mayor and Vice Mayor shall be selected by the affirmative vote of not less than three members of the Town Council. In the interest of harmony, unanimous consensus is sought and encouraged.

3. The Mayor shall not serve two consecutive terms.

4. When selecting the Mayor and Vice Mayor, the Town Council shall use the following criteria:

    a. The Vice Mayor is normally considered the next mayor.
    b. To the extent possible, each member shall be given the opportunity to serve as Vice Mayor and then Mayor.
    c. A rotation list based on seniority of consecutive years in the office of Councilmember will be kept by staff.
    d. The Council may choose to appoint a person to the position of Mayor or Vice Mayor based on factors other than those set forth in this resolution.

I hereby certify that the foregoing Resolution No. 4073 was duly passed and adopted at a regular meeting of the San Anselmo Town Council on the 10th day of June, 2014, by the following vote, to wit:

AYES:	Coleman, Greene, Kelly, Wright
NOES:	None
ABSENT:	McInerney
ABSTAIN:	None

Tom McInerney, Mayor

ATTEST:

Joanne Kessel for
Barbara Chambers, Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.3

MEETING DATE: December 12, 2023

AGENDA TITLE: Consider reappointing (2) two incumbents to the Historical Commission and make appointments to the Bicycle and Pedestrian Advisory Committee, Climate Action Commission, Economic Development Committee, and Open Space Committee

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For the Council to consider reappointing:
(2) incumbents to the Historical Commission
and to consider appointing:
(1) Voting member to the Bicycle and Pedestrian Advisory Committee
(1) Voting member to the Climate Action Commission
(1) Voting member and (1) Alternate member to the EDC
(2) Voting members to the Open Space Committee

DISCUSSION

1. Historical Commission

The Historical Commission has a membership consisting of eleven members appointed by the Town Council to serve a four-year term. Per the Council's direction provided during the meeting of May 9, 2023, there is no need for the Council to hold interviews for incumbents.

There are 3 seats available.

The Council may move to reappoint a total of (2) incumbents: Andrea Pearce, and Antone Sousa to another four-year term. (Attachment 1 & 2) or direct staff to continue recruitment and schedule interviews.

2. Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee has a membership consisting of seven members, appointed by the Town Council to serve a four-year term.

There is one seat available.

One application was received, Ford Greene was interviewed on November 14th, 2023. The Council may consider appointing a total of (1) Voting member to the BPAC or direct staff to continue recruitment and schedule interviews.

- Applicant- Ford Greene (interviewed November 14, 2023, Attachment 3)

---

3. Climate Action Commission

The Climate Action Commission has a membership consisting of nine members appointed by the Town Council to serve three-year terms.

There is 1 seat available.

Applicant Soo Bedo was interviewed on September 26, 2023, and has expressed interest in being considered. The Council may consider appointing a total of (1) Voting member to the Climate Action Commission or direct staff to continue recruitment and schedule interviews.

- Applicant- Soo Bedo (interviewed September 26, 2023, Attachment 4)

---

4. Economic Development Committee

The Economic Development Committee has a membership of nine seats plus an alternate.

There are 2 seats available.

On November 14, 2023, the Council interviewed Mark Jeffrey and Gabe Turner. The Council may consider appointing (1) voting member and (1) alternate member or direct staff to continue recruitment and schedule interviews.

- Applicant - Mark Jeffrey (interviewed November 14, 2023, Attachment 5)
- Applicant - Gabe Turner (interviewed November 14, 2023, Attachment 6)

---

5. Open Space Committee

The Open Space Committee has a membership of eleven members appointed by the Town Council to serve four-year terms.

There are 2 seats available.

The Council conducted interviews earlier today and has the option to appoint (2) voting members or direct staff to continue recruitment and schedule interviews.

- Applicant - Ken Husband (interviewed December 12, 2023, Attachment 7)
- Applicant - Mark Fogelman (interviewed December 12, 2023, Attachment 8)

FISCAL IMPACT

There would be no direct fiscal impact to the Town to approve this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed appointment is not a “project” under the California Environmental Quality Act, because it does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment 1 - Andrea Pearce - Application
Attachment 2 - Antone Sousa - Application
Attachment 3 - Ford Greene - Application no Resume
Attachment 4 - Soo Bedo - Application
Attachment 5 - Mark Jeffrey - Application
Attachment 6 - Gabe Turner - Application
Attachment 7 - Ken Husband - Application
Attachment 8 - Mark Fogelman - Application

Print

Boards, Committees and Commissions Application - Submission #1944

Date Submitted: 7/30/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

July 30, 2023

I wish to apply for an appointment to a term/balance*

Historical Commission

Name*

Andrea Pearce

Home Address*

838 Butterfield Lane

Occupation*

Retired

Employer's Address

838 Butterfield Lane

Home Phone*

4154571557

Work Phone

Cell Phone

4153023506

E-Mail*

SLEEPYHLW@COMCAST.NET

Number of years as resident of San Anselmo*

44

Number of years as a resident in Marin*

44

Education Level Achieved*

College/University Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Karen Dauphin

1.) Phone*

4154547484

2.) Name*

Judy Baldassari

2.) Phone*

4154566272

3.) Name*

Judy Coy

3.) Phone*

4154540307

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I have been a member of the Historical Commission for over 10 years.

Reasons for this appointment.*

My term has expired.

What are your qualifications for this appointment.*

I have been an active member of this Commission for over 10 years.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

1. Engaging younger people in the history of the town.
2. Developing new ideas to raise awareness in the public of the rich history of San Anselmo.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Form Center

By signing in or creating an account, some fields will auto-populate with your information and your submitted forms will be saved and accessible to you.

Boards, Committees and Commissions Application

Sign in to Save Progress

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

27July 2023

I wish to apply for an appointment to a term/balance*

Historical Commission

Name*

Antone Sousa

Home Address*

51 Tamalpais Avenue

Occupation*

Retired

Employer's Address

51 Tamalpais

Home Phone*

4154595503

Work Phone

4154595503

Cell Phone

4156862577

E-Mail*

asousa0621@comcast.net

Number of years as resident of San Anselmo*

80

Number of years as a resident in Marin*

80

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Marty Marcucci

1.) Phone*

4157179712

2.) Name*

Dick Miner

Please remove any inappropriate words or phrases.

2.) Phone*

4154544954

3.) Name*

Peggy Sousa Brewster

3.) Phone*

4154543721

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

(•) YES

( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

(•) YES

( ) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

San Anselmo Historical Commission

Reasons for this appointment.*

Desire to continue serving on the Historical Commission and continue working on researching the history of San Anselmo

What are your qualifications for this appointment.*

~~have lived in San Anselmo (60 years). My grandfather, Antonio Faustino Sousa, settled in~~ San Anselmo in 1885. There were 13 children in the Sousa family all born and raised in San Anselmo. Many remained in San Anselmo, including my father Frank, who became the 3rd Fire Chief of San Anselmo (37 years service); and his brother Bill, who also served 28 years, retiring as Captain. I have a true passion and love for this little town. I majored in History at USF and later taught for 20 years at Marin Catholic High School and 13 years in Alameda as a Teacher of the Visually Impaired. I have been researching San Anselmo history for more than 40 years and find it so rewarding as I continue to learn more about its past. Finding interesting information about those who lived before us in our town is so fascinating and sometimes they seem to come alive as I see them not just as historical figures of the past but as real folks who faced their own trials and tribulations of their time and era.. They are no longer just a name of some by-gone family who has faded into history, but become known to future generations for their contributions to the founding and growth of San Anselmo.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

~~Apologies for rambling on but I do love the place I call home - San Anselmo!~~ One other item on my WISH LIST - it would be wonderful if we could have more space to spread our wings and display and address many things in our collection which we are not

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

( ) YES

(•) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Choose File no file selected

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

protected by reCAPTCHA
Privacy - Terms

Submit **Submit and Print**

* indicates a required field

Print

Boards, Committees and Commissions Application - Submission #1805

Date Submitted: 2/28/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

28 Feb 23

I wish to apply for an appointment to a term/balance*

Bicycle and Pedestrian Committee

Name*

Ford Greene

Home Address*

711 Sir Francis Drake, San Anselmo, CA 94960

Occupation*

Lawyer

Employer's Address

self

Home Phone*

4152580360

Work Phone

Cell Phone

E-Mail*

fordgreene@comcast.net

Number of years as resident of San Anselmo*

40

Number of years as a resident in Marin*

70

Education Level Achieved*

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Greg Alsterlind

1.) Phone*

415-847-8231

2.) Name*

Eileen Burke

2.) Phone*

415-307-9921

3.) Name*

Ann Politzer

3.) Phone*

415-497-4439

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

Publicly
elected member of San Anselmo Town Council 2007-2023; member of boards of directors of Ross Valley Fire Board, Central Marin Police Council, MCEClean Energy, Transportation Authority of Marin, and more

Reasons for this appointment.*

While
mountain biking, Greg Alsterlind asked me to volunteer. I have substantial experience in local government and am an almost daily bicycle rider of the streets of San Anselmo, Fairfax and San Rafael

What are your qualifications for this appointment.*

I have substantial experience in local government and am an almost daily bicycle rider of the streets of San Anselmo, Fairfax and San Rafael; knowledge of the challenges among autos, pedestrians and bicyclists

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

Updating recommended and planned bicycle travel routes and use of the streets and roads in San Anselmo

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

Flood Committee

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Print

Boards & Committee Applications - Submission #1735

Date Submitted: 12/3/2022

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

12/3/2022

I wish to apply for an appointment to a term/balance*

Climate Action Commission

Name*

Soo Haylett

Home Address*

22 Hillside Ave

Occupation*

Executive Director, MBA Programs

Employer's Address

Sonoma State University

Home Phone*

4153053757

Work Phone

Cell Phone

E-Mail*

soobedo@yahoo.com

Number of years as resident of San Anselmo*

18

Number of years as a resident in Marin*

25

Education Level Achieved*

College/University Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*	1.) Phone*
Mitchel Berman	(415) 987-1978
2.) Name*	**2.) Phone***
Cathy Berman	(415) 602-4193
3.) Name*	**3.) Phone***
Stephanie Hellman	(415) 602-4193

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- ○ YES
- ◉ NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ○ YES
- ◉ NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I've served on a board for a non-profit org (Chair and Secretary) and currently serve on the Sustainability advisory committee at SSU

Reasons for this appointment.*

Want to support the town as needed, specifically with regards to climate change (sustainability)

What are your qualifications for this appointment.*

MBA in Sustainable Business,

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee? *

Providing education and support for people's residences and businesses in being more prepared and resilient in faxinando issues related to climate change. (wildfires, drought etc?

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- ◉ YES
- ○ NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Choose File No file chosen

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #1886

Date Submitted: 5/22/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

05/22/2023

I wish to apply for an appointment to a term/balance*

Economic Development Committee

Name*

Mark Jeffrey

Home Address*

8 Butterfield Rd

Occupation*

Satellite Imagery - Sales, Partnerships and Business Development

Employer's Address

645 Harrison St, San Francisco, CA 94107

Home Phone*

8034937715

Work Phone

N/A

Cell Phone

803-493-7715

E-Mail*

markmjeffrey@gmail.com

Number of years as resident of San Anselmo*

3

Number of years as a resident in Marin*

7

Education Level Achieved*

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Rich Rusnack

1.) Phone*

707-294-8541

2.) Name*

Susie Pickens

2.) Phone*

(415) 446-8047

3.) Name*

Logan Bender

3.) Phone*

615-483-9628

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I do not have any previous experience with public office or committees.

Reasons for this appointment.*

My wife and I were drawn to San Anselmo, in part, by the assortment of family friendly small businesses and atmosphere that make this town unique. I would welcome the opportunity to contribute to keeping our town special and economically attractive to businesses that residents want and need.

I'm personally passionate about how local government can affect change for it's residents and community. I also believe in the need to grow in a sustainable manner and provide incentives for entrepreneurs and small business owners to thrive in our town.

What are your qualifications for this appointment.*

I have an extensive background and education in finance, having worked with or mentored startups, small businesses and enterprises of all sizes over the past 10+ years. More recently, I've developed knowledge and expertise around the utilization of geospatial data through my role at the San Francisco-based satellite imagery company, Planet. I believe that my diverse background will allow me to utilize a data-based, analytical approach to addressing some of the town's and committee's most pressing issues and opportunities.

LinkedIn: linkedin.com/in/markmjeffrey

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

One issue is finding a way to replicate and/or scale the success of the "Live on the Avenue" series so that it can be accessible to more residents and benefit more businesses. Another, somewhat related, issue is addressing mobility options (parking, bike & e-bike parking, pedestrian friendly, etc) for both Redhill and downtown San Anselmo.D

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

Climate Action Commission

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process. Item 2.B Attachment 5

LI-Resume-Mark-Jeffrey.pdf

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Mark Jeffrey

San Francisco, California, United States

markmjeffrey@gmail.com (803) 493-7715

linkedin.com/in/markmjeffrey

Summary

Planet's mission is to "Make global change visible, accessible, and actionable." Planet provides daily satellite data that helps businesses, governments, researchers, and journalists understand the physical world and take action. In addition, Planet is a Public Benefit Corporation (PBC), having embedded it's mission of accelerating sustainability into its corporate DNA.

If you're interested in partnering with Planet to expand your technology offerings, increase market penetration, and help your clients to derive value out of timely, global satellite imagery -- please reach out and let's connect.

Specialties: channel partnerships & sales, business development strategy, team building, SaaS & B2B sales, channel sales operations & metrics, venture-backed technology life cycle, high touch client service and project management, salesforce & other sales enablement tools, partnering with product and engineering, contract negotiation

Experience

Partner Business Manager, USA & Canada
Planet
Jan 2022 - Present (1 year 5 months)

Director of Business Development, West Coast Team Lead
Carta
Aug 2019 - Jan 2022 (2 years 6 months)
- Sourced, developed, and maintained successful, scalable partnerships which contributed to consistent team ARR growth (helping the team hit $1M / month in partner sourced business) and quota attainment.
- Recognized and promoted to Director / Team Lead to hire for and lead the west coast team of 5 Business Development Managers.
- Worked closely with product, sales, support and implementation teams to maintain a closed feedback loop with partners while also ensuring high NPS and repeat referral business.

Partnerships and Business Development Manager
Carta
Sep 2017 - Aug 2019 (2 years)
After being brought into Carta via acquisition, I joined the newly created partnerships team where I owned, developed and improved various functions over the years. These ranged from channel sales/ go-to-market, operations, hiring and strategy, and marketing as the team grew to being responsible for 50% of all corporate business ARR.

Senior Associate, Business Development - SVB Analytics (acquired by Carta)
Silicon Valley Bank

May 2016 - Sep 2017 (1 year 5 months)
• Led west coast business development and B2B sales for the valuation arm of SVB. Focused on client acquisition and partnerships by building and leveraging banking contacts and a network of law firms, venture capital firms and consulting firms.
• Negotiated and closed deals with over 500 venture-backed technology and life science startups to provide 409A valuation services, generating over $2 million in revenue for the business.
• Facilitated launch, marketing, and drove user adoption of a new product called Fast409A.

Associate, Business Development
Silicon Valley Bank
Mar 2015 - May 2016 (1 year 3 months)

Financial Analyst
Federal Housing Finance Agency
May 2013 - Dec 2014 (1 year 8 months)
• Researched and reported on trends in mortgage market conditions and financial performance of regulated entities to support FHFA mission, policies, and objectives.
• Assessed the earnings, liquidity, capital and risk profiles of three Federal Home Loan Banks (Atlanta, Topeka & Boston) with assets more than $150 billion.
• Developed and delivered presentations of analytical findings to FHFA senior management and the CFOs of the regulated entities I covered.

Brokerage Associate
Vanguard
Aug 2011 - Dec 2012 (1 year 5 months)
Consulted with clients to assess needs and present investment strategies aligned with financial goals.
• Managed quoting, trading, asset transfers, and option / margin accounts.
• Provided essential support within a new division, Voyager Select Service, created to service retail clients with assets under management between $500K and $1M.

Education

American University - Kogod School of Business
Master of Science (M.S.), Finance

University of South Carolina
Bachelor of Science (B.S.) in Business Administration, Finance
Concentration in Investments
Minor in Political Science

Licenses & Certifications

Passed CFA Level I - CFA Institute

Series 7 General Securities Representative - FINRA

Issued Sep 2011 - Expires Jan 2013

Series 63 Uniform Securities Agent State Law - NASAA
Issued Sep 2011 - Expires Jan 2013

Skills

Business Development • Venture Capital • Channel Sales • Financial Analysis • Quantitative Analytics • Fixed Income • Mutual Funds • Derivatives • Equities • Econometrics

Honors & Awards

Legislative Incentive for Future Excellence (LIFE) Scholarship
August 2007 -- May 2011

Print

Boards, Committees and Commissions Application - Submission #1890

Date Submitted: 5/27/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

05/26/23

I wish to apply for an appointment to a term/balance*

Economic Development Committee

Name*

Gabe Turner

Home Address*

10 Knoll Rd.

Occupation*

Entreprenuer & Investor

Employer's Address

10 Knoll Rd.

Home Phone*

5108471430

Work Phone

Cell Phone

5108471430

E-Mail*

gabe.turner@gmail.com

Number of years as resident of San Anselmo*

7

Number of years as a resident in Marin*

7

Education Level Achieved*

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Josh Pederson

1.) Phone*

415-728-3620

2.) Name*

Frank Gomez

2.) Phone*

650-759-1919

3.) Name*

Kris Galmarini

3.) Phone*

843-743-3099

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I served on the Marin Cultural Association, under Executive Director Gabriella Calicchio

Reasons for this appointment.*

To help EDC achieve the goals as outlined in its EDC Action Plan 2022, with specific support for the following: Retain, Attract and Enhance Local Businesses, implementing its EDC PR and Communication Program, and Investigate Sources of Funding for Business Improvements.

What are your qualifications for this appointment.*

Both of my "day jobs" are relevant to this appointment: 1) For Sway Ventures, I invest in early-stage companies that focus on retail technology - namely, how to provide physical retailers with the tech tools to compete with large, online retailers. 2) I co-Founded Township, a thriving weekday 'clubhouse' that serves as a community social club and co-working space. We are expanding to a second location in San Anselmo, which I believe will attract many "work-from-home" residents to our future downtown facility who, in turn, will frequently patronize local businesses.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

1) Effectively managing SA's population growth, including safe & steady access to downtown streets for cars, cyclists and pedestrians. 2) Staying true to San Anselmo's modest roots: A tide of new residents, many young professionals from SF and other urban areas, has only contributed further to increased costs of living. While new businesses will spawn to cater to these residents, we need to be mindful of ensuring *accessibility* - meaning residents of ANY income level and age can enjoy the splendors of this wonderful town.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Resume_Gabriel Turner.pdf

Thank you for your interest in serving the Town of San

Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

GABRIEL TURNER

Experience

2021 - Present **SWAY VENTURES** **SAN FRANCISCO, CA**
Partner
Joined Sway Ventures as investing Partner to raise and lead a new $100M seed-stage fund focused on retail & consumer technology. Sway was formed in 2013 and, along with newly-launched seed funds, is investing out of its Flagship Fund III in companies that span Fintech, Supply Chain, PropTech, Retail, Healthcare & other sectors.

2021 - Present **MARIN SONOMA IMPACT VENTURES** **MARIN COUNTY, CA**
Advisory Board
Serve as close Advisor and Board Member to this micro VC fund focused on backing early-stage companies in Marin & Sonoma counties. Aim is to develop a thriving startup ecosystem in my community.

2013 - 2020 **DRAPER VENTURE NETWORK** **SAN MATEO, CA**
Executive Director
Recruited by DFJ to turn-around their affiliate fund network. With the support of its founder, renowned VC Tim Draper, spun-out a new independent alliance called DVN. Recruited 20+ high-performing VC funds in tech hubs around the world ($2B+ collective AUM) and built a world-class Operations team to coordinate shared diligence, intelligence, and corporate relationships. In under 7 years, orchestrated over $50M in deal syndications, designed international GP retreats and an annual 600-person CEO Summit that resulted in 100s of corporate <> startup partnerships and catalyzed over 15 exits. Most rewardingly, I cultivated a tight-knit network of leading investors, innovators and operators in the Silicon Valley and across the globe.

2016 - 2019 **DELTA AIR LINES** **ATLANTA, GA**
Member, Technology Advisory Board

2014 - 2019 **HBS ALUMNI ANGELS (N. CALIFORNIA CHAPTER)** **SAN FRANCISCO, CA**
Chair, Selection Committee

2011 - 2012 **INDEPENDENT CONSULTANT TO EARLY-STAGE COMPANIES** **PALO ALTO, CA**
***Slim* (aggregated social media), *Automata Labs* (construction robotics), *AdviseMeTech* (virtual cosmetics tool)**
Worked with the Founders of three seed-stage startups to design and implement user acquisition & G-T-M plans.

2004-07; 2010 **DELOITTE CONSULTING** **SAN FRANCISCO, CA**
Senior Consultant, Strategy & Operations Practice
As a Business Analyst, developed professionally and executed critical assignments with large technology firms. Earned top rating & MBA sponsorship. Returned as a Sr. Consultant (post MBA) to work directly with client VPs/CXOs on forming & executing strategy in Process Design, Supply Chain Improvement & Corporate Strategy

2007-2008 **ESTANCIA BEEF** **LOS ANGELES, CA**
Head of Sales & Marketing, Southern California
Led the expansion effort for this US-based startup that imports sustainable grass-fed beef from Uruguay. Cultivated media and consumer awareness, garnered a loyal customer base in restaurant and retail, and doubled the company's annual revenue in only 10 months through an aggressive sales campaign.

Education

2008-2010 **HARVARD BUSINESS SCHOOL** **BOSTON, MA**
Master of Business Administration, June 2010. Co-President: *Greentech & Sustainability Club*; Active Member: *VC/PE Club*; Participant: *Immersion Program (IXP)* in Mexico, *Building Green Businesses* field study with GE Energy

2000-2004 **UNIVERSITY OF CALIFORNIA (UC), BERKELEY** **BERKELEY, CA**
Dual Degree in Political Economies of Industrial Societies (Bachelor of Arts) and Business Administration through the Haas School of Business (Bachelor of Science). Dean's List, Edward Kraft Scholarship Award for 4.0 GPA (2001). Director of Business Dev. for Haas International Business Club. UCB Men's Club Soccer Team.

Personal Languages: English, Spanish (bilingual) | Skills: Graphic design, Excel modeling | Interests: LP collecting, cycling

10 Knoll Rd. San Anselmo, CA 94960 | gabe.turner@gmail.com | +1.510.847.1430

Print

Boards, Committees and Commissions Application - Submission #1855

Date Submitted: 4/20/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

April 20, 2023

I wish to apply for an appointment to a term/balance*

Open Space Committee

Name*

Ken Husband

Home Address*

70 MARIPOSA AVE

Occupation*

New Business Development and Account Management

Employer's Address

70 MARIPOSA AVE

Home Phone*

4158270245

Work Phone

Cell Phone

4158270245

E-Mail*

KENHUSBAND@SBCGLOBAL.NET

Number of years as resident of San Anselmo*

50+

Number of years as a resident in Marin*

50+

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Rachel Litwack

1.) Phone*

415-457-1215

2.) Name*

Helene Drumm

2.) Phone*

415-497-5836

3.) Name*

Mark Christian

3.) Phone*

415-785-3950

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- (●) YES
- ( ) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I currently sit on the Bicycle and Pedestrian Action Committee.

Reasons for this appointment.*

I have been intimate and passionate about San Anselmo Open Space for over 50 years. I even helped neighbors walk the neighborhood to gain signatures for the Sleepy Hollow-Terra Linda Open Space measure as in the 1980's. I am extremely excited by this opportunity.

What are your qualifications for this appointment.*

I am flexible, understanding, active listener in our community. I believe strongly in empathy, compromise and driving what is best for all residents of our community and users of our open space. I believe Open Space can serve all members of our community in a safe manner that preserves and promotes the well being of our residents.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

The San Anselmo Open Space Committee has done incredible work over the years. San Anselmo's Open Space is a major reason San Anselmo is a unique and wonderful community. Demographics and our resident's activities have changed over the years and I hope we can continue to serve our diverse community with our unique open space. I hope to continue the mission to preserve undeveloped property for public access and to preserve open space in the Ross Valley. I'd like to work in collaboration with San Anselmo planning, the Council, the Marin Open Space, and neighborhood groups to improve what we already have and seek to purchase and preserve additional lands.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

Park & Recreation Commission

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org

or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #2025

Date Submitted: 11/15/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

NOVEMBER 15, 2023

I wish to apply for an appointment to a term/balance*

Open Space Committee

Name*

Mark Fogelman

Home Address*

51 Grove Hill Ave South

Occupation*

Tamalpais Paint & Color General Manager for 29 years. (Retiring 12/29/23)

Employer's Address

51 Grove Hill Ave South

Home Phone*

4157479711

Work Phone

Cell Phone

415-747-9711

E-Mail*

geojammers@yahoo.com

Number of years as resident of San Anselmo*

10

Number of years as a resident in Marin*

34

Education Level Achieved*

Some College

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Brian Crawford

1.) Phone*

415-407-5776

2.) Name*

Alan Casio

2.) Phone*

415-246-1783

3.) Name*

Patrick Scott

3.) Phone*

415-806-8970

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- (●) YES
- ( ) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I have no experience serving in public office . I've had extensive experience as an Assistant Scout Master of Troop 73 in Novato.

Reasons for this appointment.*

I was introduced to the San Anselmo Open Space Committee by my friend Brian Crawford, who is and has been a committee member since 2003.

What are your qualifications for this appointment.*

Management and organizational qualifications based on my career as a general manager of two paint and decorating stores with 40 employees and volunteering as a BSA Scout Leader for over 12 years. I am also an avid hiker and lover of our Marin County Open Spaces, along with Marin's National, State and County parks.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

Based on my attendance at a number of Open Space committee meetings, I believe that acquiring and preserving "Upper Hawthorne Canyon" is of the utmost importance.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Choose File No file chosen

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.4

MEETING DATE: December 12, 2023

AGENDA TITLE: New Library Card Designs

FROM: Linda Kenton, Town Librarian & Assistant Town Manager

RECOMMENDATION:

That Town Council receive report on two new San Anselmo Library card designs.

BACKGROUND

The San Anselmo Public Library had the same brown and beige borrower's card for many years. The library issued, on average, 700 cards per year. It became evident at the start of 2023 that there would be the need to re-order. The Circulation department supervisor was aware of the positive responses from other libraries' patrons about their own new designs and saw this as an opportunity. The supervisor decided to investigate what could a new library card for San Anselmo look like.

DISCUSSION/ANALYSIS

After a few brainstorming sessions, two options emerged: one with a scenic view of Mt Tam and downtown San Anselmo and the second, a Star Wars themed card. The latter idea being a hopeful but unexpected possibility.

The first design evolved from a photograph of downtown San Anselmo. It was stylized by the Town's graphic designer to be both colorful and painterly, appealing to all ages.

Striking forth with a can-do spirit, the Circulation Supervisor reached out to LucasFilm to explore the possibility of securing the rights to a Star Wars image. Tying in-to San Anselmo history via Imagination Park and George Lucas made sense. The idea developed for a fun kid's card with Grogu (Baby Yoda) on it, though all ages would be welcome to select it.

LucasFilm granted the library permission to produce a limited number of cards. This was a fantastic surprise and felt like a great accomplishment. Once the agreement was signed between the library and LucasFilm, production of the 1250 special edition cards

began. The contract limited how the Star Wars image could be used by the library therefore, given the nature of the agreement, both library cards will be shown in-person during the Town Council meeting.

The response from the community has been wonderful. Many have been excited to see Baby Yoda on a library card. Town Council members are invited to replace their current library cards if they would like. Allowing patrons the choice of which card they'd like has been a fun way to welcome them to the library.

FISCAL IMPACT
n/a

GENERAL PLAN CONSISTENCY
Providing the report is not considered a project under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
n/a

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.5

MEETING DATE: December 12, 2023

AGENDA TITLE: Adopt a Resolution Approving the 6th Cycle Housing Element (2023-2031) and Amendments to the Land Use Element Related to California Government Code Section 65583.2(c)(3)(B)(iii)

FROM: Heidi Scoble, Planning Director
Linsey Klein, Senior Planner
Jackson Dobronyi, Assistant Planner

RECOMMENDATION: That the Town Council take the following actions:

1. Adopt a Resolution approving the 6th Cycle Housing Element (2023-2031) as an amendment to the General Plan and Land Use General Plan amendments related to California Government Code Section 65583.2(c)(3)(B)(iii); and
2. Find that the Amendment to the General Plan in the 2023-2031 Housing Element is covered by the Initial Study/Negative Declaration (SCH Number 2023060315) prepared for the Town of San Anselmo Housing Element Update certified by the Town as the Lead Agency on July 25, 2023, pursuant to the California Environmental Quality Act (CEQA) and that no supplemental or subsequent environmental review is required.
3. Thank the Housing Element Advisory Committee members for volunteering their time and for their excellent work.

BACKGROUND/DISCUSSION

The purpose of this item is for Town Council consideration of the Adoption of the 6th Cycle Housing Element (2023-2031) and corresponding amendments to the Land Use Element to allow for consistency between the two Elements.

The Housing Element is one of seven mandatory elements that must be included in the Town of San Anselmo's General Plan. The Housing Element outlines goals, polices, implementation programs, and quantified objectives that will plan for the housing needs of all segments of San Anselmo's population. The Housing Element serves as San Anselmo's blueprint for meeting the housing needs of its residents at all economic levels and addressing segments of the population with special housing needs. Unlike other mandatory General Plan elements, the Housing Element is required to be

updated every eight years and must be reviewed and certified by the California Department of Housing and Community Development (HCD).

Over the past 18 months, the Town has hired a consultant, formed a Housing Element Advisory Committee (HEAC), and has been working diligently towards an update to the Housing Element that is consistent with California State law. To date, the update process has consisted of the following:

- 2 Public Workshops
- 2 Community Pop-Up (Live on the Avenue and Goblin Spooktacular)
- 7 Housing Element Advisory Committee Meetings
- 4 Planning Commission Meetings
- 6 Town Council meetings
- 3 HCD comment letters (April 26, 2023, August 1, 2023, and October 26, 2023)
- 5 meetings with HCD staff

The Town's responses to the HCD comment letters have also resulted in six revisions to the Housing Element and includes the following modifications:

Chapter 3, Housing Needs

- Provided additional data on the existing and projected population demographics in San Anselmo. In particular, demographic data was provided for special needs groups such as extremely low-income households, seniors, and people with developmental disabilities.

Chapter 4, Housing Constraints

- Added background information on various housing types, planning and impact fees, design review, reasonable accommodations, and environmental and infrastructure constraints to the development, in accordance with the Housing Element Completeness Checklist provided by HCD.
- Added text to indicate that the Town intends to comply with State laws regarding emergency shelters, transitional and supportive housing, residential care facilities, regulation transparency, Senate Bill (SB) 35, California Government Code Section 65583.2 subdivisions (h) and (i), and more.
- Provided additional analysis to be compliant with new State laws regarding Housing Element requirements, which came into effect after submittal of the first iteration of the Draft Housing Element (i.e., January 31, 2023).
- Provided more detailed information about the proposed amendments to the Zoning Code (e.g., specific changes to maximum allowed building height or minimum density requirements) to implement Housing Element policies, programs, and actions.
- Provided additional background information to clarify the difference between the overlay tool prescribed in Action 5.3a and the rezonings required by State law to address the Regional Housing Needs Allocation (RHNA).

- Provided updated information on implementation of various Housing Element policies and programs, such as adoption of the Inclusionary Housing Ordinance (Action 3.3b).

Chapter 6, Housing Opportunities

- Added an introductory vision statement per the request of the HCD staff.
- Added more detailed information about local pipeline projects, the Town's shortfall of sites requiring rezoning to meet the RHNA, and the methodology for the realistic capacity assumptions applied to the Sites Inventory.
- Added information indicating the Town's intent to conform with State law, including California Government Code Section 65583.2(g)(2), 65583.2 subdivisions (h) and (i) and 65583.2(c)(3)(B)(iii).
- Added context and additional analysis on the development potential for various sites identified in the Sites Inventory, such as recent regional development trends and factors that point to redevelopment potential including developer interest and the age of existing on-site structures.
- Added more information about characteristics of each site within the Sites Inventory.

Chapter 7, Affirmatively Furthering Fair Housing

- Cross-referenced actions listed in both Chapter 7 and Chapter 8.
- Added Actions 5.3d and 9.1i to indicate that the Town is committed to addressing displacement risks, encouraging new housing choices, and supporting housing affordability in higher opportunity areas/higher income areas.
- Added text explaining how the Housing Element policies, programs, and actions affirmatively further fair housing in San Anselmo.
- Assigned a geographic target within San Anselmo to each action identified in Chapter 7.

Chapter 8, Policies, Programs, and Actions

- Provided more specific implementation time frames and quantifiable metrics for multiple actions.
- Added more detailed information about the Housing Element's proposed amendments to the Zoning Map and the development standards (e.g., maximum building heights and minimum densities) within the Zoning Code to implement State law.
- Added new Actions 1.1d, 5.3d, 5.9e, and 7.1c to remove barriers to housing development and ensure conformance with State law, such as SB 35.
- Revised Program 7.1 and Actions 1.1b, 3.2a, 4.1c, 4.5a, 5.2a, 5.2b, 5.2e, 5.3a, 5.3b, 5.3d, 5.5a, 5.7a, 5.7b, 5.7c, 5.7d, 5.7e, 5.7g, 5.8a, 5.8e, 6.1a, 6.1b, 6.1c, 6.2a, 6.2b, 6.2d, 6.2e, 7.1c, 7.2a, 7.3b, 7.5d, 9.1e, 9.1f, and 9.1i to reduce barriers to housing and ensure conformance with State law, such as regulations regarding residential care facilities, special needs groups, and reasonable accommodations.
- Added new Tables 8.2 and 8.3 to provide more background information that supports the Town's plan to meet quantified objectives.

Appendix B, Map Book

- Added more detailed descriptions for each site in the Map Book, such as existing uses, environmental characteristics, existing unit count, past property owner interest, and existing/proposed zoning. The Town also added more information describing recent redevelopment trends and separate Town policies that will affect the site.
- Added street view renderings to sites that were the subject of site visualizations as part of the Objective Design and Development Standards (ODDS) project conducted in 2022/2023.

The redlined versions of the Draft Housing Elements can be accesses at the Town's Housing Element Update webpage.

On December 1, 2023, the Town has received verbal confirmation that the current and sixth revision to the Housing Element dated December 2023 is found to be in substantial compliance and that the only outstanding items related to final HCD Housing Element certification is to complete the following rezonings by January 31, 2024:

- Amend Zoning Code to accommodate California Government Code Section 65583.2 subdivisions (h) and (i) that requires by-right development allowed when at least 20% of housing units are affordable to lower income households.

- Amend the General Plan Land Use Element and the Zoning Code to accommodate California Government Code Section 65583.2(c)(3)(B)(iii) which requires a minimum density of 20 units to accommodate lower income households.

Note, the Town may adopt a Housing Element that is found to be in substantial conformance with the State Housing laws and prior to any required rezonings.

Lastly, On December 4, 2023, the Planning Commission adopted Resolution No. 2023-18 (see **Attachment 6)** unanimously recommending support to adopt the Housing Element and the CEQA findings.

Land Use Element Amendments
As previously identified, Government Code Section 65583.2(c)(3)(B)(iii) requires a minimum density of 20 units to the acre to accommodate housing for lower income households. Staff is requesting the following Land Use General Plan Land Use category amendments to allow a minimum density of 20 units to the acre:

- High Density Residential (~~13~~ 20-30 Units/Gross Acre)
- Affordable Housing Overlay Zone (~~13~~ 20-40 Units/Gross Acre)
- Central Commercial (~~13~~ 20 Units/Gross Acre)
- General Commercial (~~13~~ 20-30 Units/Gross Acre)
- Limited Commercial Neighborhood Commercial (~~13~~ 20-30 Units/Gross Acre)
- Neighborhood Commercial/Mixed Residential (~~13~~ 20 Units/Gross Acre)
- Professional (~~13~~ 20-30 Units/Gross Acre)

No other changes to the Land Use Element are being proposed.

Next Steps
After the adoption of the Housing Element and the amendments to the Land Use Element, the final Zoning Code text amendments will need to be finalized by January 31, 2024. In order to meet the deadlines, on December 4, 2023, the Planning Commission conducted a public meeting to review the above Zoning Code amendments and adopted Planning Commission Resolution No. 2023-17 (see **Attachment 7**) recommending support to approve the proposed Zoning Code amendments. Following the Planning Commission's action, the above Zoning Code amendments are scheduled for Town Council consideration at the two regular Town Council meetings in January 2024.

Housing Element Advisory Committee
On June 14, 2022, the Town Council adopted Resolution No. 4434 to establish the HEAC. The organization of the HEAC includes seven members consisting of the following:

- 4 San Anselmo residences appointed by the Town Council (Chair Becker, Ogren, Poppers, and Redmond (moved to Fairfax in October 2022-vacant seat never filled)).
- 2 Town Councilmembers (Burke and Fineman)
- 1 Planning Commissioner (Tunny)

As previously summarized, the HEAC members participated in seven public meetings and spent countless hours reviewing and providing meaningful input on the Draft Housing Element. The HEAC members were an integral part of the Housing Element update process, and the Planning Department extends its gratitude and appreciation to the HEAC for its time, acumen, and dedication to this effort.

Lastly, as outlined in Resolution No. 4434, the HEAC will dissolve automatically once the HCD certifies the Housing Element.

FISCAL IMPACT
On May 10, 2022, the Town Council authorized a Professional Services Agreement with Houseal Lavigne to prepare the Housing Element, Safety Element, and related environmental review pursuant to the California Environmental Quality Act (CEQA) for a total not-to-exceed cost of $283,453, $37,000 of which has been set aside for contingencies. To date, $223,434 of the allocated funds related to the costs to prepare the Housing Element, Safety Element, CEQA analysis, General Plan and Zoning Code text and map amendments have been expensed.

In the summer of 2023, the Town received a $20,000 Local Early Action Planning (LEAP) grant that has been applied to the contract, thus reducing the anticipated General Funds costs to $203,244.

In comparison, the following are examples of other Marin communities Housing Element update related expenditures. Note, some of the below expenditures may also include consultant time to facilitate the corresponding General Plan and rezoning (map and/or text amendments) related to the Housing Elements.

San Rafael:	$225,000 (Housing Element and CEQA 9 Cost low due to recent General Plan update and previous CEQA review)). Adopted Housing Element. Received Final HCD certification.
Mill Valley:	$325,267 (Housing Element and CEQA)- In process.
Belvedere:	$356,815 (Housing Element, Safety Element, and CEQA)- In process.
Ross:	$400,599 (Housing Element, Safety Element, CEQA)- Adopted Housing Element. Working towards final HCD certification.
Corte Madera:	$416,473 (Housing Element and CEQA)- Adopted Housing Element. Received Final HCD certification.
Larkspur:	$427,619 (Housing Element)- In process
Fairfax:	$474,000 (Housing Element, Safety Element, and CEQA (Cost does not include previous expenditures with prior consultant))- In process.
Sausalito:	$860,789 (Housing Element and CEQA)- Adopted Housing Element. Working towards final HCD certification.
Novato:	$928,225 (Housing Element, Safety Element, CEQA)- Adopted and Self Certified. Working towards final HCD certification.
Marin County:	$1,670,000 (Housing Element, Safety Element, CEQA)- Adopted Housing Element. Received Final HCD certification.

GENERAL PLAN CONSISTENCY

As supported and referenced in **Attachment 1**, the Housing Element is consistent with the existing General Plan.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

An Initial Study was prepared for the Housing Element and associated Land Use Element amendments and zoning code amendments ("project"). The Initial Study concluded that the project will not cause a significant effect on the environment, therefore a Negative Declaration was prepared consistent with Public Resources Code § 21080(c) and Guidelines § 15070 et seq. A Negative Declaration is a written statement that an Environmental Impact Report is not required because a project will not have a significant adverse impact on the environment. (Pub. Res. Code §§ 21064, 21080(c).) As such, as concluded in the Initial Study/Negative Declaration (filed under SCH# 2023060315), the document established that there is no substantial evidence in the environmental document/record that the adoption of the Housing Element and related amendments will have a significant effect on the environment for areas analyzed in the Initial Study and no mitigation measures are necessary to be implemented to avoid or reduce any potential impacts to a less-than-significant level.

The Initial Study/Negative Declaration for the Housing Element was certified by the Town as the Lead Agency via Resolution No. 2023-4513 on July 25, 2023 pursuant to CEQA (see **Attachment 8**). A Notice of Determination was filed with the Office of Planning and Research and the Marin County Clerk on July 27, 2023 (see **Attachment 9**). Pursuant to CEQA Guidelines Section 15162, no supplemental or subsequent negative declaration is required because the final Housing Element is consistent with the project scope analyzed by the Initial Study/Negative Declaration

The adoption of the Housing Element is also consistent with the San Anselmo Climate Action Plan 2030 relative to the Plan's guiding values of Equity and Access, Human Health and Wellness, and Resiliency and Capacity Building. Specifically, the strategy of the Housing Element was to locate housing opportunity sites that are near transit and access to services, to increase residential densities along transit corridors and redevelop underutilized sites. Lastly, all housing that is developed will need to comply with the Town's green building regulations.

ATTACHMENT

Attachment 1 - Resolution
Attachment 2 - Draft Housing Element Revision 6- Final December 2023
Attachment 3 - California Department of Housing and Community Development Comment Letter dated April 26, 2023
Attachment 4 - California Department of Housing and Community Development Comment Letter dated August 1, 2023
Attachment 5 - California Department of Housing and Community Development Comment Letter dated October 26, 2023
Attachment 6 - Planning Commission Resolution No. 2023-18
Attachment 7 - Planning Commission Resolution No. 2023-17

Attachment 8 - Initial Study/Negative Declaration Certified on July 25, 2023
Attachment 9 - Notice of Determination date stamped July 27, 2023

RESOLUTION NO. XXXX

RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to confront this crisis effectively and aggressively are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the State's environmental and climate objectives." (Government Code section 65589.5); and

WHEREAS, the Legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Government Code section 65589.5); and

WHEREAS, the Legislature has adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita…California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years."; and

WHEREAS, State Housing Element Law (Government Code section 65580 *et seq.*) requires that the Town of San Anselmo ("Town") adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the Town's regional housing need allocation ("RHNA") of 833 housing units comprised of 253 very-low income units, 145 low-income units, 121 moderate-income units, and 314 above moderate-income units; and

WHEREAS, State Housing Element law and General Plan law requires consistency among the Housing Element and other Elements in the General Plan; and

WHEREAS, to comply with State Housing Element Law, the Town has prepared and posted the 2023-2031 Housing Element ("Housing Element") in conformance with State law and has identified housing sites that can accommodate the Town's RHNA including a buffer amount exceeding the Town's RHNA; and

WHEREAS, the adoption of a Housing Element constitutes a General Plan Amendment pursuant to Government Code section 65350 *et seq*.; and

WHEREAS, pursuant to Government Code sections 65352 – 65352.5 the Town sent notice to all requesting California Native American tribes and no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community and take actions to affirmatively further fair housing; and

WHEREAS, the Town has conducted extensive community outreach to ensure robust public

participation of all segments of the community in the development of the Housing Element and received direction from Town public officials related the Housing Element Update, beginning in June 2022 including: two public workshops on July 21, 2022 and August 25, 2022; seven Housing Element Advisory Committee meetings on July 11, 2022, July 25, 2022, September 9, 2022, November 3, 2022, December 15, 2022, May 15, 2023, and May 31, 2023; three Planning Commission meetings on December 21, 2022, May 15, 2023, and July 17, 2023; five Town Council meetings on June 4, 2022, October 11, 2022, January 10, 2023, May 23, 2023, and July 25, 2023; and

WHEREAS, on June 13, 2022, the Town Council appointed a Housing Element Advisory Committee ("HEAC"), that held public meetings and workshop sessions from July 2023 through May 2023; and

WHEREAS, on December 12, 2022, the Draft Housing Element was published and released for public review and comment consistent with Government Code section 65585, made accessible on the Town's website, and a town-wide postcard was mailed to all residents giving information about the Housing Element and how public comment may be made; and

WHEREAS, on December 15, 2022, the HEAC conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council; and

WHEREAS, on December 19, 2022, the Planning Commission conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council, at which time the Planning Commission unanimously recommended Town Council adoption of the Draft Housing Element; and

WHEREAS, on January 10, 2023, the Town Council conducted a public hearing on the Draft Housing Element, at which time it voted unanimously to submit the Draft Housing Element to HCD; and

WHEEAS, after the required 10-day noticing period, the Town submitted the Draft Housing Element to HCD on January 26, 2023; and

WHEREAS, on April 26, 2023, the Town received a review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on May 15, 2023, the Planning Commission and the HEAC held a joint public meeting and unanimously recommended revisions to the Housing Element in response to HCD's April 26, 2023 comment letter; and

WHEREAS, on May 23, 2023, the Town Council held a public meeting to consider revisions to the Draft Housing Element in response to HCD's April 26, 2023 comment letter, at which time the Council unanimously voted to approve said revisions and direct submission of a revised Draft Housing Element to HCD; and

WHEREAS, on May 25, 2023, a revised Draft Housing Element was released for public review; and

WHEREAS, on May 31, 2023, the HEAC held a public meeting and unanimously recommended

approval of the revised Draft Housing Element; and

WHEREAS, on June 2, 2023, following the required 7-day review period after release of the revised Draft Housing Element, the Town submitted said Draft to HCD; and

WHEREAS, on August 1, 2023, the Town received a second review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on August 22, 2023, a revised Draft Housing Element was released for public review; and

WHEREAS, on August 30, 2023, following the required 7-day review period after release of the revised Draft Housing Element, the Town submitted said Draft to HCD; and

WHEREAS, on October 26, 2023, the Town received a third review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on November 20, 2023, a revised Draft Housing Element was released for public review, posted for the required 7-day review period, and subsequently submitted to HCD on December 1, 2023, for a third formal review; and

WHEREAS, an Initial Study and Negative Declaration has been prepared in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines for the Housing Element; and

WHEREAS, during the CEQA review process, it was determined that the environmental potential impacts would be less than significant without the implementation of mitigation measures to reduce or eliminate any potentially significant project-related impacts and therefore a Negative Declaration was appropriate; and

WHEREAS, pursuant to the CEQA, a Notice of Intent to adopt a Negative Declaration was prepared for public comment related to the Housing Element Update and related General Plan Land Use Element and Zoning Code text and map amendments, submitted to the State Clearinghouse (SCH# 2023060315) on June 12, 2023, and included a 30-day public review period is from June 12 through July 10, 2023; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA")(Public Resources Code Sections 21000 through 21189.3) and its implementing regulations (the "CEQA Guidelines") (California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387), on July 25, 2023, the Town Council adopted Resolution No. 2023-4513 approving the Initial Study and Negative Declaration at a public hearing upon consideration of written information and testimony received during a portion of the public comment period regarding the adoption of the Initial Study and Negative Declaration, which analyzes the environmental effects of the proposed amendment and finds no significant impacts; and

WHEREAS, in accordance with CEQA Guidelines Section 15162, no supplemental or subsequent negative declaration for adoption of the Draft 2023-2031 Housing Element is required because none of the circumstances requiring supplemental or subsequent negative declarations exist; and

WHEREAS, certain amendments to the Town's General Plan Land Use Element to implement the land use policies necessary to accommodate the housing sites and densities set forth in the Housing Element, and to ensure consistency among the General Plan Elements; and

WHEREAS, Government Code section 65353 requires a Planning Commission to hold at least one public hearing prior to approving the recommendation of a General Plan amendment; and

WHEREAS, the Planning Commission is responsible for providing recommendations to the Town Council for proposed amendments to the Town's Zoning Code pursuant to Government Code section 65853 *et seq.*; and

WHEREAS, on December 4, 2023, the Planning Commission held a duly noticed public hearing to take public testimony and consider the Housing Element Amendment contained herein and associated Negative Declaration and voted unanimously to recommend that the Town Council find the amendments to the Housing Element consistent with the General Plan and adopt the resolution approving the Housing Element and associated Negative Declaration; and

WHEREAS, on December 12, 2023, the Town Council held a duly noticed public hearing to take public testimony, consider and adopt the resolution approving the Housing Element Amendment contained herein and associated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED based on substantial evidence in the record that the above recitals are true and correct and incorporated as findings herein.

BE IT FURTHER RESOLVED that the Town Council of the Town of San Anselmo does hereby finds that the amendments to the Housing Element are consistent with the General Plan including the following goals, policies, and objectives:

1. The amendments to the Land Use Element and the Housing Element are consistent with the community and sustainability goals in the General Plan, as the identification of housing opportunity sites and implementation of associated programs will support the efficient utilization of land within the existing Town boundaries in connection with existing services, infrastructure, employment, and other amenities. An adequate supply of housing at all income levels is an essential element of environmental and community sustainability. The Housing Element promotes compatible infill development consistent with the goals and policies of the General Plan.

2. The amendments to Land Use Element and the Housing Element are consistent with the Land Use Element's goals, policies, and objectives, because they guide development of additional housing units at density levels that facilitate feasible infill development consistent with the character of the Town and existing infrastructure, and near employment and businesses, while preserving the Town's open space and environmental setting.

    - *Land Use Element Goal C.1: Maintain the economic viability of the Town's commercial core.*

    - *Land Use Element Goal C.3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.*

- *Land Use Element Goal C.5: Accommodate the housing needs of a socially and economically diverse population.*

- *Land Use Objective 1: To manage future growth to ensure the orderly development of the community, the logical extension of urban services, preservation of the area's natural and cultural resources, and protection of the area's environmental setting.*

- *Land Use Objective 2: To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.*

- *Land Use Objective 3: To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.*

- *Land Use Objective 7: To protect and preserve those areas of unique natural and visual resources within the planning area.*

- *Land Use Objective 8: To limit future annexations to lands within the urban service area.*

3. The amendments to the Land Use Element and the Housing Element are consistent with the Circulation Element's goals, policies, and objectives because they guide development of additional housing as infill development with easy access to public transportation. Some opportunity housing sites are located on main thoroughfares (such as Sir Francis Drake Boulevard) with access to main roadways and public transportation.

   - *Circulation Element Objective 1: To maintain and enhance the residential quality and character of all streets in San Anselmo, with the exception of Red Hill Avenue and portions of Sir Frances Drake Boulevard, Greenfield Avenue, and San Anselmo Avenue.*

4. The amendments to the Land Use Element and the Housing Element are consistent with the Open Space Element's goals, policies, and objectives because they guide development of housing as infill development without encroaching on the Town's Open Space, preserving the open space for the enjoyment and recreation of the community.

   - *Open Space Element Goal C.2: Protect ridgelines, including the ridge zone, and preservation of the natural features of hillside lands.*

   - *Open Space Element Goal C.3: Protect highly visible hillside slopes and ridges from development, and maintain the visual presence of woodlands, riparian areas, and stream courses which are found on, or traverse, identified open space lands.*

   - *Open Space Element Goal C.4: Provide recreational areas for Town residents.*

   - *Open Space Element Objective 1: To protect from development those open space parcels which contribute directly to the Town's identity, its sense of separate place in relation to other communities, and the quality of life in the community.*

   - *Open Space Element Objective 4: To provide and maintain a system of trails which will provide nonintrusive access from residential areas for open space and park lands.*

5. The amendments to the Land Use Element and the Housing Element are consistent with the Conservation Element's goals, policies, and objectives because they facilitate infill development of a variety of housing types within the existing areas of the Town, thereby protecting and conserving Open Space and park areas.

   - *Conservation Element Goal A.1: Minimize environmental harm and the disruption of natural features, particularly in hillside and unstable soil areas.*

   - *Conservation Element Goal A.4: Preserve and protect significant habitats for fish, wildlife, and flora.*

6. The amendments to the Land Use Element and the Housing Element are consistent with the Parks, Recreation, and Public Facilities Element's goals, policies, and objectives because they facilitate and encourage infill housing development within the Town's existing neighborhoods. The Town has large number of parks and public facilities that are integrated in the community and accessible from all neighborhoods, including (but not limited to) Creek Park, Landsdale Park, and Memorial Park. The Town's public facilities include outdoor sports facilities such as tennis courts, children's play areas, a dog park, and soccer and baseball fields. Given the Town's existing parks and facilities, the additional housing units and residents that may be developed will be well-served by existing facilities and there is no anticipated need for additional parks or other recreation facilities.

   - *Parks, Recreation, and Public Facilities Element Goal A: Provide recreational areas for the residents.*

7. The amendments to the Land Use Element and the Housing Element are consistent with the Noise Element as there will be no impacts related to noise. The Town's Noise Ordinance, San Anselmo Municipal Code section Title 4, Chapter 7, must be complied with.

8. The amendments to the Land Use Element and the Housing Element are consistent with the Scenic Highways (Parkway) Element because they facilitate and encourage infill housing development. In recent years, the Town has accomplished significant landscaping and signage improvements to the Town's entryways. Some housing opportunity sites are located on Sir Francis Drake Boulevard and otherwise near the Town's entryways and highways. These housing sites will blend well with the existing improvements and scenic highways, are appropriate for the areas, and will aesthetically improve these areas of the town.

   - *Scenic Highways (Parkway) Element Goal: Improve the appearance and aesthetic quality of the planning areas' main thoroughfares, especially the entryways to the community.*

BE IT FURTHER RESOLVED that the San Anselmo Town Council does hereby adopt a resolution approving the Housing Element as attached hereto as Exhibit "A" and amendments to the Land Use Element as attached hereto as Exhibit "B" incorporated herein by reference.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Town of San Anselmo on the 12th day of December 2023 by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
[NAME]
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

EXHIBITS
A. Housing Element
B. Land Use Element

EXHIBIT A: HOUSING ELEMENT

[To be inserted once adopted]

EXHIBIT B: LAND USE ELEMENT

The following General Plan Amendments are proposed to the Land Use Element of the General Plan.

LAND USE ELEMENT

A. Introduction

The land use section is the broadest in scope and most comprehensive element of the General Plan. The objectives and policies contained herein were the last to be formulated and reflect the general policy direction contained in all the other sections of the plan. As a result, the Land Use Element by design brings the array of thought and direction contained throughout the plan together to create a consistent and harmonious statement.

The intent of the land use section is to match the plan's policies related to natural resource, environmental constraint, recreation, open space, and community design policies with the urban land needs derived from the population, housing, circulation, and economic objectives of the plan.

The Land Use Element defines and shows graphically the general spatial distribution of all uses of land within the Town of San Anselmo. Furthermore, the land use section stipulates the density and intensity of development for all the land area covered by the plan.

B. Existing Land Use

The Town of San Anselmo is situated in a series of small valleys created by streams which are bordered by moderate to steep hillside slopes and ridge tops. The vegetation in the area is a mixture of grass and woodland. Due to their orientation, the north-facing slopes are more heavily wooded than the south-facing slopes. The sunnier south-facing slopes do, however, have stands and pockets of woodland. The stream courses along the valley floor are bordered by residential and commercial structures and remnants of riparian woodland.

San Anselmo is an established residential community which is near buildout in terms of its maximum residential development. New housing construction can be expected to be limited to infill on existing vacant single-family lots. Many of these undeveloped lots are small and located on steep sites. However, there are some larger parcels of land situated on the higher, and more visible, slopes and ridge tops in the area which are designated for residential development in the current general plan.
There are an estimated 1,720 acres of land within the corporate limits of the Town of San Anselmo. The Available Lands Survey which was conducted in 1984 as a part of the Housing Element update found that there was approximately 288 acres of land

available for potential development. While the undeveloped land represents 17 percent of the total acreage in the Town, this undeveloped land is most often found in remote and hillside areas of the Town which are difficult to develop. Accordingly, while the Town can be described as being more than 80 percent built out from an acreage standpoint, it is 95 percent built out from a housing standpoint.

The Available Lands Survey also did not consider the development potential of surplus public lands and buildings. Red Hill School is an example of a site which has been deemed surplus by the School District, and alternative land uses may be of consideration to the agency in ownership.

1. Residential Character

San Anselmo can be characterized as a small residential community of primarily older neighborhoods and subdivisions that were established prior to 1945. Since 1945, residential development has been comprised of single-family home construction within established neighborhoods, and smaller new residential subdivisions. San Anselmo has not experienced the post-World-War-II construction of large tracts of single-family detached homes. Although San Anselmo is still a predominantly single-family home community, there was a shift in the last decade to the construction of more multi-family structures. The increase in the number of multi-family units was a result of the construction of new multi-family structures on some vacant lots, the conversion of large single-family homes to multi-unit structures, and the demolition of older single-family homes to construct multi-family units. As of 1983 the ratio of single-family units to multi-family units townwide was 77% to 23%.

Additionally, San Anselmo has experienced a large increase in the number of second units which have been added to existing single-family homes in established single-family neighborhoods. The Town has adopted a second unit ordinance designed to regulate the number of second units in any given neighborhood in the community. However, there is no current accounting of the number of second units which have been constructed without benefit of the entitlements required by the Town's zoning code. Second units do comprise a significant use of residential land in the community and are addressed by policy in the General Plan.

2. Commercial and Industrial Character

San Anselmo does not have a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy. There is no detailed commercial land use study available in the Town, but the employment data available from the 1980 census and the Association of Bay Area Governments pretty much describes commercial land use in the community. The Town's commercial enterprises are normally classified as "residential support" commercial by planners. These types of uses include food and drug stores; restaurants; automobile service shops and stations; personal service stores including barber shops, beauty shops, and dry cleaners; and retail outlets which depend on local residents as their primary clientele.

The antique and other furniture stores are an example of local retail outlets which are more of a "base industry" drawing dollars from outside the community into the town and are not dependent on local residents as their primary clientele.

The total square footage associated with the "residential support commercial" activity is totally dependent on the population of the residential community to be served. In other words, the smaller the local population, the less land which needs to be set aside for local residential support commercial uses.

Base commercial industries are not dependent on the size of the local population for their success, but are more affected by competition outside the community, and the ability of similar use to conglomerate in the community in which they are located. The amount of traffic through an area and the functionality of the roadway network are prime factors in the location of base retail commercial activities.

Industrial and manufacturing uses are almost nonexistent in San Anselmo, and the community does not offer the types or size of land parcels which would attract these types of industry in the future.

The Town does offer some potential for small business and professional offices. These offices would be occupied by professionals serving the community or local professionals who desire office space close to home.

C. Land Use Goals

The primary land use goal for San Anselmo is the conservation of the small-town character of the community and its close relationships with the natural beauty of its setting. The desire to retain and enhance these qualities was voiced over and over in the workshops and community meetings on the 1976 General Plan as well as at the meeting on the 1987-88 General Plan review.

The objectives and policies set forth in Section D were formulated to achieve the following goals:

1. The small-town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting.

2. Maintain the economic viability of the Town's commercial core.

3. New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.

4. New developments in the Town's open hillside and ridge areas will be regulated to protect the natural beauty of these areas.

5. Accommodate the housing needs of a socially and economically diverse population.

The Land Use Map was developed on the following four principles:

1. Current land use in San Anselmo is to be the basis for determining the distribution of future land use in the community.

2. In situations where current zoning of a parcel or parcels of land is inconsistent with the existing land use of the greater surrounding area, and development has already occurred, said existing development will be grandfathered into the predominant land use planned for the area.

3. The current mixture of residential densities immediately west of the Town's downtown area is to be maintained.

4. All lands located above the 150-foot mean sea level elevation warrant special protection because of their high visibility potential, natural resource setting, and physical development constraints. Therefore, these lands are to be placed in a special conservation zone. (See pages 16 and 17.)

D. Issues, Objectives, and Policies

The following is a listing of major community conservation and development issues facing San Anselmo, and the Town's objectives and policies related to these issues. The issues have not been prioritized in this plan. However, the issues will be prioritized when the Town Council adopts its planning work program and budget during the upcoming and each subsequent fiscal year.

ISSUE: Growth Management

Objective 1:

To manage future growth to ensure the orderly development of the community, the logical extension of urban services, preservation of the area's natural and cultural resources, and protection of the area's environmental setting.

Policies:

1.1 Future growth through the year 2032 will be limited to the Town's present adopted urban service limit line. (See Map 2.)

1.2 Future growth will be managed based on the ability to provide needed public services, the constraints associated with development of the site, the costs and revenues associated with new development, and the effects of growth on local traffic conditions.

1.3 Ensure that new growth does not create intolerable traffic conditions.

ISSUE: Preservation of Community Character and Image

Objective 2:

To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.

Policies:

2.1 All land use decisions within the Town and the planning area will take into consideration the protection and preservation of the area's surrounding hillsides, ridges, water courses, and any unique natural habitats.

2.2 New development will be required to preserve some of the natural and cultural characteristics of their respective development sites.

2.3 Undeveloped and agricultural lands outside the urban service area boundary should be protected from urban expansion.

ISSUE: Residential Densities

Objective 3:

To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.

Policies:

3.1 Very low density (hillside and ridge) and single-family conservation residential development should be located in areas of (1) relatively high visibility, (2) environmental hazards, (3) sensitive environmental resources, or (4) areas which are established as high priority open space lands.

3.2 Single-family residential development is most appropriate within and adjacent to existing single-family areas, and in areas easily served with water and sewer lines. Such areas should also serve as transition zones between mixed density and very low-density areas.

3.3 Mixed residential and affordable housing development is most appropriate where sites have few environmental constraints, and have adequate facilities, such as water, sewer, transit, and access to commercial services.

3.4 Mixed residential and affordable housing development is also appropriate along major traffic arterials and adjacent to commercial and office areas.

ISSUE: Maintain a Sound Commercial Base

Objective 4:

Maintain the existing size and intensity of commercial businesses in the Town.

Policies:

4.1 Commercial land uses in the Town shall be divided into four categories: central commercial, general commercial, limited commercial, and neighborhood commercial.

4.2 Retail commercial is best suited for the central area.

4.3 General commercial is best suited for both retail and service commercial.

4.4 Neighborhood commercial should be located on collector streets within a short distance of residential areas.

4.5 Limited commercial uses shall be located along Sir Francis Drake Boulevard west of the Hub. Low intensity uses are low traffic generators.

4.6 Before the Town will consider a proposal for commercial expansion or intensification, the Town first needs to resolve current parking problems in the commercial areas of the community. Any commercial proposals which would compound the parking problem will not be approved.

Objective 5:

To establish parking standards and a parking program for the central commercial area. (Also see Circulation Element Policies 9.1 and 12.1.)

Policies:

5.1 To revise the parking standards in the Town's Zoning Ordinance recognizing that most businesses in the central area cannot provide parking onsite.

5.2 To establish a parking district or other mechanism in the central commercial area to generate the monies needed to develop sufficient parking in the area to support the Central Commercial District.

ISSUE: The Preservation and Restoration of Local Historic Buildings, Features, and Sites

Objective 6:

To identify, protect, preserve, and restore buildings, features, and sites of local historic value in San Anselmo.

Policies:

6.1 The Town of San Anselmo shall undertake a historic survey and maintain an inventory of buildings, features, and sites of local historic significance.

6.2 The Town will endeavor to protect from demolition or destruction or major alteration any building, feature, or site of local historic value.

6.3 To encourage the marking of historic buildings, features, and sites to publicize their significance.

ISSUE: Preservation of Open Space within the San Anselmo Planning Area

Objective 7:

To protect and preserve those areas of unique natural and visual resources within the planning area (see Map 3). (Also see Open Space Element Policies 2.1-2.8.)

Policies:

7.1 To limit or prohibit development in hazardous areas or areas of high resource value.

7.2 To prohibit or severely limit development along the Town's major and minor ridges and hilltops.

7.3 To preserve as open space land of aesthetic or recreational value.

7.4 Encourage open space corridors along easements and streams and provide public access where appropriate for bicycling, walking, and equestrians. (See Objective 4 of Open Space Element.)

7.5 Regulate construction on visible slopes to preserve the visual value of the hillside.

7.6 Continue to preserve open space and provide for the conservation of resources through innovative implementation including zoning, development controls (including grading, public and private acquisition, and incentives for private improvements which enhance the environment).

ISSUE: Annexation of Developed and Undeveloped Lands

Objective 8:

To limit future annexations to lands within the urban service area.

Policies:

8.1 To determine which properties within the Town's Urban Service Area should be prezoned.

8.2 To prezone lands in conformance with all the policies of the San Anselmo General Plan.

8.3 To review and comment on all development proposals within the Town's adopted Urban Service Area Boundary.

8.4 Developments proposed on properties contiguous to the Town Limits and prezoned by the Town shall be annexed into the Town prior to any decisions on the development proposal.

8.5 All lands annexed into the Town will be zoned no less restrictively than the current County of Marin zoning. The Town will not consider annexation for purposes of increasing the density over that allowed by the County of Marin.

ISSUE: Protection of Hillside and Ridge Properties

Objective 9:

To regulate future development on hillside and ridge parcels so as to protect, maintain, and enhance the natural characteristics of the land which contribute to the open space qualities of the parcel. (Also see Open Space Element Policies 2.1-2.8.)

Policies:

9.1 The density on ridge and hillside properties shall be no greater than the number of dwelling units specified in the "Table of Hillside and Ridge Density Parcels" (Ordinance No. 890).

9.2 No development including structures, roads, and public facilities shall be allowed on visible ridges and hillsides unless it has been demonstrated that development outside of these areas is not feasible for geologic, soils, or hydrologic reasons, or development would impact a unique natural habitat.

9.3 Should there be no other option but to allow development on a visible hillside or ridge, the Town may limit the size of development (i.e., square footage allowed within any structure), if such a limitation would reduce the visual impact of a development.

9.4 Development on hillside and ridge parcels shall be located so as to be screened by existing woodlands or by portions of the site where existing topography provides screening. Development within existing woodland may be allowed if tree removal is minimal.

9.5 New roads or extensions of existing roads which provide access to hillside and ridge parcels shall be limited in paved width to the minimum necessary to provide for adequate public safety.

9.6 New or existing roads serving hillside and ridge parcels shall remain rural in character and appearance.

9.7 Development on hillside and ridge parcels shall be so designed as to minimize grading and disruption of natural contours.

9.8 Lands above the 150-foot mean sea level elevation warrant special design review considerations; accordingly, the Town will review the building location, building design, and access of development in these areas.

Objective 10:

To regulate the design of residential units, roads, and public facilities in hillside and ridge areas in order to protect and maintain the existing visual image and character of these lands. (Also see Circulation Element Policies 10.1-10.6.)

Policies:

10.1 The Town will not allow the attached cluster form of condominium development on lands designated as Very Low-Density Single Family-Conservation in the General Plan.

10.2 Within a subdivision, single-family detached homes may be located on lots smaller than one acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use.

10.3 Residential units shall be designed and located so as to minimize their visual mass. The Town will require exterior materials and colors which soften the appearance of the building and allow it to blend with the natural landscape.

10.4 The only materials to be used for road construction shall be those which soften the visual appearance and impact of the road. All road materials shall be approved by the Town Engineer.

10.5 Street lighting on hillside and ridge parcels shall be kept to the minimum necessary for safety. Light standards which minimize the dispersal of light shall be used in these areas.

ISSUE: Preservation of Neighborhood Character, Image, and Quality of Life

Objective 11:

To preserve, maintain, and enhance the existing character, scale, and quality of life in San Anselmo's residential neighborhoods.

Policies:

11.1 New development, including rehabilitation and expansion projects, shall be of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood.

11.2 Medium- and large-scale development projects in both single-family and mixed residential areas shall provide for a variation in building heights and exterior wall and roof articulation to avoid monotonous structures with a large, blank visual bulk and mass.

11.3 New developments of five or more units which overcrowd the local residential street network, and cannot make the necessary roadway improvements to mitigate the impact, will be required to be phased over a period of time or possibly be reduced in density. All roadway improvements will be paid for by the development creating the need for the improvements.

11.4 Cannabis Business Uses. The Town shall not allow any cannabis business uses within the Town limits except medicinal cannabis delivery from businesses located outside of the Town limits. Recreational cannabis delivery from businesses located outside of the Town limits may be allowed if required by state law.

ISSUE: Future Development and Public Utilities and Services

Objective 12:

To maintain the current level of public services to the citizens of the Town and to continue to support improvements to public utilities as needed.

Policies:

12.1 To work with the special districts that provide water, sewer, and fire protection services in order to maintain and improve upon the present level of service.

12.2 To require all new development within the Town to be served by the public fire protection system and, where feasible, the public water and sewer system.

ISSUE: Maintenance of Adequate Water Service and Fire Flows in Hillside and Ridge Areas

Objective 13:

To ensure that existing and future development in hillside and ridge areas has a continuous supply of domestic water, adequate water to protect structures from domestic and wildfires.

Policies:

13.1 To encourage the Fire District to require sprinkler systems in new residential buildings which the Water District cannot supply with the ISO recommended fire flow.

13.2 New homes shall hook into MMWD's system where feasible.
If a water moratorium exists or public water cannot be provided, owners may construct potable water wells for new homes in accordance with the San

Anselmo Municipal Code but shall connect to MMWD for their sole potable water supply as soon as water supplied by MMWD is available.

Objective 14:

To require homes and other improvements constructed in hillside and ridge or other high fire hazard areas to be designed to reduce the potential for a disastrous fire.

Policies:

14.1 To prohibit on street parking on public and private roadways which, due to their width or circuitous routing, create problems for fire equipment access.

14.2 To prohibit the use of combustible roofing materials in residential areas that have a high wildfire potential (e.g., hillside and ridge areas).

14.3 To require brush clearance around structures which encroach on wild vegetative groundcover.

ISSUE: Sewage Treatment in Hillside and Ridge Areas

Objective 15:

To ensure that onsite sewage treatment systems do not create a potential health problem or contribute to a potential unstable slope condition.

Policies:

15.1 The Town will require all new development, where feasible, to be served by the Public Sanitation District.

15.2 Where it is not feasible to hook into the Sanitation District collection system, the builder must supply a copy of a sanitation engineer's report to the Town stating that disposal is feasible on the site from a health standpoint. Further, a professional geotechnical report by a professional engineer shall be supplied to the Town stating that the proposed wastewater disposal field will not result in contribute to any landslide or other adverse geologic condition.

ISSUE: Reduction of Potential Flooding Hazards

Objective 16:

To protect the community from danger to life and property caused by flooding.

Policies:

16.1 All new developments in the Town should be designed to minimize vegetation removal, soils compaction, and site coverage.

16.2 To only allow development within the 100-year floodplain which is consistent with the Town's adopted Protection of Flood Hazard Areas and Water Course Ordinance.

16.3 To inform the citizens of the community of existing and potential flooding problems on an ongoing basis.

16.4 To repair and improve the Town's storm drainage system to handle existing and projected runoff.

16.5 To prepare evacuation plans for flood-prone areas and distribute information to affected residents, businesses, and property owners.

ISSUE: Development in the Flood Zone

Objective 17:

To ensure that facilities needed to function in a natural disaster are not located in the floodplain or, if there is no other choice, that they are designed to function adequately under emergency conditions.

Policies:

17.1 Facilities designated as "critical" in the emergency preparedness plan should not be located in the 100-year floodplain, or if no other choice shall be designed to function adequately under emergency conditions.

ISSUE: Reuse of Surplus School District Lands

Objective 18:

To keep surplus School District lands in public ownership, while allowing some interim use of the property to allow the School District some financial return on its land holdings.

Policies:

18.1 The Town shall meet with the School Districts to determine the appropriate future use of surplus school sites whenever Districts contemplate reuse of these lands.

18.2 To encourage the School District to retain public ownership of surplus school sites because of the recreation and other physical assets that they provide for the greater community.

18.3 Ensure that reuse of public-school sites is compatible with adjacent land uses and intensity of development in the immediate area.

18.4 To adopt an ordinance which would allow the School District to lease surplus school sites for possible educational, light commercial, office, or other use which can be found compatible with the existing use of land around the surplus school site, and the community as a whole.

18.5 To encourage the involvement of all San Anselmo citizens on the issue of reuse or new use of surplus school sites.

Objective 19:

To stipulate the future use of all school sites in the Town of San Anselmo in the event that said sites cease to be used, in whole or in part, as public schools.

Policies:

19.1 It shall be the policy of the Town of San Anselmo to zone the following listed school sites for the future use designated in the table below:

School	Future Use
Sir Francis Drake High School	Single-Family Residential/Street Frontage Medium Density
Brookside School	Single-Family Residential
Wade Thomas School	Single-Family Residential
Red Hill School	Single-Family Residential/ Above Elevation 150—Very Low Density
Hidden Valley School	Single-Family Residential

ISSUE: Reuse of Private School and Church Sites

Objective 20:

To develop special zoning districts and design guidelines to regulate the reuse of private school and church sites identified on the General Plan Land Use Map.

Policies:

20.1 To ensure that reuse of existing private school and church sites is compatible with adjacent land uses and intensity of development in the immediate area.

20.2 To protect the unique natural and architectural features which make these sites a visual resource within the Town of San Anselmo.

20.3 To consider land use options for these properties which would preserve their unique visual or community resources. In the interim the following future uses will be allowed:

Schools	Future Interim Use
Seminary Lands	Single-Family Residential/Reuse of Historic Building High-Density Residential
Saint Anselms School	Single-Family Residential
Sunny Hills	Below 150 Mean Sea Level Multi-Family Residential/ Above Elevation 150 Mean Sea Level--Very Low Density Single-Family Residential

E. Use Categories

Listed below are the basic land uses provided for in the General Plan. Each land use category includes a description of the type, density, and intensity of land use expected therein. The category descriptions also contain some of the criteria used in assigning their relative location within the planning area, and the objectives which each category is expected to achieve. The Planned Land Use Map shows the planned distribution of general land uses within the planning area.

Each residential land use category includes a population density range expressed in dwelling units per gross acre. The actual number of dwelling units permitted for any given residential parcel will be dependent on the environmental constraints of the site, and traffic safety characteristics of the roadways which provide access to the site,

community design issues, and the housing objectives to be achieved.

The term 'gross acre' as used in the General Plan refers to all the land within the property lines of a given parcel or all the land within the boundary line of a given development proposed. The only land to be excluded in the calculation of gross acreage is any land within an established public right-of-way or adopted plan line.

The ultimate structural form and physical character of San Anselmo will be determined by the density and intensity of development allowed on existing undeveloped lands within the Town limits. The Town has decided that its visual image and character will be that of a small-town detached single-family residential community which provides for a more dense and intense form of development on lands adjacent to its central commercial core. The flatter lands of the valley floor, and lower hill slopes, will be predominantly detached single-family neighborhoods. The density, and the intensity of residential development, will decrease rapidly to a very low level on the upper slopes and ridges of the hills and mountains which bound the community.

1. Residential

The categories of residential land use provided for in the San Anselmo General Plan are formulated so as to protect the visual character and quality of life in most of the Town's existing residential neighborhoods. However, the general plan does provide for some transition in residential character and form in and around the Town's central commercial area. Vacant lands within other established residential neighborhoods will be regulated so as to maintain and continue the existing character of development in the immediate area.

The density and intensity of residential development on existing vacant parcels of land on the upper slopes and ridges of hills in the planning area will be severely limited so as to protect the open space character and visual image of these areas. The following sets forth the permitted land uses, building types, and concentration of use in each residential category contained in the General Plan.

a. Very Low Density—Hillside and Ridge (1 Unit/Gross Acre or Less)

The very low-density residential category is applied to those lands which constitute the Town's hillside and ridge areas. This land use category is intended to provide a density and intensity of residential development which will maintain the natural features of the land and associated landscape and protect the visible ridges in the community from development.

The lands designated on the Land Use Map as very low density are to be improved with single-family detached homes on various lot sizes. Many of the parcels within this category are large, and it is therefore possible to cluster detached dwelling units on individual lots to avoid environmental constraints and to further open space objectives. The number of units to be allowed on each parcel of land within this category will be based on the environmental constraints (e.g., slope, unstable soils, stream courses, etc.) and open space objectives associated therewith. The Town of San Anselmo has

reviewed the development potential of each parcel in the hillside and ridge area. From this review emerged the maximum number of dwelling units to be allowed on each parcel. The maximum number of dwelling units to be allowed is designated in the official **"Table of Hillside and Ridge Density Parcels"** adopted by the Town Council. The Town Council may review and amend this table from time to time if such amendment would further the objectives of the General Plan.

The population density in the hillside and ridge areas associated with this land use category will not exceed a maximum of four (4) persons per gross acre. The only land use to be allowed within this category include single-family detached dwellings, roadways, driveways, public uses similar to public parks, and public playgrounds, trail access easements, utility installations, state licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use. Other uses which are permitted by use permit include: large family day care homes and a limited number of second units.

b. Single-Family Residential-Conservation (1 Unit/Gross acre or Less)

The Single-Family Residential-Conservation designation is assigned to those residential properties that are one acre or more and are located at or above the 150-foot mean sea level elevation in the Town of San Anselmo, but outside of the land designated as Very Low Density (Hillside and Ridge). Much of the land above the 150-foot mean sea level elevation is visible from the Town's major roadways and established residential neighborhoods, and as such forms the major visual backdrop to the Town. In order to preserve the unique visual qualities of these lands, development is to be limited to a density of one unit per acre or less.

In order to maintain the visual quality of the lands above the 150-foot mean sea level elevation, the Town intends to review the building location, access, and exterior design of structures proposed for vacant lots in this area. The Town may also consider the effects of new development in this area on the public health and safety issues related to site improvements.

Design review may also apply to existing developed properties within the conservation area, if said review is necessary to protect the visual character of the hillside and the size of the proposed addition is large enough to warrant said review.

The population density in the single family residential-conservation area will not exceed 18 persons per gross acre. The only land uses to be allowed within this category include single-family detached dwellings, roadways, driveways, public uses similar to public parks, public playgrounds, trail access easements, utility installations, state licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and

any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use. Other uses which are permitted by use permit include: large family day care homes and a limited number of second units.

c. Single-Family Residential (1-6 Units/Gross Acre)

The Single-Family Residential category is assigned to those residential areas with established neighborhoods which are characterized predominately by single-family detached homes on a typical suburban residential lot. The majority of the parcels (lots) in this category would have a lot size of 7,500 square feet or less. However, some lots larger than 7,500 square feet may be found in this area due to environmental conditions or topography. Much of the land above the 150-foot mean sea level elevation is visible from the Town's major roadways and established residential neighborhoods, and as such forms the major visual backdrop to the Town. In order to maintain the visual quality of the lands above the 150-foot mean sea level elevation, the Town intends to review the building location, access, and exterior design of structures proposed for vacant lots in this area. The Town may also consider the effect of new development in this area on the public health and safety issues related to site improvements.
Design review may also apply to existing developed properties at or above the 150-foot mean sea level elevation, if said review is necessary to protect the visual character of the hillside and the size of the proposed addition is large enough to warrant said review.
The majority of the land within this residential category has already been subdivided and improved with single-family homes. However, there are existing vacant parcels of land dispersed throughout these low-density residential areas and redevelopment of existing single-family homes is anticipated. Future subdivision of vacant land within this category shall conform to the existing pattern of lot sizes within the neighborhood in which the land is located. New lots created through the subdivision of land shall be the same size as, or in some situations larger than, the existing lots in the immediate neighborhood.

The population density in the single-family residential category shall not exceed a maximum of eighteen (18) persons per gross acre. Land uses to be permitted include single-family detached dwellings, duplexes, triplexes, quadplexes, townhomes, public uses similar to public parks, public schools, public playgrounds, trail access easements, utility installations, state licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use. Other uses which are permitted by use permit, include: churches, large family day care homes and a limited number of second units.

d. Medium Density Residential (6-12 Units/Gross Acre)

The Medium Density Residential category is assigned to residential lots adjacent to Sir Francis Drake Boulevard and residential lots which abut or face commercial land uses. These properties will be developed duplexes, triplexes, quadplexes, townhomes, and

standalone multifamily buildings..

The population density in the Medium Density Residential category shall not exceed a maximum of twenty-eight (28) persons per gross acre. The only land uses to be allowed within this category include duplexes, triplexes, quadplexes, townhomes, standalone multifamily buildings, public uses which are similar to public parks, public schools, and public playgrounds, state licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use are permitted. Other uses permitted by use permit include: churches and large family day care homes.

Higher densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the General Plan. The Affordable Housing Overlay section describes how this can be done.

e. High Density Residential (20-30 Units/Gross Acre)

The High-Density Residential category is primarily assigned to residential lands near commercial areas outside the Town's Central Commercial core. The predominant form of residential development is expected to be multifamily apartment and condominium dwelling units in standalone buildings and/or in multi-building complexes. Multi-family housing is to be located within walking distance of commercial and employment areas in order to reduce the need for, and dependence on, the automobile for daily shopping trips.

The population density in the High Density Residential category is not to exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family detached homes, duplexes, triplexes, apartments, condominiums, public uses which are similar to public parks, public playgrounds, and public schools, public parks, trail access easements, utility installations, state licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use. Other uses permitted by use permit, include churches, convalescent homes, bed and breakfast, and large family day care homes.
Higher residential densities may be considered within these areas through the application of the Affordable Housing Overlay District

f. Downtown Mixed Residential (6-30 Units/Gross Acre)

The Downtown Mixed Residential category is assigned to the residential lands west of the Town's Central Commercial area. These properties are planned to be improved with a mixture of single-family, duplex, triplex, quadplex, townhome, and multi-family

apartments and condominiums. The intent is to have a mixture of residential densities on every street and block in the area so designated. Furthermore, there will be objective ministerial design review of all housing development and redevelopment to ensure visual compatibility with existing development in the area.

The population density in the Downtown Mixed Residential category shall not exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family-detached homes, duplexes, triplexes, quadplexes, townhomes, apartments, and condominiums, public parks, public schools, and public playgrounds, utility installations, state licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use. Other uses permitted by use permit, include churches, rooming houses, convalescent homes, bed and breakfast, professional offices, and large family day care homes, and a limited number of second residential units.
Higher residential densities may be considered within these areas through the application of the Affordable Housing Overlay District

g. Affordable Housing Overlay (20-40 Units/Gross Acre)

The Town has found over the years that zoning land to allow for higher densities of development has not resulted in rental or sales prices that meet the needs of the community's low- and moderate-income households. The only result has been a change in the physical appearance and character of the community, and increased traffic.
The Town recognizes the needs of low and moderate income families and will provide within the Land Use Element an incentive to provide housing for these income groups. The Town will consider higher density for both rental and for-sale projects which provide at least forty (40) percent of the total dwelling units within the development for low-income families. Rental and for-sale unit projects which meet the objective will be considered in specified areas within the town. These areas will allow reduced floor area ratios and parking requirements to incentivize development of affordable housing. The areas which will be considered for higher densities will be designed in the future by the Town Council.

2. Commercial

San Anselmo does not have the type of a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy.

A report prepared by the Association of Bay Area Governments entitled "ABAG Projections—87" projected a decreasing population in San Anselmo, combined with a relatively small increase in the number of jobs available in the community, and the number of households in the community. Slight job increases are projected in the retail

and service sector over the next 20 years.

The jobs projections for San Anselmo do not indicate a need to plan for a large amount of commercial expansion in the community. Growth in jobs, though small, will be in service and office type uses, with some limited retail expansion.

The San Anselmo Chamber of Commerce supports policies which will encourage the expansion and attraction of nonresident-supported business enterprises. It appears that the primary businesses which can be encouraged to expand to implement this objective are restaurants, antique and other furniture stores, and specialty retail item stores. These enterprises would have to operate in conjunction with one another to first attract visitors to the area and to encourage visitors to have an extended stay (two or more hours) of browsing, shopping, and eating.

The Town appears to have adequate existing and planned commercial floor space to achieve this objective. Furthermore, the historic commercial core and commercial development along Sir Francis Drake Boulevard and Red Hill Boulevard are within reasonable walking distance from one another. A factor which hinders the expansion of nonresident-supported business enterprises is the size of streets, and high volume of automobile traffic thereon, which tends to serve as a strong barrier to easy pedestrian circulation. Steps the Town could take to improve upon the environment for nonresident dependent business include improving pedestrian circulation and traffic movement, and to provide adequate and easily accessible parking for longer shopping trips into the community.

One of the primary concerns of commercial business in the historic core and along Red Hill Road and Greenfield Avenue is the need for additional convenient customer parking. The Chamber of Commerce has requested that the Town consider adopting policies which will address the need for more convenient parking.

The commercial area along San Anselmo Avenue is planned to remain the retail core of the community. Uses are expected to be a mixture of visitor and local serving commercial business. The Central Commercial area should incorporate open space, a strong pedestrian element, and convenient parking to maintain its image as the hub of the community. The Town may consider special parking provisions for the area in order to reduce the time and trouble new businesses have with leasing commercial space in the area. The incorporation of a residential element into the variety and fabric of the commercial core could improve its function and vitality.

The older commercial structures located along Sir Francis Drake Boulevard west of the Hub present a potential traffic circulation and congestion problem. Most of these structures were constructed without off street parking. Furthermore, the heavy vehicular traffic volume along Sir Francis Drake Boulevard, combined with the inability to structurally expand the boulevard means that left turns onto business property in this area creates an unacceptable problem for vehicular circulation within the Town. As a result, commercial uses which generate significant amounts of traffic, if located in these

structures, will cause further traffic congestion in an existing congested area. The Town intends to consider regulating businesses in this area to prohibit enterprises which are high traffic generators (e.g., fast food outlets and quick stop and shop stores).

The Town wants to maintain the small-town scale and character of its commercial areas. This will be attained by creative conservation of older buildings and close attention to new buildings to ensure that they are at a scale which is compatible with the existing character of the area. Trademark designed buildings associated with many retail, food, and beverage service businesses will not be allowed in the Town's commercial areas. Development is to be consistent with Objective 6 and Policies 6.2-6.3 of the Land Use Element.

Limited commercial enterprises will be allowed at some points along major arterials and collector streets, provided these businesses primarily serve the residential areas in which they are located. The Plan recognizes the existing limited number of small neighborhood commercial and administrative professional offices along Center and Sir Francis Drake Boulevard.

The categories of commercial land use provided for in the General Plan recognize the diverse functions and roles each of the commercial areas will play in the community. The following describes the permitted land uses, building types, and concentration of use in each commercial category found in the Plan.

a. Central Commercial (20 Units/Gross Acre)

The Central Commercial area can be found along portions of San Anselmo Avenue and Sir Francis Drake Boulevard between the Hub and Tunstead Avenue. This commercial area is expected to be the retail core of the community. Commercial enterprises in this area are expected to provide a continuity of commercial frontage and attractive area for pedestrian movement. Parking is not anticipated onsite but would be provided in public or common parking lots within walking distance of all downtown businesses.

Two types of businesses are expected in this area. The first type are primary attractors. These are businesses that draw customers from outside of the community. Such commercial activities include restaurants, specialty stores (antiques), fashion stores, variety stores, and apparel stores. The second type of uses are satellite businesses which rely on pedestrian movement generated by the primary attractors. These include such uses as small specialty shops, small food service outlets (ice cream and coffee), personal services (barber and beauty shops), and small boutiques. Offices would also be allowed, but to promote commercial activity in the area are encouraged to located above the ground floor.

Residential use in the form of multi-family housing will be allowed in the central commercial area. Residential uses can be provided for in a single structure or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of

the ground floor.

Commercial activity in the central area is expected to be quite concentrated to encourage pedestrian movement. Although commercial development will be concentrated, the intensity of commercial development on individual lots or development sites could have floor area ratio (FAR) up to 2.0. The term "floor area ratio" as used in the General Plan is the total floor area of a building relative to the total area of the lot or development site. A 5,000 square foot lot with a floor area ratio of 1.5 could have 7,500 square feet of floor space in a building. Furthermore, the height of buildings in the central commercial area is to be compatible with surrounding buildings but shall not exceed 30 feet in height.

b. General Commercial (20-30 Units/Gross Acre)

The General Commercial land use designation is expected to provide for a wide range of commercial activities. These types of activities include supermarkets, food stores, retail activities, automobile service and repair, laundries, offices, restaurants, nurseries, and commercial services. Businesses in these areas would not rely on foot traffic for their customers but would be expected to draw from and accommodate automobile traffic. The majority of the businesses in these areas should be required to provide onsite parking for their customers. However, in some situations, common parking facilities or special parking on street programs may be authorized.

Residential use will be allowed in the general commercial areas. Residential uses can be provided for in a single structure or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor.

The concentration of commercial development in the General Commercial area will not be as great as it is in the commercial core. Commercial buildings in these areas may be more spread out and separated by off street parking spaces. The height of buildings in this category is to be compatible with surrounding buildings but shall not exceed 35 feet in height. The only exception would be existing buildings which are greater than 35 feet in height.

c. Limited Commercial (20-30 Units/Gross Acre)

The areas designated as Limited Commercial on the General Plan Land Use Map will be regulated as to the intensity of commercial development allowed thereon. It is intended that commercial development allowed for on these properties will be low traffic generators or generate an equal or lesser number of trips during the a.m. and p.m. peak hours than the existing uses as of July 22, 1997, (the determination for vacant buildings will be the most recent use between February 26, 1991, and July 22, 1997, on Sir Francis Drake Boulevard). Examples of uses which are expected to be low traffic generators include specialized enterprises such as furniture and antique stores, specialty boutiques, bookstores, art galleries, and personal services such as barber shops and beauty shops. The types of commercial activity which will not be allowed in

the Limited Commercial area include fast-food restaurants, convenience food stores (when not in combination with a gasoline station), and medical office types of uses and services.

The determination as to whether or not a commercial use would be allowed within this Limited Commercial area will be based upon the total number of traffic trips typically generated by that business. Commercial uses which will disrupt the flow of traffic on Sir Francis Drake Boulevard or uses which would have a detrimental effect on the residential neighborhoods adjacent to Sir Francis Drake Boulevard will not be allowed. The intent of this Limited Commercial area is to ensure that the businesses which operate within this area will not be disruptive to the flow of traffic on the boulevard or the nearby residential neighborhood.

Residential use will be allowed in the limited commercial area. Residential uses can be provided for in a single structure; the ground floor of most buildings should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor. The concentration of commercial development in this area is expected to be lower than in the Central and General Commercial districts. Building heights are to be compatible with buildings in the surrounding area, but shall not exceed 35 feet in height.

d. Neighborhood Commercial/Mixed Residential (20 Units/Gross Acre)

The Neighborhood Commercial/Mixed Residential designation is intended to allow very limited commercial uses on certain properties within predominantly residential areas of San Anselmo. The land use designation will allow properties so classified to either be improved with residential units (predominantly single family) or limited commercial uses which are compatible with the residential area. Commercial uses which are compatible with residential areas would not result in traffic impacts any greater than if the property were improved residentially. Compatibility implies that limited commercial uses would also not result in noise, light, glare, or aesthetic impacts that would conflict with a residential environment.

Neighborhood Commercial areas provide convenience goods and services to local residents without disrupting the residential character of the area. They are necessarily small in size, and oftentimes may consist of a single mom-and-pop store. Other typical uses include barber shops, beauty shops, cleaners, shoe repair, hardware stores, and small pharmacies. Small professional offices may also be allowed in this category. Neighborhood Commercial uses are considered desirable when located at intersections and developed in areas where residents can walk rather than drive to do business. Additional neighborhood centers may be needed beyond those shown on the map, depending upon the desires of residential communities within the town.

The concentration of commercial development within the area will be quite limited. Most often, commercial development will be limited to one or two parcels, but in some situations, there may be more parcels devoted to this use. Floor area ratios could be up to 1.0, except that the maximum floor area ratio for housing development projects (as

defined in California Government Code Section 65589.5(h)(2)) with eight to ten units is 1.25; and the height of the commercial structures must be compatible with those of the residences in the area, but shall not exceed 30 feet in height.

e. Professional (20-30 Units/Gross Acre)

It is the intention for the uses permitted within the Professional designation to act as buffers between C-2 Central Commercial and Residential Districts. It is further intended to allow professional uses which are reasonably compatible with adjacent residential uses, and particular emphasis shall be given to avoid problems of traffic, noise production, and other detriments to a residential neighborhood.

3. Parks and Open space

This land use category is intended to designate existing and planned parks, recreation facilities, and natural open space areas. The open space areas identified as contributing to the Town's natural setting and community image fall into this category and are designated as Open Space on the Planned Land Use Map or shown on the open space map. The open space land use issues are dealt with in more detail in the Open Space Element of the General Plan. Areas designated as parks on the Planned Land Use Map are not intended to be developed with anything other than small structures which accommodate the citizens of the community as it relates to recreation. Commercial structures will not be allowed in the parks. The parks will only be improved with facilities for which the park was intended (e.g., tennis courts, baseball diamonds, and open playfields).

It is the objective of the General Plan to have all areas identified as "open space" on the Planned Land Use Map or Open Space Map to remain in their natural state without any development at all. However, should the Town be unable to acquire, or set aside the parcels identified on the Open Space Map as permanent open space parcels, a very limited form of residential development would be allowed. Development is to conform to Objective 3, Policy 3.1 of the Open Space Element. Residential development within the current Town limits would be no greater than one unit per acre, and in many instances may be even less dense for those properties listed on the Table of Hillside and Ridge Density Parcels. Building coverage on these properties would be no greater than 15 percent per gross acre.

Policies

LU-E.3-1: Memorial Park may not be utilized as a flood detention basin, nor may any non-recreational uses be permitted that adversely affect or reduce the recreational amenities at the Park.

LU -E.3-2: No public land parcel occupied by Memorial Park may be sold or transferred by the Town without approval by the citizens of San Anselmo as part of a general election.

4. Public Facilities

This category is a catch-all for all public land uses not included in the afore-described categories. Examples include the Town Hall, Police Department, Fire Service buildings,

the Public Library, parks, public parking lots, public schools, and water tank sites. Residential uses may be permitted within the PF District.

The intensity of development allowed on the public facilities parcels will be determined by the function or purpose these facilities were designed to serve. As an example, the Town Hall would have a greater intensity of use than a water tank located on a nearby hillside in the town.

5. Community Facilities

This category is applied to certain Town-owned properties and allows for private use of said properties when appropriate. Examples include the Isabel Cook Community Center and Robson Harrington House.

The hierarchy of use for Community Facilities parcels shall be in the following order, assuming substantially comparable lease terms.

1. Public use by the Town.
2. Rental to non-profit community organizations.
3. Rental to other private entities.

F. Implementation

The California Government Code Section 65860 requires that a "county or city zoning ordinance shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if: (1) the city or county has officially adopted such a plan, and (2) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan." In a related action, the legislature amended the state Subdivision Map Act, requiring that tentative and final maps not be approved unless the design and improvement were found to be consistent with applicable specific and general plans (Govt. Code Sec. 66473.5).

Uses must be consistent with all elements of the general plan and not just the land use element and map. (The law is unclear about whether the uses must be consistent with only the seven required elements.) For there to be a finding of consistency the plan must be complete. In addition, the plan must be "an integrated, internally consistent and compatible statement of policies for the adopting agency" (Govt. Code Sec. 65300.5).

Consistency is measured by three parameters: use, boundaries, and time.

1. The zoning ordinance should be considered consistent with the general plan when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies in the general plan and do not inhibit or obstruct the attainment of these articulated policies.

2. The boundaries of land use areas on the land use map are intended to be

ambiguous in order for the Planning Commission and Town Council to adjust land use regulations to factors that are too localized to be reflected on the general plan. Thus, boundaries are intended to be flexible and land uses not shown on the map may be consistent if they are small in area and if they are consistent with the written goals and policies of the plan.

3. As discussed, a use must not preclude ultimate achievement of the goals and policies at the planned time. A use may not be permitted prematurely in an area reserved for future development even if it is consistent with the land use map. It must also be consistent with the objectives and policies as well.

Code Revisions

1. Zoning Ordinance and Map

The top priority for implementation would be the revision of San Anselmo's Zoning Ordinance and Zoning Map to be consistent with the revised general plan. Ordinance amendments would include rewriting the residential and commercial sections of the code to incorporate the density and intensity provisions of the revised general plan. Updating the parking requirements of the code and providing an Affordable Housing Overlay section in the Code. Special provisions could be written into the code to provide that existing uses with a density or intensity of use greater than the revised plan could continue as legal permitted uses.

2. Subdivision Ordinance

The subdivision ordinance should be reviewed and updated to conform with the Subdivision Map Act. In addition, the ordinance can be modified to require a developer to pay certain impact fees to cover the costs to the community that are directly attributable to the development.

Future Planning

1. Affordable Housing Overlay Areas Map

The Town will conduct a more detailed study of existing land uses and parcel sizes in the designated High Density Residential, General Commercial, and other areas to determine which sites are most appropriate as affordable housing areas. The objective of the study is to map parcels which are considered appropriate Affordable Housing Overlay sites.

2. Commercial Circulation and Parking Study

The Town will conduct a study of the traffic circulation and parking activity in the Central Commercial area. The purpose of the study is to develop a program to improve traffic circulation, parking opportunities, and evolve a method to finance any needed improvements. Businesses in the area will be invited to participate in the study.

3. Design Review in the Single-Family Residential-Conservation Category

Prior to enacting an ordinance to implement the objectives of the Single-Family Residential-Conservation area the Town will conduct studies and hold workshops to

determine when and where the discretionary power of design review will be used for new development on vacant lots, and when design review will be required for proposed expansion or reconstruction of existing buildings in the area. The staffing requirements to implement these objectives will also be studied. The purpose of the study is to determine the degree of flexibility which will be incorporated into the ordinance.

4. Historic Preservation Ordinance

The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the community but will establish a procedure and guidelines for new building construction in areas of the community which contain examples of San Anselmo's architectural heritage.

5. Park Land Zoning Ordinance

The Town shall prepare a park lands zoning ordinance, which shall apply to all park lands so designated on the General Plan land use map. The ordinance will implement and be consistent with the General Plan land use criteria for Parks set forth in Section E.3 of the Land Use Element.

Town of San Anselmo

2023-2031 HOUSING ELEMENT









December 2023
Final Draft
Revision No. 6
For HCD Review

TABLE OF CONTENTS

Section 1: Introduction 005

Section 2: Housing Needs and Constraints Executive Summary 055

Section 3: Housing Needs 059

Section 4: Housing Constraints 095

Section 5: Housing Resources 127

Section 6: Housing Opportunities 133

Section 7: Affirmatively Furthering Fair Housing 175

Section 8: Policies, Programs, and Actions 293

Appendix A: Public Participation A-001

Appendix B: Map Book B-001

1

INTRODUCTION

INTRODUCTION

Purpose of the Housing Element

The Housing Element of the Town of San Anselmo General Plan will facilitate future housing growth intended to meet the needs of the community, along with the State's housing goals as set forth in Article 10.6 of the California Government Code. All jurisdictions in the State of California are required to update their housing element every eight years in response to evolving housing needs. This Housing Element has been prepared to respond to current and near-term future housing needs in San Anselmo. It contains updated information and strategic directions (goals, policies, and action programs) that the Town is committed to undertaking to address local housing needs.

The Town of San Anselmo borders the City of San Rafael, the largest city and county seat of Marin County. It also borders two other towns, Fairfax to its north and Ross to its south. It is one of the San Francisco Bay Area's smallest jurisdictions in size (2.68 square miles) and population (12,775 in 2020). San Anselmo Creek and Sleepy Hollow Creek carves through the Town's urbanized area and thus, historically subject the Town to catastrophic flooding, with the latest occurring in 2005. The Town's planning area includes Sleepy Hollow, an unincorporated jurisdiction of the County of Marin. San Anselmo, sometimes referred to as the "Hub City", is at the juncture of not only rivers but several roads leading connecting it to Bay Area and Marin County urban centers and West Marin's bucolic agricultural and coastal communities.

Over the past thirty years housing costs have skyrocketed out of proportion beyond many residents' ability to afford housing; and interest rates, construction costs and high land costs all contribute to the ultimate cost of housing. This has several implications as it becomes more difficult to fill vacant jobs; traffic increases due to workers commuting from other cities; and many young families, and longtime residents are forced to relocate because they can no longer afford to live in the community.

This Housing Element builds upon the goals, policies, and implementing programs contained in the Town's 2015-2023 Housing Element, which was certified by the California Department of Housing and Community Development (HCD) and adopted on May 12, 2015.

State Law Requirements

State law requires each municipality to adopt a general plan containing at least eight elements, including a housing element. Regulations regarding Housing Elements are found in the California Government Code Article 10.6 Sections 65580-65589.11. Although the Housing Element must follow State law, it is a local document by nature. The Housing Element focuses on the needs, desires, and vision of San Anselmo residents as it relates to housing in the community. In accordance with State law, the Housing Element must:

- Provide goals, policies, quantified objectives, and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available (prior to Housing Element adoption) within the eight-year housing cycle to meet the Town's fair share of regional housing needs at all income levels.

State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for housing development without unduly constraint.

The housing action program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of lower and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

General Plan Consistency

The Town of San Anselmo General Plan serves as the 'constitution' for development in the Town of San Anselmo. It is a long-range Planning and Building document that describes goals, policies, and programs to guide decision-making. Once the General Plan is adopted, all development-related decisions in the Town must be consistent with the Plan. If a development proposal is not consistent with the Plan, it must be revised or the Plan itself must be amended. State law requires a community's General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements.

The Land Use, Circulation and Open Space Elements of the Town's current General Plan were adopted in 1988. The Open Space Element was amended in 2019. The 2015 Housing Element was adopted consistent with the General Plan. The development projected under the updated Housing Element is consistent with the other elements in the Town's current General Plan. Pursuant to SB 379 (2015), the Town's Safety Element is being updated concurrently with the Housing Element.

The current General Plan supports achieving many housing needs in concert with other community goals. The General Plan also supports infill development at densities of 30 dwelling units per acre through the designation of housing opportunity areas ("Housing Opportunity Areas/ Apartments (14-28 Units/Gross Acre"), as the Town intends to provide an incentive for low- and moderate-income housing.

The 2015-2023 Housing Element includes policy H.5 Equal Housing Opportunity, which ensures individuals and families who are seeking housing are not discriminated against on the basis of various identities, consistent with the Fair Housing Act. In response to federal rollback of HUD's 2015 Affirmatively Furthering Fair Housing (AFFH) Final Rule, California passed AB 686 in 2018 to ensure AFFH remained an integral part of the housing legislation. AB 686 requires all public agencies to administer housing and community development programs and activities to affirmatively furthers fair housing and to take no action that is inconsistent with this obligation. This means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities." All municipalities must conduct an analysis on their existing and future policies, plans, programs, rules, practices, and related activities, identify impediments to fair housing, and make proactive changes to promote more inclusive communities.

Definitions of Key Housing Terms

In the context of housing elements, "affordable housing" generally focuses on housing for extremely low, very low-, low- and moderate-income households, but may also address housing for above moderate-income households. Generally, housing that costs no more than 30 percent of household income is considered affordable. This is especially true for lower income families. So how much do extremely low, very low-, low- and moderate-income households earn and who are they? The definitions below are used throughout this Housing Element.

- **Accessible Housing:** Units accessible and adaptable to the needs of the physically disabled.
- **Emergency Shelter.** Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.
- **Housing Affordability:** The generally accepted measure for determining whether a person can afford housing means spending no more than 30 percent of one's gross household income on housing costs, including utilities, principal, and interest. For example, a teacher earning $50,000 per year can afford $1,250 per month for housing. A police officer or fire fighter earning $60,000 can afford up to $1,500 per month.
- **Housing Density:** The number of dwelling units per acre of land. Gross density includes all the land within the boundaries of a particular area and excludes nothing. Net density excludes certain areas such as streets, open spaces, easements, water areas, etc.
- **Income Categories:** Household income classifications, defined as a percentage of area median household income, as follows:

Table 1.1 Marin County Income Limits

Family Size	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	$17,450	$39,150	$65,250	$104,400	$116,200	$139,450
2	$19,900	$44,750	$74,600	$119,300	$132,800	$159,350
3	$22,400	$50,350	$83,900	$134,200	$149,400	$179,300
4	$24,900	$55,900	$93,200	$149,100	**$166,000**	$199,200
5	$26,900	$60,400	$100,700	$161,050	$179,300	$215,150
6	$28,900	$64,850	$108,150	$173,000	$192,550	$231,050
7	$30,900	$69,350	$115,600	$184,900	$205,850	$247,000
8	$32,850	$73,800	$123,050	$196,850	$219,100	$262,950

Source: California Department of Housing and Community Development, State Income Limits for 2022

- **Acutely Low-Income Households:** Acutely low-income households earn between 0-15 percent of the area median income (AMI). According to HCD's 2022 income limits, an acutely low-income family of four in Marin County would earn up to $24,900.
- **Extremely Low-Income Households:** Government Code Section 65583(a) requires local Housing Elements to provide "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1))." Extremely low-income is a subset of the very low-income regional housing need and is defined as households earning between 15-30 percent of AMI. According to HCD's 2022 income limits, an extremely low-income family of four in Marin County would earn up to $55,900.
- **Very Low-Income Households:** Very low-income households earn between 30-50 percent of AMI. According to HCD's 2022 income limits, a very low-income family of four in Marin County would earn up to $93,200. Low-Income Households: Low-income households earn between 50-80 percent of AMI; the term may also be used to mean 0-80 percent of AMI. According to HCD's 2022 income limits, a low-income family of four in Marin County would earn up to $149,100.
- **Median Household Income (MFI):** The middle point at which half of the municipality's households earn more, and half earn less. California law and State Income Limits reference the Area Median Income (AMI) pursuant to Health & Safety Code 50093(c), which states the MFI means "persons and families whose income does not exceed the area median income, as adjusted by the department

for family size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937." In addition, MFIs are calculated by family rather than per person, as is done for income limits. Because the average family size is over 3, HUD equates the median family income for an area with a four-person family to calculate State income limits. According to HCD's 2022 income limits, the MFI for a family of four in Marin County is $166,000.

  - **Moderate-Income Households:** Moderate-income households earn between 80-120 percent of AMI. According to HCD's 2022 income limits, a moderate-income family of four in Marin County would earn up to $199,200.
  - **Above Moderate-Income Households:** Defined as households earning over 120 percent of the median household income. A moderate-income family of four in Marin County would earn more than $199,200.

- **Income Limits:** Each year, HCD publishes income limits for households according to income categories and household sizes. With a median income of $166,000 in 2022, Marin County has one of the highest median household incomes in the state (Santa Clara County leads the state with $168,500 in median income). Income limits, adjusted according to family size, are shown below. HCD's state income limits are based on federal income limits published by the U.S. Department of Housing and Urban Development (HUD). HCD limits were last published on May 13, 2022. Due to adjustments made by HCD to the HUD schedule, HCD income limits are higher than HUD income limits in 2022. HCD limits are used in this housing element, but certain funding programs may require HUD, or other income limit schedules, to be used. For additional information, see

  https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf

- **Jobs/Housing Balance:** The relationship of the number and types of jobs in a community with the amount and affordability of housing. An appropriate balance is commonly thought to be 1.5 jobs for every one housing unit. A balance between the number of jobs and employed residents can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption as well as improve air quality. However, a one-to-one balance of jobs to housing does not guarantee a reduction in commute trips, especially if low-wage jobs require workers to commute to San Anselmo from lower-cost areas and high housing costs require existing residents to commute to other job centers for higher paying jobs.
- **Persons per Household:** Average number of persons in each household.
- **Senior Housing**: Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.
- **Supportive Housing:** Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This type of housing has no limit on length of stay, is occupied by the target population (such as low-income persons with disabilities and certain other disabled persons) and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- **Transitional Housing:** Transitional housing and transitional housing development mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two-years while receiving supportive services that enable independent living.
- **Workforce Affordable Housing:** Housing that is affordable to the workforce in the community.

Sources of Housing Data

The main sources of data used to prepare the Housing Element were the 2020 U.S. Census and the 2019 American Community Survey (five- year estimates). The Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year. The ACS survey can have wide margins of error, especially for small communities, but the survey collects information that is not covered by the decennial Census. All ACS figures reported in this Housing Element should be regarded as estimates and not definitive numbers.

Data sources included:

- The Town of San Anselmo project staff and department websites
- Population projections and housing counts from the California State Department of Finance;
- The Association of Bay Area Governments (ABAG) Projections 2020 document provides population, household and employment projections;
- Household income and affordability data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD utilizing 2017 American Community Survey 5-year estimates;
- Housing market information is updated through Marin County Assessor sales data, and internet real estate listings and sales data;
- ABAG's Regional Housing Needs Allocation Plan for the San Francisco Bay Area 2023-2031 provides information on existing and projected housing needs;
- Information from the Marin Housing Authority; and
- Wage data is from the State of California Economic Development Department.

Public Participation Overview

The Town of San Anselmo conducted a robust public engagement campaign to build community consensus and ensure transparency throughout the Housing Element update process. Due to the COVID-19 pandemic and Governor Gavin Newsom's Executive Orders, the majority of Housing Element outreach was conducted virtually. Despite these limitations, the Town devised a multi-faceted approach which involved the establishment of a Housing Element Advisory Committee, a series of public meetings and elected and appointed official updates, one-on-one meetings with potential opportunity site property owners, a project website, online questionnaires, e-newsletters, community-wide survey and mailings, two community pop-up informational events, and announcements in the Town's weekly newsletter.

Housing Element Advisory Committee

A seven-person ad-hoc committee was formed to advise the Town of San Anselmo staff on the Housing Element update. The Housing Element Advisory Committee (HEAC) was comprised of Town residents with a broad range of perspectives, ages, abilities, and backgrounds. The HEAC met six times throughout the course of the update process and provided invaluable feedback that was integral to the development of this document. Additional details on the purpose, process, and outcomes of the HEAC meetings are included in the following pages. Full summaries — as well as links to meeting recordings, agendas, and other materials —are included in the Public Outreach Appendix.

HEAC Meeting 1

Purpose

The first HEAC Meeting was held to introduce the HEAC and their role during the Housing Element update process. The meeting also provided meeting participants with an overview of the RHNA and the statewide Housing Element update process and guidance on the Town's path to Housing Element adoption. The meeting aimed to gain an initial understanding of HEAC perspectives about San Anselmo and new housing in the community.

Process

The meeting was attended by 14 participants which included HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 1 started off with introducing Town staff, the Consultant Teams, and the HEAC members, followed by an opportunity for public comment. The information discussed at the meeting included an overview of the HEAC member roles and responsibilities, an overview of the Housing Element update and RHNA process, and an opportunity for question-and-answer. The meeting also included an interactive poll where the HEAC members responded to questions, as summarized in the outcomes section below. After the poll questions were answered, the meeting included an introduction to the upcoming Town Hall Meeting, and a second question-and-answer opportunity. The meeting concluded with an overview and timeline of the next steps, how HEAC members can spread the word on the Housing Element update and upcoming public meetings, and lastly, a third question-and-answer opportunity.

Outcomes

The HEAC members were asked to answer general poll questions regarding the Housing Element update. Below are the key themes from the poll questions. A full summary of the poll is available in the Public Outreach Appendix.

What do you like most about living in San Anselmo?

The Town's open space and natural features received the most votes, with 50 percent of HEAC members choosing this topic. The remaining topics which were proximity to amenities, sense of community, sense of safety and security, and other (walk/bike to restaurants and shops), received an equal number of votes with 12.5 percent of members choosing each of these topics.

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question.

Medium density multifamily housing (5-15 units/site) received the most votes, with 16 percent of HEAC members choosing this housing type. Smaller single-family homes on smaller lots, low density multifamily housing (duplex, triplex, quadplex), accessory dwelling units and junior accessory dwelling units, and mixed income senior housing received the second most votes with about 15 percent of HEAC members each choosing these housing types.

How can San Anselmo address housing affordability within Town limits?

Participants were given the opportunity to select multiple responses for this question.

The allowance for an increase in density received the most votes, with 21 percent of HEAC members choosing this option. Incentives for private developers to build more affordable housing received the second most votes with 18 percent of HEAC members choosing this option.

The outcomes described above influenced the inclusion of Action 1.2c, Action 2.2b, Action 3.1a, Action 4.3b, Action 5.1a, Program 5.2, Action 5.6, Program 5.7, and Policy 6.

Public Outreach Overview

Surveys

Public outreach survey (in English and Spanish) on SurveyMonkey

- Nextdoor, 3/3/22
- University of the Redlands
- San Anselmo Chamber of Commerce
- Youth (via schools)
- Ross Valley Seniors
- Cedars of Marin
- Local agencies and nonprofits (list attached for mailing or emailing flyer with dates)
    - Public housing authority
    - Housing providers
    - Advocacy groups
- Email link to survey to Town business license email list and San Anselmo Chamber of Commerce and encourage employers to share with business' employees
- Hard copy surveys at select locations
- Ross Valley Seniors

Public outreach survey regarding ADU's July 2022: 127 respondents.

- Instagram, 7/11/22, Housing Element linked in Bio
- On Town website & Town Manager weekly Newsletter

Housing Opportunity Interest Form (google forms): 174 respondents

- On Town website & Town Manager weekly Newsletter

Public Draft Released for public comment on December 12, 2022 (start of: 30 day public comment period)

- Publicize on Town website & Town Manager weekly Newsletter with links to document
- Hard copies available in Town public library
- Postcard mailed to 11,600 residents and property owners
- Public Comment portal open for written comments

Community Workshops

- July 21, 2022 – Community Workshop – info session #1
- August 25, 2022 – Community Workshop – info session #2

Town Council Meeting Agenda Item/Presentation – zoom/in-person

- January 25, 2022 - Housing Element Update and Overview Presentation
- May 10, 2022 - Approval of Housing Element Consultant
- June 14, 2022 - Establish the Housing Element Advisory Committee
- June 28, 2022 - Confirm Appointments to Housing Element Advisory Committee
- October 11, 2022 – Present Housing Element Update and Confirm Housing Opportunity Sites
- January 10, 2023 – Review Draft Housing Element & approved via motion the submittal of the Draft to CA HCD

Planning Commission Meetings

- December 19, 2022 – Review Draft Housing Element, receive comments and recommendations
- May 15, 2023- Reviewed Revised Draft Housing Element, receive comments and recommendations

Housing Element Advisory Committee (HEAC)

- July 11, 2023- HEAC Kick-off Meeting
- September 21, 2022- Discussed Housing Opportunity Sites
- November 3, 2023- Discussed Housing Opportunity Sites and Site Suitability
- December 15, 2023- Reviewed policies, programs, and actions
- January 17, 2023- Reviewed Draft Housing Element to be submitted to the HCD.
- May 15, 2023- Reviewed Revised Draft Housing Element, receive comments and recommendations for proposed policy changes
- May 31, 2023- Reviewed Revised Draft Housing Element, receive comments and recommendations for proposed non-policy changes

Community Event Pop-ups

- October 14, 2022 "Live On the Avenue" Pop-Up (estimated 300+ people attending)
- October 31, 2022 "Goblin Spooktacular" Town event Pop-up and Feedback forms in English and Spanish. To date: 16 responses from the forms. (estimated 700+ people attending)

Community Engagement Methods and Reach

Every meeting publicized on/in:

- Town Manager email newsletter (d)
  - - Distributed weekly
  - Initial Housing Element content: January, April, May 2022
  - Housing Element content every week: June 11, 2022 - present
  - Subscribers: 5,599, open rate: 50%
- Town Manager – Special Edition newsletter (b)
  - Distributed for special notice (of HEAC or Town Council meetings pertaining to the Housing Element)
  - Housing Element special updates: 7/20/22, 8/23/22, 9/22/22, 10/10/22, 11/2/22
  - Subscribers: 56, open rate: 75-83%
- https://www.townofsananselmo.org/list.aspx - staff promotes email list on all mailed public notices by Planning Department
- Next Door (a) - 10,000 members, 21 neighborhoods
- Instagram (c) - 1800 followers
- Spotlight on home page of Town website: https://www.townofsananselmo.org/ (e)
- Town website calendar and Legistar/Granicus meeting agenda calendar: https://sananselmo-ca.legistar.com/Calendar.aspx (e)
- Town Housing Element Update webpage – updated weekly: (e)
- https://www.townofsananselmo.org/1517/Housing-Element-Update
- Town Housing Element Advisory Committee webpage – updated as needed: (e)
- https://www.townofsananselmo.org/1555/Housing-Element-Advisory-Committee-HEAC
- Email town business email list and encourage employers to share with business' employees
- Posted notices on Town Bulletin Boards: 805 San Anselmo Avenue (Quick N Easy Market), Memorial Park and Town Hall

- Written materials and notices at Town Library
- Posted laminated notices at Hub bus station, near public transportation
- Email to community-based organizations including San Anselmo churches and schools
- Mailed postcard to all San Anselmo residents when draft element available for public comment, and highlighting Planning Commission and Town Council hearings – 11,600 residents and property owners
- Email notices to Patch and Marin Independent Journal for inclusion in their upcoming event calendars

Public Outreach During Housing Element Development

Town Council Introduction

Purpose

The purpose of the Town Council Meeting was to introduce the Consultant Team, provide the requirements of the Housing Element update, introduce the purpose of the HEAC, and provide a brief overview of a tentative project timeline.

Process

The meeting began with the Consultant Team introduction followed by an explanation of the goals and requirements of the Housing Element. The meeting then outlined the purpose and roles of the HEAC and provided a tentative project timeline of key milestones during the housing element update process. Opportunities for question-and-answer sessions were provided before the meeting adjourned.

Outcomes

The Town Council Introduction meeting resulted in the initial introduction of the Housing Element update process and public awareness of the process. **The outcomes described above did not influence any policies, programs, or actions of this Housing Element.**

Town Hall Meeting 1

Purpose

The first Town Hall Meeting was a Housing Element Update information session held to provide the community with an overview of the RHNA and statewide Housing Element update process, provide guidance on local application of statewide requirements, and to introduce Town staff, HEAC members, and the consultant team. The workshop was aimed to collect stakeholder and resident feedback on potential Town-specific approaches to meet the local RHNA and to gain insight on the greatest housing challenges and opportunities that face San Anselmo.

Process

Thirteen residents participated in the meeting, as well as Town staff and members of the Consultant Team.

The meeting began with a brief introduction on the purpose of the meeting and Housing Element, followed by introducing the HEAC members and the Consultant Team. The meeting included a detailed description of the RHNA and Housing Element Update process and discussed the Town's path to Housing Element adoption. The meeting then transitioned to poll questions, where participants were asked questions about potential strategies to meet the Town's RHNA and community values. The meeting concluded with an overview of project next steps, information about how participants can stay informed throughout the Housing Element process and spread the word, and a question-and-answer opportunity. Additionally, question-and-answer segments were conducted throughout the workshop in which attendees could provide written input through the Zoom chat feature.

Outcomes

Results from the poll are discussed below.

What do you like most about living in San Anselmo?

The Town's open space and natural features received the most votes, with 64 percent of participants choosing this topic. The Town's sense of community received the second most votes, with 14 percent of the participants choosing this topic. Sense of safety and security, proximity to amenities and "other" each received seven percent of the votes. The participant who voted for "other" specified in the chat that they favor the ability to walk and bike to shops and restaurants.

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question.

Low density multifamily housing received the most votes with 77 percent of participants choosing this housing type. Townhomes received the second most votes with 62 percent of participants choosing this housing type

How can San Anselmo address housing affordability within Town limits?

Participants were given the opportunity to select multiple responses for this question.

The allowance for an increase in density received the most votes with 64 percent of participants choosing this option. Streamlining the residential approval process (ADRB) received the second most votes with 50 percent of participants choosing this option.

The outcomes described above influenced the inclusion of Action 3.1a, Action 4.3b, Action 5.1a, Program 5.2, Action 5.6, and Action 5.7a.

HEAC Meeting 2 Summary

Purpose

HEAC Meeting 2 was held to discuss potential housing opportunity sites and gain insight from HEAC members on preferred locations to develop new housing. The meeting also aimed to review poll results from HEAC Meeting 1 and the Town Hall Meeting 1 to compare the results.

Process

The meeting was attended by 11 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 2 began with a vote to modify the meeting agenda. The motion passed. The meeting then opened for public comment. One community member commented. The Town Attorney then provided an overview of the Brown Act, followed by a question-and-answer opportunity. The meeting then transitioned into an overview of the poll results from HEAC Meeting 1 and Town Hall Meeting 1, followed by a second question-and-answer opportunity. The next part of the meeting included a mapping exercise to gain insight into preferred housing locations using map.social, an interactive online mapping tool. HEAC members were able to use map.social to visualize and discuss potential housing opportunity sites in San Anselmo in an effort to establish the Housing Element's sites inventory. The meeting concluded with administrative updates, public comment, a final question-and-answer opportunity, project next steps, and information about future opportunities for input.

Outcomes

Following the map.social exercise, staff received direction to further refine the sites.

The outcomes described above influenced the inclusion of Action 2.1b, Program 3.3, Action 5.2e, Program 5.3, Action 5.6b, and the Sites Inventory Analysis.

Town Hall Meeting 2

Purpose

The second Town Hall Meeting was held to update residents and receive feedback on the refined list of opportunity sites. The meeting also re-introduced the HEAC and the consultant team and provided the community with an overview of the RHNA and statewide Housing Element update process.

Process

The meeting was attended by 29 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

The meeting began with introductions from the Town staff, the HEAC, and the Consultant Team and an overview of the meeting agenda. The meeting included a detailed description of the RHNA and the statewide Housing Element update process, an introduction to possible housing opportunity sites and suitability factors, and the weights assigned to each factor. A mapping exercise followed to guide the housing opportunity sites discussion, and a poll was taken. The meeting concluded with an overview of the project's next steps, information about future opportunities for input, and an opportunity for public comment.

Outcomes

Community members were asked poll questions regarding the site suitability analysis. Poll responses are listed below. A full summary of the meeting is available in the Public Outreach Appendix. This feedback was used to further refine the list of opportunity sites.

The appropriate amount of weight was given to each site suitability factor.

- 7 participants answered I don't know.
- 8 participants disagreed.
- 4 participants agreed.

The appropriate site suitability factors were considered in the analysis of housing opportunity sites.

- 3 participants responded I don't know.
- 3 participants disagreed.
- 8 participants agreed.

The outcomes described above influenced the inclusion of Action 2.1b, Program 3.3, Action 5.2e, Program 5.3, Action 5.6b, the Sites Inventory Analysis, and the methodology to identify site suitability.

HEAC Meeting 3 Summary

Purpose

HEAC Meeting 3 was held to provide HEAC members with a recap of Town Hall Meeting 2 and to discuss community member input regarding site suitability factors and housing locations in San Anselmo. Staff also provided information and sought input on housing unit yields from opportunity sites within different zoning districts and direction on density and development standards in each zoning district.

Process

The meeting was attended by 16 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 3 began with a welcome from staff and then opened for a public comment opportunity. The meeting included a summary of the Town Hall Meeting 2 and poll results for the site suitability analysis, and a summary regarding feedback on locating housing in commercial corridors. The HEAC member discussion included multiple comments about the implications of additional housing in the commercial corridors and the surrounding neighborhoods. The HEAC also discussed housing opportunity sites and the yields associated with each site. HEAC Meeting 3 concluded with a final question-and-answer opportunity, project next steps, public comment, and information about future opportunities for input.

Outcomes

Following the overview of feedback and preferences on possible housing sites, staff received direction to further refine sites.

The outcomes described above influenced the inclusion of Action 2.1b, Program 3.3, Program 5.2, Program 5.3, Action 5.6b, Action 5.7c, Action 5.7d, Action 7.2d, the Sites Inventory Analysis, and the methodology to identify site suitability.

HEAC Meeting 4 Summary

Purpose

HEAC Meeting 4 was held to review, discuss, and gain consensus on the refined housing opportunity sites and the associated yields analysis. Staff informed HEAC members about the zoning amendments needed to accommodate the appropriate density on housing opportunity sites .

HEAC Meeting 4 also included a mapping exercise to provide HEAC members with an understanding of the site suitability analysis.

Process

The meeting was attended by 21 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 4 began with a welcome from staff and the opportunity for public comment. The meeting included an in-depth discussion regarding housing opportunity sites yield analysis, site suitability analysis, and refinements to the final housing opportunity sites and the yields analysis. The HEAC member discussion included a request to ensure geographic dispersion of affordable housing and zoning changes. The meeting concluded with a HEAC recommendation to the Town Council to confirm the final list of housing opportunity sites, a request for the ability to consider and include additional sites, at a later date, in addition to information regarding the next steps, and an overview of the project timeline.

Outcomes

The final opportunity sites were reviewed by HEAC members and recommended to Town Council.

The outcomes described above influenced the inclusion of Action 1.1b, Action 1.2b, Policy 2, Action 2.1b, Program 3.1, Program 3.3, Action 3.3b, Action 4.2a, Program 5.1, Program 5.2, Program 5.3, Program 5.6, Action 5.6b, the Sites Inventory Analysis, and the methodology to identify site suitability.

HEAC Meeting 5 Summary

Purpose

HEAC Meeting 5 was held to review, discuss, and gain consensus on the policy programs and actions of the draft Housing Element. The meeting objective was to receive feedback from the HEAC on the various policies, programs, and actions that will facilitate housing development.

Process

The meeting was attended by 12 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 5 began with a welcome from staff and then opened for a public comment opportunity. The meeting included a discussion of the draft policies, programs, and actions. The HEAC members had the opportunity to provide feedback and ask questions after each policy, program, and action was presented. The meeting concluded with project next steps, information about upcoming meetings, an overview of the project timeline, and an opportunity for public comment.

Outcomes

The draft policies, programs, and actions were reviewed and refined by HEAC members.

The outcomes described above influenced the inclusion of Program 5.6, Program 5.7, Program 5.8, Program 5.9, Action 6.3a, Action 6.3b, and Action 7.4b

Community Feedback Form

Purpose

The Community Feedback Form was intended to solicit feedback about local housing needs and priorities and identify the community's preferences to meet the Town's RHNA. The input gathered from the Community Feedback Form has served as the foundation of the Town's strategy to meet its RHNA requirement. The form was made available on the project website (https://www.townofsananselmo.org/1517/Housing-Element-Up- date), and hard copies were made available as flyers from October 29th through November 7th, 2022 at various community events such as the Goblins' Spooktaculatar on October 28th. A total of 35 responses were received.

Outcomes

Highlights from the Community Feedback Form are included below. A full summary of the results of the Community Feedback Form is included in the Public Outreach Appendix.

Where do you live?

"In San Anselmo" received the most votes with 94 percent of participants choosing this option. "Not in San Anselmo but in Marin County" and "Outside Marin County" both received the second most votes, with three percent of participants each choosing these options.

Where do you work?

"I do not work, (retired, unemployed, or other)" received the most votes with 56 percent of participants choosing this option. "In San Anselmo (including remote work)" received the second most votes, with 29 percent of participants choosing this option.

If you work in San Anselmo, how long is your commute?

"Less than 20 minutes" received the most votes with 58 percent of participants choosing this option. "60-75 minutes" received the second most votes, with 29 percent of participants choosing this option. "30-40 minutes" received the least number of votes, with 13 percent of participants each choosing this option.

What is your housing situation?

"I own my home" received the most votes with 85 percent of participants choosing this option. "I rent my home" received the second most votes, with 12 percent of participants choosing this option. "I live with family/ friends (I do not own nor rent)" received the least number of votes, with three percent of participants choosing this option.

What type of housing do you live in?

"House/duplex" received the most votes with 91 percent of participants choosing this option. "Apartment" received the second most votes, with six percent of participants choosing this option. "Townhome" received the least number of votes, with three percent of participants choosing this option.

What is your age?

"65 years and over" received the most votes with 65 percent of participants choosing this option. "46-64" received the second most votes, with 21 percent of participants choosing this option. "26-45 years" received the least number of votes, with 15 percent of participants each choosing this option.

Which bracket best describes your household income?

"$125,000 or more" received the most votes with 45 percent of participants choosing this option. "Less than $40,000" and "$65,000 to $99,000"

both received the second most votes, with 19 percent of participants each choosing these options.

Race and Ethnicity.

"White" received the most votes with 79 percent of participants choosing this option. "I prefer not to say" received the second most votes, with 9 percent of participants choosing this option.

What do you think are the most critical housing issues in San Anselmo?

"Availability of housing that is affordable to moderate, low, and very low-income residents" received the most votes with 50 percent of participants choosing this option. "Number of new housing units getting built" and "Availability of housing for young families (e.g., 2+ bedrooms)" received the second most votes, with 11 percent of participants each choosing these options.

Have you ever faced discrimination in renting or purchasing housing?

"No" received the most votes with 90 percent of participants choosing this option. "Yes" received the second most votes, with seven percent of participants choosing this option.

What do you think are the housing types most needed in San Anselmo?

"Housing affordable to middle-income households" received the most votes with 37 percent of participants choosing this option. "Housing affordable to low-income households" received the second most votes, with 33 percent of participants choosing this option.

What are the most important considerations to address when planning new housing in San Anselmo over the next 10 years?

"Energy efficient design and construction" and "New buildings designed to fit into the surrounding context" both received the most votes with 16 percent of participants choosing each of these options. "Walkability to schools, businesses, and services" received the second most votes, with 14 percent of participants choosing this option.

How well does your current housing meet your needs (choose all that apply)?

"I am satisfied with my housing" received the most votes with 86 percent of participants choosing this option. "My housing/unit is too small for my household" received the second most votes, with nine percent of participants choosing this option.

Please identify any barriers to affordable housing (choose all that apply).

"Limited availability to affordable units" received the most votes with 61 percent of participants choosing this option. "Lack of resources to help find affordable housing" received the second most votes, with 21 percent of participants choosing this option.

Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)

Below are common themes established from the 14 responses received for Question 15.

- Consider building or approving plans on underutilized sites such as run-down malls or obsolete shopping centers prior to redeveloping single-family parcels.
- Provide subsidies for teachers, police, firefighters, Town staff, and others, so they can live in San Anselmo.
- Home ownership is hard to obtain in Marin County unless it was inherited or interested buyers have a very high-paying job (tech, finance etc.).
- Create incentives for homeowners to build Accessory Dwelling Units (ADUs), which could provide more housing in San Anselmo or keep multi-generational families together on one parcel.

- Consider the impacts induced by new housing, such as traffic and resources.
- Focus on smaller, affordable units rather than traditional single-family homes.
- Reduce parking standards and add bicycle parking minimums for apartment/multifamily developments.
- Focus diversity and strategies to engage those who don't live in San Anselmo but would want to if issues were addressed.

The outcomes described above influenced the inclusion of Action 1.1b, Program 3.1, Program 3.2, Program 3.3, Program 4.1, Program 4.5, Policy 5, and Policy 9

ADU Questionnaire

Purpose

The purpose of the ADU Questionnaire was to obtain local input on ADU development. The questionnaire was broken into three parts to target different demographics. The first segment posed questions to current ADU owners, the second segment targeted homeowners interested in building an ADU on their property, and the third segment addressed homeowners not interested in building an ADU on their property. This questionnaire was published online through ArcGIS Survey123 on July 15, 2022 and closed on September 1, 2022. A total of 320 responses were collected.

Outcomes

Key themes that emerged from the Current ADU Owner Questionnaire responses include:

- Approximately 48 percent of respondents intend for their ADU to be occupied by a renter.
- Respondents indicated that monthly rent varied from no charge up to $2,075.
- The Town should consider revising the permitting and planning process to be more affordable and user friendly, providing outreach to clarify the planning process, and easing zoning standards were cited as ways that the Town could encourage property owners to build an additional ADU.

Key themes that emerged from the Prospective ADU Owner Questionnaire responses include:

- Approximately 47 percent of respondents would intend for their ADU to be occupied by a family member, and 34 percent would intend for their ADU to be occupied by a renter.
- Respondents indicated that monthly rent ranging from no charge up to $2,075.
- The Town should consider waiving or reducing planning and permit fees, streamlining the permitting process, providing outreach to clarify and simplify the planning process, providing financial incentives, and easing zoning and parking standards to encourage prospective ADU owners to build an ADU.
- Some participants shared that there was nothing the Town could do to encourage ADU construction because they do not need an ADU or there is a lack of space on their property. Additionally, participants raised concerns about:
    - The Town's water supply and parking capacity to support additional households;
    - ADUs may be turned into Airbnbs rather than long-term housing stock; and
    - There are not enough wildfire evacuation routes to support densification in the town's existing hillside neighborhoods.

The outcomes described above influenced the inclusion of Action 5.1a, Program 6.1, Program 6.2, Action 6.3a, and Action 6.3b.

Public Outreach After Housing Element Development

HEAC Meeting 6

Purpose

The purpose of HEAC Meeting 6 was to provide an overview of the Housing Element Update purpose and process including a review of milestones and outreach opportunities, as well as the draft Housing Element made available for public review to the HEAC and the public with the goal of easing the review process to ensure public comment is received.

Process

Ten participants attended the meeting, including members of the public, HEAC members, Town staff, and the consultant team.

HEAC Meeting 6 began with a staff welcome, an opportunity for public comment, and a detailed description of the RHNA and Housing Element Update process. The meeting transitioned to review the Public Review Draft Housing Element. This portion of the meeting conveyed the focus of each public meeting conducted during the Housing Element process thus far, along with a description of the purpose of each of the Draft Housing Element's sections. The presentation then reviewed the opportunity sites, policies, programs, and actions proposed in the Draft Housing Element. An opportunity for questions and comments followed the presentation. Multiple HEAC members provided questions and comments, which Town staff and the consultant team addressed. One member of the public asked a question, and Town staff and the consultant team responded. The meeting concluded with an overview of the project's next steps and an opportunity for public comment.

Outcomes

The outcome of the meeting was a greater understanding of the public review draft Housing Element. No recommendations for revisions to the draft were made.

Planning Commission Meeting Summary

Purpose

The purpose of the presentation of the Housing Element at the Planning Commission Meeting was to provide an overview of the Housing Element Update purpose and process including a review of milestones and outreach opportunities, as well as the draft Housing Element made available for public review to the Planning Commission and the public.. The goal of the meeting was to request comments from the Planning Commission on the Draft Housing Element, mainly focused on the Housing Plan chapter, Affirmatively Furthering Fair Housing chapter, and the effectiveness of the Town's implementation of the 5th Cycle Housing Element. Public comments on the Draft Housing Element were also encouraged.

Process

Town staff began the Housing Element presentation with a detailed description of the RHNA and Housing Element Update process. Similar to the HEAC Meeting 6, the discussion transitioned to review the Public Review Draft Housing Element. This portion of the meeting conveyed the focus of each public meeting conducted during the Housing Element process thus far, along with a description of the purpose of each of the Draft Housing Element's sections. The presentation reviewed the opportunity sites, policies, programs, and actions proposed in the Draft Housing Element. An opportunity for questions from the Planning Commission followed the presentation. Multiple Planning Commissioners provided questions and comments about how the Town could gain more input from populations with special housing needs, re-zoning impacts, unit yield from opportunity sites, and consequences that would result if that Town did not comply with the Housing Element requirements.

Outcomes

The Planning Commission made no actions or recommendations.

Town Council Meeting Summary

Purpose

The purpose of the presentation of the Housing Element at the Town Council Meeting was to provide an overview of the Housing Element Update purpose and process including a review of milestones and outreach opportunities, as well as the draft Housing Element made available for public review to the Planning Commission and the public.

The goal of the meeting was to request comments from the Planning Commission on the Draft Housing Element, mainly focused on the Housing Plan chapter, Affirmatively Furthering Fair Housing chapter, and the effectiveness of the Town's implementation of the 5th Cycle Housing Element. Public comments on the Draft Housing Element were also encouraged.

Process

Town staff began the Housing Element presentation with a detailed description of the RHNA and Housing Element Update process. Staff then reviewed the Public Review Draft Housing Element. This portion of the meeting conveyed the focus of each public meeting conducted during the Housing Element process thus far, along with a description of the purpose of each of the Draft Housing Element's sections. The presentation reviewed the opportunity sites, policies, programs, and actions proposed in the Draft Housing Element. The last part of the presentation informed meeting participants of how the Town will address public comments and how they will influence the Housing Element. An opportunity for questions and comments followed the presentation. Questions and comments from Town Council members and members of the public were about environmental review factors, the project timeline, and the consequences that would result if the Housing Element process were delayed. There was also concern that opportunity sites in the downtown will affect density and building height. Staff and the Town Attorney addressed the comments and concerns. Staff recommended that the Town Council approve the Draft Housing Element as is.

Outcomes

The town council approved the Draft Housing Element to be submitted to HCD.

Review of Past Performance

The following section summarizes the results and outcomes of the 2015-2023 Housing Element's goals, objectives, policies, and programs throughout the 5th cycle planning period. During the 5th Cycle Housing Element, the Town of San Anselmo implemented programs that facilitated development of new housing, supported residents to avoid being evicted during the COVID-19 pandemic, and supported upgrades to improve energy efficiency and quality in many existing housing units.

The Town adopted new regulations and policies to facilitate the by-right development of accessory dwelling units (ADUs). The Town also adopted a new process to allow greater flexibility in application of zoning regulations; updated the Town's fee schedule to waive building permit fees for deed-restricted affordable units; and partnered with other Marin County jurisdictions to create a colorful new website and handbook for homeowners seeking to construct ADUs. The Town has approved 90 ADUs and has issued building permits for 59 ADUs since 2015, during the 5th cycle planning period.

The Town also adopted regulations to implement State and local greenhouse gas reduction goals and climate adaptation strategies including water efficient landscape requirements, new green building regulations, and requirements for electric vehicle charging infrastructure.

Several multifamily structures were approved resulting in six new deed-restricted very low- and low-income units. The Town found that the Zoning Code encouraged these market rate developers to include deed-restricted affordable housing in their projects to obtain density incentives and concessions. Without the Town's existing development standards, the applicants would have proposed 100 percent market rate development at a smaller scale. Two multifamily projects approvals were appealed to the Town Council. One was a legal nonconforming three-unit project on a single-family lot. The Planning Commission originally denied the project due to the Variance requests. The applicant appealed the project and the Town Council upheld the appeal. The other was a 6-unit project that was appealed by neighbors. The item was continued by the Town Council and the appeal was withdrawn. *Table 1.2* shows the Town's RHNA progress from 2015 until June 30, 2022.

Table 1.2: Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	33	N/A	1	N/A	2	N/A	N/A	N/A	N/A	N/A	20	13
	Non-Deed Restricted	N/A	2	N/A	1	N/A	N/A	3	3	8	N/A		
Low	Deed Restricted	17	N/A	N/A	2	2	N/A	N/A	N/A	N/A	N/A	26	N/A
	Non-Deed Restricted	N/A	N/A	N/A	N/A	1	N/A	3	9	9	N/A		
Moderate	Deed Restricted	19	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	63	N/A
	Non-Deed Restricted	N/A	2	1	4	7	7	5	26	11	N/A		
Above Moderate	N/A	37	1	4	5	5	3	1	5	0	N/A	44	N/A
Total RHNA		106											
Total Units			**5**	**6**	**12**	**37**	**10**	**12**	**43**	**28**	**N/A**	153	13

Source: Town of San Anselmo

2021 Household Income Limits and Maximum Housing Costs

The Department of Housing and Urban Development (HUD) annually estimates the Area Median Income (AMI) for Marin County and sets income limits for housing programs. [1] In 2022, HUD estimated Marin County's AMI was $166,000. Census data indicates that San Anselmo's median income is higher than Marin County as a whole. [2]

Table 1.3: 2021 Household Income Limits

Income Category	Income Range
Acutely Low-Income (0-15% of Area Median Income)	1 person household: $0-$ 17,450 4-person household: $0-$ 24,900
Extremely Low-Income (15-30% of Area Median Income)	1 person household: $17,451-$39,150 4-person household: $24,900-$55,900
Very Low-Income (30%-50% of Area Median Income)	1 person household: $39,151-$65,250 4-person household: $55,901-$93,200
Low-Income (50-80% of Area Median Income)	1 person household: $65,251-$104,400 4-person household: $93,201-$149,100
Median-Income	1 person household: $104,401-$116,200 4-person household: $149,101-$166,000
Moderate-Income (80-120% of Area Median Income)	1 person household: $116,201-139,450or more 4-person household: $166,001-199,200
Source: HUD	

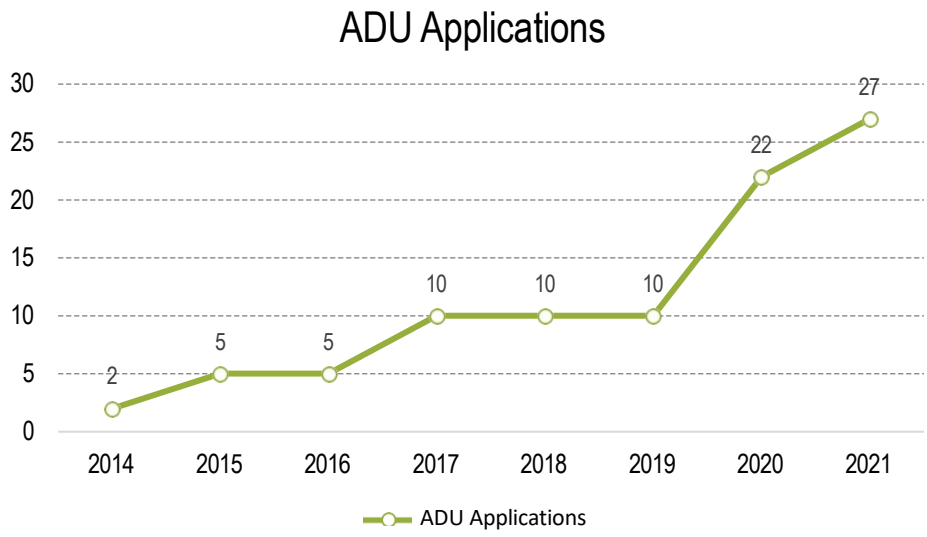
Table 1.4: Maximum Housing Costs

Income Level	Maximum Housing Cost 1-to-4-person household[3]
Acutely Low-Income	$393 - $561
Extremely Low-Income	$960 - $1,370
Very Low-Income	$1,599 - $2,284
Low-Income	$2,561 - $3,659
Median-Income	$2,618 - $3,740
Moderate-Income	$3,141 - $4,488
Source: HUD	

1 The basis for HUD's median family incomes is data from the 2018 American Community Survey, table B19113 Median Family Income In The Past 12 Months. A Consumer Price Index (CPI) forecast is used to bring the 2018 data forward to 2021.
2 $128,212 vs. $110,843 based on 2019 American Community Survey Data
3 Based on 2021 Income Limits for Marin County and using HUD Guideline of 30 percent of household income available for monthly rent and utilities.

Accessory Dwelling Units

Accessory dwelling units (ADU) make up most of the new housing units in the town and are responsible for most of the affordable housing units. The number of annual ADU applications has more than doubled since 2020 when new State law eliminated floor area limits, lot coverage limits, and parking requirements for most ADUs. These applications increased with minimal promotion of the Town's ADU incentives.



The Town partnered with other County jurisdictions to launch a website (https://adumarin.org/) promoting ADUs and providing development information to property owners. The website includes a cost calculator and a colorful workbook available for download.

ADUs are allowed on all multifamily sites in accordance with State law, but no ADUs have been created on any multifamily sites to date. Staff believe more units can be created on these sites with promotion of the Program 6.2, such as mailed information to property owners. ADUs remain an important source of affordable housing in the town, and their development can be increased in the 6th housing element cycle via implementation of Policy 6.

Multifamily

Multifamily housing, particularly those units available for rent, have remained a source of affordable housing in San Anselmo. About 17 percent of San Anselmo housing units are located within triplexes, fourplexes, or larger developments. Apartments add to the inventory of housing that can be accessible to renters and their preservation and development is encouraged in the Housing Element Update. Staff have noted that the most expensive apartments are in larger (15+ unit) apartment developments with more amenities, such as the 70-unit Parkside Apartments on Sunny Hills Drive and 15-unit apartment complex on 35 Tamalpais Avenue. Apartment rental prices continue to increase, as do housing costs across all housing types.

Table 1.5: Multifamily Rental Units

Number of Units	Total Sites	Total Units
More than 4 units	70	757
4 Units	21	84
3 Units	41	123
2 Units	352	704
Single-family	3,922	3,922
Total Units		**5,590**

Source: Town of San Anselmo

Single-Family Units

Rent prices of single-family units vary greatly based on the home size, number of bedrooms, and construction year. Based on units advertised since 2015, over half of the single-family homes for rent in San Anselmo were affordable to low- and moderate-income families. On the higher end, one newly constructed three-bedroom house was advertised for rent at $9,000 per month in 2021.

Table 1.6: Monthly Homeownership Costs

	1 Bedroom Condo	1 Bedroom Single-Family	2 Bedroom Condo	2 Bedroom Single-Family	Median Single-Family 2020
Unit price	$650,000	$740,000	$800,000	$1,150,000	$1,362,500
Mortgage (3% to 3.38%)	$2,192	$2,496	$2,698	$3,941	$4,819
Insurance	$42	$275	$42	$275	$275
HOA Dues	$450	N/A	$600	N/A	$ -
Taxes	$875	$964	$1,027	$1,376	$1,605
Total	**$3,559**	**$3,735**	**$4,367**	**$5,592**	**$6,699**

Source: Town of San Anselmo

In 2020, 160 single-family homes were sold with a mean price of $1,523,090 and median price of $1,362,500. Nine condominium and townhome units were sold with a mean price of $1,145,000 and a median price of $1,400,000. Condominium and townhome units were not more affordable than conventional detached single-family residences.

Table 1.6 lists typical monthly costs for more affordable San Anselmo ownership properties for-sale compared with a median-priced single-family residence. When compared to *Table 1.4, Table 1.*6 indicates that there are still opportunities for moderate-income families to purchase small residences in San Anselmo. However, lower income residents must overpay to afford the monthly costs of home ownership.

4 Marin County Assessor Data https://www.marincounty.org/depts/ar/divisions/assessor/sales

Review of Past Performance

The following pages review the 2015-2023 Housing Element goals, policies, and programs and include Town Staff recommendations regarding continuing, modifying, or deleting the programs. The Town Council and public are invited to comment on this document, which will be incorporated as an appendix in the next housing element.

Table 1.7: Review of Past Performance

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
GOAL 1 — BUILD LOCAL GOVERNMENT INSTITUTIONAL CAPACITY AND MONITOR ACCOMPLISHMENTS TO EFFECTIVELY RESPOND TO HOUSING NEEDS.				
Policy H1.7 Organizational Effectiveness. In recognition that there are limited resources available to the Town to achieve housing goals, the Town will seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.				
H1.A Create a Housing Element Implementation Subcommittee. The Town will create a Housing Element Implementation Subcommittee of the Planning Commission to work with the staff, the community and non-profits to implement Housing Element programs and to be available for future updates of the Housing Element. Responsibilities of the Subcommittee include:	Assist in implementing Housing Element programs.	Establish Subcommittee in 2015 and develop work program in 2015	This program is no longer appropriate. In 2016, two Planning Commission members were appointed to the subcommittee. The subcommittee met only once. Instead, the 7-member Planning Commission served this role by reviewing proposed regulations. The Town Council, through recommendations by staff, prioritized Housing Element programs to implement as Town Council work plan priorities.	Delete this program. The Planning Department has inadequate staff to support a sixth committee. Continue to have Town Staff present annual report to Planning Commission and Town Council and review progress on Housing Element programs. Annually prioritize programs to implement and consider when the Town budget is considered.
a. Participate in the annual review of the Housing Element.			The Town Council reviews Housing Element progress annually.	
b. Develop an annual work program to assist in implementing Housing Element programs for review with the Town Council.			The Town Council, with advice of staff, develops work program priorities and budget and has included Housing Element programs to implement.	
c. Review options for funding affordable housing.			No general review of funding sources has taken place. The Planning Commission has considered an inclusionary housing fee that the Town Council and Planning Commission are scheduled to consider in 2023 after workshops with developers.	Add new program (See Action 1.2b) to retain consultant with expertise in affordable housing funding to present options for funding affordable housing in the town.
d. Make recommendations to the Planning Commission and Town Council on strategies for housing opportunity sites and for funding.			Not completed by subcommittee.	Delete. Staff would be more effective by continuing to work with housing opportunity site owners and bring projects before the full Planning Commission.
e. Conduct community outreach and provide community information materials through an open and non-advocacy process.			Not completed by subcommittee. Planning Commission meetings are used for open discussion on housing issues and publicized to the community. Town Staff engages property owners to identify opportunities for	Delete. Community outreach will take place with Housing Element Update and specific programs will provide community information materials.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
f. Engage property owners in identifying opportunities for the construction of affordable housing.			affordable housing. Planning Commission members could have a conflict of interest if the project ever comes before them for review.	Delete. Housing owners are contacted and engaged as part of the Housing Element Update.
g. Pursue unique opportunities where the Town can participate in the construction of affordable housing, either on Town-owned sites, or through funding or regulatory means. (For example, the Subcommittee will review Town-owned sites and recommend a program for development for review with the Town Council).			Town Staff has pursued potential affordable housing projects for Town-owned sites and has included all relevant staff (Building, Public Works, and Fire Departments), which would be complicated to organize with a subcommittee of Planning Commissioners. Any potential projects would be brought to the Town Council to consider.	Modify by combining this with the new program (See Action 1.2b) to have a consultant assist with development of funding options and development program for affordable housing on Town owned sites.
h. Review funding options as part of the annual Housing Element review and support funding applications as opportunities are available and undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low-income households.			The Planning Commission has discussed a potential inclusionary housing fee. The Town Council adopted regulations for single room occupancy units in 2018, including modifications to parking standards for extremely low-income units (Ordinance 1126).	Modify by combining this with the new program (See Action 1.2b) to have a consultant assist with development of funding options and development program for affordable housing on Town owned
i. Develop an incentive program for affordable housing, including adoption of an Affordable Housing Overlay Zone and allowing housing as a "use-by-right" on key sites.			State law provides ample incentives for development of affordable housing, including significant density bonuses and parking waivers. The Town will consider by-right housing as part of the Housing Element Update process.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
j. Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to participate in Subcommittee meetings and provide advice and comment on proposed zoning and other program implementation.			Town Staff have conducted outreach to non-profit housing developers and have met with three.	Modify. Staff should continue outreach to non- profit housing developers to facilitate development of Town-owned sites and other Town sites that become available for development.
k. Work with infill property owners in the Downtown and adjacent areas by conducting outreach with property owners in 2015, as part of the Subcommittee tasks, and to identify specific incentives for property owners to develop their properties with housing, including the identification of incentives the Town can utilize to encourage lot consolidation to achieve economies of scale in site development.			Town Staff met with property owners at two workshops held in November 2021 to discuss housing incentives (i.e., objective design standards) and solicit comments.	Modify by combining this with the new program (See Action 1.2c) to work with non-profit developers and affordable housing advocates to solicit feedback on zoning amendments and program implementation

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
l. Revisit the Visioning process conducted for Lower San Anselmo Avenue and conduct outreach to property owners to effectuate changes consistent with the Vision.			Staff have had contact with the property owner of largest site in the area and have discussed three development proposals.	Delete. Staff has actively communicated with Lower San Anselmo Avenue property owners as part of the Housing Element Update to inform them of rezoning and incentives proposed as part of the Housing Element Update.
m. Eliminate residential density in prescribed infill areas, such as along Greenfield, in the Downtown and along Lower San Anselmo Avenue, to encourage new residential uses. Allow residential uses by-right, subject to design review, as long as parking, setbacks and building height standards are met in the development).			The Town has found that having specific density limits aid in certainty for developers and ease in implementation of the State Density Bonus Law to encourage development of affordable units. Town will be considering adoption of objective design standards and by-right zoning in 2023.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
Policy H1.3 Neighborhood Responsibilities within San Anselmo. The Town will seek ways, specific to each neighborhood, to provide additional housing as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals. This may include in-lieu fees, second units, infill housing, mixed-use, or other new housing construction.				
No programs corresponded to this policy. The Town will continue this policy in the 6th cycle Housing Element as part of the effort to Affirmatively Further Fair Housing and provide housing opportunities in all neighborhoods.				
Policy H1.8 Housing Element Monitoring, Evaluation and Revisions. The Town will establish a regular monitoring and update process to assess housing needs and achievements, and to provide a process for modifying policies, programs and resource allocations as needed in response to changing conditions.				
H1.B Review the Housing Element Annually. As required by State law, the Town will review the status of Housing Element programs by April of each year. To maintain consistency between the Housing Element and the other General Plan Elements and the policies and programs, as portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. In addition, a consistency review will be implemented as part of the annual general plan implementation report required under Government Code Section 65400.	Review and monitoring of Housing Element implementation; submittal to HCD	Annually by April 1st	In accordance with State requirements, the Town prepares Housing Element Annual Progress Reports after each calendar year. The program implementation has been successful, and the Town has reviewed the Housing Element on an annual basis and submits Annual Progress Reports to HCD annually.	Modify. The annual report is required by State law. The Town will develop new programs for effective monitoring and reporting on the status of housing in the Town in ways that go above and beyond State requirements.
H1.I Update the Housing Element. Update the San Anselmo Housing Element pursuant to State law requirements. Upon adoption, the Town will submit the updated Housing Element to the Marin Municipal Water District, the Central Marin Sanitation Agency, and the Ross Valley Sanitary District.	Consistency with Housing Element law	Update the Housing Element by 2023	The Town is in the process of updating the Housing Element.	Delete. This is a State law requirement and does not need to be an implementation program in the Town's Housing Element to be reviewed annually.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.5 Equal Housing Opportunity. To the extent possible, the Town will ensure that individuals and families seeking housing in San Anselmo are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.				
H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints. Promote fair housing opportunities for all people and support efforts of Town, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and federal anti-discrimination laws. The Director of Planning is the designated Equal Opportunity Coordinator in San Anselmo with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to the Fair Housing of Marin, the Marin Housing Authority, HUD, or the California Department of Fair Employment and Housing, as appropriate. Information regarding the housing discrimination complaint referral process will be posted on the Town's website and available consistent with Program H1.D.	Obtain and distribute materials (see Program H4.D) and respond to complaints	Ongoing and in response to complaints	This program is appropriate to disseminate information on fair housing. Town Staff did not receive any fair housing complaints directly. The Town posted links to Fair Housing of Marin, Marin Housing Authority, Legal Aid, and Marin Mediation Services on the Town website and obtained and makes fair housing literature available including flyers in multiple languages. HUD Region 9 reported two (2) Fair Housing inquiries for San Anselmo between 01/01/2013 – 03/19/2021 (one for sex and one for disability). While these aren't official cases, there is still value to identify concerns that residents have about possible discrimination. These inquiries may not have been pursued by the resident for any number of reasons. The Town Council has promoted fair housing by proclaiming April to be Fair Housing Month every year and reviewing a report on complaints received. On 12/11/18, the Town Council adopted Ordinance 1131 to prohibit discrimination based on source of income.	Modify this program to eliminate the completed website work.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
H1.D Provide Information on Housing Programs. The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the Town's website that describes programs available in the Town of San Anselmo and provides direct links to County agencies that administer the programs; (b) Including contact information on County programs in Town newsletters and other general communications that are sent to residents; with the Maintaining information on programs at the Town's public counter; (d) Training selected Town Staff to provide referrals; and (e) Distributing information on programs at public locations (library, schools, etc.) Examples of specific information would include: 1. Fair Housing Laws; 2. Rehabilitation loan programs; 3. Housing Authority information; 4. Housing programs; 5. Code enforcement; 6. Homebuyer assistance; 7. Information about affordable housing.	Update website and provide information to residents	Review and update website links by September 2015; distribute and post information at least once annually	This program is effective. The Town receives information from the Marin Housing Authority on affordable housing availability and shares this information by email and bulletin boards. Town Staff provide informational handouts at Town Hall and on the Town website. The Town promoted the COVID-19 emergency rental assistance program administered by the County in 2021. Information was included in the Town's email newsletter and business newsletter. Letters were mailed to all renters and owners of multifamily property. As of January 2022, the County had received 135 applications from San Anselmo residents and paid 40 cases. Staff promote a County program that offers loans to owners that will create units available to those using Housing Choice Vouchers and other incentives.	Modify this program to delete the portions that have been implemented and define specific goals for public outreach.
Policy H1.2 Community Participation in Housing and Land Use Plans. The Town will undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.				
Continue Policy.				
Policy H1.4 Neighborhood Meetings. Developers will be encouraged to have neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster and constructive development review.				
H1.E Community Outreach when Implementing Housing Element Programs. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development. The Town will notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings. Specific outreach activities include:	Conduct outreach and distribute materials	Consistent with implementing programs	In 2019, the Town considered a draft ordinance to require parties to meet and confer prior to appealing decisions to the Town Council, but it was not adopted. The Town now requires applicants to review plans with neighbors prior to submitting for planning entitlements.	Modify to indicate that the Town will use best practices for outreach that encourage community involvement from all segments of the community, rather than engaging in performative outreach efforts. The new programs will use a variety of outreach methods to reach different populations of the Town.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.			The mailing list for the Housing Element Update started in 2021 and was advertised on every mailed notice sent out by Planning Department during the Housing Element Update, estimated at 200 per month, and posted on website.	Continue
b. Post notices at Town Hall, the library, and the Post Office.			All notices are posted at Town Hall, which is immediately adjacent to the library. There is no place to post a flyer at the Post Office	Modify, see Program H1.E above.
c. Publish notices in the local newspaper.			Notices are published in the newspapers as required by law.	Modify, see Program H1.E above.
d. Post information on the Town's website.			All agendas are posted on the Town website for any meetings by the Town.	Modify, see Program H1.E above.
e. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented.			No neighborhood meetings were conducted.	Modify, see Program H1.E above.
f. Assure that Housing Element Implementation Subcommittee meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole.			The subcommittee only met once, and it was not to consider any programs, and it was not noticed to the public.	Modify, see Program H1.E above.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.6 Local Funding for Affordable Housing. The Town will seek ways to reduce housing costs for lower income workers and people with special needs by developing ongoing local funding resources and continuing to utilize other local, state and federal assistance to the fullest extent possible.				
H1.G Establish an Affordable Housing Fund. Establish an Affordable Housing Fund to increase below market rate affordable housing opportunities in San Anselmo. Specific uses of the fund, operating procedures/criteria, sources of funding, decisions on accepting funding or donations, actions tied to obtaining funds, etc., would be developed by the Housing Element Subcommittee and staff, and approved by the Town Council. Potential sources of funds could include, but would not be limited to: a. Marin Workforce Housing Trust; b. Marin Community Foundation; c. Federal Grants; d. Transportation Authority of Marin; e. In-lieu fee payments under inclusionary requirements, including consideration of in-lieu fees beginning at 2 unit for-sale developments — assuring that the payment of in-lieu or housing impact fees are reasonable and not punitive; f. Voluntary donations (such as bequeaths, trusts, donations of land and buildings, etc.); g. Affordable Housing Impact Fee on larger single-family homes. (For example, consider Marin County's sliding scale housing impact fee on larger homes over 2,000 square feet in size).	Accumulation of funds for affordable housing	2015	This program has not yet been implemented. The funding source identified was the General Fund. The Town has not allocated any funding for development of affordable housing, and there is no source of revenue for an affordable housing fund. The Town considered an in-lieu housing fee in 2009 but the ordinance did not move forward. The Town Council considered a Development Agreement Ordinance in 2019, but it did not move forward. In 2019 the Town received SB 2 grant funds for an in-lieu housing fee study and housing trust fund. The study was completed in 2021, and the Town will consider the in-lieu housing fee in 2022.	Modify to combine this program and with other programs noted above (to create Action 1.2b) to retain a consultant to provide information on potential funding sources for an affordable housing fund.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.1 Local Government Leadership. Affordable housing is an important Town priority, and the Town will take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.				
H1.F Work with the Marin Housing Authority. Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low, low and moderate-income units, and assure that these units remain at an affordable price level.	Implement agreements to maintain affordability	Ongoing	Marin Housing Authority (MHA) continues to manage three below market rate ownership units in San Anselmo at Sohner Court and at Willow Glen. MHA assisted the Town with an agreement for two affordable rental units at 1 Lincoln Park in 2018, and MHA manages the units.	Continue. The Town needs assistance to manage affordable housing stock and will continue to use MHA, as they are the most accessible and knowledgeable resource available to manage deed restricted affordable housing developments in San Anselmo.
H1.H Work with Non-Profits on Housing. The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profits in an advisory role to the Town's Housing Element Implementation Subcommittee (see Housing Element Program H1.A) would be desirable in understanding the needs and opportunities for non-profit housing development in the community.	Working relationship with non-profit housing sponsors	As development proposals are submitted and as other opportunities arise	Town Staff has met with non- profit housing developers to review Town-owned affordable housing sites and discuss strategies for development of the sites.	Continue, but modify to have more specific actions and timelines for communication with non-profits (see Action 1.1c).
GOAL 2 — MAINTAIN, PROTECT AND ENHANCE EXISTING HOUSING, AND BLEND WELL-DESIGNED NEW HOUSING INTO THE COMMUNITY.				
Policy H2.1 Housing Design. The Town will review proposed new housing in order to achieve excellence in development design in an efficient process.				
Continue Policy.				
Policy H2.2 Design that Fits into the Neighborhood Context. The Town will encourage innovative design that creates housing opportunities that are complementary to the location of the development. It is the Town's intent to enhance neighborhood identity and sense of community by ensuring that all new housing will (1) have a sensitive transition with the surrounding area, (2) avoid unreasonably affecting the privacy of neighboring properties, or (3) avoid impairing access to light and air of structures on neighboring properties.				
H2.D Implement Effective Design Review. The Town will continue to conduct design review to assure excellence of design in new development.	Implement Design Review	Ongoing	The Town conducted design review for commercial and residential projects. The Town reorganized the design review regulations and lowered the threshold for design review to require review of all upper-level additions.	The Town is considering objective design standards for all housing types in 2023. (See Action 3.1b) Modify this program to reflect that change. Discretionary design review is required for housing development projects, which may be a barrier to housing development. The adoption of objective design standards for all housing types is intended to reduce these constraints to housing development.
H2.E Amend Zoning to Provide for Single Room Occupancy Units. Amend the Zoning Ordinance to establish development standards for residential buildings containing single-room occupancy (SRO) units and allow SROs as a conditionally permitted use in commercial zoning districts.	Facilitate housing for extremely low-income individuals	2015	Completed. Ordinance 1126 adopted on 9/11/2018.	Delete, as this program was completed. Consider a new program to encourage development of housing for lower-income households, including SROs (See Actions 3.3.c, 5.3a, and 6.2a).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H2.3 Preservation of Residential Units. In order to protect and conserve the housing stock, the Town will, to the extent permitted by law, limit the conversion of residential units to other uses and will regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.				
No associated programs. Continue this policy and modify it to be more general and address the loss of residential units, as some property owners remove residential units and do not replace them with any other use. The Town should consider programs for preservation of "naturally affordable" housing that could be lost when a property is sold or when units are remodeled. The Town considered regulating short-term rentals but found that few units have been lost to short-term rentals. Local regulations prevent new ADUs from being converted to short-term rentals. Seven single-family dwelling units were approved for demolition without replacement units. The Town adopted a requirement for a demolition permit in 2020 and a policy in the Municipal Code to discourage projects from reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units. The Town will implement a new program to ensure no net loss of affordable housing occurs during the 6th cycle planning period (See Action 1.3a).				
Policy H2.4 Condominium Conversions. Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, the Town will conserve its existing multiple family rental housing supply by prohibiting conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.				
This policy has been codified in the Municipal Code. Continue (see Action 4.2a).				
Policy H2.5 Protection of Existing Affordable Housing. The Town will strive to ensure that affordable housing provided through government incentives, subsidy or funding, and deed restrictions remains affordable over time, and the Town will intervene when possible to help preserve such housing.				
H2.A Monitor "At Risk" Units. The Town will establish regular contact with the owners of potential "at risk" units to assure long-term coordination. If the units appear to be in danger of conversion or being lost as affordable housing, the Town will establish contact with public and non-profit agencies who may be interested in managing or purchasing the units to inform them of the project's status and inform tenants of any assistance available. In working with other agencies, the Town will ensure that funding sources are identified and timelines for action are executed.	Establish regular contact with owners of at-risk units to preserve affordable units	Annually	The Town General Plan identifies no units at risk of conversion during the housing element cycle (see page 42 of Housing Element).	Continue. As of 2022, the Town has 13 units at risk of conversion during the next housing element cycle. Conditions of approval for the 13 units of low-income housing at 27 Mariposa (the only applicable at-risk units) would require the units to be turned over to the Town if converting during the 7th Housing Element Cycle. Modify to include a program to assess and identify ways to maintain naturally affordable housing at risk of conversion to market rate housing (See Action 4.1a). Add a program to proactively monitor "at risk" units to maintain the affordability of the units (See Action 4.1d).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H2.6 Maintenance and Management of Quality Housing and Neighborhoods. The Town will encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.				
H2.B Implement Rehabilitation and Energy Loan Programs. Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners. Promote programs in Town e-newsletters and on the Town's website.	Loans provided to rehabilitate or improve energy efficiency of housing (8 Residential Rehabilitation loans to very low-income households and 20 PACE loans)	Ongoing	The Town has met the goal for 20 Property Assessed Clean Energy (PACE) loans. The Town has infrequently promoted the programs and information is not readily available on the Town website. The Town could better publicize information on energy loan programs, including PACE and Energy Upgrade California Loans, provided to rehabilitate or improve energy efficiency of housing. The Planning Department requested, but did not receive, data on the number of Residential Rehabilitation Loan that have been issued by the Marin Housing Authority to San Anselmo property owners in this Housing Element cycle. In 2012 the Town Council approved the Property Assessed Clean Energy (PACE) program. It permits residents and multifamily property owners to participate in PACE programs. PACE programs allow property owners to finance energy and water efficiency projects and solar installations on their property tax bills. In 2015, the Town Council expanded the program. Through 2017: 25 Energy Efficiency Projects, Financed $682,148 three Renewable Energy Projects, Financed $71,530 one Water Conservation Project, Financed $54,220 BayREN Home Upgrades through June 2017: 16 Projects, 3,465 sum of Total kWh Savings, 1,833 Sum of Total Therms Savings	Continue and set an objective to update the website on a defined timeline and for new Town Communications staff and Climate Action Commission to publicize the program a certain number of times per year (see Action 4.3a).
H2.C Conduct Home Presale Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the report indicating previous Planning discretionary approvals and Building permits, zoning, current use, flood zone, zoning violations, and work performed without permits	Conduct presale inspections	Ongoing	The Town Building Department continues to conduct an average of 180 physical inspections of residential sites prior to resale every year to identify health and safety hazards, work performed without permits, and recommended safety corrections. Contract code enforcement staff contact property owners to correct life/safety hazards identified. Year/Number of inspections: 2015/180 2016/153 2017/157 2018/179 2019170 2020/194 2021/226	Delete. There is no need to have the program in the Housing Element as the Town has been conducting resale inspections since 1969.

Table 1.7: Review of Past Performance

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
GOAL 3 — USE OUR LAND EFFICIENTLY TO MEET HOUSING NEEDS, AND TO IMPLEMENT 'SMART' AND SUSTAINABLE DEVELOPMENT PRINCIPLES.				
Policy H3.1 Housing for Local Workers. The Town will strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.				
Policy H3.2 Variety of Housing Choices. In response to the broad range of housing needs in San Anselmo, the Town will strive to achieve a mix of housing types, densities, affordability levels and designs. The Town will work with developers of non-traditional and innovative housing approaches in financing, design, construction and types of housing that meet local housing needs. Housing opportunities for families with children should not be limited because necessary facilities are not provided on site.				
Modify by combining Policy H3.1 and Policy H3.2 and add new programs to implement them in this Housing Element Update The Town programs in the 5th housing element cycle resulted in application for and approval of 157 new housing units between 1/1/14 and 12/31/21 (See Program 5.1 and the associated actions). Tiny homes are allowed in the Town with adoption of 2018 International Residential Code Appendix Q. New regulations also allow trailers to be used for housing after disasters and during housing construction. No tiny homes or trailer applications were received during the 5th housing element cycle. These were a variety of unit types in all areas of Town:				

Junior Accessory Dwelling Unit	1
Duplex structure	2
Apartment added to existing multifamily	3
Townhomes/Condo: 6-unit, 4 unit	8
Single-Family Residence	9
New apartment building: 12-unit, 16-unit Each project has 2 units of deed restricted very low- or low-income housing	44[5]
Accessory Dwelling Unit	90
Total	**157**

Policy H3.3 Mixed-use Infill Housing. The Town will encourage well-designed mixed-use developments (residential mixed with other uses) where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed-use development in appropriate locations, such as in and near the downtown, that are in proximity to transit and services and would support Downtown businesses.				
No mixed-use projects were developed or requested. 100% residential projects were proposed on commercially zoned sites in commercial areas near downtown (1 Lincoln Park, 754 Sir Francis Drake).				
H3.A Modify Development Standards to Encourage Infill Housing. Review and modify the following development standards based on the most up- to-date empirical studies to allow exceptions and incentives for infill housing located close to transit and services.	Provide flexibility in the application of development standards fitting the location and type of development, consistent with community goals	2016	Since 2017, the Town has implemented California Government Code Section 65913.4 that allows for streamlined review of infill development projects and eliminates parking requirements (2017 SB 35). One duplex was approved pursuant to these regulations in 2018. The Town Council adopted an ordinance to implement California Government Code Sections 65852.21 and 66411.7 (2021 SB 9) and allow multi-unit development in single-family zoning districts on 12/14/21. This allows expedited review, reduced parking, and increased density in infill areas. The Town follows State law requirements for expedited review of projects under the Permit Streamlining Act and specific sections related to housing, such as State ADU regulations. The Town will be considering objective design standards for housing in 2023 that will address parking standards, funded by SB 2 grant.	Modify to adopt objective design standards for all housing types (See Action 3.1b).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Variable Density Standards. Establish unit densities for studio and one-bedroom units based on "density unit equivalents" or the size of the unit.			Variable density has not been considered.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
b. Reduce Parking Standards for Senior and Affordable Housing. Provide reduced parking standards to support affordable and senior housing development.				Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
c. Flexible Parking Strategies. Provide for more flexible parking requirements that help to facilitate infill, affordable, transit-oriented and mixed- use development, while at the same time avoiding off- site parking impacts. Examples include joint use parking, off-site parking (currently allowed), allowances for reduced standards depending upon location (such as near transit), parking stall dimensions, "grandfathering" non-compliant buildings and uses, etc.			See above regarding State parking law. Objective design standards for multifamily housing will be under consideration in 2022 and include flexible parking strategies.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
d. Modify Parking Standards for Mixed-Use Housing. Adopt as appropriate modified parking standards for mixed-use development in the commercial zoning districts in order to facilitate development of affordable housing.			See above.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b). Modify. Add a new program to review fees for multi- family housing projects (See Action 5.2f). Analyze fees collected for recent multifamily housing against actual time for plan check and inspections by staff and outside consultants.
e. Expedited Review and Fee Waivers or Reductions. Provide expedited review of desired housing developments and waivers or reductions of development fees where feasible. **f.** Parcel Consolidation. Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, and (4) offering the incentives listed above to promote lot consolidation.			Town Staff follow the expedited review required under State law for housing development projects. In 2020, the Town Council waived building permit fees for ADUs deed-restricted for affordable housing. No one has applied for the fee waiver as of 11/28/22. A limited number of multifamily sites have been on the market. Staff have contacted property buyers and/or adjacent property owners when they may have interest in sites on the market. One property was purchased by an adjacent property owner in 2021. Few sites had common ownership during the 5th housing element cycle. Staff have alerted affordable housing developers to sites that are on the market. This has not resulted in the purchase of any sites or development of affordable housing.	Continue this program.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
g. Work with Property Owners. Conduct outreach with property owners in 2015 to identify specific incentives for property owners to pursue parcel consolidation and develop their properties with housing.			Town Staff held two public workshops in November 2021 via Zoom. Notice was emailed to the Town's business list (which includes property owners of commercial/ rental sites) and mailed to downtown property owners. Incentives that will be under consideration for housing were discussed, and the Town solicited comments on other incentives	Delete. Incorporate the content of this program into the program to promote lot consolidation (See Action 5.2e).
Policy H3.4 Redevelopment of Commercial Shopping Areas and Sites. The Town will encourage the development of housing in conjunction with the redevelopment of commercial shopping areas and sites when it occurs.				
Continue this policy				
Policy H3.5 High Potential Housing Opportunity Areas. Given the diminishing availability of developable land, the Town will identify housing opportunity areas and sites where a special effort will be made to provide workforce and special needs affordable housing. The Town will take specific actions to promote the development of affordable housing units on these sites (identified in the Implementing Programs).				
H3.B Adopt Standards for an "Affordable Housing Overlay Zone." Amend the San Anselmo Zoning Ordinance to establish specific standards and incentives for an affordable housing overlay zone. Specific standards include densities, development standards incentives, parking, building heights, specified level of affordability, etc.	Provide flexibility in the application of development standards for affordable projects	2016	The Town has hired a consultant to draft objective design standards for all housing types, and adoption is expected in 2023. State density bonus law allows significant density incentives, exceptions, and concessions to development regulations for projects that include affordable housing at specified levels.	Modify and continue to reflect changes to best practices since adoption of the 5th cycle Housing Element. (See Action 5.3a).
H3.E Work with Non-Profits and Property Owners on Housing Opportunity Sites. Work with non-profits and property owners to seek opportunities for an affordable housing development on either the Sunnyhills site or the former Redhill School site. Undertake the following actions to encourage development of multifamily, affordable housing at Housing Opportunity Sites:	Development of affordable housing	Undertake items a-d, during 2015. Undertake rezoning, environmental review and other actions during 2016	See below.	Modify and continue (See Action 1.1c). Sunny Hills Services has been renamed to Side by Side.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Work closely with non-profit housing developers (EAH, NPH, others) and property owners to identify housing development opportunities, issues and needs.			Town Staff have met with Homeward Bound, Habitat for Humanity, and EAH Housing, all nonprofit housing developers. Property owners were not interested in the development of affordable housing at Side by Side (formerly known as Sunny Hills) and Red Hill School (owned by Ross Valley School District) during 5th Housing Element cycle. EAH Housing interested in partnering with the Town to develop 50 units of affordable housing at Isabel Cook Community Center site. However, the Town would need to fund reconstruction of the community center and offices. Nonprofits were not interested in Town parking lot sites as they are too small to be feasible for affordable housing development. One nonprofit suggested that the Town sell the Town-owned site located above Loma Robles for market rate housing to fund development of affordable housing on parking lot sites.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
b. Select the most viable site or sites.			See above.	See above.
c. Conduct a rezoning study with the intent to rezone at least one of these properties to a zoning district that will enable affordable housing to be built at 20 or more units per acre.			Both sites are zoned SPD, Specific Planned Development District, which allows flexibility in development standards, including density of 20 or more units per acre.	Delete. The Town will rezone adequate parcels to meet the RHNA as part of this Housing Element Update, which will include increases in density at 20 units per acre.
d. Undertake community outreach as part of the rezoning and, as appropriate, in coordination with the potential developer and property owner.			See above.	See above.
e. Undertake environmental review as part of rezoning to address on-and off- site issues so that future affordable housing proposals can be processed expeditiously.			The Town has not conducted environmental review due to limited staff and resources.	Delete. Significant funding is necessary to implement this program, and the Town intends to promote housing through more effective, efficient allocation of limited resources.
f. Use the affordable housing overlay zone (when adopted — see Program H3.B) to incentivize affordable housing to be applied to High Potential Housing Opportunity Sites and areas in the Downtown.			The Town has not adopted an affordable housing overlay zone due to limited staff time and resources.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
g. Complete site planning studies, continue community outreach, and undertake regulatory approvals in coordination with the development application.			No development application was submitted.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
h. Facilitate development through regulatory incentives, including the establishment of housing as a "use by-right," the reduction or waiver of Town fees, fast-track processing, use of affordable housing funds, implementation of Housing Element Programs H3.A and H3.B, and assistance by Town Planning staff in development review.			The Town has hired a consultant to draft objective design standards and will be considering by-right uses for sites in 2023.	Combine this as part of the program to create objective design standards for all housing types (See Action 3.
i. Target sites in Downtown and surrounding infill areas and, especially properties where lot consolidation is possible, and provide incentives for lot consolidation and property redevelopment with housing.			Same as above.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
Policy H3.6 Density Bonuses and Other Incentives for Affordable Housing Developments. The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated. This will include provisions consistent with State Density Bonus Law.				
The Town has successfully implemented local development standards and the Density Bonus Law to encourage development of deed-restricted affordable housing units: 1 Lincoln Park site was limited to two stories and the applicant agreed to restrict two of the 16 units for deed-restricted Low-Income housing in order to build a 3-story structure. If the Town had a 3-story height limit, the applicant would have constructed only market rate units. 754 Sir Francis Drake was limited to 100% floor area ratio and 2 stories. The Town's two-story limit and floor area ratio limit were an incentive for the developer to include 2 units deed-restricted for Very Low-Income housing. 600 Red Hill the applicant deed-restricted 2 units for Low-Income housing in order to gain additional market rate units at the site.				
Policy H3.7 Retention and Expansion of Multifamily Sites at Medium and Higher Density. The Town will strive to protect and expand the supply and availability of multifamily and mixed-use infill housing sites for housing. The Town will not re-designate or rezone residential land for other uses or to lower densities without re-designating equivalent land for higher density multifamily development.				
No multifamily or mixed-use infill housing sites were redesignated or rezoned for other uses or lower densities. Due to SB 330, this policy is now applied at the state level, and the Town will remove this policy to prevent duplication with State-level legislation.				
Policy H3.8 Long-Term Housing Affordability Controls. The Town will apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).				
Six units of housing for the very low and low-income were approved that will have 55-year deed restrictions. Modify to indicate that the Town will adopt an inclusionary housing ordinance to ensure that affordable housing is provided in new development in San Anselmo (See Action 5.7f).				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H3.9 Inclusionary Housing Approach. To increase affordable housing construction, the Town will require residential developments to provide units for very low-, low- and moderate-income housing on a sliding scale or an in-lieu fee related to the size of the new main dwelling on the particular site. The units provided through this policy are intended for permanent occupancy and must be deed-restricted, including, but not limited to, single-family housing, multifamily housing, condominiums, townhouses, or land subdivisions. In addition, the Town will require larger non-residential developments, as job generators, to participate in addressing housing needs in the community.				
H3.C Adopt Inclusionary Housing Regulations and Establish Housing Impact Fees. Amend the Zoning Ordinance to require residential developments to provide affordable units for very low, low and/or moderate-income housing, pay an in-lieu fee, or pay a housing impact fee. The ordinance should include specific definitions for affordability tied to Area Median Income (AMI), and should cover participation from larger non-residential developments. As part of the annual review of the Housing Element there will be a review as to whether this program has been effective in encouraging very low and low-income housing. The program will be revised if it is deemed to be ineffective. In undertaking the work, the ordinance will be evaluated as a potential constraint to the provision of housing. This would include analysis of the policy's implementation framework, levels of mandated affordability, and a description of the types of options and incentives the Town offers to encourage and facilitate compliance with the inclusionary requirements. The Town will also engage the development community to facilitate this analysis. Inclusionary requirements and/or housing impact fees will be based on the following considerations:	Provide housing for very low-, low- and moderate-income households	2016	An ordinance was considered in 2009 but did not move forward. The Town received an SB 2 grant to conduct an in-lieu housing study in 2020, in coordination with other Marin County jurisdictions. The study was completed and presented to the Planning Commission in 2021. Staff received the first draft of regulations in December 2021. Staff worked with other Marin County jurisdictions to hold outreach workshops in Spring 2022 with developers and coordinate standards.	Continue (See Action 5)
a. The number of inclusionary units required based on project size, such as: 3-10 units — 10%; 11-20 units — 15%; 21+ units — 20%. **b.** Inclusionary zoning requirements or housing impact fees will address the need for very low and low-income rental units and moderate-income ownership units. **c.** The primary intent of the inclusionary requirement is the construction of new units on site. **d.** The focus is on multifamily housing developments with deed restrictions to support long periods of affordability. **e.** Second priority for meeting inclusionary requirements is the construction of units off site or the transfer of land and sufficient funding to develop the number of affordable units required. **f.** If these options are not practical, then other alternatives of equal value such as in-lieu fees, housing impact fees, transfer of land and/or dedication of units, or rehabilitation of existing units may be considered. **g.** Fees paid in-lieu of providing units on site or housing impact fees shall be of a value proportionally equivalent to the number of units in the project. The amount of the fee shall be established by a schedule that is periodically reviewed and updated by the Town Council. **h.** Establish incentives as part of an ordinance whereby the Council would decide the standards in the public review process when considering an actual ordinance. Standards include parking exceptions, increased height, mixed- use, and reduced setbacks.				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H3.10 Second Dwelling Units. The Town will encourage the construction of well-designed new second units and the legalization of existing second units as an important way to provide affordable housing.				
The Town approved 90 Accessory Dwelling Units (ADUs) and adopted objective design standards for ADUs.				
H3.D Junior Second Units. Review and adopt as appropriate standards to allow the creation of junior second units. Standards to review should include, but not be limited to, the following: **a.** Conversion of existing bedroom required – no building expansion; **b.** Maximum unit size; **c.** Limitation on kitchen size and appliances; **d.** Bathroom requirement; **e.** Internal and external access; **f.** Parking; **g.** Owner occupancy requirement.	18 new second units, including junior second units, by October 2022	Consider adoption of standards in 2015	Completed. Final occupancy was granted for 39 new ADUs, including one junior accessory dwelling unit (JADU) as of 12/31/21. Town ADU regulations allowed for development of JADUs prior to the 5th cycle Housing Element. Town regulations were updated in 2019-2020 to develop requirements for JADUs when State law required that the Town approve JADUs and distinguished between ADUs and JADUs. Staff believe there are a limited number of JADU applications because there are fewer restrictions for ADUs, such as no size limit and owner occupancy requirement.	Delete, as this program has been completed.
The Town will work with special districts to reduce or waive fees for junior second units.			In 2017, the Town Council wrote a letter to the Ross Valley Sanitary District to request elimination of connection fees. State law eliminated connection fees for ADUs.	Delete, as this program has been implemented.
GOAL 4 — PROVIDE HOUSING FOR SPECIAL NEEDS POPULATIONS THAT IS COORDINATED WITH SUPPORT SERVICES.				
Policy H4.1 Special Needs Groups. The Town will actively promote the development and rehabilitation of housing to meet the needs of special needs groups, including the needs of seniors, people living with disabilities, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, large families, and other persons identified as having special housing needs.				
There are no associated programs. Modify this policy and create specific programs to implement this policy in the Housing Element Update (See Policy 7 and associated programs). In the 5th cycle planning period, the Town has made the following accomplishments related to special needs housing: • The Town adopted strategies to house special needs populations including objective standards for single room occupancy housing and prohibited housing discrimination based on source of income. • In 2021, the Town adopted temporary moratoriums on rent increases and evictions due to the financial impacts of the COVID-19 Pandemic. The Town promoted the Marin County emergency rental assistance grant program on social media, the Town email list, and by mailings to property owners and tenants of multi-unit properties. As of January 7, 2022, the County has received 135 applications for emergency rental assistance and paid 40 cases in San Anselmo. • Many new rental housing units affordable to lower income households were constructed. New affordable units had up to two bedrooms and, therefore, were not appropriate for several large households in San Anselmo that are overpaying for housing. • The Town approved one 16-unit senior apartment building that was completed in 2022. Two of the 16 units are set aside for low-income senior households. • The Town approved five requests for reasonable accommodations to allow residents with disabilities to remain in their homes, including two setback and noise limit exceptions for generators to power air conditioning equipment and refrigeration, one exception to allow a parking area for ADA accessibility, and two exceptions for access ramps. Several sidewalk ramps were installed and improved in residential neighborhoods to assist people with disabilities. • The Town adopted an Administrative Citation program to assist in the enforcement of housing regulations and safety standards. • To assist female-headed households and many families in the town, one new preschool was approved on Greenfield Avenue, which will accommodate up to 118 students. The town lost Village Preschool on Jones Street, which had a capacity for 30 students. The Town modified the Zoning Code to allow neighborhood family childcare centers by-right.				
Policy H4.2 Health and Human Services Programs Linkages. As appropriate to its role, the Town will assist service providers to link together services serving special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.				
Modify this policy and add supportive programs based on the feedback received through outreach to these service providers as part of the Housing Element Update (See Program 7.1).				
Policy H4.3 Density Bonuses for Special Needs Housing. The Town will use density bonuses to assist in meeting special housing needs and housing for lower income elderly and the disabled, consistent with roadway capacity and considering parking needs and neighborhood scale.				
A 16-unit senior housing development was approved at 1 Lincoln Park on a commercially-zoned site next to a residential neighborhood. A density bonus allowed the project to be up to three stories and resulted in two units of deed-restricted housing for low-income households. Elevator access and a community gathering space are provided, along with an outdoor garden area. The one-bedroom units each have one parking space and are walking distance to shopping, restaurants, services, and transit. Modify to address reasonable accommodation requirements (See Action 9.1e).				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H4.4 Adaptable/Accessible Units for the Disabled. The Town will ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."				
Modify this policy. The Town implements the current California Building Code, which includes requirements for accessible units. Add programs to support this policy that allow seniors to "age in place." Modify to address reasonable accommodation requirements (See Action 9.1e).				
Policy H4.5 Transitional and Supportive Housing. The Town of San Anselmo recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.				
Continue Policy.				
Policy H4.6 Rental Assistance Programs. The Town will continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA). The Town will also continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.				
Continue Policy.				
Policy H4.7 Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing disaster preparedness and emergency shelter and related counseling services.				
H4.A Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as the Housing Choice Voucher program and other available rental programs.	Publicity of Housing Choice Vouchers	Ongoing	Staff publicized the rental assistance program to property owners via social media posts and a mailer. In 2015, there were 122 Housing Choice Vouchers in use in San Anselmo. In 2022, there are 106 Housing Choice Vouchers in Census tracts within the Town limit, making up less than 10 percent of renter occupied housing units. Links to information are provided on the Town website. Due to limited staff time, publicity was limited, and program was not considered successful due to the decrease in use of the Housing Choice Vouchers over time. The Town Council established protections for tenants in 2021 during the Covid 19 pandemic by freezing rent increases and prohibiting evictions (Ordinances 1154 and 1155). Staff mailed notices of supportive programs to all multifamily property owners and tenants in 2021. The Planning Department staff received one email inquiry about the program from a property owner seeking to return to San Anselmo to a rental unit. The Town publicized the Marin County Covid 19 pandemic Emergency Rental Assistance Program to property owners and tenants via social media and a mailer in 2021. The County received 135 applications from San Anselmo residents and has paid 40 cases in San Anselmo as of 1/7/22. Town publication of the rental assistance program appeared to be successful, based on number of applications received.	Modify this program to include timelines for program publicity. Use the Town Communications staff to promote program (See Action 7.3b).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H4.8 Coordination with Other Agencies in Housing the Homeless. The Town will actively engage with other jurisdictions in Marin to support long-term housing solutions for homeless individuals and families in Marin County, and to implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals. The Town will allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.				
Continue Policy.				
Policy H4.9 Local Approach to Housing for the Homeless. The Town of San Anselmo recognizes the need for and desirability of emergency shelter housing for the homeless and will allow a year-round emergency shelter as a permitted use in the Limited Commercial, General Commercial, and Public Facilities zoning districts. Designated site(s) must be located within one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility. In addition, the following would apply: **a. The Town will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An overconcentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.** **b. The Town will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.** **c. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.** **d. Development standards for emergency shelters for the homeless located in San Anselmo will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as allowed in State law.**				
The population of people experiencing homelessness rose, and no extremely low-income housing was created during the 5th cycle planning period. A point-in-time count of people experiencing homelessness in vehicles in San Anselmo decreased from 15 people in 2019 to seven people in 2021. Modify and continue to create supportive actions to implement the intent of this program (See Program 7.1).				

13	2	20	0	0	0	13	2	20

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
H4.B Investigate Possible Multi-Jurisdictional Emergency Shelter. As the opportunity arises, the Town will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.	Construction of homeless facility (if determined feasible)	As the opportunity arises	The Town has not funded any multi-jurisdictional project for an emergency shelter. On October 1, 2017, the County of Marin and local homeless service providers launched a "Coordinated Entry System" for providing people experiencing homelessness with housing and services and have housed approximately 330 people who had been experiencing chronic homelessness. On July 27, 2021, the Town contributed $55,299 to a pool of local city and town resources to create a new "city-funded case management" option, that provides additional case management support for people experiencing chronic homelessness and allows the Town to prioritize the most high-needs people for permanent supportive housing. On April 28, 2015, the Town contributed $14,145 to a joint fund with all the cities and towns of Marin County, to fund a rotating homeless winter emergency shelter program known as the Rotating Emergency Shelter Team (REST). REST was run by San Anselmo churches and community volunteers with the Marin Organizing Committee from November 15 through April 15 from 2015 to 2018, when the program was discontinued. The program served up to 40 homeless men at rotating congregations, including First Presbyterian Church of San Anselmo, and 20 homeless women housed at the County Wellness Center and served by congregations. Although successful, the program provided temporary housing during five winter months only. San Anselmo staff and residents participated in working at the San Anselmo shelter and a San Anselmo church participated by providing the facility.	Modify this program to define what "participation" entails and to create more specific project goals (See Action 7.4a). All emergency shelters in Marin County are open to all individuals experiencing homelessness, including those from San Anselmo. Therefore, any Marin County emergency shelter is a multi-jurisdictional shelter. There is opportunity to contribute to the development of emergency shelters that are planned or currently under construction in San Rafael.
5 One project included conversion of two existing units to deed-restricted affordable housing. Those two units are not included here since they were existing.				

This page left intentionally blank

2

HOUSING NEEDS AND CONSTRAINTS EXECUTIVE SUMMARY

Summary of Housing Needs and Constraints

The housing crisis in the Bay Area has been an evolving phenomenon over the past 40 years as high demand has continually exceeded housing supply and affordability. There has been a substantial movement in the Bay Area, intensified by concerns about climate change, to prioritize sustainable growth. The movement seeks to encourage regional development patterns that are more compact, transit-oriented, pedestrian-oriented, well-designed, and highly livable. A central focus of this movement — the very foundation for achieving a more sustainable and livable Bay Area — is rethinking the way in which we plan, design, rehabilitate, preserve, and manage housing in conjunction with transportation systems, jobs, and services.

Under state housing element requirements, housing needs are broken down into three categories: existing needs, projected needs over the housing element planning period, and the specific needs of special groups identified in San Anselmo. In opposition, constraints to the production of housing hinder the Town's ability to meet these three types of housing needs. Below are key findings of the San Anselmo housing needs analysis that summarize important trends and considerations for the Housing Element:

Housing Needs

- The population of San Anselmo has remained relatively stable over the past several decades. As of 2020, the town's population is 12,757 residents and 5,224 households.
- Approximately 62 percent of households are one- to two-bedroom households, which could indicate a higher demand for smaller housing units such as single room occupancy (SRO) units, studio/efficiency units, and one-bedroom units.
- Countywide, the agricultural and natural resources, construction and manufacturing, wholesale, and transportation industries combined employ approximately 14 percent of the population. This low percentage could be indicative of a lack of housing affordable to households employed in these sectors in both the county and town.
- San Anselmo's vacancy rate was 4.2 percent compared to 6.5 percent countywide in 2020, which suggests that San Anselmo's housing market is tighter than Marin County, and that additional housing is needed in the community.
- A large portion of the housing stock in San Anselmo is more than 30 years old. Therefore, the town could see an increase in redevelopment in the coming years, especially once the Town updates the Zoning Code to allow more than one unit on a lot, improving the return on redevelopment for homeowners.
- There has been a decline in the number of lower-income households in San Anselmo, but the Town's overall population has remained stable. Therefore, it appears that household incomes have risen rather than lower income households have been pushed from the community. The increased number of residents who attained a bachelor's degree between 2010 and 2020 could support this statement. In 2010, 49 percent of residents achieved a bachelor's degree or higher compared to 84 percent in 2020. This data could explain the increase in median income from $92,260 in 2010 to $146,179 in 2020.
- In 2020, San Anselmo single-family home sale prices were six percent lower than the countywide median. San Anselmo condominium sales prices were 50 percent higher than the countywide median. This difference could be indicative of a high demand for condominiums in the community.
- There is a lack of large units affordable to low-income households, indicating that the Town should incentivize this type of housing as a part of the Affordable Housing Overlay District (Program 5.3). This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo.
- The low number of rental units with three or more bedrooms is likely leading to the 17 percent of large households that are cost burdened. To address this, the Town will incentivize this type of housing as a part of the Affordable Housing Overlay District (Program 5.3).
- San Anselmo's population is aging as younger adults are moving out of the community. This could be attributed to the rising cost of housing in the community, or younger people are seeking other types and locations of housing based on lifestyle preferences (or a combination of these factors).
- The proportion of senior residents is projected to increase to 22 percent of the population by 2040, increasing the demand for assisted living and senior residential facilities.

Housing Constraints

- Two main factors contribute to the high cost of land in Marin County: the county's desirability as a place to live and the lack of remaining vacant land suitably zoned for residential development.
- Over the past year, mortgage rates for conventional 30-year fixed rate loans have increased dramatically from less than three percent to more than seven percent, making homeownership increasingly unattainable for low- and moderate-income households.
- Community opposition to affordable housing is prevalent in Marin County. However, architectural design plays a critical role in creating new developments that blend into the existing neighborhood, especially in higher density developments that might otherwise appear visually incompatible with existing surrounding development. In order to clarify design requirements to the development community and streamline the development approval process, the Town will adopt objective design standards for all housing types (Action 3.2a) as well as adopt pre-approved plans for missing middle housing (Action 3.1c) and accessory dwelling units (ADUs) (Program 6.1).
- Recognizing that additional density is needed throughout the community to accommodate additional housing, the Town will amend the Zoning Code to allow up to 12 dwelling units per acre in the R-2 district and 30 dwelling units per acre in the R-3, C-L, C-3, and SPD districts (Program 5.7).
- To better accommodate the densities needed to construct affordable housing development, the Town will establish an affordable housing overlay district that will allow greater building height, density, and floor area ratios for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very low-income households (Program 5.3). This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo.
- San Anselmo does not allow overnight street parking in the town aside from a few exceptions. To improve the flexibility of the Town's parking standards the Zoning Code will be amended to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097 (Action 5.2c) as well as allow reductions in areas outside of a half-mile of public transit under certain circumstances (Action 5.2d).
- The Town has included three programs and 14 actions in the Policies, Programs, and Action section of this Housing Element to promote the construction and affordability of ADUs and JADUs (Policy 6).
- The San Anselmo Zoning Code establishes provisions for SRO units to establish standards for these units and provide opportunities for the development of permanent, affordable housing in close proximity to transit and services for small households and people with special needs. In order to make SROs more widely available throughout the community, the Town will amend the Zoning Code to allow residential buildings containing the units as a permitted use in the R-3 zoning district (Action 3.3c).
- The Town complies with the Employee Housing Act. Pursuant to Health and Safety Code Section 17021.5, the Town deems any employee housing providing accommodations for 6 or fewer employees as a single-family structure. To ensure that the Town is not responsible for any barriers to the establishment of employee housing, the Town will amend the Zoning Code for compliance with the Employee Housing Act, as needed, to accommodate future updates to State law (Action 5.8c).
- Since the Town has few remaining vacant lots suitable for development, all infrastructure (i.e., curbs, gutters, sidewalks, streets, and utilities) is in place. To ensure that required site improvements are not a barrier to development, the Town will evaluate local requirements to determine what on- and off-site improvement requirements could be minimized or eliminated in order to reduce construction financing costs for affordable housing development projects (Action 5.4b).
- Town fees comprise 15 percent of the cost of development of a single-family home and 4 percent of the cost of development of a multifamily development. To ensure that planning and/or building permit fees are not a barrier to the development of affordable housing in the community, San Anselmo will waive a percentage of project review, permit, and impact fees based on level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects (Action 5.4a).
- To further streamline the approval process for new housing, the Town will adopt objective design standards for all housing types (Action 3.2a), pre-approved plans for missing middle housing types (Action 3.1c), and pre-approved ADU plans (Program 6.1).

This page left intentionally blank

3

HOUSING NEEDS

HOUSING NEEDS

Population, Housing and Jobs Trends

Population Growth and Trends

Demographic changes, such as population growth or age structure fluctuations, affect the type and amount of housing needed in a community. As shown in *Table 3.1*, San Anselmo's population has remained relatively stable from 1990 to today. The Association of Bay Area Governments (ABAG) Plan Bay Area 2040 growth projections forecast limited growth in San Anselmo through 2040. Over the next decade and a half, the growth rate is projected to rise to an average annual growth rate of 0.3 percent per year. The population is projected to increase from 12,757 people in 2020 to 13,625 in 2040.

Table 3.1: Population Growth Trends 1990 - 2040 in San Anselmo

Year	Population	Numerical Change	Percent Change	Annual Average Growth Rate
1990	11,735	N/A	N/A	N/A
2000	12,378	643	5%	0.5%
2010	12,336	-42	-0.3%	0.0%
2020	12,757	494	4%	0.4%
2030	13,205	375	3%	0.3%
2040	13,625	420	3%	0.3%

Source: Association of Bay Area Governments

Table 3.2: Population Growth Trends 1990 - 2040 in Marin County

Year	Population	Numerical Change	Percent Change	Annual Average Growth Rate
1990	230,096	N/A	N/A	N/A
2000	247,289	17,193	7%	0.8%
2010	252,409	5,120	2%	0.2%
2020	260,831	8,422	3%	0.3%
2030	274,530	13,699	5%	0.5%
2040	282,670	8,140	3%	0.3%

Source: Association of Bay Area Governments

In 2020, the Marin County population was 260,831, up by five percent from 247,289 in 2000. As shown in *Table 3.2* above, the Marin County population is projected to increase to 282,670 by 2040. Over the next two decades, the annual growth rate is expected to decrease from an average of 0.5 percent per year between 2020 and 2030, to 0.3 percent per year between 2030 and 2040 (ABAG 2017).

Age Characteristics

Age characteristics are an important factor to consider when evaluating current and future housing needs. Typically, distinct lifestyles, family types and sizes, incomes, and housing preferences vary by age group. As people age, housing needs and preferences change. For example, young householders with children often have different housing preferences than senior householders living alone.

As shown in *Table 3.3*, the number of seniors aged 65-74 increased by 115 percent from 2000 to 2020 in San Anselmo. Adults aged 55-64 grew by 71 percent from 2000 to 2020. In contrast, the population of adults aged 35-44 declined by 39 percent between 2000 to 2020, and the population of young adults aged 25-34 decreased by 36 percent during the same timeframe. The senior population aged 75-84 has remained relatively stable over the past 20 years, while the number of seniors over age 85 decreased by 24 percent. Between 2000 and 2020, the number of children four years old or younger decreased by 22 percent, children between five and 14 years old have increased by 19 percent, and youth aged 15-24 increased by 35 percent.

Table 3.3: Age Group Trends in San Anselmo, 1990-2020

	2000		2010		2020		2000-2020 % Change		
Age Group	Number	Percent	Number	Percent	Number	Percent	Percent Change 2000-2010	Percent Change 2010-2020	Percent Change 2000-2020
0 - 4	725	6%	740	6%	565	4%	2%	-24%	-22%
5 - 14	1,519	12%	1,673	14%	1,813	14%	10%	8%	19%
15 - 24	994	8%	966	8%	1,338	11%	-3%	39%	35%
25 - 34	1,351	11%	875	7%	864	7%	-35%	-1%	-36%
35 - 44	2,541	21%	1,929	16%	1,543	12%	-24%	-20%	-39%
45 - 54	2,591	21%	2,365	19%	2,208	17%	-9%	-7%	-15%
55 - 64	1,255	10%	2,127	17%	2,147	17%	69%	1%	71%
65 - 74	678	5%	1,018	8%	1,458	12%	50%	43%	115%
75 - 84	540	4%	432	3%	547	4%	-20%	27%	1%
85+	184	1%	211	2%	140	1%	15%	-34%	-24%
Total	**12,378**	**100%**	**12,366**	**100%**	**12,623**	**100%**	**0%**	**2%**	**2%**

Source: Association of Bay Area Governments

The California Department of Finance predicts significant increases in Marin's elderly population as the baby boomer generation ages. While the total countywide population is expected to increase by eight percent between 2020 and 2040, the number of seniors over age 65 is projected to increase by 64 percent. Figure 3.2 shows how each age group in San Anselmo will change if countywide projections apply in San Anselmo. The population of residents under 19 will decrease by 11 percent, and the population of adults aged 20-64 will decrease by seven percent, while the proportion of seniors will increase to comprise 22 percent of the population by 2040. As shown in *Figure 3.1*, the aging population is expected to increase the demand for assisted living and senior residential facilities in the county.

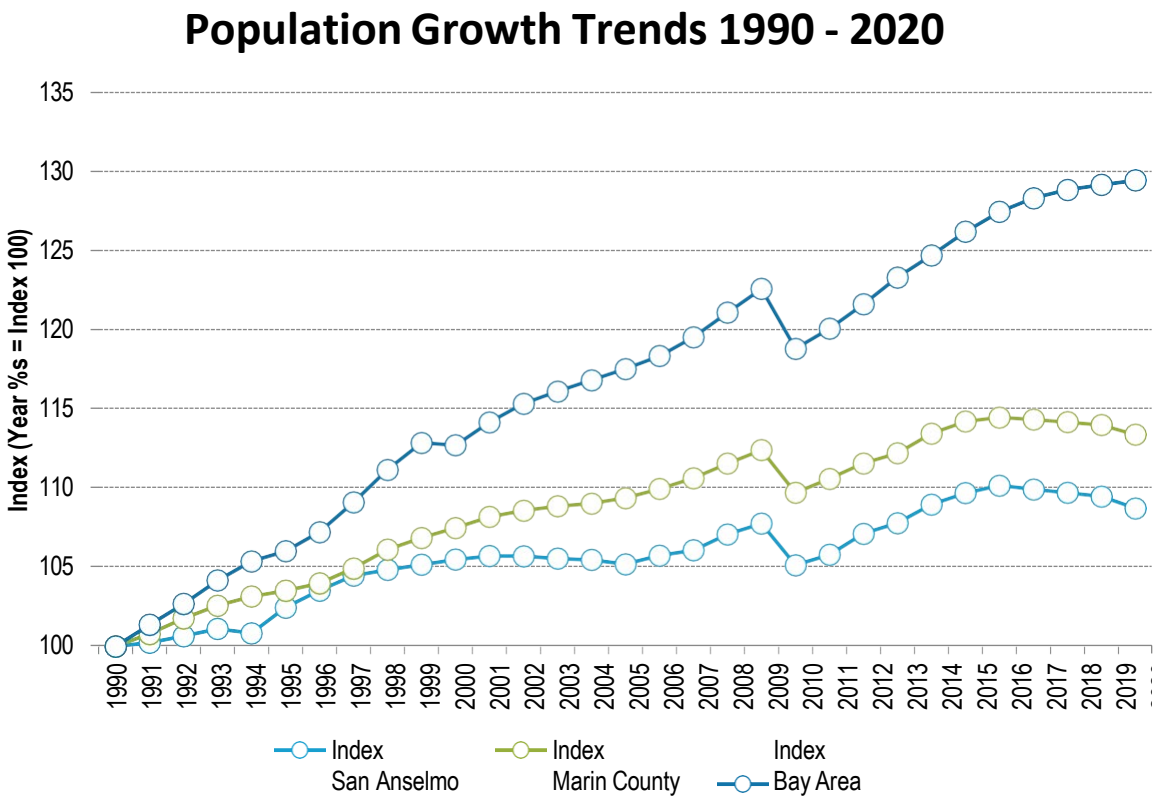


Figure 3.1 Population Growth Trends in San Anselmo, 1990 - 2020

The aging population increased the median age of San Anselmo residents from 41.3 years in 2000 to 46 years in 2020. In 2020, San Anselmo's median age is lower than the Marin County median age (47.1 years) but higher than the California and national median age (36.7 and 38.2 years, respectively). *Figure 3.2* below displays the age group trends in San Anselmo over the past 30 years.

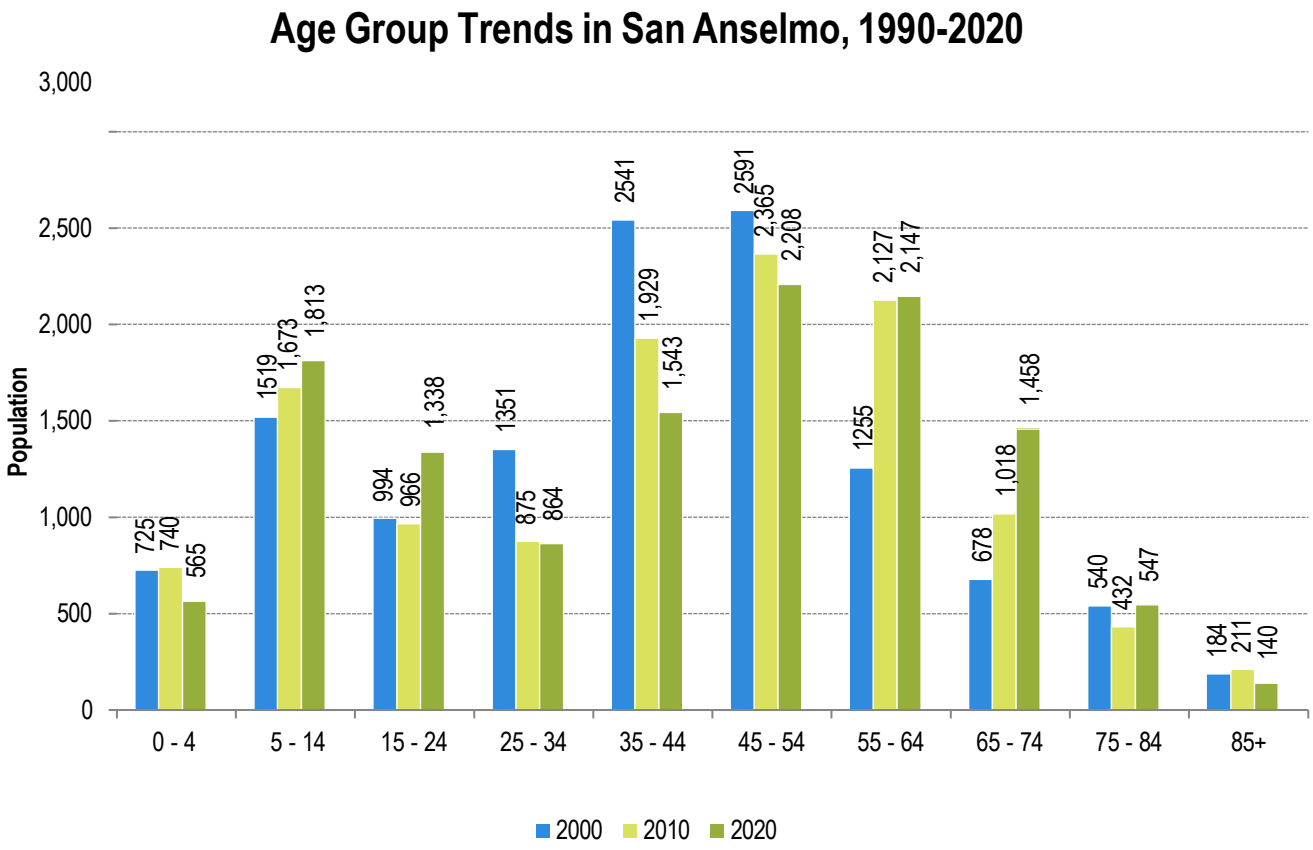


Figure 3.2 Age Group Trends in San Anselmo, 1990-2020

Employment Characteristics

An assessment of community needs should consider the occupational profile of residents. Incomes associated with different jobs and the number of workers in a household determines the housing type and size affordable to each household. In some cases, the types of jobs held by residents can also affect housing needs and demand (such as teachers or service workers). In San Anselmo, 33 percent of the working population is employed in the financial and professional services industry and 34 percent is employed in the health and educational services industry. Approximately 67 percent of San Anselmo's working population is employed in management, business, science, and arts occupations, as shown in *Table 3.4* and *Figure 3.3* below. In particular, biomedical and software engineering companies employ many residents in San Anselmo.

Table 3.4: Resident Employment by Occupation

Geography	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
San Anselmo	4,763	685	1,251	197	218
Marin County	73,706	18,306	24,881	6,950	6,195

Source: U.S. Census Bureau, Census 2020

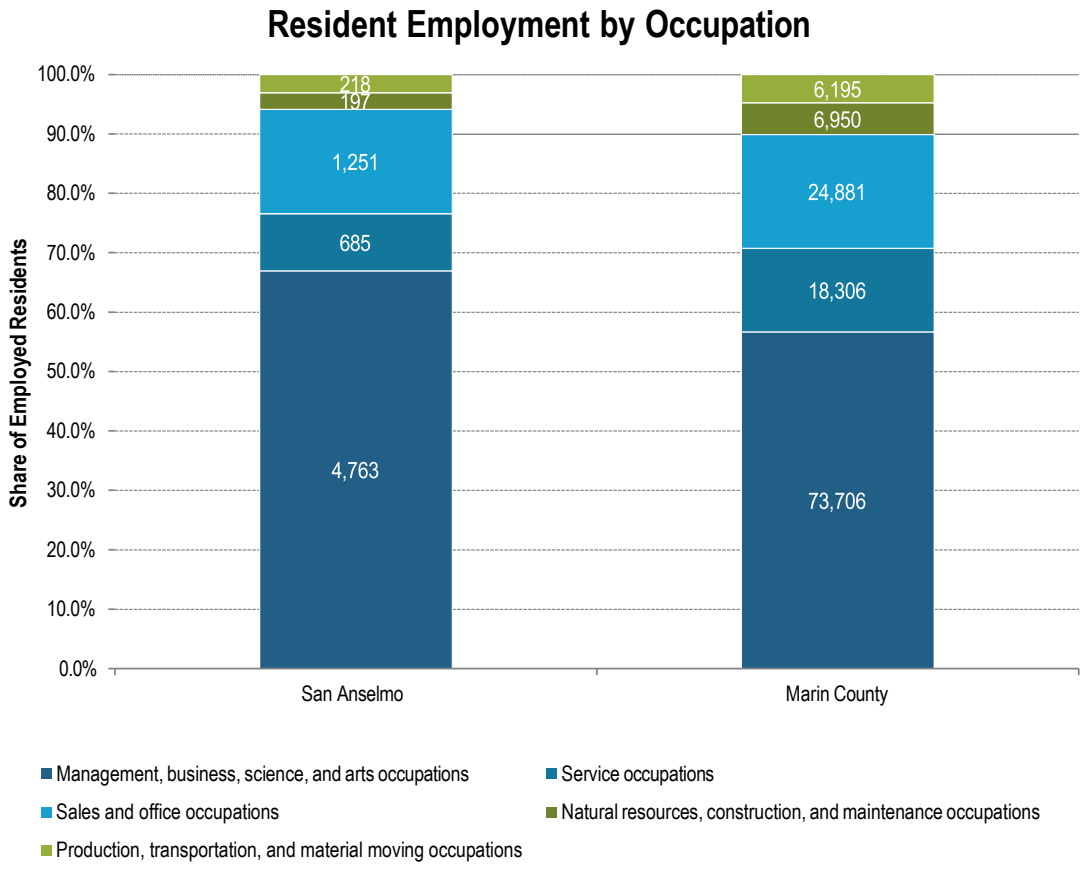


Figure 3.3 Resident Employment by Occupation

Blue collar industries employ a relatively small percentage of those that live in Marin County and San Anselmo. Generally, it is desirable to have a balance of jobs and workers, to enable workers to live in the communities they work in, reducing commute times, freeway congestion, and greenhouse gas emissions. It is generally considered ideal to have a range of 1.0 to 1.5 jobs per household in a jurisdiction. The jobs/housing ratio in San Anselmo was 1.47 in 2018, meaning that the number of jobs available in the community is proportional to the number of households. San Anselmo is expected to add 330 jobs (or 10 percent) to the local employment base between 2010 and 2040, as shown in *Table 3.5*. This is similar to the countywide job growth rate projection. In 2018, San Anselmo had a job-to-worker ratio of 0.86 for wage groups making less than $1,250 per month, 0.88 for wage groups making between $1,250 and $3,333 per month, and 0.40 for wage groups making more than $3,333 per month. This indicates the number of jobs available to each worker in their respective age group. *Table 3.6* below displays the mean annual salary for various occupations in Marin County in 2022, with the mean salary at $77,267.

Table 3.5: Projected Jobs 2015-2050

Geography	2010	2015	2020	2030	2040	2050
Marin County	115,885	129,565	129,900	133,480	134,960	146,000
San Anselmo	3,090	3,205	3,215	3,350	3,420	N/A

Source: Association of Bay Area Governments

Table 3.6: Mean Annual Salary in Marin County (1st quarter 2022)

Occupation	Mean Wages
Management Occupations	$147,143
Business and Financial Operations Occupations	$101,518
Computer and Mathematical Occupations	$123,986
Architecture and Engineering Occupations	$113,254
Life, Physical, and Social Science Occupations	$104,860
Community and Social Service Occupations	$72,835
Legal Occupations	$136,647
Educational Instruction and Library Occupations	$77,625
Arts, Design, Entertainment, Sports, and Media Occupations	$89,900
Healthcare Practitioners and Technical Occupations	$140,211
Healthcare Support Occupations	$45,752
Protective Service Occupations	$88,459
Food Preparation and Serving Related Occupations	$42,422
Building and Grounds Cleaning and Maintenance Occupations	$46,376
Personal Care and Service Occupations	$49,027
Sales and Related Occupations	$55,594
Office and Administrative Support Occupations	$58,607
Farming, Fishing, and Forestry Occupations	$48,444
Construction and Extraction Occupations	$74,104
Installation, Maintenance, and Repair Occupations	$65,393
Production Occupations	$54,577
Transportation and Material Moving Occupations	$49,224
All Occupations	**$77,267**

Source: California Employment Development Department 2022

1 ABAG Plan Bay Area Projections 2017.

Household Characteristics

The Census defines a household as all persons who occupy a housing unit. This definition includes single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the U.S. Census, there were 5,224 households in San Anselmo in 2020. As shown in *Figure 3.4* and *Table 3.7* below, approximately 27 percent of those households were comprised of single person households, while 55 percent were comprised of married-couple family households. An additional four percent were comprised of male headed households, eight percent were comprised of female headed households, and seven percent were comprised of other non-family households. In Marin County, just over half of the households consisted of married-couple family households.

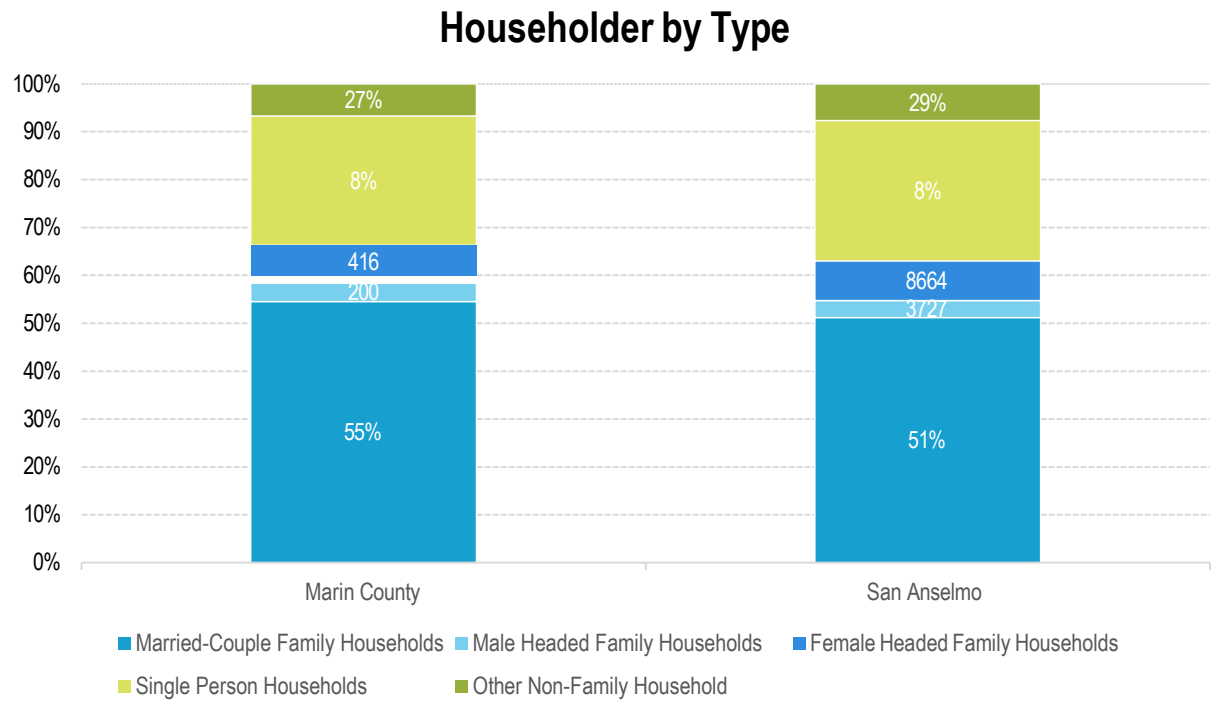


Figure 3.4 Householder by Type

Table 3.7: Householder by Type				
	San Anselmo	Marin County	San Anselmo	Marin County
Household by Type	Number	Number	Precent	Precent
Married-Couple Family Households	2,848	53,710	55%	51%
Male Headed Family Households	200	3,727	4%	4%
Female Headed Family Households	416	8,664	8%	8%
Single Person Households	1,411	30,769	27%	29%
Other Non-Family Household	349	8,030	7%	8%
Total	**5,224**	**104,900**	**100%**	**100%**
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2020)				

In San Anselmo, most households are small: 27 percent of households are comprised of one person households and 35 percent are two person households. As shown in *Figure 3.5*, households with three persons totaled 17 percent of the population, households with four persons totaled 13 percent, and large households with five or more people comprised eight percent of the population. The average household size in San Anselmo is 2.4 persons (U.S. Census, 2020).

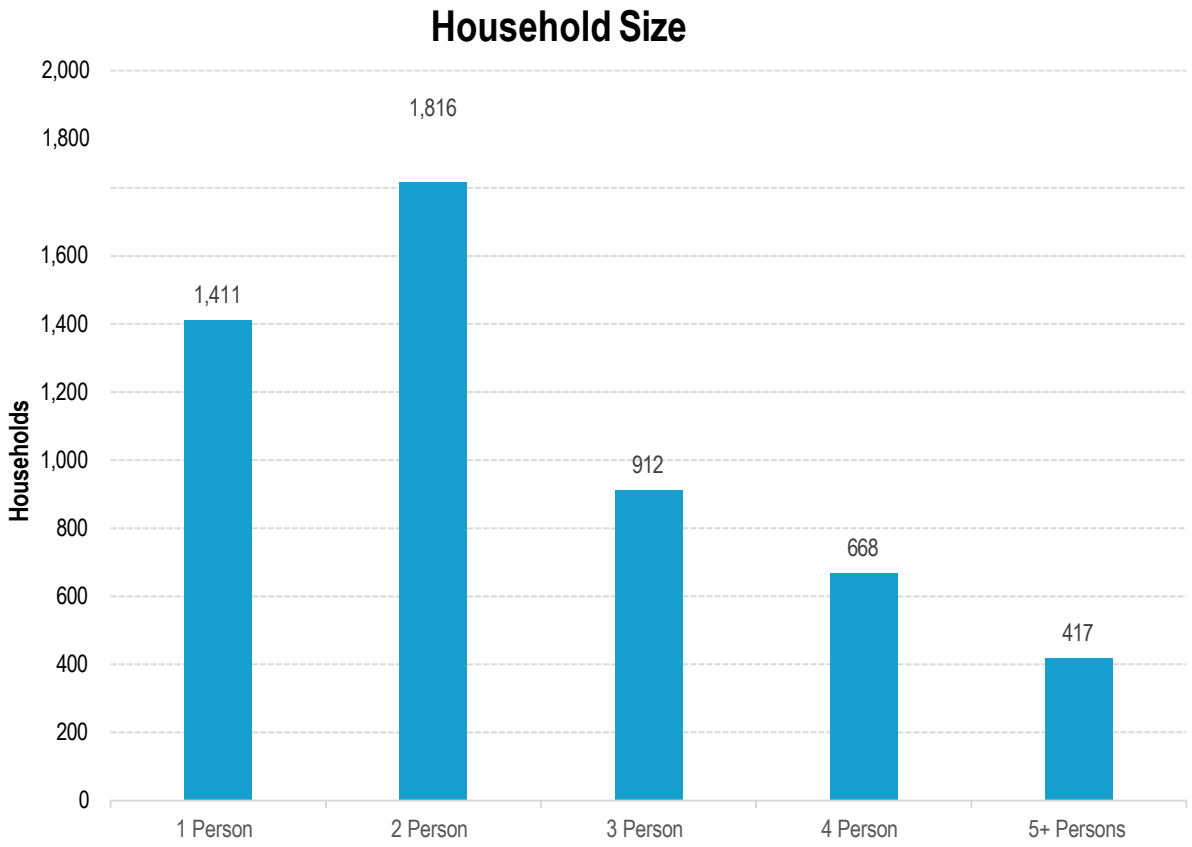


Figure 3.5 Household Size

Tenure

Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, as owner-occupied units generally experience lower turnover rates than rental units. In 2020, there were over 104,900 households in Marin County. Approximately 64 percent of households lived in owner-occupied units while the remaining 36 percent of households rented, as shown in *Figure 3.6*. Of San Anselmo's 5,224 households in 2020, 66 percent were owner occupied while 34 percent were renter occupied, similar to Marin County's housing tenure makeup.

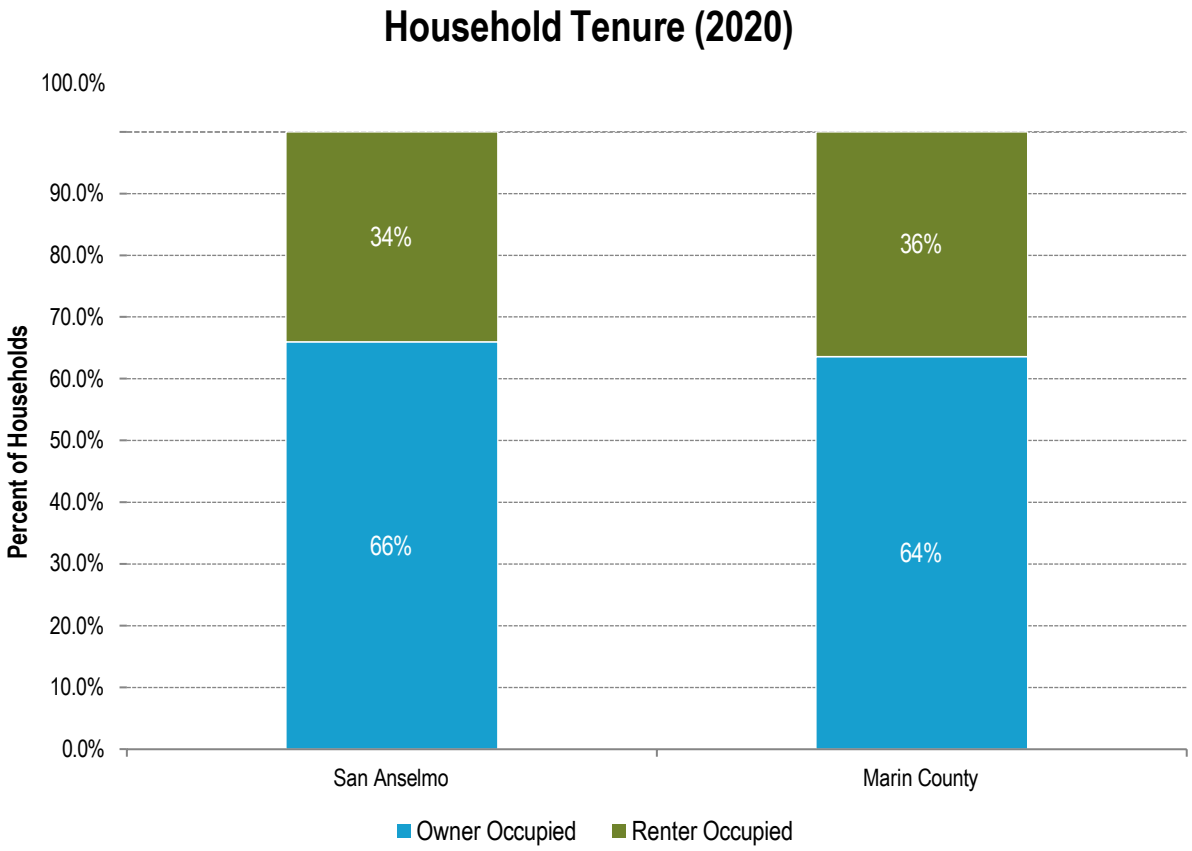


Figure 3.6 Household Tenure 2020

Housing Stock Characteristics

Figure 3.7 displays housing production in San Anselmo compared to neighboring cities and Marin County. Since 2010, San Anselmo's housing stock lost 20 units, while neighboring Larkspur gained 83 units and Corte Madera gained 148 units. Fairfax lost 115 housing units and Ross lost four units. Countywide, the housing stock increased less than one-half percent over the 10-year period.

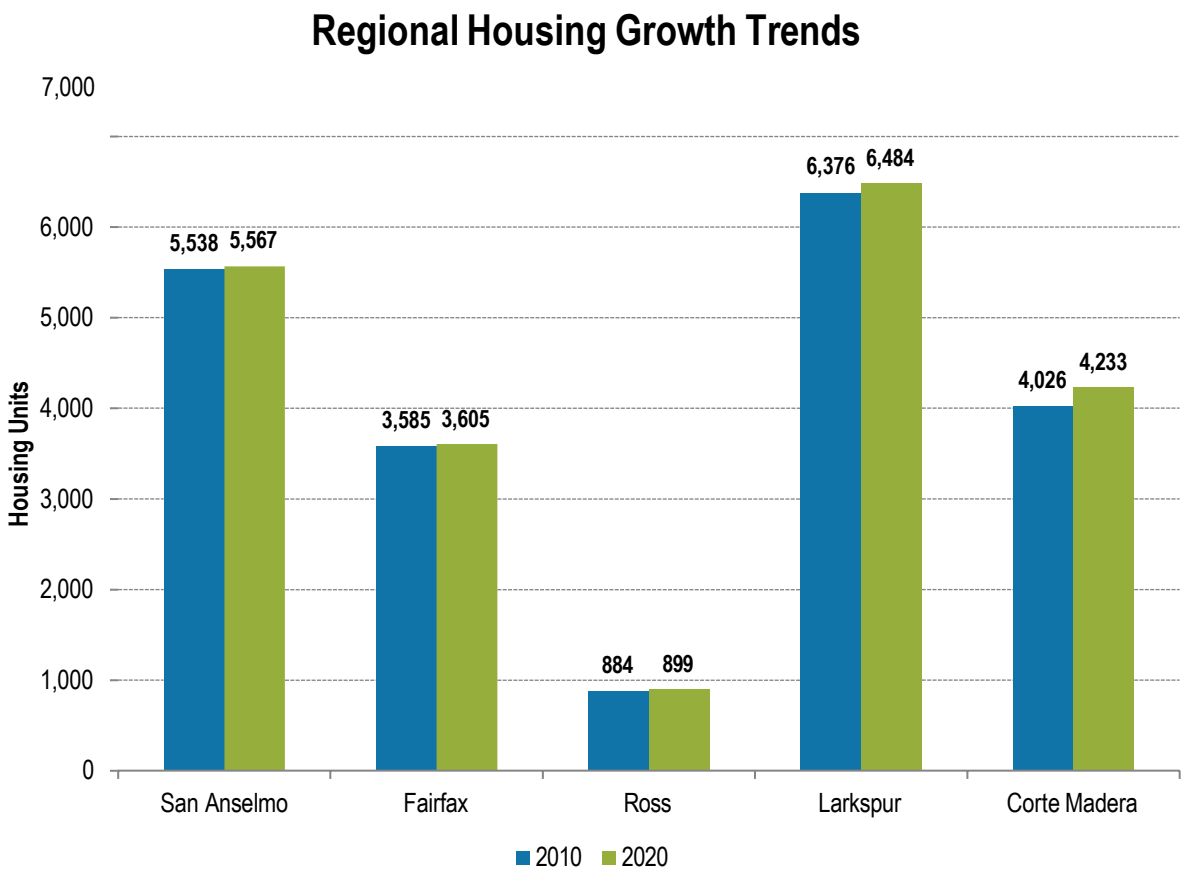


Figure 3.7 Regional Household Growth Trends

In Marin County, new housing construction continues to exacerbate the high proportion of detached, single-family housing. In 2020, 96 percent of construction permits issued countywide were for single-family units. As shown above, in 2020, 61 percent of existing residential buildings are single-family detached units in Marin County. In 2015 and 2017, 100 percent of construction permits issued were for single-family homes, making the 2020 figure of 96 percent the third highest in proportion of single-family unit construction permits issued in the last seven years, but the greatest number of permits in a year is consistently issued for the construction of this type of housing.

Although the demographic trends in San Anselmo indicate that future housing supply is needed to support smaller household sizes and an older population, the predominant housing type continues to be the single-family detached homes, which comprise 76 percent of the housing stock (Department of Finance, 2020). As shown in *Table 3.8* below, single-family attached units and small, multifamily complexes (2 to 4 units) comprise 11 percent of San Anselmo's housing, and larger multifamily complexes (5+ units) comprise 12 percent. Countywide single-family detached units comprise 61 percent of the housing stock and multifamily units (2+ units) comprise 27 percent.

Table 3.8: Housing Type

	San Anselmo		Marin County	
Housing Type	Number	Percent	Number	Percent
Single-Family Detached	4,174	76%	68,012	61%
Single-Family Attached	266	5%	11,266	10%
Multifamily 2-4 Units	358	6%	8,349	7%
Multifamily 5+ Units	683	12%	21,957	20%
Mobile Homes	37	1%	1,980	2%
Occupied	5,225	95%	104,167	93%
Total	**5,518**	**100%**	**111564**	**100%**

Source: California Department of Finance

To meet the needs of current and future residents, Chapter 8 of the Housing Element contains several programs, policies, and actions aimed at facilitating the development of multifamily housing in the Town's commercial corridors, missing middle housing in predominantly single-family detached neighborhoods, and accessory dwelling units (ADUs) throughout the community.

Vacancy Rates

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and for-rent housing units are meeting the current demand for housing. According to the California Department of Finance (DOF) and HCD, a vacancy rate of five percent for renter-occupied housing and 1.5 percent for owner-occupied housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent for renter occupied households and less than 1.5 percent for owner occupied households may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or overpayment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, which increases rental and for-sale home prices.

In 2020, 6.5 percent of all housing units were vacant in Marin County (Department of Finance, 2020). San Anselmo had a total vacancy rate of 4.2 percent in 2020, as shown in *Figure 3.8* below. In August 2022 Realtor.com listed 22 properties for sale, which represents 0.6 percent of the estimated owner-occupied housing stock. There were 21 properties listed for rent on Zillow.com, representing 0.8 percent of the estimated renter-occupied housing stock.

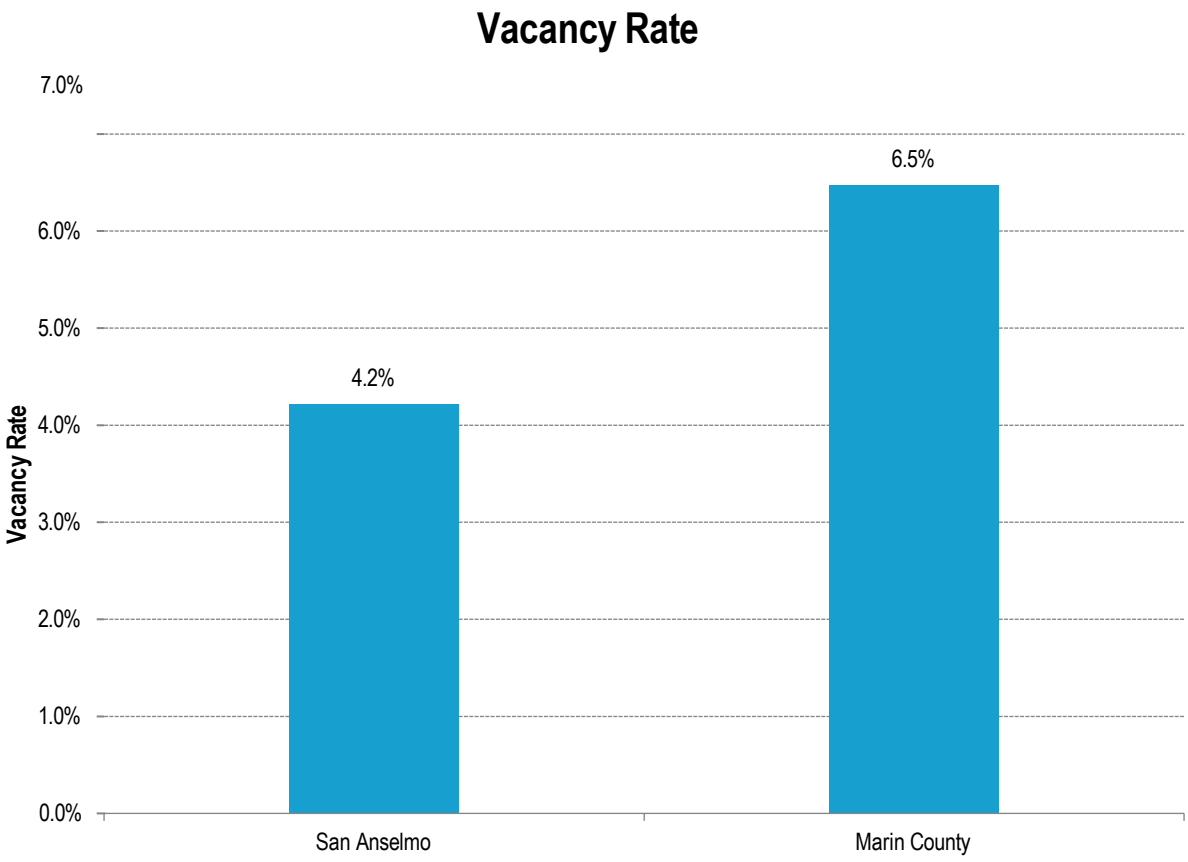


Figure 3.8 Vacancy Rate

Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include plumbing, roof, foundation work, and other repairs (HUD 2000). *Figure 3.9* displays the age of San Anselmo's occupied housing stock as of 2020. With 93 percent of San Anselmo's housing stock built prior to 1989, a large majority of its housing has reached the 30-year benchmark. The Town processes over a thousand permits annually to update many of the aging homes, which will continue to be done during the 2021-2029 planning period.

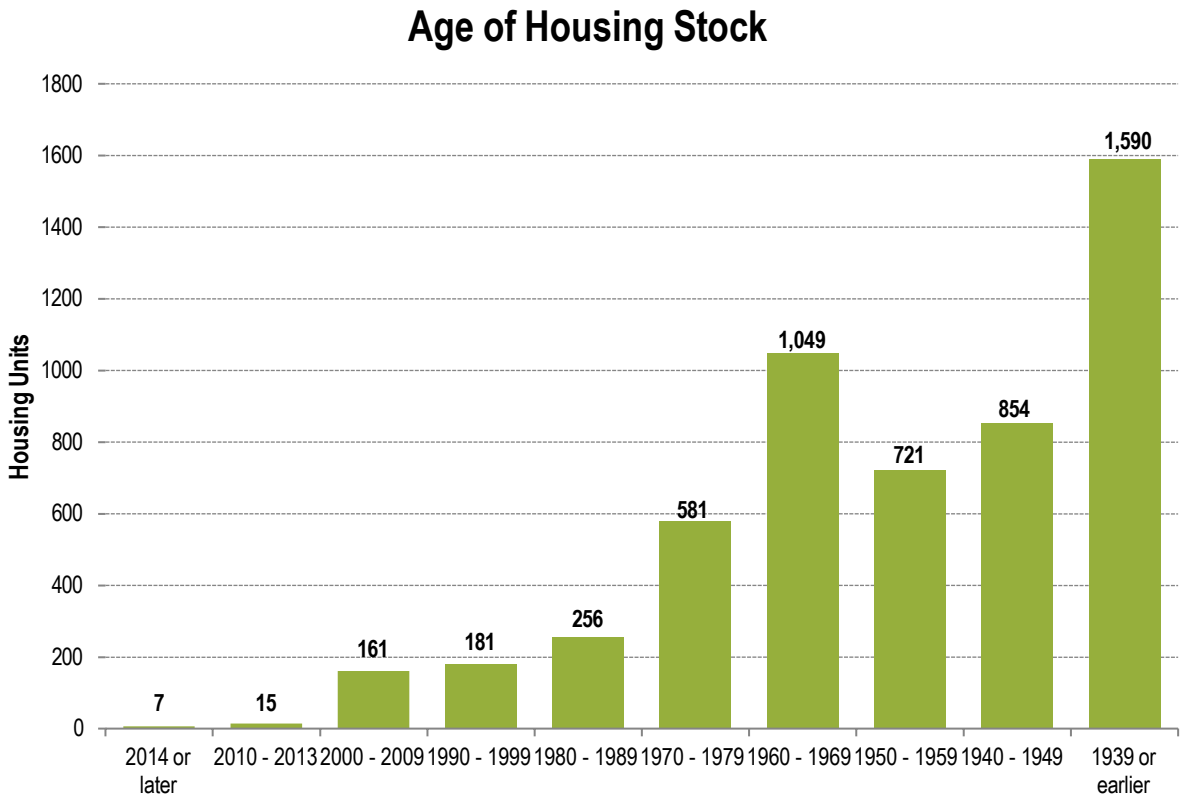


Figure 3.9 Age of Housing Stock

The Town of San Anselmo Planning Department performed a comprehensive survey of housing conditions in in the mid-1990's that rated housing conditions on a scale from good to poor. The survey found that nearly all (99.1 percent) of San Anselmo homes are in good condition. A follow-up survey by staff in 2003 reconfirmed those results. A general review of neighborhoods in San Anselmo by Town Staff in 2014 also indicated that few houses are in need of repair, and the number of units in need of rehabilitation and/or replacement is estimated to be less than 30 units. In 2022, the San Anselmo Building Department received approximately 20 to 25 reports of substandard housing conditions related to illegal construction, rodents, mold, leaky roofs or windows, and substandard plumbing. Over half of the complaints received annually report illegal ADU construction (i.e., construction performed without appropriate permits). The Town has included several ADU-related programs and actions under Policy 6 in the Policies, Programs, and Actions section of this Housing Element to further streamline ADU permit approval and reduce barriers to legal ADU construction.

The Town continues to participate in the CDBG Rehabilitation Loan Program. Specific programs include single-family home repair loans, emergency repair and accessibility grants, exterior enhancement rebates, weatherization and home security grants for seniors, and a multifamily rehabilitation loan program. Town policies continue to support and expand these efforts.

Overcrowding

The U.S. Census Bureau considers a household overcrowded when there is more than one person per room (excluding bathrooms, hallways, and kitchens). A unit with more than 1.5 people per room is severely overcrowded. Overcrowding often increases health and safety concerns by inducing overuse and stress on housing infrastructure. *Figure 3.10* shows the incidence of overcrowding in San Anselmo as estimated by HUD's 2013-2017 Comprehensive Housing Affordability Strategy. Approximately 0.6 percent of owner-occupied units were overcrowded, and two percent of rental units were overcrowded. This low percentage of overcrowded households suggests that the number of units available in the community are adequate to meet the housing needs of San Anselmo residents. **To ensure that the Town is not responsible for barriers to housing creation that induce overcrowding, the programs and actions under Policy 3, Policy 5, and Policy 6 will minimize barriers to housing development.**

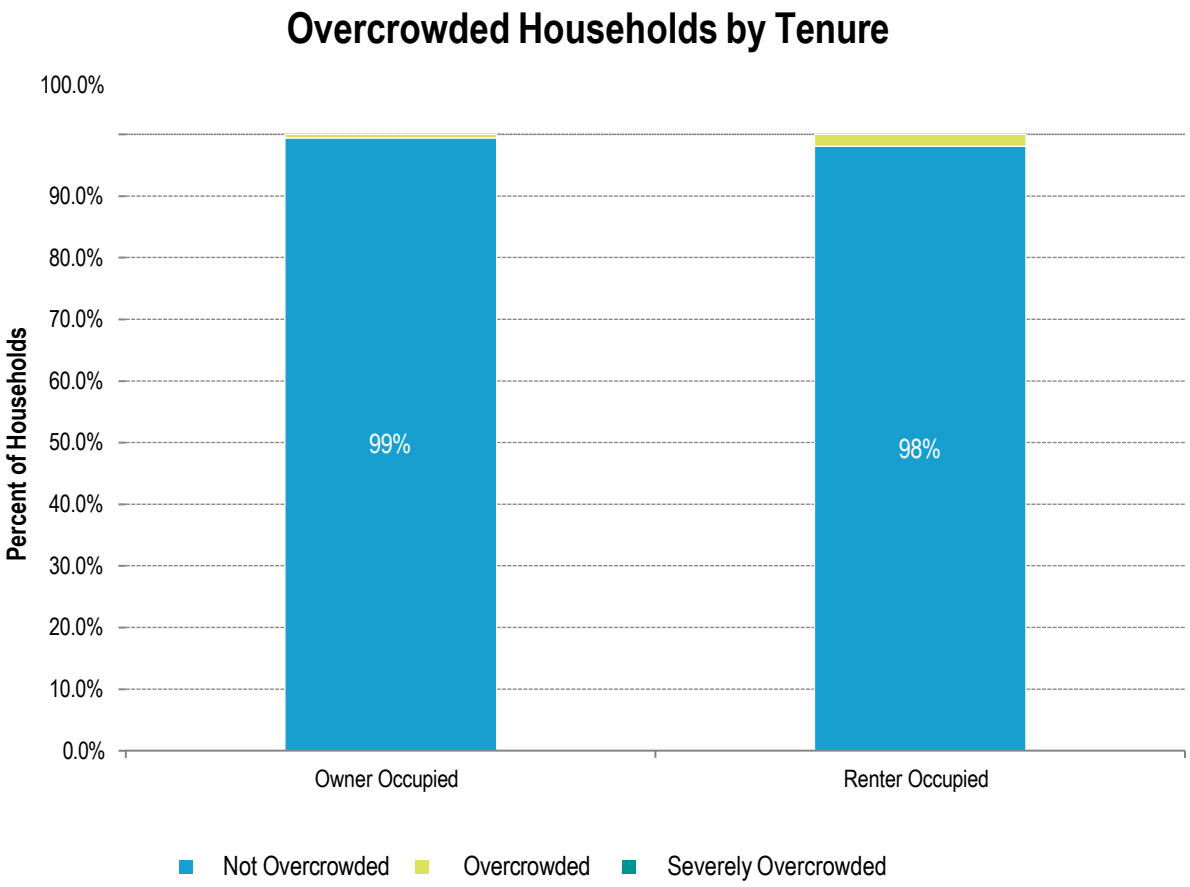


Figure 3.10 Overcrowded Households by Tenure

Household Income

Household income is one of the most important factors affecting housing opportunity because it determines a household's ability to balance housing costs with the other necessities. Higher-income households have more discretionary income to spend on housing, whereas lower-income households are limited to the types of housing that they can afford. Income as reported by the U.S. Census and the American Community Survey includes wage or salary income; self-employment income; interest, dividends, net rental income, royalty income and income from estates and trusts; social security income; supplemental security income and public assistance income; retirement, survivor, and disability income; and other income including unemployment compensation, alimony, and child support. Income does not include capital gains, money from an inheritance or sale of a home, or money spent from savings accounts.

Between 2010 and 2020, the median household income in San Anselmo grew from $92,760 to $ 146,179 (adjusted to inflation), increasing by 37 percent. The median household income in San Anselmo is above Marin County's median income, which was $ 121,671 in 2020. *Figure 3.11* presents the distribution of household income in San Anselmo by income levels. Households earning above $100,000 comprise 66 percent of the households in San Anselmo. The proportion of lower-income households earning less than $50,000 per year in San Anselmo declined from 26 percent in 2010 to 17 percent in 2020.

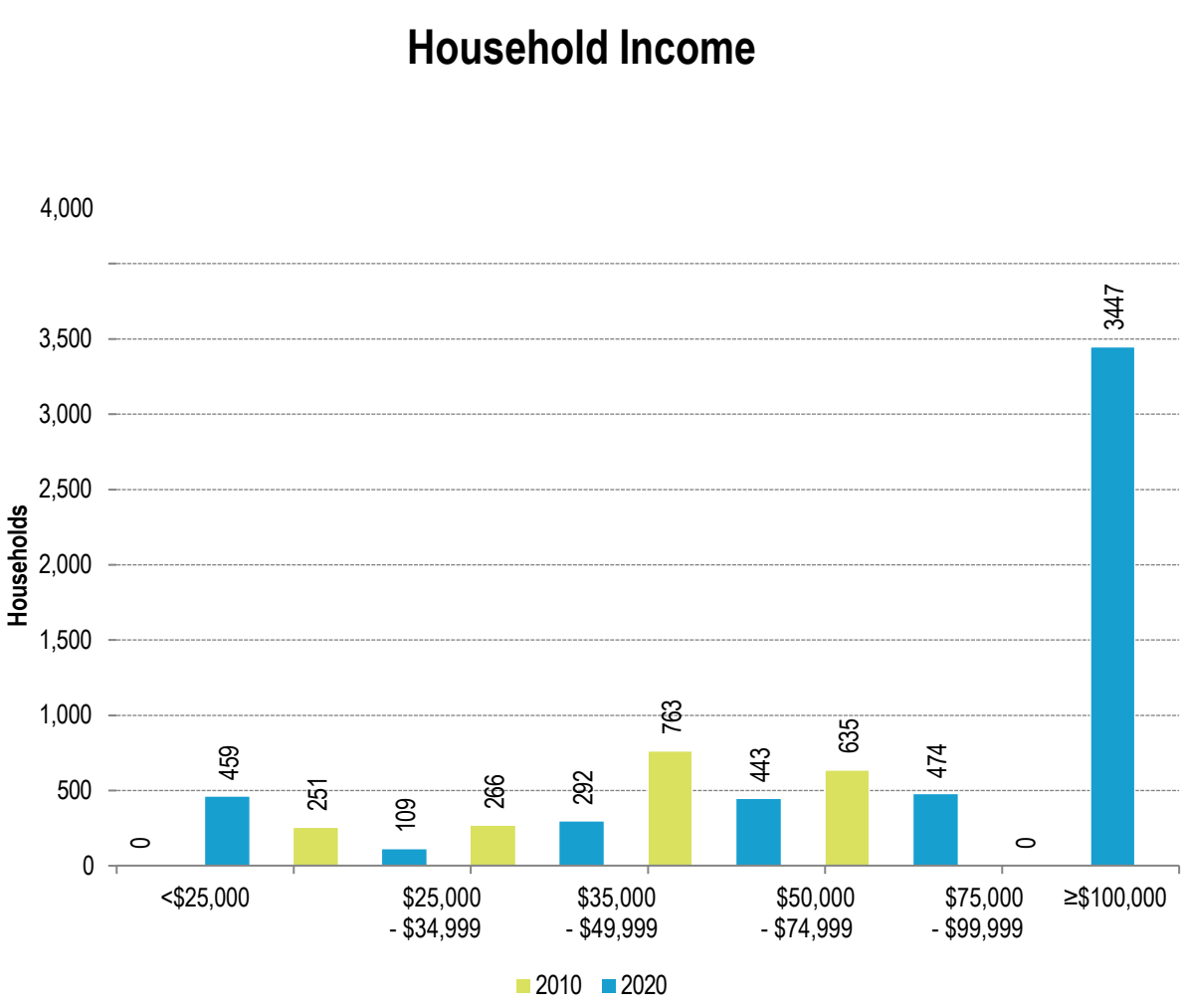


Figure 3.11 Household Income

Figure 3.12 shows the income level of San Anselmo residents by household tenure. According to HUD's 2013-2017 CHAS data, a significantly higher percentage of renter households (56 percent) were lower-income, compared to residents that owned their homes (24 percent). However, because the majority of households in San Anselmo are homeowners, the actual number of lower-income homeowners (955) is higher than the number of lower-income renters (700).

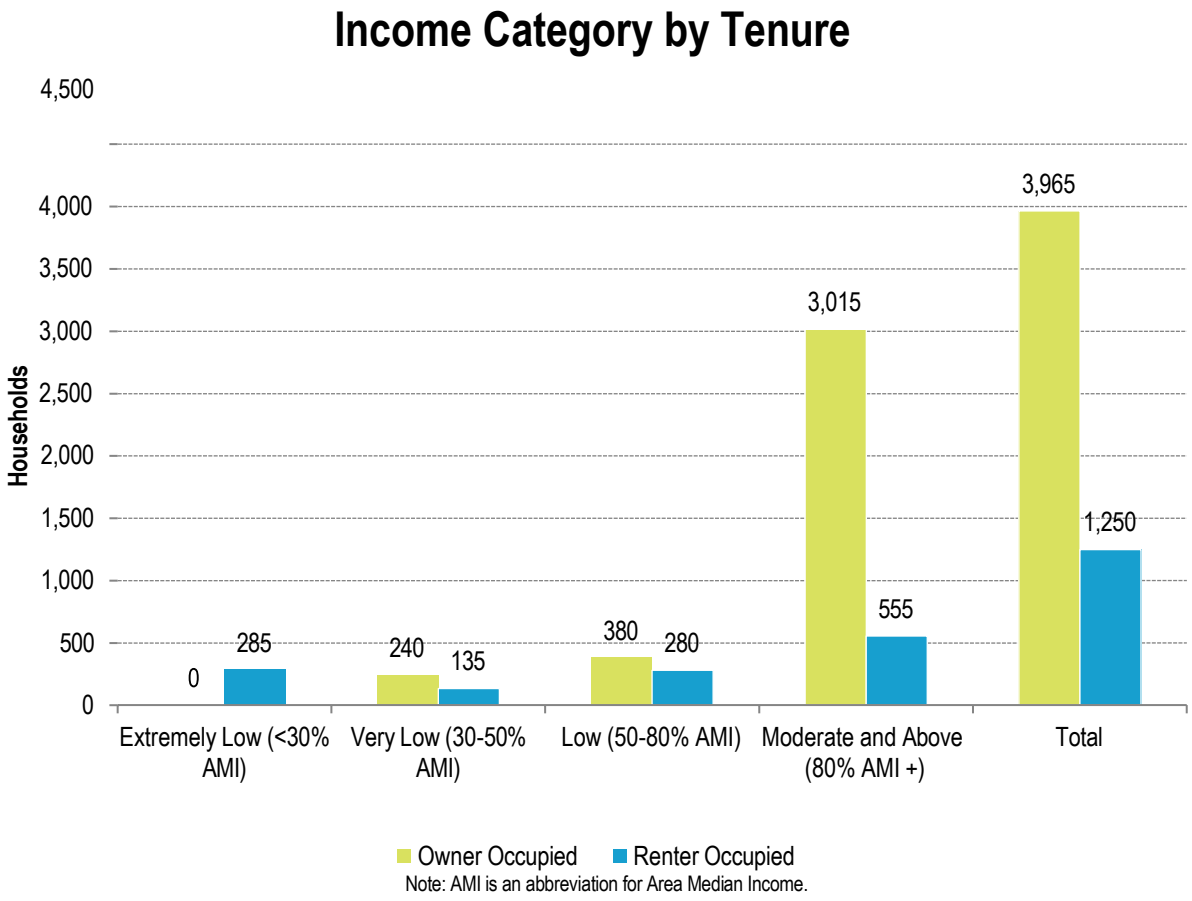


Figure 3.12 Household Income Category by Tenure

Extremely low-income households earn annual incomes that are 30 percent or less of the area median income. In 2017, there were 335 extremely low-income owner households and 285 extremely low-income renter households in San Anselmo, making a total of 620 households (CHAS, 2017). According to California Government Code Section 65583(a)(1), the Town may "presume that 50 percent of the very low-income households qualify as extremely low-income households." For this reason, the number of very low-income units provided in the Regional Housing Needs Assessment (RHNA) number has been split equally between these two income categories; HCD projects the need for housing to support 127 extremely low income households. Extremely low-income households typically need targeted programs to provide affordable housing solutions, including deep rent subsidies, housing with supportive services, single room occupancy units, and shared housing. Chapter 5 Housing Resources outlines the services and support available to extremely low-income households in San Anselmo. **In Chapter 8, Policies, Programs, and Actions, Actions 1.1b, 5.3a, 5.3b, 6.2a, and 7.1c enact the Town to meet special housing needs through incentives and zoning standards and work with housing providers.**

Housing Costs and Affordability

Housing affordability in San Anselmo can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. This information reveals which households can afford available housing in San Anselmo and indicates the households that would most likely experience housing cost burden. This section summarizes the cost and affordability of the housing stock in San Anselmo.

Rental Housing Market

According to the 2020 ACS, rental prices countywide increased by 32 percent between 2010 and 2020. In recent years, rents have increased relatively quickly, by about ten percent between 2018 and 2020. Since 2020, rent has increased by 43 percent, and the average rent for all available rental units on Zillow in San Anselmo was $3,591 as of August 2022. In Marin County, rental rates increased by 29 percent between 2010 and 2020, as shown in *Table 3.9*. In recent years, rents increased by eight percent between 2018 and 2020. In August 2022, the average monthly rent in Marin County was $4,018.

Table 3.9: Rental Rates

Year	San Anselmo	Marin County
2010	$1,309	$1,446.00
2011	$1,402	$1,475.00
2012	$1,403	$1,491.00
2013	$1,463	$1,520.00
2014	$1,427	$1,561.00
2015	$1,494	$1,587.00
2016	$1,565	$1,686.00
2017	$1,649	$1,781.00
2018	$1,724	$1,881.00
2019	$1,820	$1,968.00
2020	$1,911	$2,047.00

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2010-2020)

Ownership Housing Market

Between 2010 and 2021, single-family home sales in San Anselmo ebbed to a low of 115 sales in 2011 and then rebounded, nearly reaching the high set in 2013. As shown in *Figure 3.13*, ten condominiums and 280 single-family homes were sold in 2021.

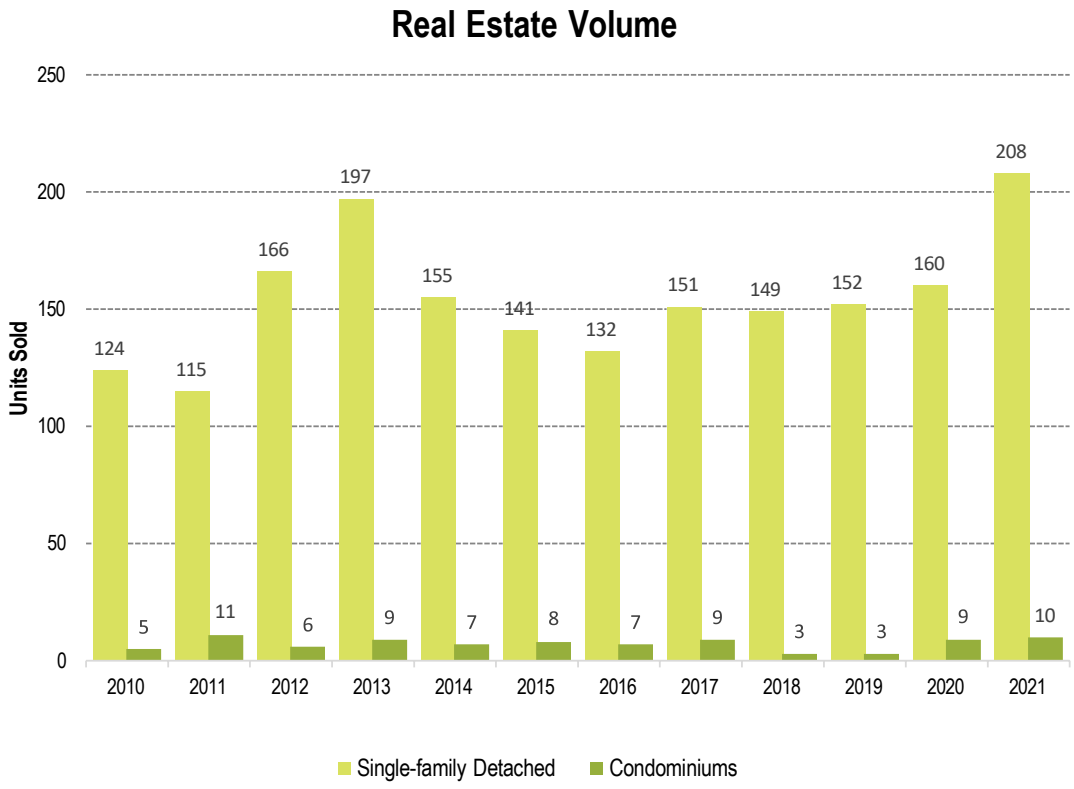


Figure 3.13 Real Estate Volumes

Median Sales Price

From 2010 to 2011, the median sales price for a single-family home in San Anselmo dropped to a low of $700,000, and then began to increase steadily through 2021 where the median sales price was $1,600,000. As shown in *Figure 3.13*, condominium sales prices dropped to a low of $295,000 in 2011. Sales prices have ebbed and flowed since 2011 and peaked in 2020, where the median condominium sales price of $1,400,000. Condominium sales prices have since decreased in 2021 where the median sales price was $805,000.

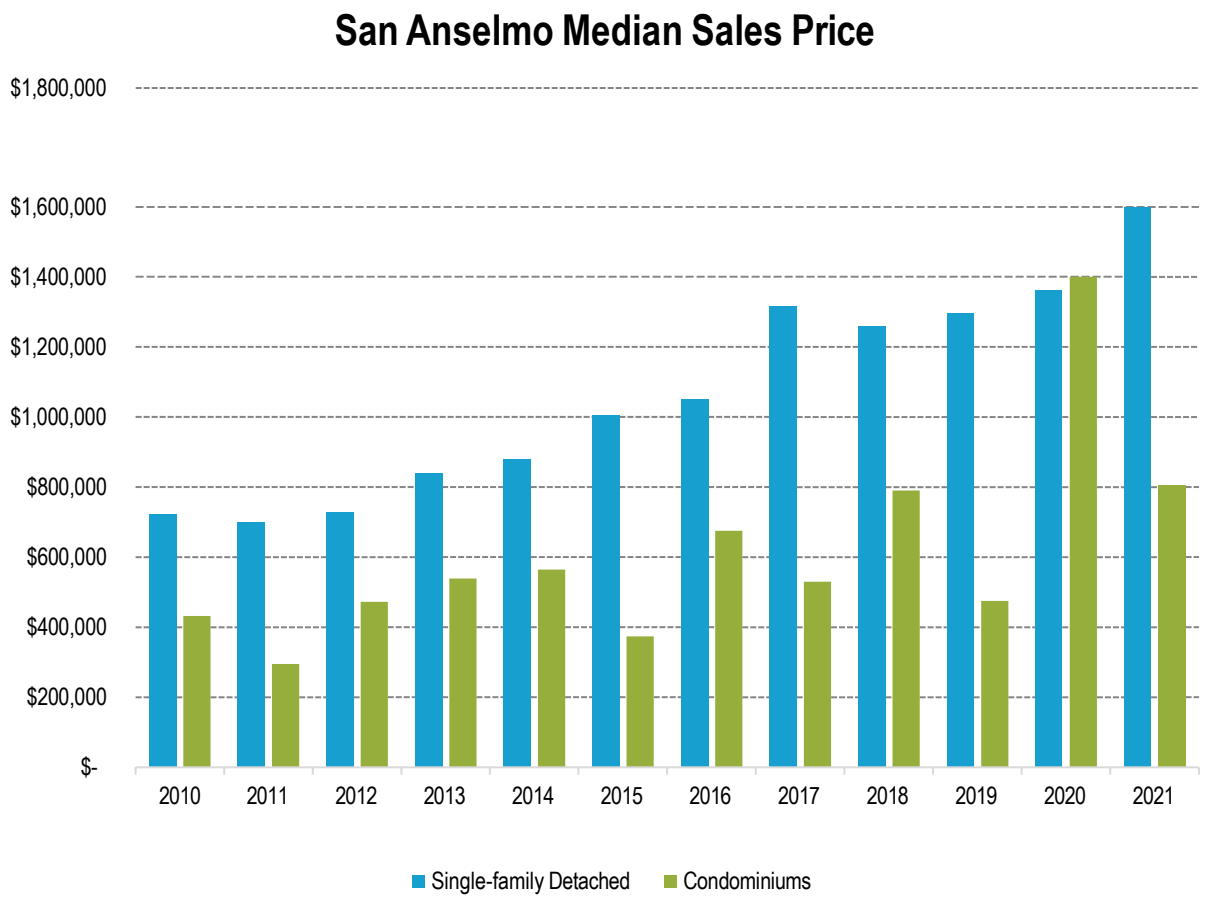


Figure 3.13 San Anselmo Median Sales Price

Tables 3.10 and *3.11* show how San Anselmo real estate sale prices compare to other Marin County communities over the past five years. In 2020, San Anselmo single-family home sale prices were six percent lower than the countywide median. San Anselmo condominium sales prices were 50 percent higher than the countywide median.

Table 3.10: Single-Family Median Sale Prices in Marin County, 2015-2020

Geography	2015	2016	2017	2018	2019	2020
Belvedere	$ 3,695,000	$ 3,175,000	$ 3,985,000	$ 3,250,000	$ 3,540,000	$ 4,500,000
Corte Madera	$ 1,275,500	$ 1,317,500	$ 1,446,000	$ 1,450,000	$ 1,527,557	$ 1,550,000
Fairfax	$ 810,000	$ 827,000	$ 880,000	$ 920,000	$ 901,000	$ 1,005,000
Larkspur	$ 1,622,500	$ 1,690,000	$ 1,800,000	$ 1,835,000	$ 1,878,000	$ 2,115,375
Mill Valley	$ 1,700,000	$ 1,700,000	$ 1,742,500	$ 1,812,425	$ 1,875,000	$ 2,143,750
Novato	$ 800,000	$ 850,000	$ 860,500	$ 945,000	$ 913,000	$ 980,000
Ross	$ 2,754,500	$ 2,812,500	$ 2,637,500	$ 2,530,000	$ 3,454,000	$ 3,605,000
San Anselmo	$ 1,007,000	$ 1,051,000	$ 1,190,000	$ 1,260,000	$ 1,297,000	$ 1,362,500
San Rafael	$ 949,000	$ 1,011,500	$ 1,100,000	$ 1,179,500	$ 1,190,000	$ 1,325,000
Sausalito	$ 2,000,000	$ 1,983,250	$ 1,805,500	$ 1,988,000	$ 1,923,750	$ 1,950,000
Tiburon	$ 2,381,250	$ 2,250,000	$ 2,700,000	$ 2,652,500	$ 2,687,500	$ 3,150,000
Unincorporated	$ 1,200,000	$ 1,240,000	$ 1,334,000	$ 1,405,000	$ 1,400,000	$ 1,600,000
Countywide	$ 1,100,000	$ 1,165,000	$ 1,235,000	$ 1,345,000	$ 1,300,000	$ 1,450,000

Source: County of Marin Assessor-Recorder-County Clerk

Table 3.11: Condominium Median Sale Prices in Marin County, 2015-2020

Geography	2015	2016	2017	2018	2019	2020
Belvedere	$ 1,016,000	$ 1,100,000	N/A	$ 1,680,000	N/A	N/A
Corte Madera	$ 745,000	$ 790,000	$ 800,000	$ 882,500	$ 930,000	$ 949,000
Fairfax	$ 494,500	$ 592,500	$ 590,000	$ 650,000	$ 643,545	$ 643,000
Larkspur	$ 605,000	$ 623,850	$ 685,500	$ 675,000	$ 743,000	$ 740,000
Mill Valley	$ 811,500	$ 765,000	$ 800,000	$ 763,500	$ 800,000	$ 950,000
Novato	$ 443,500	$ 505,000	$ 470,000	$ 515,000	$ 537,000	$ 541,750
Ross	N/A	N/A	N/A	N/A	N/A	N/A
San Anselmo	$ 373,625	$ 675,000	$ 530,000	$ 790,000	$ 475,000	$ 1,400,000
San Rafael	$ 532,000	$ 507,000	$ 519,512	$ 649,000	$ 600,000	$ 692,000
Sausalito	$ 807,500	$ 860,000	$ 765,000	$ 1,028,000	$ 855,000	$ 1,042,250
Tiburon	$ 935,500	$ 960,000	$ 1,373,750	$ 1,000,000	$ 1,352,500	$ 1,212,000
Unincorporated	$ 635,000	$ 721,500	$ 700,000	$ 780,000	$ 785,000	$ 858,000
Countywide	$ 580,000	$ 596,000	$ 542,250	$ 675,000	$ 660,000	$ 700,000

Source: County of Marin Assessor-Recorder-County Clerk

Housing Affordability

Income limits are developed by the California Department of Housing and Community Development (HCD) in order to calculate housing affordability. Income limits are expressed as a percentage of Area Median Income (AMI) and calculated by household size. *Table 3.12* lists the income levels by household size for Marin County as defined by HCD. The median income for a four-person household in Marin County is $166,000.

Table 3.12: 2022 Marin County Income Limits

Family Size	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	$17,450	$39,150	$65,250	$104,400	$116,200	$139,450
2	$19,900	$44,750	$74,600	$119,300	$132,800	$159,350
3	$22,400	$50,350	$83,900	$134,200	$149,400	$179,300
4	$24,900	$55,900	$93,200	$149,100	**$166,000**	$199,200
5	$26,900	$60,400	$100,700	$161,050	$179,300	$215,150
6	$28,900	$64,850	$108,150	$173,000	$192,550	$231,050
7	$30,900	$69,350	$115,600	$184,900	$205,850	$247,000
8	$32,850	$73,800	$123,050	$196,850	$219,100	$262,950

Source: California Department of Housing and Community Development, Rent Limits

Renter Affordability

Table 3.13 compares the maximum affordable rent (i.e., 30 percent of household income) for the various income categories to median rental prices in Marin County. This analysis indicates that there are no market rate rentals in San Anselmo affordable to households that fall into the very low-income bracket or below. The San Anselmo rental market offers one- and two-bedroom units that low-income households can afford. However, a larger low-income household would not be able to find an affordable unit that meets their space needs. **The Housing Element includes Program 5.3 to encourage the construction of affordable and special needs housing by providing incentives and amending zoning regulations to increase housing available to all income levels.**

Table 3.13: Maximum Affordable Rents

Income Level	Studio (1 Person)	1 Bedroom (2 Persons)	2 Bedrooms (3 Persons)	3 Bedrooms (4 persons)
Acutely Low-Income	$ 436.25	$ 497.50	$ 560.00	$ 622.50
Extremely Low-Income	$ 978.75	$ 1,118.75	$ 1,258.75	$ 1,397.50
Very Low-Income	$ 1,631.25	$ 1,865.00	$ 2,097.50	$ 2,330.00
Low-Income	$ 2,610.0	$ 2,982.50	$ 3,355.0	$ 3,727.50
Median-Income	$ 2,905.0	$ 3,320.0	$ 3,735.0	$ 4,150.0
Moderate-Income	$ 3,486.25	$ 3,983.75	$ 4,482.50	$ 4,980.0

Source: California Department of Housing and Community Development, Rent Limits

Homeowner Affordability

Table 3.14 below estimates the maximum affordable purchase price for moderate-income households in Marin County. To calculate the maximum affordable purchase price the following assumptions were made:

- Down Payment: $50,000
- Loan Term: 30 years
- Interest Rate: 6.9%
- Debt to Income Ratio: 36%
- Housing Ratio: 28%
- Annual Property Tax: $6,000
- Annual Homeowners Insurance: $2,000

Table 3.14: Maximum Affordable Purchase Price

Family Size	Moderate Income	Maximum Affordable Purchase Price
1	$139,450	$396,357.00
2	$159,350	$444,561.00
3	$179,300	$506,441.00
4	$199,200	$568,165.00
5	$215,150	$617,637.00
6	$231,050	$666,955.00
7	$247,000	$716,427.00
8	$262,950	$765,900.00

Source: Department of Housing and Community Development

The median sales price for a San Anselmo condominium in 2020 was $1,400,000, which is not affordable to moderate-income households. This represents an affordability gap between the sales price and price affordable to moderate-income households of about $67,000 for a one-bedroom condominium and $14,000 for a two-bedroom condominium. As is true for many other Bay Area communities, home sales prices in San Anselmo are not affordable for moderate-income households.

Housing Cost Burden

Housing that accounts for 30 percent or less of household income is considered affordable. Households paying more than 30 percent of their income for housing are considered to be cost-burdened. For homeowners, housing costs include mortgage costs, taxes, utilities, and insurance. Rental housing costs include rent and utilities. The impact of high housing costs is most severe on households with less disposable income available such as extremely low, very low- and low-income households, especially renters. Higher income households may voluntarily choose to spend more than 30 percent of their income for housing, but lower income households may need to overpay due to the lack of housing affordable to their incomes.

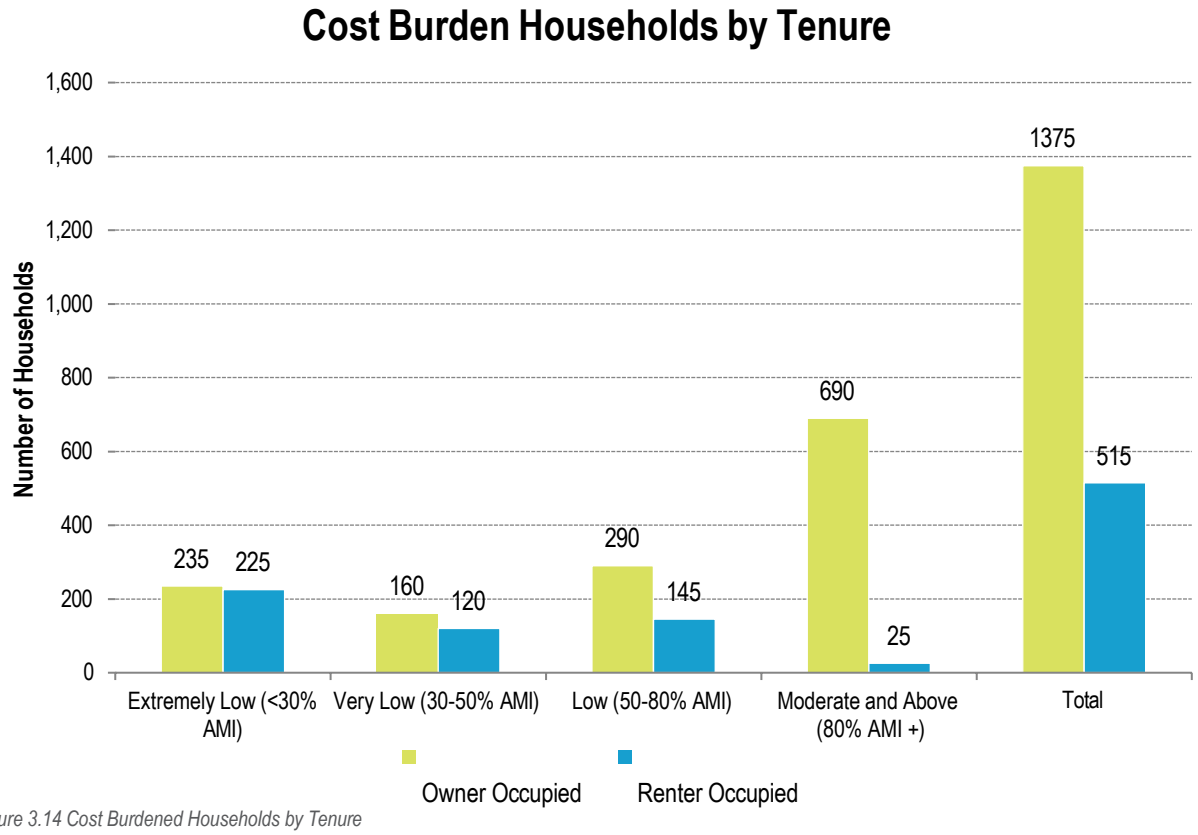


Figure 3.14 Cost Burdened Households by Tenure

Approximately 36 percent of San Anselmo households spend 30 percent or more of their household income on housing. As shown in *Figure 3.14,* the incidence of housing cost burden increases as the household's income falls. It is estimated that there are 955 lower income owner-occupied households and 700 lower income renter households that are housing cost burdened in San Anselmo, for a total of 1,655 households. Extremely low-income households earn up to 30 percent of the Area Median Income. This group is considered a special needs group because of the limited housing options available to them. Extremely low-income households also tend to include a higher proportion of seniors or disabled persons. Of the lower income owner-occupied households, about 41 percent, or 390 households, spend more than half of their income on housing, making them extremely cost burdened, while approximately 49 percent of the lower income renter households, or 340 households, spend more than half of their income on housing.

Balance of page is intentionally blank.

Special Housing Needs

Housing element law requires local governments to include an analysis of persons and households with special housing needs and to address resources available to address those needs. This population often spends a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination *Table 3.15* summarizes the number of households with special housing needs in San Anselmo.

Table 3.15: San Anselmo Special Housing Needs Populations

Special Needs Groups	Persons	Households	Percent
Seniors (65+)			
Total	**2,145**	**N/A**	**17%**
With a Disability	371	N/A	*17%*
Independent Living Difficulty	94	N/A	*25%*
Ambulatory Difficulty	165	N/A	*44%*
Self Care Difficulty	55	N/A	*15%*
Senior Households			
Total	**1,379**	**N/A**	**26%**
Renter	365	N/A	*26%*
Owner	1,014	N/A	*74%*
Seniors Living Alone			
Total	**N/A**	**240**	**8%**
Persons with Disability			
Total	**932**	**N/A**	**7%**
Persons without a disability			
Independent Living Difficulty	217	N/A	*23%*
Ambulatory Difficulty	294	N/A	*32%*
Cognitive Difficulty	395	N/A	*42%*
Self Care Difficulty	190	N/A	*20%*
Female-Headed Households			
Total	**N/A**	**416**	**8%**
Below the poverty line	N/A	32	*8%*
with related children under 18 years (total)	N/A	32	*8%*
Above the Poverty line	N/A	384	*92%*
with related children under 18 years (total)	N/A	287	*69%*
Large Households			
Total	**N/A**	**417**	**8%**
Renter	N/A	30	*7%*
Owner	N/A	387	*93%*
Farmworkers			
Total	**N/A**	**N/A**	**N/A**
Total Persons/Households			
Total	**12,586**	**5,224**	**100%**

Note: Individuals experiencing homelessness are considered a special needs group but are not counted in the American Community Survey (ACS) due to the fact that ACS data collection is residence-based. Italicized numbers reflect the percentage within the special needs group, not the percentage of the total Town population or household.

Seniors

Approximately 17 percent of San Anselmo's population, or 2,145 residents, are 65 years or over. Approximately 26 percent of the town's households have a senior head-of-household, and the vast majority (74 percent) of these householders own their homes. *Tables 3.16* and *3.17* and *Figure 3.15* display the number of senior households by income and tenure and the cost burden on those households. Approximately 43 percent of San Anselmo's senior households qualify as lower income households (less than 80 percent AMI), and 299 seniors have incomes which fall below the level of poverty (less than 30 percent AMI). Needs for seniors with disabilities include smaller and more efficient housing, barrier-free and accessible housing, and housing with health care and/or personal care for daily living. Such specific housing needs can drive up the cost of suitable housing, resulting in a higher housing cost burden for seniors.

Table 3.16: Cost-Burdened Senior Households by Income Level

Income Group	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing	Total
0%-30% of AMI	80	40	179	299
31%-50% of AMI	75	30	115	220
51%-80% of AMI	125	90	45	260
81%-100% of AMI	114	60	60	234
Greater than 100% of AMI	700	65	20	785
Total	**1,094**	**285**	**419**	**1,798**

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Seniors often express concern for their ability to pay for necessities. The 2012-2016 Marin County Aging Area Plan found that 17 percent of senior homeowners in Marin County had trouble paying for home repairs over the past year. Affording home repairs is the most reported housing issue for seniors who had been in their homes for more than 30 years. While most seniors prefer to stay in their homes, some may find that property maintenance costs make it difficult to age in place. In San Anselmo, approximately 545 lower-income senior households own their own home and 234 lower-income senior households rent. In 2017, approximately 28 percent of senior households were housing cost burdened.

Table 3.17: Senior Households by Income and Tenure

Income Group	Owner Occupied	Renter Occupied
0%-30% of AMI	235	64
31%-50% of AMI	120	100
51%-80% of AMI	190	70
81%-100% of AMI	220	14
Greater than 100% of AMI	710	75
Total	**1,475**	**323**

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

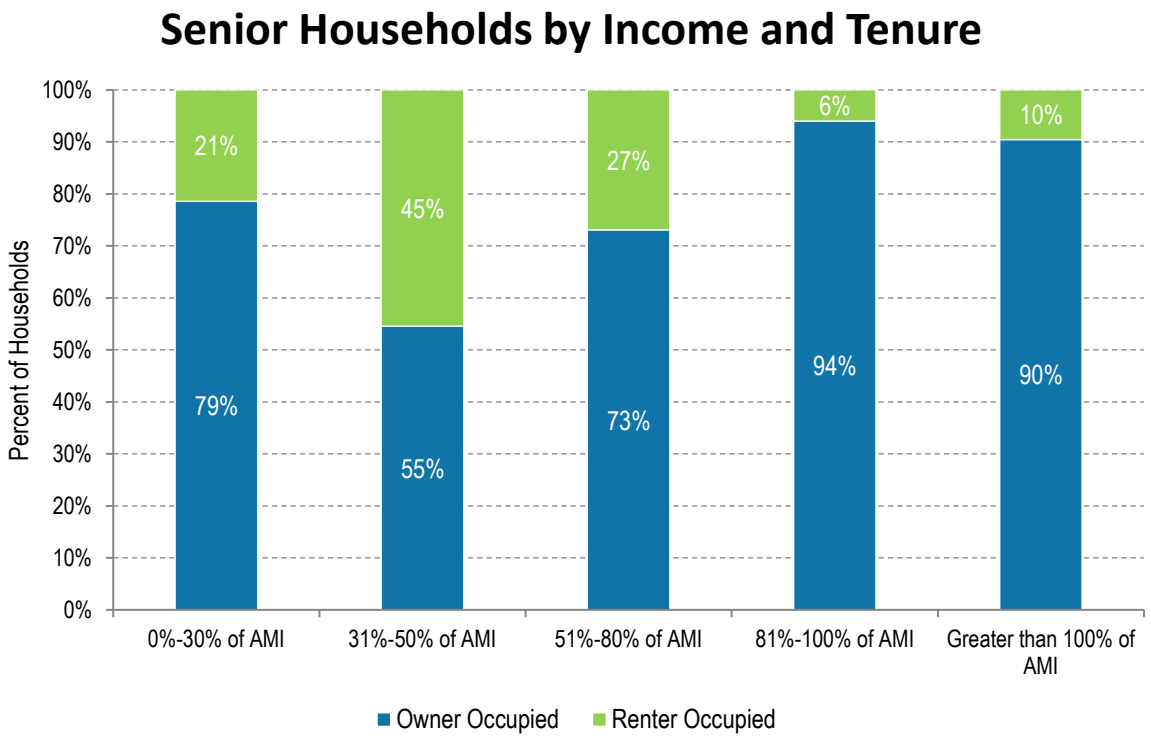


Figure 3.15 Senior Households by Tenure and Income

Disabilities and limited mobility can create additional special housing needs for seniors. Approximately 17 percent of senior residents in San Anselmo have some type of disability, which may limit their access to housing. An estimated 94 seniors have independent living difficulty, 55 have a self- care difficulty, and 165 have an ambulatory difficulty. The proportions of seniors with different disabilities are displayed in *Table 3.18* below. Housing with enhanced accessibility features can support independent living for seniors as they continue to age.

Table 3.18: Disability by Type - Seniors (65 and over)

Civilian noninstitutionalized population 65 years and over with a disability	Percent
With an ambulatory difficulty	11.8%
With a hearing difficulty	9.9%
With a vision difficulty	7.9%
With an independent living difficulty	7.3%
With a cognitive difficulty	5.6%
With a self-care difficulty	4.6%

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)
Note: Some residents may have more than one disability, and the data in this table is not representative of the total people with disabilities.

The County's Division of Aging and Adult Services supports a variety of services that are provided to a network of local nonprofit organizations and governmental agencies throughout Marin County. Marin County's Aging and Adult Services office acts as the Area Agency on Aging for Marin County, and publishes an Area Plan every four years. The Area Plan involves qualitative and quantitative research on the demographics, experiences, and perspectives of older adults in their service area of Marin County. The Age-Friendly County of Marin Action Plan (2020) examined the County's role in supporting a rapidly aging community. Through the public outreach for this plan, which included surveys, interviews and focus groups, the primary housing challenges emerged regarding older adults: lack of affordable housing and limited accessible housing stock. **The Housing Element includes Program 7.1 to assist service providers in linking seniors with appropriate housing resources and Program 7.2 to ensure that new multi-family housing units are accessible and support aging in place. In addition, the Town will seek to meet**

special housing needs through a combination of regulatory incentives and zoning standards, including Actions 5.7a through 5.7 g, 5.3a, and 6.2c identified in Chapter 8, Policies, Programs, and Actions.

According to the California Department of Social Services, there are 50 licensed residential care for the elderly (RCFEs) in the county with a total capacity of 2,180 persons. Two RCFEs are in the Town of San Anselmo – Bello Gardens and Tam House – with a total capacity of 31 persons. The County of Marin Department of Health and Human Services maintains an online portal for senior community resources. The online portal lists more than 50 senior housing resources located throughout Marin County, and *Table 3.19* highlights key senior housing services available.

Table 3.19: Senior Housing Services

Name	Description
Fair Housing Advocates of Northern California	Fair Housing Advocates provides free comprehensive fair housing counseling, complaint investigation, and assistance in filing housing discrimination complaints with the U.S. Department of Housing and Urban Development (HUD) or the California Department of Fair Employment and Housing (DFEH).
Bello Gardens Assisted Living (formerly McGarr House I)	Bello Gardens is steps away from historic Downtown San Anselmo. The facility offers a variety of daily activities including exercise, arts and crafts, bingo and therapy pet visits.
Ross Valley Ecumenical Housing Association (Tam House)	Ross Valley Ecumenical Housing Association owns two houses with 21 private rooms in San Anselmo for fully independent seniors 63 and over. This is shared, communal, cooperative housing open to those who can contribute to the house. Section 8 accepted.
Marin Housing Authority: Seniors/Disabled Housing	Owns and operates apartment complexes for low-income seniors/disabled: Casa Nova in Novato; Golden Hinde and Homestead Terrace in San Rafael; Kruger Pines and Venetia Oaks in Mill Valley.
Villa Marin	Villa Marin is an on-site medical facility that is staffed with Registered Nurses and Certified Nursing Assistants 24 hours a day, and physicians who are always on call and offer residents both assisted living and skilled nursing. Villa Marin offers a full range of therapies, including physical therapy, speech therapy, and occupational therapy. Condos range from studio to 3-bedroom layouts with living spaces offering 660 to 2,254 square feet.
Safe Senior Options - Senior Placement Services	Assist families in locating safe and appropriate Assisted Living and Memory Care Facilities throughout Northern California.
Homeward Bound of Marin-Mill Street Center (MSC)	The point of entry to Homeward Bound's ADULT Services Program. Mill Street Center is a year-round emergency shelter for individuals experiencing homelessness in Marin County with a robust array of housing-focused services to help people secure stable housing. Mill Street accommodates 55 people per night in a dormitory-style setting. Staff supports residents wishing to end their homelessness with around-the-clock counseling. As space becomes available, committed residents 'graduate' to New Beginnings Center.
Consumer Credit Counseling Services: Housing Counseling	HUD approved counseling non-profit agency covering San Francisco, Napa, Marin, Mendocino and Sonoma counties. Counseling in all areas relating to the home: home buyer, default and loss, reverse mortgages, volunteer credit counseling services. Reverse mortgages enable senior homeowners with paid off or low mortgages to draw income from their home equity.
Marin County Department of Health and Human Services Division of Aging and Adult Services: Long Term Care Ombudsman	The Ombudsman staff monitors the care of people in long-term residential care homes or nursing facilities. They are trained advocates who are authorized by State and Federal laws to visit nursing homes, residential care and assisted living facilities to ensure that quality care is given to residents and that they are being treated with dignity and respect. Additionally, Ombudsman staff are educated in the rights, issues and needs of long-term care facility residents and the state and federal regulations which govern those facilities. There is no fee for this service.

Source: https://www.marinhhs.org/resources/Housing/Senior-Housing

The Town has adopted reasonable accommodation procedures to provide individuals with disabilities with exceptions to Town regulations. However, Finding 5 under the reasonable accommodation procedure is not consistent with State law. Therefore, Action 9.1e will amend these procedures to remove remaining constraints to the Town's reasonable accommodation ordinance and provide relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures. Chapter 5, Housing Resources, provides further discussion on the Town's resources available to house and care for its seniors as well as evaluation of potential gaps. In addition, the Town proposes the following policies, programs, and actions to remove barriers to adequate housing for seniors:

- **Program 7.2 ensures that new multifamily housing is accessible to disabled persons, and Action 7.2b will enact the Town to work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.**
- **Program 9.1 enacts the Town to eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation, and Action 9.1e requires amendments to the Zoning Code to remove barriers for the approval of requests for reasonable accommodation.**

- **Action 5.1a explores ways in which the Town can work with neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.**
- **Policy 6 includes Programs 6.1 and 6.2 and Actions 6.1a, 6.1b, 6.1c, 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, and 6.2f which will further enable ADU development and affordability.**

Persons Living with Disabilities

A disability is a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons often have special housing needs with regards to location, transportation, and accessibility. Furthermore, people with disabilities may rely on fixed incomes, which further limits their ability to afford adequate housing. *Table 3.20* and *Figure 3.16* below displays the types of disabilities within the adult population in San Anselmo. Approximately 42 percent of disabled residents have a cognitive difficulty, 32 percent have an ambulatory difficulty, 20 percent have a self-care difficulty, and 23 percent have an independent living difficulty.[2] Approximately 17 percent of seniors in San Anselmo suffer from some type of disability.

Table 3.20: Disability by Type

Civilian noninstitutionalized population 18 years and over with a disability	Percent
With an ambulatory difficulty	3.4%
With a hearing difficulty	3.0%
With a cognitive difficulty	2.7%
With an independent living difficulty	2.2%
With a vision difficulty	2.1%
With a self-care difficulty	1.3%

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)

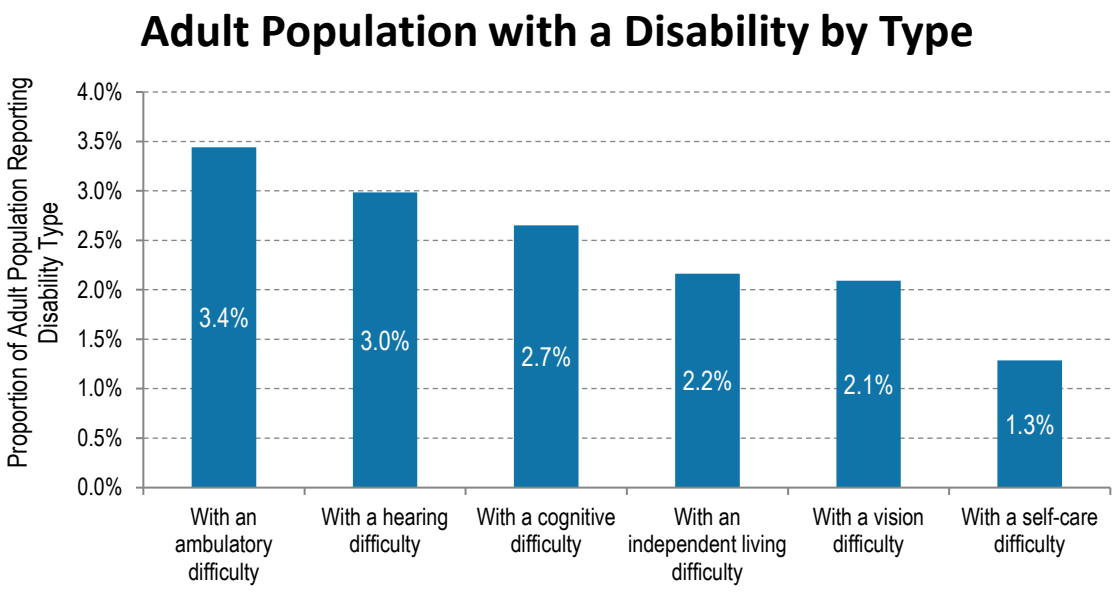


Figure 3.16 Adult Population in San Anselmo with a Disability by Disability Type

2 categories are not mutually exclusive

In 2019, approximately 953 San Anselmo residents (seven percent) suffer from one or more disabilities, as shown compared to Marin County and the Bay Area in *Table 3.21* and Figure *3.17* below.

Table 3.21: Disability by Type

Jurisdiction	No disability	With a disability
San Anselmo	11,534	953
Marin County	232,075	23,346
Bay Area	6,919,762	735,533

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)

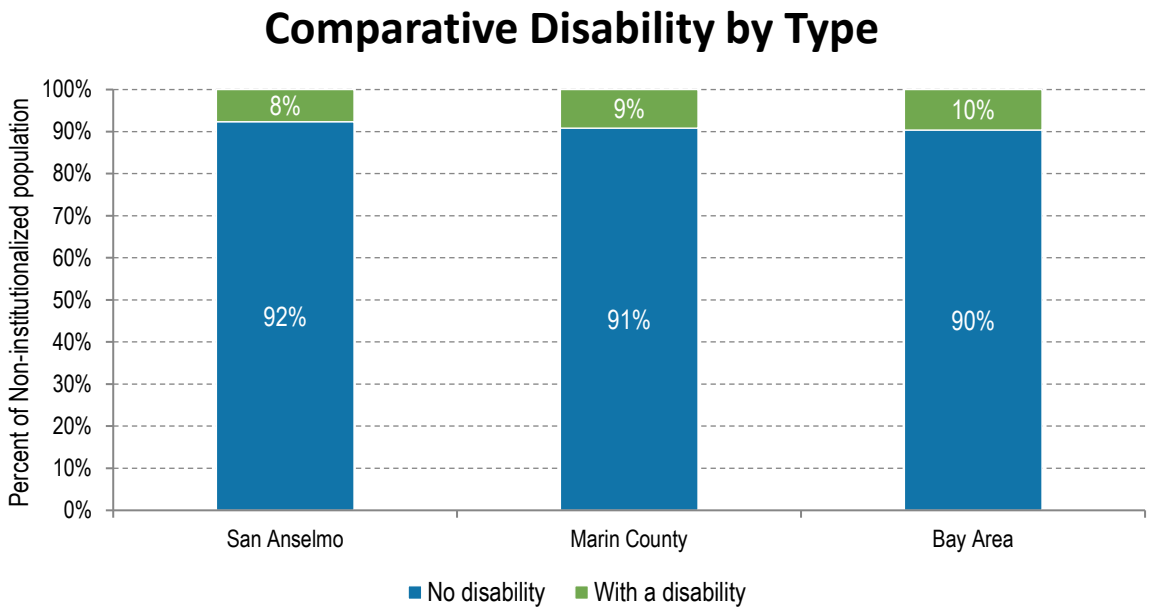


Figure 3.17 Comparative Disability by Type Within the Adult Population

The living arrangements for persons with disabilities depend on the severity of the disability. Many people live independently at home with the help of family members. To maintain independent living long-term, disabled persons may require other types of assistance which may include special housing design features for the physically disabled, income support if they are unable to work, and in-home supportive services for persons with medical conditions. **In order to support people with disabilities in San Anselmo, Action 7.1c will enact the Town to work with housing providers to ensure that housing needs for special needs groups, including persons with disabilities, are addressed and the Town will seek regulatory incentives to meet special housing needs. Action 7.2a will amend the Zoning Code to allow residential care facilities in all multifamily and commercial districts that would result in a substantial increase in zoning capacity for housing supported by services appropriate for persons with disabilities. In addition, Action 5.8a and Action 5.8f will amend the Zoning Code to comply with the Lanterman Disabilities Services Act. Through Action 9.1e, the Town will remove barriers to requests for reasonable accommodation by amending the Zoning Code to be consistent with State law. Furthermore, Action 9.1f will provide maximum flexibility in development through establishment of an administrative process to ministerially approve minor variances for the development of housing for persons with physical disabilities and developmental disabilities. In addition, Actions 7.2b and 9.2a call for the Town to remove barriers to accessible, affordable housing options for persons living with disabilities in San Anselmo.**

Persons Living with Developmental Disabilities

Federal law defines developmental disability as a severe, chronic disability that:

- Is attributable to a mental or physical impairment or a combination of both.
- Is manifested before the individual is 22 years old.
- Is likely to continue indefinitely.
- Substantially limits functions to three or more of the following areas of major life activities: self-care, receptive and express language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, supports, or other assistance that is of lifelong or extended duration and is individually planned and coordinated, except that such term, when applied to infants and young children means individuals from birth to age 5, inclusive, who have substantial developmental delay or specific congenital or acquired conditions with a high probability of resulting in developmental disabilities if services are not provided.

Senate Bill 812, which took effect January 2011, amended State law to require the analysis of the special housing needs of persons with developmental disabilities. This analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where care is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Since developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to the appropriate level of independence as an adult.

The California Department of Disability Services (DDS) reports that there are 55 developmentally disabled persons in the 94960 zip code, which includes San Anselmo and a portion of unincorporated Marin County, in 2020. As shown in *Table 3.22* and *Figure 3.18*, there are approximately 17 children and 38 adults with developmental disabilities. According to the California DDS, 36 people with developmental disabilities reside with parents, family, or guardians, 17 people are in independent/supported living environments, and 4 people live in a community care facility. This information is displayed in shown in *Table 3.23* and *Figure 3.19* below. The Golden Gate Regional Center coordinates and contracts directly with service providers in Marin County that provide support for individuals with developmental disabilities to lead lives of liberty and opportunity while educating and informing community members about the value of those with developmental disabilities. The center offers in-home services to individuals with developmental disabilities in a variety of living arrangements that promote opportunities to reside in the least restrictive environment that is best suited to meet the individual's needs.

Examples of these living arrangements include:

- Community Care Facilities
- Family Home Agencies
- Independent and Supported Living Services
- Intermediate Care Facilities

There are three intermediate care facilities in Marin County: Able and Nova House located in nearby San Rafael and Stonehaven located in Novato. **Policy 7 in Chapter 8, Policies, Programs, and Actions, identifies several programs and actions that provide housing and supportive services for special needs populations, including people with developmental disabilities. Action 7.2a will amend the Zoning Code to allow residential care facilities in all multifamily and commercial districts that would result substantial increase in zoning capacity for housing supported by services appropriate for persons with developmental disabilities. Actions 7.1c, 9.1e, and 9.2a also enact the Town to remove barriers to accessible, affordable housing options for persons living with developmental disabilities in San Anselmo. In addition, Action 5.8a and Action 5.8f will amend the Zoning Code to comply with the Lanterman Disabilities Services Act. Furthermore, Action 9.1f will provide maximum flexibility in development through establishment of an administrative process to ministerially approve minor variances for the development of housing for persons with physical disabilities and developmental disabilities.**

Table 3.22: Population with Developmental Disabilities by Age	
Age Group	**Number of People**
Age 18+	38
Age Under 18	17
Total	**55**
Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)	

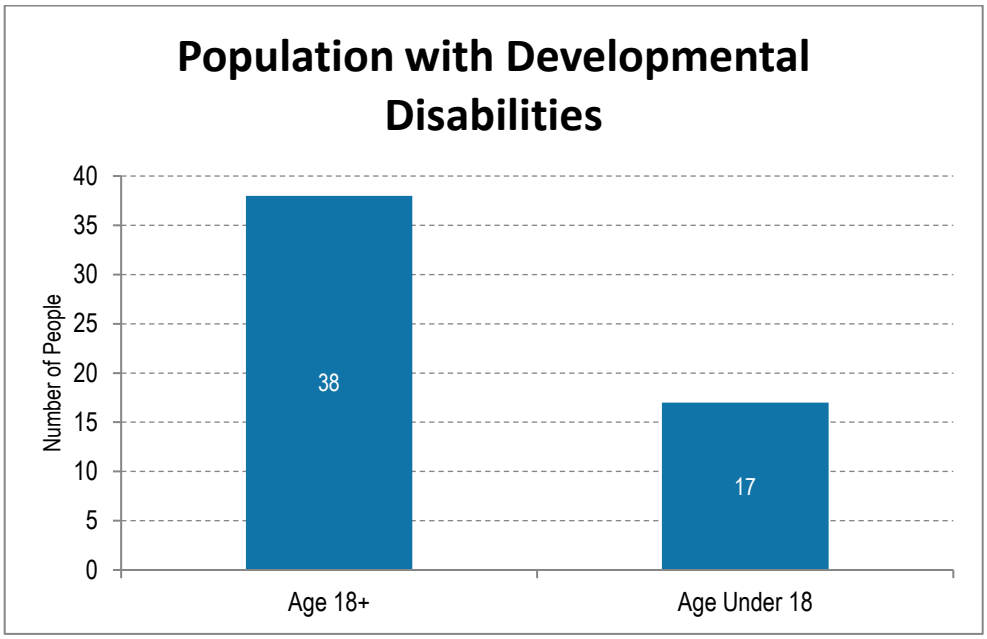


Figure 3.18 San Anselmo Population with Developmental Disabilities

Table 3.23: Population with Developmental Disabilities by Residence	
Residence Type	**Number of People**
Home of Parent /Family /Guardian	36
Independent /Supported Living	17
Community Care Facility	4
Other	0
Foster /Family Home	0
Intermediate Care Facility	0
Total	**57**
Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)	

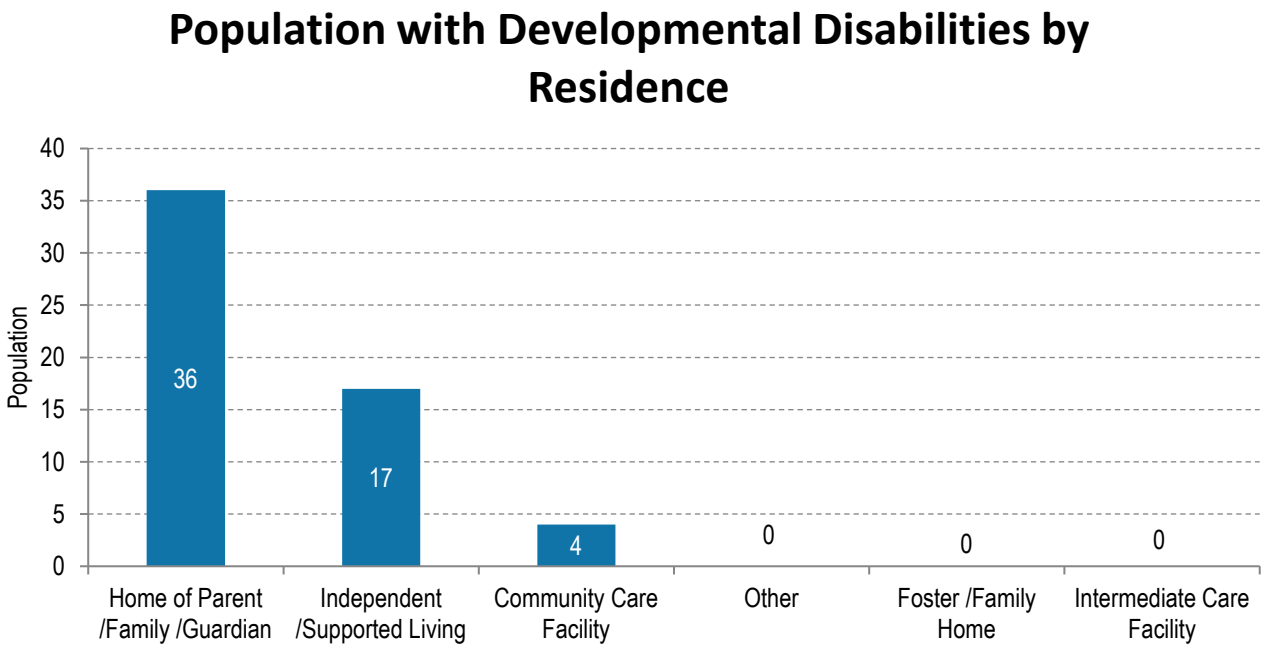


Figure 3.19 San Anselmo Population with Developmental Disabilities by Residence

Large Households

Large households consist of five or more persons and are considered a special needs population due to the typically limited availability of affordable and adequately sized housing. In San Anselmo, large households comprise just eight percent of total households. Of the Town's 417 large households, 30 households are renters. Households with five or six members typically require a home with three or more bedrooms. The American Community Survey estimates that San Anselmo contains 328 rental units and 2,714 owner units with three or more bedrooms. The 328 rental units with three or more bedrooms are sufficient to accommodate the 30 renter households with five or more people. In addition, the 2,714 owner units with three or more bedrooms are adequate to accommodate the 387 owner households with five or more people in San Anselmo. Therefore, the town has sufficient housing stock to meet the needs of larger families and households. **Action 5.3b requires the Town to increase incentives for the development of affordable units with three or more bedrooms to ensure large households are not overpaying on housing costs in order to live in a unit that meets their space needs.**

Female-Headed Households

Female-headed households typically have special needs for affordable housing, accessible childcare and health care, among other supportive services. Female-headed households, especially those with young children, face additional challenges as the sole income earner, particularly if they must expend income on childcare or adequate housing.

In 2020, there were 416 female-headed households in San Anselmo, comprising eight percent of total households. Of these female-headed households, 77 percent had children (319 households). Approximately 32 female-headed households in San Anselmo (comprising about one percent of all households and eight percent of all female-headed households) have incomes below the poverty line. Those households with children may need assistance with housing subsidies, as well as accessible and affordable day care. **Actions 3.1a through 3.1c, 5.1b, 5.3a, and 7.1c require the Town to encourage a variety of housing types at different income levels and provide housing programs that ensure housing needs for special needs groups, including female-headed households, are met.**

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of Marin County, agriculture production is an important contribution to local economies. However, the Town of San Anselmo has no agricultural zone or uses. While 30 residents are employed in the agriculture and natural resources industry, all employed residents hold managerial, sales, or office positions. There is no documented need for farmworker housing in San Anselmo. **Regardless, the Town will update the Zoning Code, as**

needed, to comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8 (Action 5.8c).

People Experiencing Homelessness

In June 2019, numerous stakeholders across the county, including the Marin Continuum of Care (CoC), referred to as the Homeless Policy Steering Committee (HPSC) during the planning process, participated in the visioning and drafting of the *A Response to Homelessness in Marin County: Assessing the Need and Taking Action Plan.* The plan analyzes trends regarding the population of people experiencing homelessness in Marin County, uncovers gaps in Countywide resources for the homeless population, and offers solutions to respond to homelessness. Its four goals are: 1) end chronic and veteran homelessness in Marin County by 2022; 2) create additional permanent housing opportunities to address needs of the most vulnerable; 3) maintain and enhance fidelity to the principles of housing first and improve, and 4) expand data sharing capacity to provide comprehensive, coordinated care to persons experiencing homelessness. These goals established a strategic direction for the provision of homeless services and represented a broad, creative effort addressing homelessness and homelessness prevention.

Table 3.24: Marin County 2022 Point in Time Homeless Count

Unsheltered Homeless Individuals	830
Sheltered Homeless Individuals	291
Total Individuals Experiencing Homelessness	**1,121**

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)

While the Marin CoC serves a crucial role in the coordination and provision of services and housing in the county, the Marin County Department of Health and Human Services oversees the annual CoC application to receive funding from HUD for homeless services to conduct an annual point-in-time count of people experiencing homelessness.

The Marin County 2022 Point-in-Time Homelessness Count (PIT) estimates the daily average number of people experiencing homelessness in the county. The 2022 PIT was conducted by the Marin County CoC in conjunction with Applied Survey Research, a social research firm, on the night of February 17, 2022. The 2022 PIT counted persons experiencing homelessness who are unsheltered (those living on the streets) and those who were sheltered (living in emergency shelters and transitional housing and other housing). *Table 3.24* above shows the count identified 1,121 people experiencing homelessness in the county, 830 of whom met the HUD definition of unsheltered and in immediate need of housing. The total number of people experiencing homelessness accounted for less than one percent of the county's total population. In 2020, 161,548 people in California were experiencing homelessness, which was less than one percent of the total population. In addition to the HUD-defined sheltered and unsheltered categories, Marin Health and Human Services identifies people experiencing homelessness in other settings not recognized by HUD, such as motels, jail, hospitals, and temporary residence with friends or family.

The one-day count does not include a breakdown of unsheltered people experiencing homelessness by jurisdiction, so it has become countywide practice to calculate the number of unsheltered people experiencing homelessness by jurisdiction proportional to each jurisdiction's share of the county-wide population. A homeless survey was not done in San Anselmo specifically, and there is not a known homeless contingency in San Anselmo due to the town's limited transit routes and isolation from social service agencies that provide aid to people experiencing homelessness. In order to identify the need for homeless services in the community, each Marin County jurisdictions agreed to plan for their per-capita share of the county-wide population of people experiencing homelessness, as determined by the PIT count. Based on San Anselmo's population, the Town needs to plan for 54 unsheltered people experiencing homelessness. However, Marin County only has one emergency shelter located in Sa Rafael. **To address the needs of this population, the Town has included Program 7.4 and Program 7.5, and Action 5.8d in the Policies, Programs, and Actions section of this Housing Element. In addition, Actions 7.1a, 7.1b, 7.1c, 7.4a, 7.4b, 7.5a, 7.5b, 7.5c, and 7.5d enact the Town to support rehousing of people experiencing homelessness, work with surrounding jurisdictions to support long-term solutions for people experiencing homelessness and assist service providers in linking people experiencing homelessness with supportive services.**

The Housing Element includes an inventory of the homeless housing resources available within the community, including emergency shelters, transitional housing and supportive housing. There are currently no supportive housing beds in San Anselmo. In the past, congregations throughout Marin County, including churches in San Anselmo, participated in a rotational, winter emergency shelter program, known as the Rotating Emergency Shelter Team (REST). REST provided temporary housing during winter months to individuals experiencing homelessness. Funding

for that program was re-allocated to housing-first strategies. Marin County, in partnership with local jurisdictions and non-profits, launched the Coordinated Entry system, where participants are connected to available housing and homeless services based on their needs. In addition, Homeward Bound of Marin, a local nonprofit, provides emergency shelters, supportive housing, and mental health services in Marin County. Other resources that serve Marin County are noted in *Chapter 5, Housing Resources.*

Assisted Rental Housing "At Risk" of Conversion

Government Code Section 65583(a)(9) requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low-income units which are at risk of losing subsidies over the next 10 years (2023-2033).

In 1989, a 22-unit condominium project (Sohner Court) was approved and built. Two of the 22 units were required to be sold as below market rate units. These units were placed under a 30-year agreement, with another 30-year roll over option, administered by the Marin Housing Authority. In 1994, Oak Hill Apartments received approval to construct 14 units in San Anselmo. Thirteen of the units housed very low-income developmentally disabled persons and a moderate-income unit was provided for the project manager. Funding sources included a Section 811 Capital Grant from HUD for the developmentally disabled, CDBG, HOME funds administered through CDBG, and private matching funds. Because of HUD requirements, the project must be used for people with developmental disabilities for 40 years. Upon approval of this project by the Town, the Town Council imposed a condition to ensure continued use for the developmentally disabled even after the 40 years has elapsed.

Other developments, such as Isabel Cook, Tam House I, and Tam House II have controls through ownership. There are no affordable units that are at risk of conversion to market rate housing in San Anselmo in the next ten years. There are however, 13 units in the Oak Hill Apartment complex that are at risk of conversion in 2037. Since the units are designated under the Section 811/PRAC program through HUD to serve developmentally disabled residents they are deemed at low risk for conversion.

This page left intentionally blank

4

HOUSING CONSTRAINTS

Housing Constraints

Non-Governmental Housing Constraints

Government Code Section 65583(a)(5) requires that the Housing Element include an analysis of potential and actual constraints upon the maintenance, improvement, or development of housing for all income levels. Identification of these constraints helps the Town to create policies, programs, and actions that address these concerns and reduce impediments to housing production.

Cost of Land

Many factors determine the price of land in San Anselmo, including allowable density, housing type, the availability of public services and utilities, and the quality of nearby existing development. According to Zillow, there was one single-family lot for sale in San Anselmo according to a search completed in October 2022. The vacant lot, approximately 0.22 acres in area, was priced at $399,000 ($1,813,636 per acre). The price per acre is comparable to vacant lots for sale in other Marin County communities. San Rafael had two vacant lots for sale in October 2022, both zoned as single-family residential. One lot was 0.75 acres and priced at $699,000 ($932,000 per acre) and the other was 0.22 acres and priced at $350,000 ($1,590,909 per acre). There was only one vacant lot for sale in Larkspur zoned as low-density residential. The property was 2.9 acres and priced at $765,000 ($263,793 per acre). In Tiburon, there were two vacant lots for sale, both zoned as residential open. One lot was 0.26 acres and priced at $650,000 ($2,500,000 per acre) and the other was 3.32 acres and priced at $1,390,000 ($418,674 per acre). In Belvedere, there were two vacant lots for sale, both zoned as single-family residential. One lot was 0.21 acres and priced at $4,995,000 ($23,785,714 per acre) and the other was 0.62 acres and priced at $7,700,000 ($12,419,355 per acre).

However, the land cost per-unit in a multifamily development is less than the land cost per unit for single-family due to economies of scale resulting from the parcel costs split across many units. A recent multifamily project at 1 Lincoln Road in San Anselmo was approved on a 0.62-acre vacant parcel for $840,759 ($1,356,063 per acre), and another multifamily project at 600 Red Hill Avenue was approved on a 1.61-acre parcel that was purchased for $780,912 ($485,039 per acre). Based on a recent multifamily project in nearby Corte Madera, the estimated value of land zoned for multifamily housing was $3,300,000 per acre.

Construction Costs

Multifamily Developments

Construction costs include hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees, and insurance. According to local developers, hard construction costs (including site improvements) for a typical two- or three-story multifamily development average approximately $200 per square foot in Marin County. A 25-unit development with a gross building area of 21,000 square feet would have hard construction costs of approximately $4.2 million, or about $168,000 per unit. Soft costs typically add 45 to 50 percent to this base cost, yielding a per unit total construction cost of approximately $252,000. Projects receiving public subsidies, such as affordable housing developments, often must pay prevailing wages. This requirement can add 10 to 15 percent onto the hard costs of construction.

Single-Family Homes

According to local contractors and realtors, hard costs for single-family homes in Marin County vary between $200 and $250 per square foot for average construction but may exceed $500 per square foot for a high-end, custom-built single-family house. Soft costs typically increase these estimates by 35 to 40 percent. Construction costs can be higher if lots require substantial site work due to steep slopes, unstable soils, waterways, and other environmental concerns, which are factors impacting many San Anselmo neighborhoods.

Financing

Mortgage rates for conventional 30-year fixed rate loans in January 2023 are at their highest levels since the Great Recession. These conforming loans, which are backed by the federal government through the Federal Housing Administration and the Government Sponsored Entities of Fannie Mae and Freddie Mac, are generally available to home buyers with good credit histories and adequate down payments. Interest rates on non-conforming loans (also known as "jumbo" loans) for loan amounts over $625,500 (in Marin County) are about one-quarter percentage point higher than conforming loan rates and are more difficult to secure. Tighter lending standards have made it harder to get a home loan, especially for those with poor credit scores, and it is rare for a borrower with undocumented income to obtain a home loan.

Small changes in the interest rate for home purchases significantly affect affordability. A 30-year home loan for $500,000 at three percent interest has monthly payments of roughly $2,108. The same loan at seven percent interest has monthly payments of approximately $3,326. Rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available.

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments have higher per-unit costs by nature. As a result, higher per-unit development costs result in a sales price above the affordability levels set by many programs. Additionally, smaller projects often require significant developer time and resources. Since smaller development budgets are more limited and fees are based on a percentage of total costs, the projects are often not feasible.

Community Resistance to New Housing

Community resistance to new development is another common constraint to housing production in Marin County. Several concerns are often expressed at meetings, including 1) new developments will cause increased traffic, 2) additional housing or density will adversely affect the community character, 3) affordable housing will impact property values, and 4) valuable open space will be lost. Regardless of the factual basis of the concern, vociferous opposition can slow or stop development.

Additionally, community resistance conflicts with community support to provide certain groups (such as nurses, teachers, or law enforcement) with preferential access to local affordable housing. In many cases, it is not possible to set aside housing, outside of groups with special housing needs, based on occupation or domicile. These concerns are often expressed during project review processes and can present significant political barriers to development. **To address community resistance, the Housing Element includes Program 2.2 to encourage public engagement and facilitate building support for development.**

To minimize community opposition and encourage the creation of new housing, it is important to identify sites for special needs and affordable housing that fit with community character and result in minimal impacts to existing conditions. Design plays a critical role in creating new developments that blend into the existing neighborhood, especially in higher density developments that might otherwise starkly contrast with the existing community character. Quality design can help ensure that high density developments are not bulky or out-of-scale. Using context-sensitive design, a building's perceived bulk can be significantly reduced to create a development that blends with the existing character of the neighborhood. **To clearly communicate Town design expectations to the development community, to streamline the development approval process, and to reduce costs, the Housing Element includes Action 3.2a related to the adoption of objective development design standards, Action 3.1c for the adoption of pre-approved missing middle housing plan, and Program 6.1 related to the adoption of pre-approved Accessory Dwelling Unit (ADU) plans.**

Environmental Constraints

San Anselmo's ability to grow outwards is constrained by environmental boundaries surrounding the town. San Anselmo has little remaining vacant land available for development, and existing vacant sites in the community are severely constrained by fire hazards, flood risks, and landslide hazards. Many areas are subject to the increased risk of multi-hazard phenomena such as earthquake-triggered landslides or increased runoff causing flooding following wildfires. Environmental constraints expected to affect future development in San Anselmo include:

- Geologic Hazards (Steep Hillsides, Landslides, Earthquake)
- Flood Hazards (Storm Drainage, Dam Inundation)
- Wildfire

Due to these environmental constraints, most new housing in San Anselmo will be provided through infill development such as ADUs or redevelopment of existing properties at higher densities. The housing opportunity sites in the Housing Element were evaluated for potential environmental significance and natural hazard risks. The housing opportunity sites identified are most suitable for new housing given these environmental constraints and include non-vacant sites with redevelopment potential over sites with high environmental risks to prioritize human health and safety. **In addition, mitigation strategies included in the Safety Element intend to reduce potential environmental impacts on existing and new developments in the town**. The Town also has adopted several regulatory tools to minimize the risk to life posed by these hazards. The San Anselmo Municipal Code contains public safety regulations that address disaster response and fire safety (Title 3 – Public Safety), flood safety (Title 7, Chapter 11 Protection of Flood Hazard Areas), and earthquake safety (Title 9 – Building Regulations). Critical disaster and emergency planning and mitigation programs and actions are coordinated under the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan (MJHMP). As of 2023, the Town and other Marin County jurisdictions are coordinating an update to the MJHMP.

The following subsections summarize the constraints evaluated as part of the housing opportunity sites inventory. For a detailed discussion of environmental hazards and mitigation resources and strategies, please refer to the Safety Element.

Geologic Hazards

The primary geologic hazards in San Anselmo are earthquakes and landslides. Similar to other Bay Area communities, San Anselmo is at risk of suffering structural damage and loss of life during a significant earthquake. The town is located within 15 miles of four major faults, the San Andreas, San Gregorio, Hayward, and Rodgers Creek faults (all capable of generating a 7.0 earthquake or larger). While fault rupture is not a concern within the town, the presence of these faults close to the community indicates that strong seismic shaking poses an impact to existing and future development. The greatest concerns would be potential loss of life, damage to structures, destruction and/or interruptions to utilities infrastructure, interruption of evacuation routes, and the possible impediment of emergency vehicles and personnel. Structures with unreinforced masonry, soft-story, or non-ductile concrete construction that are located within the community are most vulnerable to seismic impacts. All development and major redevelopment is required to meet the minimum structural design requirements as stated in Chapter 16 of the California Building Code, whose provisions are incorporated into the Town's Municipal Code under Title 9 – Building Regulations.

In addition, liquefaction risks are higher near the major creeks in Ross Valley, including the San Anselmo Creek and Sleepy Hollow Creek in San Anselmo. Roadways or structures located in or adjacent to these areas are at greater risk of liquefaction damage triggered by a large seismic shaking event.

According to the California Geological Survey (CGS), San Anselmo is also highly susceptible to landslides. Landslide susceptibility and slope stability are generally based on the steepness of slopes, type and density of vegetation, and strength of the underlying soils and rock formations. CGS maps indicate that most of San Anselmo is designated as highly susceptible to deep-seated landslides. Seismic activity can also induce soil creep and shallow slope failure, particularly following heavy rain. Steep hillsides, creek beds, and drainage areas are at greatest risk of landslides where fast-moving water could erode or undermine properties and infrastructure.

Wildfire

San Anselmo is prone to wildfire hazards due to its proximity to the natural environment. Steep hillsides tend to promote increased wildfire risk, since vegetation management in these areas may be difficult and the vegetation types located within these areas may be highly flammable. Fire suppression efforts tend to require more resources and increase response times due to sloped topography. In addition, high wind conditions during the dry summer months can propagate wildfires over longer distances.

Much of the town is located with the Wildland Urban Interface (WUI), where residences (i.e., homes and structures) are adjacent to or intermixed with open space and wildland vegetation. The term "WUI" is not a designation of potential wildfire severity, but a defined description of an area

where urban development meets undeveloped lands at risk of wildfires. The WUI designation indicates that the town is highly susceptible to wildfires. The California Department of Forestry and Fire Protection (CAL FIRE) identifies Moderate and High Fire Hazard Severity Zones immediately adjacent to the town limits in State Responsibility Areas, further compounding the danger of wildfire spreading into San Anselmo from other parts of Marin County. Development within WUI requires careful consideration, as vegetation, topography, and ember movement may increase the risk of wildfires. Despite the wildfire risk in some areas of San Anselmo, almost all housing opportunity sites are located outside the WUI and Very High Fire Hazard Severity Zone, minimizing wildfire risks. A portion of land available for residential development in San Anselmo is located within the WUI, and California Building Code and Fire Code regulations require fire-safe designs for new construction in that area.

Flood Hazards

Flooding is a constraint that has the potential to affect existing and new development. FEMA flood hazard zones are located along the urbanized valleys and creek beds, and the topography of the community can cause localized flooding conditions. Most of San Anselmo lies within the Ross Valley Watershed which flows into San Francisco Bay. The principal waterway within the town is San Anselmo Creek, which periodically floods during rain events. According to historic records, heavy rains have caused San Anselmo Creek to flood up to four feet. Major floods of record were in 1925, 1940, 1963, 1982, and 2005, with the worst storm of record in 1982. During these flooding events, San Anselmo Creek will overflow and saturate the town's main transportation corridor, Sir Francis Drake Boulevard. The Town continues to cooperate with downstream communities (Marin County, adjacent jurisdictions, and individual homeowners) to mitigate flood hazards.

As development within the watershed intensifies, an increase in impervious surfaces may occur, increasing water runoff. Without proper mitigation, increased runoff could flood downstream areas and cause erosion. Two major evacuation routes, Sir Francis Drake Boulevard and Center Boulevard, have multiple creek crossings, and flooding could impede evacuation efforts. New development in the town, especially if located adjacent to potential flood zones, is required to mitigate new project-induced runoff. In addition, dam inundation from the failure of Phoenix Lake Dam could affect a small southern part of San Anselmo where Ross Creek meets Corte Madera Creek. The Marin County MJHMP states that the current structures within this area include small commercial buildings and apartments.

The Town requires that all new housing be constructed above the Base Flood Elevation (BFE) identified by FEMA to ensure that all new residential uses are protected from flood risk.

Working with Non-Profit Housing Developers

The key to the success of non-profit developers lies in three areas: (1) their ability to draw upon an array of funding sources and mechanisms to make their developments financially feasible; (2) their commitment to working cooperatively and constructively with the local community; and (3) their long-term commitment to ensuring excellence in design, construction, and management of the development, creating an asset that is valued by the development residents and their neighbors**. The Housing Element includes Program 1.1 and corresponding Actions 1.1a-1.1c. to ensure the Town takes a proactive leadership role in working with community groups, other jurisdictions and public agencies, non-profit housing sponsors, and the building and real estate industry.**

Infrastructure Capacity

The capacity of infrastructure can constrain development potential. The proximity, availability, and capacity of infrastructure helps to determine the suitability of water, sewer, dry utilities, and other services available to accommodate the housing needs during the planning period. In San Anselmo, development plans are coordinated with the Planning Department, Public Works Department, Marin Municipal Water District (MMWD), and Ross Valley Sanitary District (RVSD).

Water

MMWD covers approximately 147 square miles and has approximately 61,700 active service connections in eastern Marin County. According to the 2020 Urban Water Management Plan (UWMP), MMWD's potable and raw water system includes 886 miles of water mains, 94 pump stations, and 121 treated water storage tanks with a storage capacity of 74.96 million gallons (MG) of water. Water is sourced from local

surface water stored at seven reservoirs throughout Marin County (which is the primary water supply), Sonoma County Water Agency, and recycled water. MMWD treats water at its three treatment plants: the Bon Tempe Treatment Plant in the Town of Ross, the San Geronimo Treatment Plant in unincorporated Marin County, and the Ignacio treatment facility in the City of Novato. MMWD's treatment plants have a design capacity of 71 million gallons per day (MGD). In 2019, the total production of the district's plants averaged 22.8 MGD. The daily average maximum flow is approximately 22.5 MGD.

MMWD's 2020 Urban Water Management Plan (UWMP) projects treated water demands out through 2045. Using these projections, MMWD prepared the 2023 Strategic Water Supply Assessment (SWSA) to anticipate four potential water scenarios and explore a range of plausible drought conditions derived from past and future climate information: current trends, short and severe drought, beyond drought of record, and abrupt distributions. All four scenarios resulted in a water supply deficit during extreme drought periods, but the 2023 SWSA provides water management strategies, which include a mix of short-term water supply strategies with pre-design work to support medium- and longer-term options, to mitigate dry period conditions for future population needs. Through adherence to the road map provided in the 2023 SWSA, MMWD anticipates meeting the population's water supply needs through 2045.

Sewer

Ross Valley Sanitary District (RVSD) provides wastewater collection, treatment, and export for San Anselmo and the greater Ross Valley area. RVSD maintains approximately 196 miles of mainline and trunk line sewers and 7.9 miles of force main pipelines, which convey wastewater to the Central Marin Sanitation Agency (CMSA) wastewater treatment plant in San Rafael. In addition, RVSD owns and operates five major pump stations and 14 minor pump stations and lift stations. Sewer laterals are owned and maintained by individual private property owners. All the sites identified to meet the RHNA are within RVSD's service areas and are readily served by RVSD wastewater infrastructure. Newly constructed residential units are charged connection fees and inspection fees to ensure wastewater systems are installed safely and operate properly.

The 2017 Facilities Master Plan from CSMA identifies that the current average dry weather flow (ADWF) is 6.5 MGD for the combined population of San Rafael, Larkspur, Fairfax, San Anselmo, Ross, Kentfield, and Greenbrae. Influent flows and loads are anticipated to have a one percent annual growth rate over the next 25 years, resulting in an estimated ADWF of 8.34 MGD. CSMA's wastewater treatment plan was designed in 1981 with an ADWF capacity of 10.0 MGD and a corresponding sustained peak secondary treatment capacity of 30.0 MGD. Since 1981, CSMA has continued to construct infrastructure improvements to improve efficiency of treatment during wet weather flows and upgrade existing systems. The system improvements planned for construction in the 2017 Facilities Master Plan will provide reliable wastewater treatment, plan for future regulations, and develop a prioritized and comprehensive Capital Improvement Program that addresses CSMA's current and future needs. Given current system capacity and growth projections, CSMA has capacity to meet the needs of the projected population during the 6th cycle housing element planning period.

Electricity and Internet Service

The town is primarily served by Pacific Gas and Electric (PG&E) and Marin Clean Energy (MCE) for electricity, and residents have many choices for internet providers, with main options including AT&T and Xfinity. Future housing development is anticipated in an area currently served or adjacent to areas served by electricity and internet service. Therefore, utility providers have the planning and capacity to serve future growth in the area.

Governmental Housing Constraints

The Town's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community. The Town charges fees and has several procedures and regulations that developers are required to follow. There are many locally imposed land use and building requirements that can affect the type, appearance, and cost of housing built in San Anselmo.

These local requirements are evaluated as potential constraints based on an analysis of zoning regulations, development fees, parking requirements, subdivision design standards, and permitting processes.

Land Use Regulations

San Anselmo's land use regulations, including the subdivision ordinance and Zoning Code, are located in Title 10, Chapters 2 and 3 of the Municipal Code. Current zoning standards are displayed in *Table 4.1* and *Table 4.2* on the following pages. Lot coverage, floor area ratio, building height, and allowable density all play an important role in enabling housing development.

Lot Coverage is the amount of lot surface area that can be developed on. Lot coverage can be an impediment to housing if the allowable surface available to develop on makes it infeasible to build higher density housing, however lot coverage also coincides with building height, floor area ratio, and allowable density. In San Anselmo, lot coverage for high and medium density housing is not an impediment to housing because the allowable densities can be optimized under the current standards.

Floor area ratio (FAR) is the ratio of the total lot area to the total area yielded from each floor of the building developed. Floor area ratio can be an impediment to housing as it can limit the size of the building relative to the lot, minimizing unit potential. In San Anselmo, FAR is not an impediment to housing as it is not applied to high and medium density housing. **As part of Action 5.2b, the Town will increase the maximum FAR or remove the FAR requirements in the C-1, C-L, and C-3 zones to encourage development of housing in mixed-use and entirely residential projects.**

Building height is the maximum vertical distance of a structure's elevation from finish grade to the highest point. Building height can be an impediment to fair housing as it can limit the number of stories a structure can use to optimize its allowable density. If there are limitations to lot coverage and setbacks, restricting building heights may not be able to maximize the various Zoning Districts maximum floor area ratio. In San Anselmo, building heights for high and medium density housing are not an impediment to housing because the allowable densities can be optimized under the current standards. The Town currently allows 3 story buildings (up to 35 feet tall) in the R-1, R-2, and R-3 zones on properties with a building footprint average slope at or greater than 25% to support housing development on steeper lots. **As part of Action 5.2b, the Town will increase the maximum height limit to 3 stories (up to 35 feet) in the C-L and C-3 zone to encourage the development of housing within walking distance of the Town's transportation corridors with access to nearby transit stops and amenities. Furthermore, the Affordable Housing Overlay District planned in Action 5.3a and the objective design and development standards listed in Action 3.1b will provide more flexible development standards, such as increased building height limits, for multifamily residential development.** This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo.

Allowable density is the number of dwelling units that can be constructed on a lot. Allowable density can be an impediment to housing as it can significantly impact the number of units being constructed. While allowable densities for high and medium density housing are not an impediment to housing as a standard, the lack of land zoned for high and medium density is. This results in most of the land zoned as single-family residential, yielding a maximum of one unit for very low and conservation single-family, and six units for single-family residential.

Table 4.1: Existing Residential Zones Development Standards					
Zone	**R-1-H**	**R-1-C**	**R-1**	**R-2**	**R-3**
Classification	Very Low Density Residential	Single-Family Residential-Conservation	Single-Family Residential	Medium Density Residential	High Density Residential
Minimum Lot Area (Sq. Ft.)	43,560	43,560	7,500	7,500	7,500
Minimum Lot Width (Feet)	60	60	60	60	75
Maximum Density (Units/Acre)[1]	1	1	6	12	20
Maximum Lot Coverage	N/A	N/A	35%	35%	50%
Minimum Front Setback (Feet)	20	20	20	20	20
Minimum Side Setback (Feet)[2]	8/12	8/12	8/12	8/12	8/12
Minimum Rear Setback (Feet)	20	20	20	20	20
Maximum Floor Area Ratio (FAR)	See Note	See Note	See Note	N/A	N/A
Building Height (Feet)[3]	30/35/18	30/35/18	30/35/18	30/35	30/35

Note: Residential properties located above 150' Mean Sea Level have variable standards for maximum dwelling size (adjusted FAR) based on lot size.

[1] As part of Program 5.7, the Town will amend the Zoning Code to adopt minimum densities for each residential zone, consistent with the minimum densities listed in the General Plan Land Use Element.

[2] The setback depends on whether the property line fronts a street or another property.

[3] The different values in the building height represent the maximum building height outside primary and secondary ridge zone for different slopes or locations above average grade. Residential properties on slopes above 25 percent have higher height limits to facilitate development.

Table 4.2: Existing Commercial and Professional Zones Development Standards					
Zone	**P**	**C-1**	**C-2**	**C-L**	**C-3**
Classification	Professional	Neighborhood Commercial	Downtown Commercial	Limited Commercial District	Commercial District
Minimum Lot Area (Sq. Ft.)	5,000	N/A	N/A	N/A	N/A
Minimum Lot Width (Feet)	45	N/A	N/A	N/A	N/A
Maximum Density (Units/Acre)	20	20	20	20	20
Maximum Lot Coverage	50%	N/A	N/A	N/A	N/A
Minimum Front Setback (Feet)	20	0	0	0	0
Minimum Side Setback (Feet) [1]	0/0/5/5/0	0/8/0/0	N/A	N/A	N/A
Minimum Rear Setback (Feet)	20	N/A	N/A	N/A	N/A
Maximum Floor Area Ratio (FAR) [2]	N/A	0.65	2	1	1
Building Height (Feet)	30	30	30	30	30

[1] The different values in the minimum side setback row represent minimum interior side and minimum street side for residential developments, and minimum interior side, minimum street side, minimum adjacent to "R" districts, minimum adjacent to "P" districts and minimum adjacent to "C" districts commercial developments.

[2] As part of Program 5.7, the Town will amend the Zoning Code to remove or increase the maximum FARs in the C-L and C-3 zones in order to provide development flexibility.

The following is description of each zoning district that permits or conditionally permits housing.

1. **R-1-H Very Low-Density Residential District.** This District is displayed on the General Plan Land Use Map as "Very Low Density Residential," which allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to the primary ridges and ridge zone land areas of the Town as identified by the General Plan Land Use and Open Space Elements. The purpose of this District is to preserve and maintain the natural landforms and vegetation of the Town's primary ridges and ridge zone areas by limiting development as defined by the Town's General Plan, to further the Town's open space objectives as described in the General Plan, and to recognize and work in concert with the environmental opportunities and constraints of these unique and sensitive areas.
2. **R-1-C Single-Family Residential-Conservation District.** This District is displayed on the General Plan Land Use Map as "Low Density Residential Conservation," which allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one to two acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level (see map under Available Land inventory) and excepting those areas designated as "Very Low Density Residential" by the General Plan Land Use Element. The purpose of this District is to (1) require design review for most exterior improvements; (2) limit the over- all density within the district to a maximum of one (1) residential dwelling unit per acre of land; and (3) maintain and enhance the natural land forms and vegetation of the Town's secondary ridgelines and hillside areas by limiting development density and through the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.
3. **R-1 Single-Family Residential District.** This District is displayed on the General Plan Land Use Map as "Single-Family Residential," which allows a density range of between one and six residential units for each acre of land. The minimum lot area for R-1 lots is also regulated by the Town's Slope Density regulations. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. Most of the land area in this District has previously been developed. Additionally, this District is applied to lots located at or above one hundred fifty (150) feet above Mean Sea Level which are further regulated through the requirement for the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.
4. **R-2 Medium Density Residential District.** This District is displayed on the General Plan Land Use Map as "Medium Density Residential," which allows a density range of between six and twelve residential units for each acre of land. This District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District would be developed with either duplex or triplex style development, although single-family detached residential units will also be permitted.
5. **R-3 High Density Residential District.** This District is displayed on the General Plan Land Use Map as "High Density Residential," which allows a density range of between thirteen and twenty residential units for each acre of land. This District is generally applied to lands near commercial areas. Lots within the District would be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential character.
6. **C-2 Downtown Commercial District.** This District is displayed on the General Plan Land Use Map as "Central Commercial," which allows a maximum Floor Area Ratio of 2.0. This District is generally applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue. The purpose of this District is to identify those areas which form the Town's central business district. The primary uses expected are businesses referred to as "primary attractors," which are those that draw most of their customers from outside the community. The second type of businesses expected in this District are those which rely upon pedestrian activity generated by the primary attractors. Mixed-uses, combining commercial, office, and residential uses are also allowed within this District, however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities.
7. **C-L Limited Commercial District.** This District is displayed on the General Plan Land Use Map as "Limited Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (1/4) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Residential uses are allowed within this District which provide

mixed-uses, live/ work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to be located above the ground floor to preserve this District's primary purpose for providing for commercial activities. Multifamily uses are encouraged to provide incentives for mass transportation use.

8. **C-3 Commercial District.** This District is displayed on the General Plan Land Use Map as "General Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Residential uses are allowed within this District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to be located above the ground floor to preserve this District's primary purpose for providing for commercial activities. Multifamily uses are encouraged to provide incentives for mass transportation use.

9. **PF Public Facilities District.** This District is displayed on the General Plan Land Use Map as "Public Facility." This District is generally applied to all existing major public land uses, including the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks, and public schools.

10. **PPD Preliminary Planned Development District.** The Preliminary Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of this District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural re- sources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.

11. **SPD Specific Planned Development District.** The Specific Planned Development District is not explicitly displayed on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of this District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. An SPD District refers to a specific plan development approved by the Town.

12. **CF Community Facilities District.** This District is displayed on the General Plan Land Use Map as "Community Facility." This District is generally applied to certain Town-owned property and allows for private use of said properties when appropriate.

The Town's land development regulations have perpetuated a single-family detached development pattern, with most of the Town zoned in the R-1 single-family Zoning District which allows up to six dwelling units per acre. Development proposing 100 percent residential uses, with a maximum density of 20 dwelling units per acre, is currently allowed by-right in the Town's R-3 multifamily district, pursuant to Senate Bill (SB) 35 and SB 330; allowed with a Conditional Use Permit in the commercial districts including the C-1, C-2, C-L, and C-3 districts; and allowed with a specific plan in the SPD district. The Town maintains the current Zoning Code with all zoning and development standards on the Town's website.

Recognizing that additional density is needed throughout the community to accommodate additional housing in a manner that affirmatively furthers fair housing, the Housing Element includes Program 5.7 that will require the Town to amend the Zoning Code to accommodate higher density and affordable housing in the C-L, C-3, and SPD districts. The maximum density of the C-1 and C-2 districts will not be increased as the C-1 district is meant to be neighborhood scale commercial and mixed-use development while the increased density would not be complementary to the historic character of the C-2 district (Downtown San Anselmo). **In addition, the Town will amend the Zoning Code as part of Program 5.7 and Actions 5.2a, 5.2b, 5.7a, 5.7b, 5.7c, 5.7d, and 5.7e to explicitly state that permitted uses are allowed by-right in accordance with California Government Code Section 65583.2, subdivisions (h) and (i).**

To better accommodate the densities needed to accommodate affordable housing development, the Housing Element include Action 5.3a that will establish an affordable housing overlay district to allow greater building height, density, and floor area ratio for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very-low-income households. This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve

as an additional tool to enhance the development of affordable housing in San Anselmo. The Affordable Housing Overlay Zone will apply to properties zoned SPD, C-3, and R-3. In addition, property owners will be able to request a zoning amendment to fall within the Affordable Housing Overlay Zone, and the Town will waive rezoning fees. Applicants seeking project approval within the Affordable Housing Overlay Zone will have the option of utilizing the objective development and design standards (Action 3.2a) for ministerial project approval or pursuing development through the Town's traditional permitting process described in Chapter 4, Housing Constraints (with changes proposed under Action 5.9e to remove subjective findings from project review).

Off-Street Parking Standards

San Anselmo requires off-street parking for all new residential development, as shown in *Table 4.3* below. For mixed-use projects the parking requirement must be satisfied for all uses unless a parking variance is granted. If a mixed-use project cannot provide off-street parking, the Town supports shared parking arrangements. Variances are also granted to reduce the overall parking requirement or to allow tandem parking.

Table 4.3 Residential Off-Street Parking Standards

RESIDENTIAL LAND USE	REQUIREMENT
Single-Family Dwelling, Attached or Detached, and Located below 150 mean sea level elevation	2 spaces per living unit
Single-Family Dwelling, Attached or Detached, and Located above 150 mean sea level elevation	3 spaces per living unit
Residential unit associated with an application under California Government Code Sections 65852.21 and 66411.7.	1 space per living unit, except as provided in Title 10, Chapter 4 of the Town's Municipal Code
Accessory Dwelling Units	1 paved space per ADU
Multifamily Living Unit:	
Studio or 1-bedroom living unit	1 space per unit
2-bedroom living unit	1.5 spaces per unit
3 or more-bedroom living unit	2 spaces per unit
Source: Town of San Anselmo Municipal Code Parking Standards - Table 5A	

Although the Town does not allow overnight street parking in San Anselmo, variances or special permits for on-street overnight parking are granted. In addition, the Police Department grants parking permits to downtown residents for overnight on-street parking if the distance to a public parking lot is greater than one block. The permit promotes safety for downtown residents by allowing them to park close to home at night when on-site parking is not an option. **To improve the flexibility of the Town's parking standards the Zoning Code, the Housing Element includes Action 5.2c to amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with Assembly Bill (AB) 2097 and Action 5.2d which will amend the Zoning Code to include flexible parking requirements and reductions in areas outside of a half-mile of public transit under certain circumstances.**

Provision of a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population including, but not limited to, multifamily rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The "Zoning Code" refers to Chapter 3 of Title 10 of the San Anselmo Municipal Code.

Table 4.4 summarizes the permitting status of each housing type based on San Anselmo's zoning districts. Multifamily and single-family housing are conditionally permitted in all commercial zoning districts. **While permitted uses (those uses marked as "P") are considered by-right uses by the Town, the Town will amend the Zoning Code as part of Program 5.7 and Actions 5.2a, 5.2b, 5.7a, 5.7b, 5.7c, 5.7d, and 5.7e to explicitly state that permitted uses are allowed by-right in accordance with California Government Code Section 65583.2, subdivisions (h) and (i).**

Table 4.4: Permitted Housing Types by Zone[3]

	Zoning District									
Housing Types	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Single-Family Attached	--	--	--	P	P	C	C	C	C	C
Single-Family Detached	P	P	P	P	P	C	C	C	C	C
Multifamily Residential	P (9)	P (9)	P (9)	-	P	C	C	C	C	C
Accessory Dwelling Units[1]	P(10)	P(10)	P(10)	P	P	--	--	--	--	--
Single-Room Occupancy Units[2]	--	--	--	--	--	--	--	C	C	C
Supportive Housing[3]	P	P	P	P	P	--	C	C	C	C
Transitional Housing[3]	P	P	P	P	P	--	C	C	C	C
Residential Care Facility, Large[4]	C(8)	C(8)	C(8)	C	C	--	--	--	--	--
Residential Care Facility, Small[4]	P	P	P	P	P	--	--	--	--	--
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Large[4]	C	C	C	C	C	--	--	--	--	--
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Small[4]	P	P	P	P	P	--	--	--	--	--
Residential Care Facility for the Elderly, Large[4]	C(8)	C(8)	C(8)	C	C	--	--	--	--	--
Residential Care Facility for the Elderly, Small[4]	P	P	P	P	P	--	--	--	--	--
Drug and/or Alcoholism Treatment Facility, Small	P	P	P	P	P	--	--	--	--	--
Drug and/or Alcoholism Treatment Facility, Large	C (8)	C (8)	C (8)	C	C	--	--	--	--	--
Emergency Shelter[5]	--	--	--	--	--	--	--	--	P	P
Low-Barrier Navigation Center[6]	--	--	--	--	--	--	--	--	--	--
Mobile And Manufactured Homes	P	P	P	P	P	C	C	C	C	C
Employee Housing[7]	--	--	--	--	--	--	--	--	--	--

Source: Town of San Anselmo Municipal Code Land Use Regulations - Table 3A

[1] Action 6.2d will amend the Zoning Code to allow ADUs in accordance with State law.

[2] Action 3.3c will amend the Zoning Code to allow single-room occupancy (SRO) units as a permitted use in the R-3 zone.

[3] Action 5.8d will amend the Zoning Code to allow supportive and transitional housing in all zoning districts that allow residential uses in accordance with State law.

[4] Action 7.2a will amend the Zoning Code to allow residential care facilities, both large and small, in accordance with State law.

[5] Action 5.8e will amend the Zoning Code to allow emergency shelters in accordance with State law.

[6] Action 5.7g will amend the Zoning Code to allow low barrier navigation centers in compliance with State law.

[7] Action 5.8c will amend the Zoning Code to allow employee housing in compliance with State law.

[8] Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.

[9] Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.

[10] No accessory dwelling unit or junior accessory dwelling shall be allowed for units on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7 (Urban Lot Split).

"P" = Permitted by-right; "C" = Conditional Use Permit; and "–"= Not permitted

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one

(1) or more persons and is located on the same lot as the proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code." In 2022, the Town adopted Ordinances Nos. 1172 and 1162 to further bring its administration and approval of ADUs in conformity with housing laws. The Town ministerially approves ADUs that comply with Government Code Section 65852.2(e) via a building permit.

The Housing Element includes Policy 6: Promote the Construction and Affordability of Accessory Dwelling Units and specifies 14 actions to undertake the implementation of three programs that will streamline the ADU and JADU permitting process and promote the construction of ADUs and JADUs (Policy 6) and maintain consistency with Government Code Section 65852.2(e). Program 6.1 will require that the Town adopt pre-approved ADU plans to expedite approval and lowers costs associated with ADU construction. Program 6.2 will further streamline the ADU and JADU permitting process. Program 6.3 will require the Town to update the Zoning Code to allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1-C, and R-1-H districts. In addition, Action 5.1a will establish a renter match program with ADU owners and prospective tenants and Action 1.3b will monitor the production of ADUs to ensure the provision of an adequate supply of ADUs.

Multifamily Rental Housing

Multifamily housing accounts for about 18 percent of the housing stock in the town. The Zoning Code allows multifamily development by right in the R-1, R-1-H, R-1-C, and R-3 zones. The commercial zones encourage both 100 percent residential development and mixed-use development and conditionally permit multifamily development in the P, C-1, C-2, C-L, and C-3 zones.

To address the constraints to provision of multifamily housing in San Anselmo, the Town will amend the Zoning Code as part of Programs 3.1, 5.2, and 5.7 and to allow duplexes, triplexes, and quadplexes by right in the R-1, R-2, C-1, and C-L zones. In addition, the Zoning Code will allow them by right in the C-2 and C-3 zones on the upper floors or behind a ground-floor commercial/office use. The Town will also amend the Zoning Code to allow developments proposing up to six residential uses by right in the C-1, C-2, C-L, and C-3 zones, with provisions to require the residential uses be located on upper floors or behind a ground-floor commercial/office use in the C-2 and C-3 zones.

Manufactured Housing/Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to allow manufactured homes on lots zoned for single-family dwellings subject to the same development standards that apply to conventional single-family dwellings. Section 10-3.1702 of the San Anselmo Municipal Code states that a residential unit may be a manufactured structure or mobile home. As a result, manufactured housing is subject to the same standards and regulations that apply to other single-family homes. Therefore, manufactured housing is allowed by right in the R-1, R-1-H, R-1-C, R-2, and R-3 zones and with a Conditional Use Permit in the P, C-1, C-2, C-L, and C-3 zones. In order to be approved under a Conditional Use Permit, Title 10, Article 13 of the San Anselmo Municipal Code requires single-family uses, including manufactured homes, meet the following standard: "The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town." Given the provisions to allow manufactured housing as single-family dwellings in the town, there are no constraints associated with manufactured housing development standards or land use controls.

Residential and Community Care Facilities

The Community Care Facilities Act in the California Health and Safety Code requires that residential care facilities serving six or fewer persons (including foster care) be permitted by right similar to other residential uses. Residential care facilities serving more than six individuals can be permitted subject to a Conditional Use Permit. The Town allows residential care facilities serving six or fewer by right in residential zones and conditionally permits licensed large residential and community care facilities in residential zones.

Residential care facilities help persons with disabilities live in deinstitutionalized settings that facilitate integration into the community. The Town separates group homes into eight different categories based on occupancy size and characteristics: residential care facility (large), residential care facility (small), residential care facility for persons with a chronic life-threatening illness (large), residential care facility for persons with a chronic life-threatening illness (small), drug and/or alcoholism treatment facility (small), drug and/or alcoholism treatment facility (large), residential care facility for the elderly (large), and residential care facility for the elderly (small). Definitions for these categories specify state-licensed facilities. As

displayed in *Table 4.4*, all types are permitted or conditionally permitted in zones that allow housing. Therefore, the Zoning Code contains no provisions that impose additional development or standards on residential and community care facilities (licensed and unlicensed), including distance requirements, limits on capacity, and off-street parking. As demonstrated in *Table 4.4*, the Town does not discriminate in the commercial zones based on the characteristics of occupants and considers group homes as housing and subject to the same standards as other homes in their respective zoning districts.

The Housing Element includes Action 7.2a that will amend the Zoning Code and allow "Residential Care Facility, Small" in zoning districts that allow for single-family homes and Action 5.8a will amend the Zoning Code to define "group homes" to refer to residential and community care facilities.

Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy their home. For example, reasonable accommodation would allow covered ramps in the setbacks of properties that have already been developed to accommodate a resident's mobility impairments.

HCD's Group Home Technical Advisory (TA) states that "a request for a reasonable accommodation may only be denied if: (1) The individual on whose behalf the accommodation was requested is not an individual with a disability; (2) There is no disability-related need for the requested accommodation (in other words, there is no [connection] between the disability and the requested accommodation); (3) The requested accommodation would constitute a fundamental alteration of the services or operations of the person who is asked to provide the accommodation. (4) The requested accommodation would impose an undue financial and administrative burden on the person who is asked to provide the accommodation; or (5) The requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation.

The Town adopted the Reasonable Accommodation Ordinance in 2015, and subsequently updated it in 2018, to provide a procedure for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures.

Reasonable accommodations can be requested to exempt an applicant from various land use, zoning, or other regulations. Pursuant to Section 10-13.06 of the Municipal Code, a reasonable accommodation request must meet the following findings to be approved:

1. Whether the housing that is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the Town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a Town program, policy, practice and/or regulation, including but not limited to land use or zoning.
5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses
6. Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the Town's applicable programs, policies, practices and/or regulations.
7. Whether the accommodation would alter the significance of an historic structure.
8. An approved request for reasonable accommodation is subject to the applicant's compliance with all other applicable regulations.
9. A reasonable accommodation approved is considered a personal accommodation for the individual applicant and does not run with the land.

The Municipal Code requires the Town to make a decision on a reasonable accommodation request within 45-days and requires notification to adjacent properties, or other properties as determined by the Planning Director, 10 days prior to the decision. Furthermore, the Town allows people who are not residing on the property to appeal the Planning Director's decision. These findings and procedures may lead to decisions that contradict State law. **Action 9.1e will amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation in compliance with the Americans with Disabilities Act. In particular, the Town will revise the reasonable**

accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval which states "whether the requested reasonable accommodation would adversely impact surrounding properties or uses" to remove barriers to approval of reasonable accommodations."

Zoning Definition of Family

Under *Adamson v. City of Santa Barbara (1980)*, definitions of family that discriminate against unrelated occupants does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the Town, and therefore violates rights of privacy under the California Constitution. The San Anselmo Municipal Code does not include a definition for the term "family." A residential unit is defined as a building, or portion thereof, for occupancy as living quarters for one household. A single-family residential unit is defined as a detached residential unit. San Anselmo's definition encompasses persons not related by blood, marriage, or adoption and does not limit the number of unrelated persons living in a housing unit. Therefore, it is not a constraint to housing development in general or the provision of housing for persons with disabilities.

Transitional and Supportive Housing

The Town defines transitional housing, supportive housing, and target population in the Zoning Code as listed below:

- "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.
- "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- "Target population" means persons with low incomes who have one (1) or more disabilities, including mental illness, HIV or AIDS, substance abuse or other chronic health condition, or individuals eligible for service provided pursuant to the Lanterman Developmental Disabilities Service Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Supportive housing services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. There are no known transitional housing facilities in San Anselmo. There are currently no site-based transitional or permanent housing projects, which includes supportive housing, for people experiencing homelessness in San Anselmo.

State law requires that supportive and transitional housing be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In January 2015, the Town amended the Zoning Code to permit transitional and supportive housing by-right in all residential zoning districts and as a conditionally permitted use in all commercial zoning districts. The amendments ensure that transitional and supportive housing is treated as a residential use in these zones, subject only to the same restrictions that apply to other residential uses in the same zone. The one exception to this is in the Professional (P) zoning district, in which single-family detached homes are conditionally permitted while transitional and supportive housing are not allowed. The Town also added definitions for supportive housing, transitional housing, and target population consistent with Government Code §65582(g), (j) and (i).**The Housing Element includes Action 5.8d amending the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.**

Emergency Shelters

Emergency shelters are generally defined as a facility which provides immediate short-term housing for individuals experiencing homelessness. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zoning district where emergency shelters will be allowed as a permitted use without the requirement for a Conditional Use Permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need and, at a minimum, provide capacity for at least one year-round shelter. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Emergency shelters may be an accessory to a public or civic type use. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of or conversion to emergency shelters.

As discussed in greater detail in the Current Housing Conditions and Trends section of this Housing Element, there are 54 estimated unsheltered people experiencing homelessness that the Town needs to plan for. In January 2015, the Town amended the Zoning Code to permit emergency shelters for up to 17 beds by-right (i.e., without a Conditional Use Permit or other discretionary permit) in the Limited Commercial (C-L), General Commercial (C-3), and Public Facilities (PF) zoning districts, all of which allow various types of residential uses. Parcels with this zoning designation are located in the heart of the town near transit routes, commercial services, and other amenities of San Anselmo, ensuring that tenants in an emergency shelter would have access to all necessary resources.

Emergency shelters must be located within one-half mile of a transit stop. This 17-bed limit does not pose a constraint for the development of emergency shelters in San Anselmo, as they are allowed in multiple areas of the town (see *Table 4.5*). **To further facilitate development, the Housing Element includes Action 5.8e to revise the Town's definition for "emergency shelter" to ensure it is consistent with State law and does not create a barrier to emergency shelter development.**

In addition, AB 2339 (Government Code Section 65583 (a)(4)) requires jurisdictions to provide a calculation methodology for determining the sufficiency of sites available to accommodate emergency shelters in the identified zoning designation. As shown in *Table 4.5* below, the designated emergency shelter areas in San Anselmo include 16 vacant, undeveloped parcels with a total of more than 10 acres of land area and therefore have adequate land capacity to accommodate a year-round emergency shelter that could provide temporary lodging for 2,221 homeless individuals. The 0.27-acre parcel (APN 006-173-22), for example, at the intersection of Greenfield Avenue and Hillsdale Drive is located along a major transportation corridor with access to nearby amenities and transit stops, making it more likely to support an emergency shelter. The table below summarizes the vacant, undeveloped parcels per district and the number of people that could be accommodated.

Table 4.5: Potential Emergency Shelter Sites in San Anselmo

Zone	Vacant Parcels	Site Size		Total Acres	Total Individuals Accommodated[1]
		Min. Sq. Ft.	Max. Sq. Ft.		
C-L	0	n/a	n/a	n/a	0 people
C-3	6	1,742	28,750	1.75	381 people
PF	9	3,049	184,694	8.45	1,840 people
Total	**16**	**1,742**	**184,694**	**10.20**	**2,221 people**

[1] In accordance with California Government Code Section 65583, the number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person.

The Town's Emergency Shelter Ordinance establishes standards for on-site management and security, exterior lighting, common facilities, parking and refuse areas, and a minimum distance between shelters. Emergency shelters are permitted by right if they meet the standards listed in Section 10-12.03 of the Municipal Code and identified below:

1. An emergency shelter shall meet the following development and performance standards:
    i. On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.
    ii. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the surrounding area.
    iii. The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
        d. Central cooking and dining room(s).
        e. Recreation room.
        f. Counseling center.
        g. Childcare facilities.
        h. Other support services.
2. Parking and outdoor facilities shall be designed to provide security for residents, visitors, employees, and the surrounding area.
3. A refuse storage area shall be provided that is completely enclosed with masonry walls not less than five feet high with a solid-gated opening and that is large enough to accommodate a standard-sized trash bin adequate for use on the parcel, or other enclosures as approved by the Planning Director. The refuse enclosure shall be accessible to refuse collection vehicles.
4. The agency or organization operating the emergency shelter shall comply with the following requirements:

i. Temporary shelter shall be available to residents for no more than six months. No individual or household may be denied emergency shelter because of an inability to pay.

ii. Staff and services shall be provided to assist residents to obtain permanent shelter and income.

iii. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.

5. No emergency shelter shall be located within 300 feet of another emergency shelter site.

6. The facility shall be in, and shall maintain at all times, good standing with Town and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.

7. The maximum number of beds or clients permitted to be served (eating, showering and/or spending the night) nightly shall not exceed seventeen people.

The Town's regulations for emergency shelters are not compliant with State law because the Town imposes development standards beyond the objective standards allowed by State law. **The Housing Element includes Action 5.8e to amend the definition of emergency shelter and update development standards in the Zoning Code to comply with SB 2, AB 2339, and AB 139.**

Single Room Occupancy (SROs) Units

Single room occupancy (SRO) units are one-room units for occupancy by one or two individuals as their primary residence, which are occupied for periods not less than 30 days. SROs are different than studios or efficiency units because SRO units are not required to have a kitchen or bathroom. The San Anselmo Zoning Code establishes provisions for SRO units to provide clear standards for these small units and support opportunities for the development of permanent, affordable housing in close proximity to transit and services for small households and for persons with special needs. Development standards for SRO units are provided in Section 10-3.1901 of the Municipal Code as follows:

- A Conditional Use Permit is required for the use of any rooms or units as SROs.
- An SRO shall not be located within 300 feet of any other SRO, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.
- Units shall have a maximum floor area of 400 square feet and accommodate a maximum of two persons.
- One washer and one dryer shall be provided for every ten units.
- SROs may contain partial or full bathroom facilities, however, are not required. If an SRO does not contain full bathroom facilities, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- SROs may contain partial or full kitchen facilities, however, are not required. If an SRO does not contain full kitchen facilities, common kitchen facilities shall be provided. For projects with more than 10 units, at least one full kitchen facility shall be provided per floor.
- SRO units shall comply with all requirements of the California Building Code.
- SRO facilities with seven or more units shall include twenty-four-hour on-site management, a dwelling unit designated for the manager, and a management plan.
- On-site parking must be provided as required for multifamily units. The Planning Commission may reduce parking requirements to one space per four units if the SRO is deed-restricted for extremely low-income housing or if alternative transportation is provided. With the exception of projects that allow only senior residents, projects with reduced parking shall provide one bicycle parking space per unit.
- SRO units shall provide tenancy for a minimum of 30 days.

To make this affordable and efficient housing type more widely available throughout the community, **the Housing Element includes Action3.3c that will require the Town to amend the Zoning Code to allow residential buildings containing the units as a permitted use in the R-3 zoning district.**

Agricultural/Farm Employee Housing

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing

residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8). According to data derived from the 2020 American Community Survey and summarized in the Current Housing Conditions and Trends section of this Housing Element, no one in San Anselmo is employed in maintenance or production occupations in the agriculture/natural resources industry. In addition, there are no agricultural zones or uses in the Town. Therefore, the Town has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

The Town complies with the Employee Housing Act. Pursuant to Health and Safety Code Section 17021.5, the Town deems any employee housing providing accommodation for 6 or fewer employees as a single-family structure. No Conditional Use Permit, zoning variance, or other zoning clearance is required of employee housing serving 6 or fewer employees that is not required of a single-family dwelling in the same zone. **To ensure that the Town is not responsible for any barriers to the establishment of employee housing, the Housing Element includes Action 5.8c to amend its regulations for compliance with the Employee Housing Act as needed to accommodate future updates to State law.**

Affordable Housing

Inclusionary zoning, also known as inclusionary housing, refers to a range of policies and practices that mandate or provide incentives for the inclusion of affordable housing units in new developments. Inclusionary zoning is a tool that cities and counties can adopt to increase the supply and funding for affordable housing. Inclusionary zoning policies establish a variety of requirements for the development of new housing, such as the number of affordable units required to be constructed in an otherwise market-rate residential development project, the minimum project size where inclusionary housing requirements would apply, affordability targets, and alternative means of achieving affordable housing goals when constructing new residential development projects.

Adopted on June 21, 2023, the San Anselmo Zoning Code sets inclusionary housing regulations for residential development projects (Title 10, Chapter 21-Affordable Housing) in accordance with the 2015 Housing Element Program H3.3- Inclusionary Housing Regulations and Establish Housing Impact Fees). The inclusionary housing regulations established an Affordable Housing Fund and Affordable Housing in-lieu fees and non-residential/commercial linkage fees. The inclusionary housing regulations were based on a coordinated effort that included joining six other Marin County jurisdictions to develop a common inclusionary policy among all participating jurisdictions. The purpose of the effort, to the extent practicable, was to reduce variation and complexity in the various inclusionary ordinances and make it easier for developers to assess project costs across jurisdictions. The intent of the coordinated effort was to also remove constraints to development by ensuring that its inclusionary requirements were not more restrictive than other jurisdictions' ordinances and that the inclusionary requirements would not create a cost burden that rendered a project financially infeasible. The jurisdictions engaged an economic consultant to conduct stakeholder outreach and research and provide recommendations.

The ordinance established a 20% inclusionary requirement for both for- sale and rental development projects, consistent with the requirements of many other jurisdictions in the Bay Area. The Town also revised the minimum project size threshold from one unit to two (excluding new single-family dwelling units, ADUs, and up to one SB 9 unit).

The ordinance established affordability targets for both Rental Projects and For-Sale Projects as shown below:

Required Affordable Unit Set Aside for For-Sale Projects:

Project Size	Required Affordable Unit Set Aside		
	Low	Moderate	Above Moderate
2-4 units			20%
5-29 units	5%	5%	10%
30 or more units	5%	10%	5%

Inclusionary Units and In-Lieu Fee for Rental Projections- Option 1

Project Size	Required Affordable Unit Set Aside and In-Lieu Fee			
	Very Low	Low	Moderate	In-Lieu Fee
2-10 units	10%			10%
11-29 units	10%		10%	
30 or more units	15%			5%

Inclusionary Units and In-lieu Fee for Rental Projects- Option 2

Project Size	Required Affordable Unit Set Aside and In-Lieu Fee			
	Very Low	Low	Moderate	In-Lieu Fee
2-10 units		15%		5%
11-29 units		15%	5%	
30 or more units	10%	5%	5%	

Developers may choose between the two options for rental projects as shown above.

The ordinance also establishes the target Area Median Income (AMIs), which determines the maximum rent or sales price that can be charged for each unit required to be affordable pursuant to Town policies. The target AMIs are the same for rental projects and for for-sale projects and reflect the most recent AMIs for Marin County as published by HCD (see below table). The target AMIs for the low-, moderate-, and above moderate-income units are set at the mid-point within the income range. The target AMI for very low-income units is set at the upper end of the income range, which is consistent with State density bonus law.

Very Low[1]	Low	Moderate	Above Moderate[2]
50%	65%	100%	135%

[1] Not applicable for for-sale projects.
[2] Not applicable for rental projects.

In-lieu fees were also analyzed in the inclusionary study and revised in the updated ordinance. The affordable housing in-lieu fees are calculated based on the housing affordability gap – the difference between what households at various income levels (very low, low, and moderate) can pay for housing and the cost of developing market rate housing.

The in-lieu fees for the study were calculated for three development types: for-sale single- family subdivisions, for-sale condominium townhomes, and rental apartments. The prototypes evaluated in the study were informed by recently built and proposed development projects in Marin as well as conversations with developers with experience in Marin County. The in-lieu fees established for both Rental and For-Sale projects is $362,817. The in-lieu fee is increased or decreased in accordance with the year over year increase or decrease in the California Construction Cost Index. In addition to an inclusionary housing in-lieu fee, the Town Council adopted an affordable housing non-residential/commercial linkage fee. The Commercial/non-residential linkage fee is a fee that is imposed on non-residential development in order to mitigate the housing-related impacts on the community of the non-residential development. The fees are paid into the Affordable Housing Fund, which is dedicated to promoting and facilitating affordable housing within the Town. The following fees apply to Commercial/Nonresidential development projects in-lieu of the provision of on-site affordable housing units:

Type of Project	Fee per Square Foot of Net New Gross Floor Area
Office	$10
Retail/Restaurant	$8 up to 2500 square feet $10 for over 2500 square feet
Hotel	$5
Other	Fees Calculated using Excel-Based Fee Calculator.

The adoption of the Town's inclusionary zoning and regulations are consistent with Housing Element Program 3.3, Action 3.3b, Program 5.7, and Action 5.7f that establishes an inclusionary housing ordinance to require affordable housing be provided as part of all new multifamily and mixed-use development.

Building Code and Code Enforcement

The Town's Building Code is based on the latest 2022 version of the California Building Code, along with all required updates. The Town has not adopted amendments to the 2022 California Building Code, but the Municipal Code preserves local amendments adopted in perpetuity to accompany previous versions of the Building Code. Local amendments have been made to the Building Codes for health and safety purposes. For example, the Town requires that new homes install Wildland Urban Interface (WUI) vents to improve fire safety and resilience. The Town also requires that new homes be constructed one foot above the base flood elevation, while the California Building Code requires that homes just be elevated to the base flood elevation. The additional foot of elevation reduces homeowners' insurance rates, decreases structural damage and repairs needed due to flooding, and enhances overall resident health and safety. These amendments do not significantly diminish the ability to develop affordable

housing or accommodate persons with disabilities or other special needs groups.

In Section 9-4.01 of the Municipal Code, the Town has also adopted a Building Code amendment requiring that all electrical and communication service laterals, including those for cable television service, to any new building or building undergoing a substantial improvement be undergrounded. Many other jurisdictions require that utilities be undergrounded as well to improve resiliency and reduce the risk of hazards induced by wildfire, earthquakes, storm events, and other natural disasters. While this amendment may increase the cost of development, it ultimately preserves and improves the health and safety of San Anselmo residents. Regardless, the Town recognizes the increased cost burdens that this requirement places on housing development. **To ensure that the Town is not responsible for barriers to affordable housing development, the Town will identify and seek grants and other potential funding sources to subsidize undergrounding utilities for affordable housing development (Actions 5.5a through 5.5d).**

San Anselmo's Building Code enforcement practices are complaint-driven, as are those of 70 percent of the local governments surveyed by HCD. The usual process is for a code enforcement officer to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the immediacy and severity of the problem is evaluated, and the code enforcement officer reaches out to the property owner to ameliorate the issue. Town Staff report that the most common complaints received are from neighbors reporting unpermitted work on residential units. There is no indication that code enforcement practices unduly penalize older structures.

Site Improvements

Development of residential units involves connecting to utilities in the right-of-way. All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide services to new development, are to be installed underground. New subdivisions will require site improvements such as:

- Streets must be graded, have a rock base and be paved or surfaced to widths and grades as provided by the Town Municipal Code.
- Structures shall be installed in accordance with the approved improvement plan.
- Curbs and gutters to be required along the streets.
- Paved sidewalks shall be constructed where required by the Town Municipal Code.
- Retaining walls may be required wherever topographic conditions warrant or where necessary to retain fill or cut slopes within the rights-of-way or slope easements.
- Potable water must be provided by connection to the Marin Municipal Water District system or through approval of a water well permit.
- Provisions shall be made for adequate sewage.
- Trees, shrubs, and ground cover will be required where there is insufficient vegetation.
- Provisions shall be made for filling lands as required by the approved improvement plans.
- Provisions shall be made for drainage and flood control in accordance with the approved improvement plans.
- The faces of cut and fill slopes shall be prepared and maintained to control against erosion, both during and after construction.
- All utility distribution facilities, with the exception of equipment appurtenant to such underground facilities, installed within and for the purpose of supplying service to any subdivision shall be placed underground.
- Street signs shall be placed at all street intersections and shall be in accordance with specifications on file with the Town Engineer. Street Improvements:
- If the portion of the street upon which the parcel fronts require widening or extension to conform to the Streets and Highways Plan of the Town, rights-of-way for such widening and/or extension have been dedicated to the Town by the owner of the parcel; and
- That frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town have been installed at no cost to the Town; or
- That such frontage improvements will be so installed as a part of the development applied for and prior to occupancy thereof; or
- That in lieu of such improvements the applicant has deposited with the Town the estimated cost thereof; or

- That the improvement requirement should be waived or deferred due to extenuating circumstances. If the Town Engineer finds that improvements should be deferred, he shall require as a prerequisite to issuance of the permit that the owner agrees in writing to undertake the construction of the required improvements within ninety (90) days after written notice to begin construction is mailed to the owner at the premises or such other address as the owner may from time to time furnish the Town. Such agreement shall further provide that in the event of the owner's default in commencing and completing the improvements, the Town may at its option:
    - Treat the agreement as a petition for installation of improvements pursuant to the provisions of Sections 5870 et seq. the Streets and Highways Code of the State; or
    - Cause the work to be done and the cost thereof assessed as a lien against the owner's property. Such an agreement shall also run with the land and shall be recorded to constitute notice to prospective purchasers or encumbrances.

To ensure that required site improvements are not a barrier to development, the Housing Element will include Action 5.4b to evaluate its requirements for on- or off-site improvements to determine which are feasible to minimize or eliminate to reduce construction financing costs for affordable housing development projects.

Fees and Exactions

The Town collects fees to help cover the costs of application processing, inspections, and environmental review. Per State law, these fees are limited to the cost to the agencies of performing these services. *Table 4.6* is an inventory of planning and zoning permit processing fees for housing developments. The table compares planning fees associated with housing development in the Town of San Anselmo and adjacent jurisdictions. The Town's application fees are comparatively low. The fee schedule for housing developments is predictable as it's charged on a flat rate basis (regardless of number of units) and serves as a complete transaction, as compared to deposit fees. Planning fees are collected when the application is deemed complete. Compared to the Town's fees, the table shows that nearby jurisdictions charge higher planning fees. The complete list of Town fees is accessible online at https://www.townofsananselmo.org/206/Fees. The Town also provides an online portal eTRAKiT (aspgov.com) where applicants can estimate fees prior to submitting their application.

Table 4.6: Comparative Housing Development Planning Fees

Application Type	San Anselmo	Marin County	Ross	Fairfax
Administrative (Staff Level) Design Review (Residential)	$ 1,200	$4,643 (Major) $1,741 (Minor)	$8,351 (Major) $5,924 (Minor)	$1,218 (Single Family) $6,500 (Multifamily)
Planning Commission Public Hearings	$ 3,500	$ 8,125	$5,924	$ 2,550
Lot Line Adjustment (Administrative)	$1,200	$ 2,321	$ 320	$ 1,500
Administrative Lot Merger	$ 500	$ 2,750	$ 2,750	$ 2,750
Administrative Minor Exception	$ 500	$2,086	$5,924	$ 800

Source: Town of San Anselmo Fee Schedule (Effective July 2022). Application types shown for other jurisdictions represent the closest approximation to Town of San Anselmo's process and procedures

Table 4.7 shows fees charged to prototypical single-family, multifamily, and ADU developments in San Anselmo. As shown in the table, the fees are established based on time and materials for processing the application. The hourly rate to process an application as established by the fee schedule is currently $136.00. It is estimated staff level reviews will take 4-12 hours to process an application and it is estimated that Planning Commission reviews will take 12-36 hours depending on the complexity of the project application or based on the number of units or unit size. Most of the Town's planning fees apply to projects seeking discretionary approval of exemptions to the standards in the Zoning Code or the General Plan. Additional fees are assessed for developments, residential and non-residential, that would require actions set forth in the Subdivision Map Act. The California Environmental Quality Act (CEQA) exempts new construction of small structures in urban areas from environmental review, and therefore environmental review fees listed apply to major subdivisions. The Town has not adopted an ordinance for the purpose of administering development impact fees, aside from a road impact fee levied by the Building Department. The road impact fee covers the costs of maintaining and repairing damaged roads caused by construction activity. Building permit fees, including the road impact fee, are charged based on the valuation of the project. Building permit fees are waived for ADUs deed-restricted to affordable for at least 55 years.

The Town relies on numerous agencies and special districts to levy fees on new developments for the provision of urban services, which adds to development costs. These agencies and special districts include Ross Valley School District, Tamalpais Union High School District, Ross Valley Fire Department, Marin Municipal Water District, Ross Valley Sanitary District, and Central Marin Sanitation Agency. The Ross Valley School District requires the payment of an impact fee of $3.48 per square foot for new construction over 500 square feet. The Ross Valley Fire Department charges minimum plan review fees of $369 for fire protection plans, $534 for sprinkler system plans for residential projects less than 5,000 square feet, $602 for sprinkler system plans for residential projects greater than 5,000 square feet, and $534 for fire alarm plans and $323 for fire alarm system modifications. The Marin Municipal Water District (MMWD) adopted Ordinance 445 which amended the District's code to comply with Assembly Bill 881 and does not require a separate meter or payment of a connection for JADUs and ADUs that meet the following criteria:

- Only one ADU or JADU exists on a lot with a proposed or existing single-family dwelling; and
- The ADU or JADU is within the proposed space of the single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of up to 150 square feet beyond the existing dimensions of an existing accessory structure for the purposes of ingress and egress; and
- The space has exterior access from the proposed or existing single-family dwelling; and
- The side and rear setbacks are sufficient for fire and safety.

Table 4.7: Development Fee Example			
	Single Family Home	**8-unit Multifamily**	**ADU**
Unit Size (sq. ft.)	955	7,640	700
Common area (sq. ft.)	0	0	0
# Bedrooms each unit	4	2	1
Cost of construction (sq. ft.)	$400	$250	$250
Project Valuation	$382,000	$1,910,000	$175,000
Town Fees			
Design Review	$955	$955	$955
General Plan Maintenance Fee	$267	$47	$47
Technology Fee	$587	$104	$104
Planning Training Fee	$200	$35	$35
Building Permit	$6,665	$1,179	$1,179
Plan Check	$1,088	$1,088	$1,088
Energy Fee	$1,000	$177	$177
Plumbing	$1,000	$177	$177
Electrical	$1,000	$177	$177
Mechanical	$1,000	$177	$177
Road Impact Fee[1]	$5,730	$28,650	$2,625
TOWN FEES TOTAL	**$19,490**	**$32,766**	**$4,471**
Estimated Fees of Other Districts			
Water Connection – MMWD[2]	$16,027	$10,036	$0
Ross Valley Sanitary District[3]	$9,975	$8,067	$318
Central Marin Sanitation Agency[4]	$7,666	$7,666	$7,666
Ross Valley School District	$3,323	$26,587	$2,436
Ross Valley Fire Department	$328	$328	$328
DISTRICT FEES TOTAL	**$28,254**	**$52,684**	**$10,748**
TOTAL FEES	**$56,810**	**$85,450**	**$17,489**
TOTAL FEES (per unit)	**$56,810**	**$10,681**	**$17,489**

Source: Town of San Anselmo

[1] 1.5% value of the project, collected by the Building Department at the time of issuance of a building permit.

[2] Water connection fees are based on estimated consumption, which ranges from 0.8 to 0.24 acre-foot, depending upon area. This example uses 0.24 acre-foot for the single-family house and averages the high and low amounts for the multifamily unit. The Water District also charges for water meter installation and adds an additional $7,040 installation fee.

[3] Sanitary district fees are based upon a number of fixture units, which range from one unit for a wash basin to three units for a toilet. The base capacity charge of $7,339 for any equivalent dwelling unit includes 23 fixture units. Additional fixture units are charged at the rate of $318 each. The single-family example assumes 29 fixture units. Additionally, a new connections permit is $728. Sewer Service Charges are $10,293 for a single-family home with a newly constructed detached ADU, an additional $318 dollars compared to sewer service charges for single-family homes ($9,975). ADU constructed within the existing interior space or converted of an existing, detached accessory structure are exempt from capacity charges, however, a $318 dollar fee is charged per additional fixture unit.

[4] Regional Capacity Charges for a new residential sewer connection are $7,666.16 based on the Central Marin Sanitary District 2022-23 Fee schedule.

The Ross Valley Sanitary District charges sewer capacity charges for newly constructed residential units. The base charge of $5,987 includes 23 fixture units. Fixture units range from one unit for a wash basin to three units for a toilet. Additional fixture units are charged at the rate of $260 each. A permit fee, which includes up to two inspections of $594 is also charged.

The Central Marin Sanitation Agency charges a regional capacity charge of $ $7,666.16 (indexed to inflation) for each new sewer connection serving a residential unit, whether that unit is in a single-family or multifamily configuration. The Agency has a policy to reduce capacity charges for ADUs, senior residents and affordable housing projects by the same proportionate amount as the member agency's fee.

Table 4.8 shows the typical fees for new single-family and multi-family development. The fees for housing development do not represent a significant portion of overall cost, indicating that the Town's fees do not pose a constraint on the development of housing.

Table 4.8 : Estimated Development Fees to Overall Housing Development Costs					
Housing Type	Town Fees	Other District Fees	Total Fees	Estimated Development Cost per Unit[1]	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	$19,490	$37,320	$56,810	$382,000	15%
Multifamily Unit	$4,096	$6,585	$10,681	$238,750	4%
[1] Valuation (construction costs)					

Zoning Fees and Transparency

In order to comply with California Government Code Section 65940.1(a)(1), the Planning Department's homepage provides clear, labeled links to all zoning and development standards at https://www.townofsananselmo.org/1021/Planning. From this page, the public has direct access to all information that the Town uses to evaluate housing developments for conformity to its land use and development regulations including:

- Application forms and requirements
- An itemized schedule of Town Council, Planning Commission, and other committee meetings
- The Zoning Code
- An interactive zoning map
- General Plan.

The webpage also provides full disclosure of the Town's ADU regulations and application permits, racial covenant modification procedures, proposed zoning amendments, fair housing resources, and handouts and forms. The webpage is updated as needed to remain current.

Environmental Review and Processing

The Town of San Anselmo processes typical small development in three to four months from the time of complete application submittal to building permit approval. This is due to the efficiency of a small-town government, the lack of an application backlog, and the fact that most public facilities are already in place. Single-family housing development applications generally take less time to review than multifamily proposals. When proposed single-family developments are in conformity with the General Plan and existing zoning, it is possible to process the required planning applications, once deemed complete, within a month. Some new single-family and all multifamily development proposals are subject to Design Review, but Town Staff note that the addition of Design Review does not typically lengthen the timeline of project review due to efficiencies in the Town's established process for streamlined one-time project review from all required departments. Housing development proposals requiring discretionary approval also require environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines. public hearings, and local review. The total review time for multifamily projects, from the initial developer contact with the Town to final approval, can take up to a year depending on the complexities or environmental constraints of the project.

Below are typical processing times and procedures for single-family and multifamily developments.

Single-Family Residence

- Administrative Design Review:
  - Administrative design review, to ensure compliance with Objective Design Standards (Action 3.2a), will be required to construct new single-family residences. (See Action 3.2a)
  - Staff will review the application for compliance with objective standards, adhering to timeline requirements pursuant to relevant State laws. Once the application is deemed compliant, the Planning Director will approve the project in accordance with State law.
  - Given that Action 3.2a has not yet been implemented, the Town does not have an estimate for the permit processing timeline. However, Town staff anticipate that the timeline will be shorter than traditional design review due to fewer steps required for project approval.
- Traditional Design Review:

- Traditional design review is required to construct new single-family residences that do not comply with Objective Design Standards (Action 3.2a). If an applicant is requesting a variance, use permit, or floor area exception as part of the project, these applications are processed concurrently with the design review application. The applicant submits a completed application, filing fee and plans to the Planning Department who transmits it to other departments (generally Fire, Public Works and Building) for review and comment.
- Staff prepares a public notice which is sent out ten days prior to the Planning Commission hearing and a staff report analyzing the project and recommending conditions of approval is prepared for consideration by the Planning Commission. A public hearing is held where the applicant and members of the public may comment on the merits of the project.
- It typically takes two to four weeks from the time that the application for single-family residence is deemed complete until it is approved by the Planning Commission. Following approval, there is a ten-day appeal period; if no appeal is filed, the applicant may secure a building permit and commence construction.

Multifamily Residential

- Administrative Design Review:
  - Administrative design review, to ensure compliance with Objective Design Standards (Action 3.2a), will be required of multifamily residential projects. (See Action 3.2a)
  - Staff will review the application for compliance with objective standards, adhering to timeline requirements pursuant to relevant State laws. Once the application is deemed compliant, the Planning Director will approve the project in accordance with State law.
  - Given that Action 3.2a has not yet been implemented, the Town does not have an estimate for the permit processing timeline. However, Town staff anticipate that the timeline will be shorter than traditional design review due to fewer steps required for project approval.
- Traditional Design Review:
  - Traditional design review is required to construct new multifamily residential projects that do not comply with Objective Design Standards (Action 3.2a). If an applicant is requesting a variance, use permit, or floor area exception as part of the project, these applications are processed concurrently with the design review application. The applicant submits a completed application, filing fee and plans to the Planning Department who transmits it to other departments (generally Fire, Public Works and Building) for review and comment.
  - Staff prepares a public notice which is sent out ten days prior to the Planning Commission hearing and a staff report analyzing the project and recommending conditions of approval is prepared for consideration by the Planning Commission. A public hearing is held, where the applicant and members of the public may comment on the merits of the project.
  - It typically takes two to five weeks from the time that the application for a small multifamily residential project is deemed complete until it is approved by the Planning Commission. Following approval, there is a ten-day appeal period; if no appeal is filed, the applicant may secure a building permit and commence construction.

The information that follows shows the typical steps and processing time for various types of permits and housing development types in San Anselmo.

Typical Processing Time by Permit

- **Ministerial Review:** 2 - 6 weeks
- **Conditional Use Permit:** 4 – 6 weeks
- **Variance:** 4 – 6 weeks
- **Zoning Change:** 16 – 30 weeks
- **General Plan Amendment:** 16 – 30 weeks
- **Architectural/Design Review:** 4 – 6 weeks
- **Initial Study/Negative or Mitigated Negative Declaration:** 4 – 6 months
- **Environmental Impact Report:** 6 - 8 months

Typical Processing Procedures by Project Type

New Single-Family Home: 4 - 6 weeks (this could include Traditional Design Review and Variances processed concurrently).

Duplex to Fourplex: 4 – 24 weeks (this could include Traditional Design Review, Variances, Conditional Use Permits, and environmental review are processed concurrently as well as a Tentative Parcel Map if they are to be for-sale units).

Multifamily (5 or more units): 8 – 10 months (this could include Traditional Design Review, Variances, Conditional Use Permits, and environmental review are processed concurrently as well as a Tentative Final Map if they are to be for-sale units).

The Town recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The Town has streamlined the development review process over the years to make it more efficient, while still providing adequate opportunity for public re- view and input, as required for discretionary projects. In addition, much of the permit processing time frame is dictated by State-mandated noticing and processing procedures (i.e., SB 35) that help assure community review of projects. The Town has not adopted specific SB 35 regulations in the Zoning Code and follows State requirements to provide ministerial review of projects that meet SB 35 eligibility criteria. **As part of Action 3.2a, the Town will develop specific written procedures for evaluation of ministerial housing projects, including projects that qualify for streamlined review under Senate Bill 35, for inclusion in the objective design standards that Town staff can use to formally process SB 35 applications.**

Processing times for projects in San Anselmo are similar to, if not faster than, other jurisdictions in Marin County. Projects requiring documentation of environmental impact, including projects that are categorically exempt, are processed pursuant to the California Environmental Quality Act Guidelines. In addition, housing development applications are processed in the Town in a manner consistent with the Housing Accountability Act (HAA) and Permit Streamlining Act.

Title 10 Chapter 3 of the Municipal Code identifies a hierarchy of discretionary actions, which includes design review. Pursuant to the Permit Streamlining Act, the Town has a maximum of 30 days to conduct an initial review of the project and determine whether it is "complete," or whether additional information is needed to evaluate the project. While this may seem like a long time, it includes time to refer the application to different departments and outside agencies involved in development review, and to receive and consolidate these comments. Staff tries to anticipate analyses that will be needed for environmental review or during the public hearing process (such as any special studies). If the project does not meet various Town standards, it may also need to be revised. In the past several years, the Town has improved the Town website, submittal checklists, and handouts to identify what information is required for an applicant to be deemed "complete."

The Town works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting is held with the Planning Department, Building Department, Public Works Department, and the Fire Department to discuss the development proposal. Then, a description of the project and application must be filed with a site plan, which is first reviewed by the Planning Department and other departments and agencies (such as the Building Department) for consistency with the Municipal Code and General Plan guidelines. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform inspections to monitor the progress of the project. This process does not place an undue time constraint on most developments due to the close working relationship between Town Staff, developers, and the decision-making bodies (Planning Commission and Town Council). Discretionary projects that require design review or request a variance may require a Planning Commission meeting. Large-scale or complex projects may include additional public hearings to respond to comments and make modifications. The additional time, as well as the public hearing can pose a constraint to the development of multifamily projects. To mitigate this constraint, the Town recently implemented a pre-application process to review project proposals with applicants and identify any items of concern before application submittal.

To further streamline the approval process for new housing, the Housing Element will include Action 3.2a that will require the Town to adopt objective design standards for all housing types, Action 3.1C that will require the Town to adopt pre-approved plans for missing middle housing types, Program 6.1 that will require the Town to adopt pre-approved ADU plans.

Design Review

The Town of San Anselmo will offer two paths for the approval of residential development throughout the community. The first path will be an objective, ministerial approval process that relies on **objective design standards for all housing types (Action 3.2a) as well as pre-approved plans for missing middle housing (Action 3.1c) and Accessory Dwelling Units (Program 6.1)**. The second path will continue to utilize the City's existing, traditional Design Review process as detailed below.

The Town of San Anselmo Municipal Code provides standards and criteria for use by decision-makers when reviewing a project for design review approval. The Town also provides further Design Review details in handouts available on the Town website and at the Planning Department counter in Town Hall. The Planning Director or the Planning Commission serves as the review body for Design Review. Pursuant to Section 10-3.1504 of the Municipal Code, the Planning Director may approve Design Review applications for minor modifications to existing buildings and all additions in residential zoning districts. The Planning Commission shall review all other Design Review applications. The Town currently requires that new residential projects that trigger the Design Review requirement achieve the following findings:

- For qualifying Residential R-3 (four or more units, churches, convalescent homes) projects:
  1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
  2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
  3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
  4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
  5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
  6. Is consistent with the Town General Plan.
- For qualifying Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland) projects:
  1. Conformance to Findings 1 through 6;
  2. Will not unreasonably impair access to light and air of structures on neighboring properties;
  3. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;(4)Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and(5)Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.
- For qualifying Residential R-1-H, R-1-C, and R-1 design review for lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside) projects:
  1. Conformance to Findings 1 through 9; 11. Adequacy of screening; and
  2. Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.
- For projects that request to exceed the maximum allowed dwelling size on residential lots that include any area at or above one hundred fifty (150) Mean Sea Level):
  1. Conformance to Findings 1 through 12;
  2. Will not be materially visible offsite;
  3. Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood;
  4. Internal efficiency and/or space utilization problems exist.
  5. Required conditions if approval is granted to exceed the maximum dwelling size guidelines based on existing landscaping:
     i. A landscape plan shall be submitted showing location, type and size of existing landscapes screening, and

ii. (Any existing landscape screening, which is part of an approved landscape plan, shall be maintained. If said landscaping is lost due to natural disaster, the owner shall replace it per the plan. If said landscaping is removed or neglected for any reason other than a natural disaster, the owner shall replace it per the plan and may be subject to either an infraction or a misdemeanor.

The criteria listed above are intended to decrease "uncertainty" for applicants, and as much as possible, provide objective and clear standards, considerations and expectations for new development. **To more clearly communicate to the development community the design expectations of the Town and to streamline the development approval process, San Anselmo will evaluate and update the design review findings to be objective (Action 5.9e). In addition, as part of Program 5.7 and Actions 5.2a, 5.2b, 5.7a, 5.7b, 5.7c, 5.7d, and 5.7e, the Town will amend the Zoning Ordinance indicating that projects providing affordable housing in accordance with California Government Code Section 65583.2, subdivisions (h) and (i), on sites identified in the Housing Opportunity Sites Inventory will not be subject to Design Review provisions that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.**

Evaluation of Inclusionary Zoning as a Constraint

Affordable Housing by Choice — Trends in California Inclusionary Programs (NPH, 2007) looked at housing produced through inclusionary programs from January 1999 through June 2006 and found that nearly one-third of California jurisdictions now have inclusionary programs, and more than 80,000 Californians have obtained housing through inclusionary programs. In 2021, a study[1] of IH programs in local jurisdictions nationwide throughout 2018 and 2019. Some of the key takeaways found that:

- In 2019, there were 228 IH programs in California across 162 jurisdictions. As of 2022, that figure has grown to 239 IH programs, which accounts for approximately 23 percent of IH programs nationwide. In California, eight programs have created 1,000 or more affordable units since adoption and 57 programs have created between 28,960- and 29,180-units total per program.
- Under the Duty to Serve Rule, legal agreements such as deed restrictions, deed covenants, ground leases, development agreements, or affordable housing agreements are necessary to establish price and rent restrictions, ensuring inclusionary units are affordable. These legal agreements need to have a resale formula that limits homeowners' proceeds at resale.
- Approximately 73 percent of IH programs nationwide can create affordable units directly without reliance on fees to fund projects.

Table 4.9 compares inclusionary housing requirements across multiple Marin County jurisdictions. Many communities offer a variety of concessions or incentives for construction of affordable units including, but not limited to, density bonuses or incentives of equal financial value, waiver or modification of development standards, provision of direct financial assistance, and deferral or reduction of payment of fees. Several jurisdictions in Marin County also require smaller projects that have an insufficient number of units to cover the full cost of constructing an affordable unit to pay a fee.

1 Inclusionary Housing in the United States, published by Ground Solutions in 2021.

Table 4.9: Inclusionary Housing Requirements in Marin County		
Jurisdiction	**Minimum Project Size**	**Percent Required**
Corte Madera	2 units	2-10 units: Can either restrict 10% of the total development for very low-income households and pay a 10% in-lieu fee, or restrict 15% of the total development for low- income households and pay a 5% in-lieu fee. 11-29 units: Can either restrict 10% of the total development for very low-income households and pay a 10% of all proposed units for moderate-income housing or restrict 15% of the total development for low-income households and 5% of the total development for moderate-income households <30 Units: Can restrict 15% of the total development for very low-income housing and pay a 5% in lieu fee or restrict 10% of the total development for very low-income households, 5% of the total development for low- income households, and 5% of the total development for moderate-income households.
Larkspur	5-14 units	5-14 units: 15% of the total development must be restricted for lower-income households. 15+ units: 20% of the total development must be restricted for lower-income households.
Marin County	1 unit	Single-family homes with more than 2,000 square feet of conditioned floor area, and teardowns or major remodels of single-family homes that result in over 500 square feet of new space where the new total conditioned floor area is greater than 2,000 square feet: Must pay an affordable housing impact fee of $6.69 per square foot for projects with conditioned floor area less than 3,000 square feet and $14.20 per square foot for projects with more than 3,000 square feet. Multifamily housing (including condominiums, single-family conversions[1], and subdivisions with a proposed development of one or more new dwellings) require 20% of the total development be restricted for lower-income households (in-lieu fee for below 0.5 unit) for projects proposing 2+ new units or lots.
Mill Valley	2 units	2-9 units: Must pay an in-lieu fee for the creation of affordable housing.
Novato	3 units	Dependent on number of units. At a minimum, projects providing 3-6 units must restrict 10% of all proposed units for lower-income households or pay an in-lieu fee. At a maximum, projects providing 20 or more units must restrict 20% of the total development for lower-income households.
San Rafael	2 units	2-15 units: Must restrict 10% of the total development for lower-income households. 15+ units: Must restrict 15% of the total development for lower-income households. 21+ units: Must restrict 20% of the total development for lower-income households.
Sausalito	Multifamily and mixed-use projects of 4+ units	4+ units: Must restrict 15% of the total development for lower-income households. Qualifying projects must provide at least one income-restricted unit.
Tiburon	N/A	3-6 units: Must contribute pro rata funds to the Town's in-lieu housing fund. 7-12 lots or units: 10% of the total development must be designated for special needs households; 5% of all units must be handicapped accessible; and 15% of the total development must be designated as affordable units

[1] *A single-family home conversion to multi-family residential, typically as a duplex or fourplex.*

The Town of San Anselmo has not codified inclusionary housing requirements. However, the Town encourages developers to include affordable units in their projects. Sohner Court, a 22-unit condominium development, provided two ownership units affordable to moderate-income households in 1989. 600 Red Hill LLC, a 28-unit rental project provided two deed restricted very-low income units in 2021 and 1 Lincoln Park, a 16-unit senior housing rental project, also provided two deed restricted low income units in 2016. The 2015-2023 Housing Element included a program to align San Anselmo's inclusionary policies with other jurisdictions and make the requirements more applicable to the types of development anticipated in San Anselmo. **As of May 2023, the Town plans to adopt an Inclusionary Housing Ordinance in the summer of 2023, and the Housing Element will include Action 5.7f to establish an Inclusionary Housing Ordinance. Additionally, the Town's Housing Element will include Action 9.2a to establish an Affordable Housing Overlay District to further incentivize the inclusion of below market rate units in new housing development.**

Density Bonus Ordinance

The Town's Density Bonus Ordinance provides incentives to developers who comply with California Government Code Sections 65915 through 65918 (the State Density Bonus Law) to include a portion of the developments overall units to be affordable housing. Chapter 11 (Density Bonus) of

Title 10 of the Municipal Code establishes the standards and procedures for granting density bonuses for housing developments that comply with the Ordinance requirements. The Town's Density Bonus implement the regulations of the State's Density Bonus Law. Applicants must fill out an application to request a State Density Bonus and indicate the manner to which the applicant will satisfy affordability requirements for the housing units proposed for a density bonus, a description of any requested incentives, concessions, or modifications to development standards, and the development must acknowledge that the project will be subject to a condition of approval and deed restriction to retain affordability of the affordable unit(s) for at least 55 years.

This page left intentionally blank

5

HOUSING RESOURCES

Housing Resources

The extent to which San Anselmo can achieve its Housing Element policies, programs, and actions is due in part to the availability of financial resources for implementation. There are a variety of potential funding sources available for housing activities in San Anselmo. Due to the high costs of housing development and preservation and limitations on both the amount and uses of funds, a variety of funding sources may be required to support housing activities. A summary of major funding sources available to carry out housing activities in San Anselmo is listed below. Funding sources are divided into three categories: federal, state, and local (County and Town) resources.

Federal Programs

Low Income Housing Tax Credit

The federal Low-income Housing Tax Credit (LIHTC) program is the principal source of federal funding for the construction and rehabilitation of affordable rental homes. The tax credits provide a dollar-for-dollar credit against federal tax liability. Although the LIHTC is a federal program, it is administered principally through the California Tax Credit Allocation Committee (CTCAC), overseen and based within California's State Treasurer Office,

Community Development Block Grant (CDBG)

The CDBG Program provides funds for new construction, housing acquisition, housing programs, housing rehabilitation, public services, community facilities, economic development, and public works. CDBG activities are initiated and developed at the local level and are based on a community's needs.

HOME Investment Partnership Programs (HOME)

The HOME Program provides formula grants to cities, counties, and states for building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households.

Section 811

HUD provides funding towards the development and subsidizing supportive rental housing for very low- and extremely low-income adults with dis- abilities. This allows persons with disabilities to live as independently as possible through affordable housing and the appropriate supportive services.

Section 202

HUD provides grants to non-profit developers of supportive housing for very low-income seniors and provides rent subsidies to help make housing projects affordable.

Mortgage Credit Certificate

The Mortgage Credit Certificate program makes federal income tax credits available to low-income first-time homebuyers to purchase housing. The County makes certificates available through participating lenders.

State Programs

CalHome Program

The CalHome program supports existing low- and very low-income households to become or remain homeowners. The program provides grants and/or loans to fund local public agencies, nonprofit corporations, and Federally Recognized and Special Government entities for first-time home-buyer mortgage assistance, owner-occupied rehabilitation assistance, technical assistance for self-help housing projects, technical assistance for shared housing programs, accessory dwelling unit/junior accessory dwelling unit assistance, and homeownership development project loans.

Infill Incentive Grant (IIG) Program

The IIG Program provides funding for capital improvement projects necessary to facilitate the development of a Qualifying Infill Project or a Qualifying Infill Area.

Local Housing Trust Fund Program (LHTF)

The LHTF program helps finance local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters. The program provides matching grants (dollar-for-dollar) to LHTFs that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs approved activities include loans for multifamily rental housing projects with units restricted for at least 55 years. No more than 20 percent of each allocation may assist moderate-income households, and at least 30 percent of each allocation must assist extremely low-income households.

Multifamily Housing Program (MHP)

The purpose of the MHP is to provide loans to individuals, public agencies, or private entities for the development, rehabilitation, preservation, and/or acquisition of permanent and transitional rental housing, and the conversion of nonresidential structures to rental housing, for lower income households. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 percent federal low-income housing tax credits. Eligible applicants (including local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and Rancherias, and limited partnerships) must have successfully developed at least one affordable housing project.

SB 2/LEAP Grants

SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG).

CalHFA Homebuyer's Down Payment Assistance Program

The CalHFA Homebuyer's Down Payment Assistance Program provides affordable loans of up to three percent of sales price to first- time homebuyers. The program operates through participating lenders who originate loans for CalHFA. Funds are available upon request to qualified borrowers.

Affordable Housing and Sustainable Communities Program (AHSC)

The AHSC Program provides funding through the Greenhouse Gas Reduction Fund (GGRF), an account established to receive cap-and-trade auction proceeds, for land-use, housing, transportation, and land preservation projects. The fund must support projects that encourage infill and compact development that reduce greenhouse gas emissions.

Golden State Acquisition Fund (GSAF)

GSAF lenders provide affordable housing developers with access to flexible acquisition capital for the development and preservation of affordable housing throughout California.

Benefits are aimed to serve projects in California with 100 percent of the units reserved for households at or below 60 percent of the area median income for rental units or households at or below 80 percent AMI for homeownership. For mixed-use and mixed income projects, no less than 75 percent of total square footage must be developed as affordable housing (at or below 60 percent AMI).

Permanent Local Housing Allocation (PLHA)

The PLHA provides funding to local governments in California for housing-related projects and programs that help address the unmet housing needs of their local communities.

Homekey

Homekey provides grants to state, regional, and local public entities to develop a broad range of housing types including, but not limited to, hotels, motels, hostels, single-family homes, multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for people experiencing homelessness.

Local Programs

Marin County Affordable Housing Fund

The Marin County Affordable Housing Fund provides a local funding source for financial and technical assistance to help affordable housing developers produce and preserve affordable housing. The fund was created to increase the stock of permanently affordable housing units in the county.

Marin Housing Authority (MHA) Below Market Rate (BMR) Home Ownership Program

The BMR Home Ownership program, administered by MHA, provides low- and moderate-income first-time homebuyers with the opportunity to purchase specified condominium units in Marin County at below market value. MHA administers the sale of newly constructed units as well as previously owned units being offered for resale. There are approximately 340 homes in the program located throughout Marin County.

Housing Choice Voucher Program (formerly Section 8)

The Housing Choice Voucher Program provides rental assistance payments to owners of private market rate units on behalf of low-income (50 percent Median Family Income) tenants. The program is administered by MHA.

Housing Opportunities for People with AIDS Program (HOPWA)

HOPWA provides rental assistance to individuals and families where a family member is HIV+ or has AIDS. HOPWA program participants lease privately-owned apartments and receive a rental subsidy based on their income level and family composition. MHA has designed this program to be flexible and client-friendly, prioritizing participant confidentiality. Program participants are also directed to community case management resources.

Shelter Plus Care Program

Shelter Plus Care provides rental assistance and supportive services on a long-term basis to individuals and families experiencing homelessness when the head of household has a serious mental illness (and may also have other disabilities). Shelter Plus Care participants lease privately-owned apartments and pay 30 percent of their income towards rent. MHA pays the remainder of the rent up to the maximum allowed by federal guidelines. Participants also receive intensive support from MHA caseworkers and from a coalition of community-based service providers to assist them in

remaining successfully housed. This program is made possible through close collaboration with Marin County Community Mental Health Services.

Opportunities for Energy Conservation

Conventional building construction, use, and demolition - along with building material manufacturing- impose impacts on our environment. In the United States, the building industry accounts for a substantial portion of electricity consumption, greenhouse gas emissions, landfill waste, raw materials use, and potable water consumption1.

Many local building standards already consider energy and stormwater issues, and many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. The Town of San Anselmo adopted a Climate Action Plan in 2019 that sets forth policies and action to encourage energy-efficient buildings, promote the use of renewable energy sources, encourage less dependence on cars, promote water and resource conservation, reduce waste, and promote carbon sequestration strategies. One of the plan's objectives is to create buildings that minimize the use of natural resources, are healthier and more comfortable for people, and reduce harm to the environment.

The Town administers Title 24 of the California Code of Regulations which sets forth mandatory construction standards for development. The homebuilding industry must comply with these standards while localities are responsible for enforcing the regulations. In 2011, the State added the Green Building Standards Code (CALGreen) to Title 24. Revised in 2021, the CALGreen code regulates new, remodeled, and expanded residential and non-residential buildings and requires green building practices for planning and design, energy efficiency, material conservation and resource efficiency, and environmental quality. In addition, SB 350 was signed in 2015 and increases California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. This objective will increase the amount of eligible renewables resources, including solar, wind, biomass, geothermal and others that are sold to and used by retail customers per year. SB 350 also requires the state to double statewide energy efficiency savings in electricity and natural gas end uses by 2030.

In response to the California Global Warming Solutions Act of 2006, AB 32 which takes a comprehensive, long-term approach to reduce green-house gas (GHG) emissions monumentally, the California Air Resources Board's (CARB) 2022 Draft Scoping Plan sets a goal for carbon neutrality by 2045, along with encouraging local governments to adopt goals that reduce GHG emissions by 15percent below 1990's levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050.

San Anselmo also administers a green building ordinance (Ordinance No. 1168) which requires green building standards beyond the State requirements. The 2022 California Green Building Code will be implemented starting January 1st 2023.

Energy Conservation Programs Offered through Local Utilities

San Anselmo promotes energy conservation by advertising utility rebate programs and free energy audits available through Pacific Gas and Electric (PG&E). Lower-income households are also eligible for State-sponsored energy and weatherization programs. The Town enforces energy conservation standards enacted by the State. The standards may increase initial construction costs, but over time will result in energy savings.

PG&E provides several energy assistance programs for lower income households which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program. The CARE program provides a 20 percent monthly discount on gas and electricity rates to income-qualified households, certain non-profit organizations, agricultural employee housing, emergency shelters, hospices, and other qualified non-profit group living facilities. The REACH Program provides one-time energy assistance to customers who are at risk of losing their energy services due to an unforeseen or uncontrollable hardship. The intent of REACH is to assist low-income customers, particularly seniors, people with disabilities, people who have fallen ill, lower-income households, and unemployed individuals, who are unable to pay for their necessary energy needs.

Marin Clean Energy (MCE) is a public, not-for-profit local electricity provider that also promotes energy conservation and sustainability. MCE purchases power from clean, renewable sources, including solar, wind, geothermal, and bioenergy, and PG&E delivers it to a customer's home or business through the PG&E distribution system and wires. MCE provides an option for customers to purchase electricity that comes from 100 percent renewable energy sources. MCE also pays premium rates to purchase excess electricity created by solar energy systems installed at customers' homes and businesses and rolls credits over every month.

1 Information sourced from "Buildings and Climate Change", Neil Hirst 2013

Conservation Rebates

PG&E offers a wide range of rebates for energy-efficient equipment and appliances including furnaces, duct sealing, whole house fans, air handler systems, swimming pool pumps and motors, water heaters, cool roofs, insulation, room air conditioners, clothes washers, dishwashers, computer monitors, energy-efficient lighting, and recycling of refrigerators, freezers, and room air conditioners. The Marin Municipal Water District (MMWD) also provides a variety of rebates for high-efficiency toilets, clothes washers, and water-conserving landscape practices. Both organizations promote their rebate programs through customer mailings, company websites, and point-of-sale information.

Rehabilitation Loans

MHA provides low-interest residential rehabilitation loans to very low-income homeowners to make basic repairs and improvements, correct substandard conditions, and eliminate health and safety hazards. Funds can also be used to include energy efficiency improvements.

Marin County Energy Watch (MCEW) Partnership

The MCEW brings together four elements to provide energy efficiency services and resources to single and multifamily residential units; small, medium and large commercial businesses; and public agencies and schools in Marin County as described:

- The Marin Energy Management Team (MEMT) acts as "energy manager" for public sector agencies including local governments, school districts and special districts, and specifically addresses the difficulty of reaching smaller public sector institutions. Services include audits, technical assistance, engineering, assistance in financing and obtaining incentives, specifying and managing projects, energy accounting and reporting, procurement, peer meetings and training workshops. MEMT also integrates other state, utility, and private energy efficiency programs, filling resource gaps, and addressing specific barriers as needed to provide as comprehensive and seamless a delivery of services as possible.
- Smart Lights is designed to help small businesses become more energy efficient. The program offers free start-to-finish technical assistance and instant rebates to help defray the cost of upgrading and/or repairing existing equipment. Smart Lights can help with comprehensive lighting retrofits, refrigeration tune-ups, controls, and seals replacement, replacement of hot water heaters, and referrals to appropriate HVAC programs.
- California Youth Energy Services (CYES) provides no-cost green house calls to homeowners and renters, regardless of income level. Professionally trained staff provide energy assessments and install free energy and water-saving equipment. CYES serves single-family dwellings, duplexes, and multifamily units.

Energy Upgrade California

Energy Upgrade California is an energy-efficiency program that provides rebates and resources to upgrade single-family and two-to-four- unit dwellings to save energy and water.

In addition to energy conservation programs and establishing programs that address new construction, decreasing each resident's average daily vehicle miles traveled, which can be exacerbated by long commutes, is one of the most effective strategies to help reduce climate change impacts. Jurisdictions in Marin County can support this effort by promoting land use patterns that locate new development near jobs, transit, and services. The programs contained in the San Anselmo Housing Element focus new development in existing areas, promote land use and conservation strategies to address energy conservation and climate change, enact new initiatives to foster the community's environmental sustainability, and provide energy conservation programs through the distribution of educational materials to homeowners and builders on an annual basis. **In order to facilitate these actions, programs 2.1 and 2.2 offer outreach methods that will ensure the public is informed of the many strategies for increasing energy conservation at home.**

6

HOUSING OPPORTUNITIES

Housing Opportunities

Regional Housing Needs Allocation

The Town of San Anselmo's 6th cycle Regional Housing Needs Allocation (RHNA) is 833 net new units distributed over four income categories, as assigned by the Association of Bay Area Governments (ABAG). The unit count and income assignments are based on the regional assignment methodology developed by ABAG for the 6th RHNA Cycle. The Town's total allocation and unit count breakout by income level is detailed in *Table 6.1*.

Table 6.1: RHNA 6th Cycle Allocation Table

Income Level	RHNA Allocation
Very Low-Income (0-50% AMI)	253
Low-Income (51-79% AMI)	145
Moderate-Income (80-119% AMI)	121
Above Moderate-Income (120% AMI+)	314
Total	**833**

Pipeline Projects

Housing Element law allows jurisdictions to count pipeline projects, or units constructed or under construction between the base year of the RHNA period (January 2022) and the beginning of the new planning period (January 2023), towards the RHNA. The projects shown in Table 6.2 are under construction or have been approved. As described in the table, the projects approved or under construction in the town are not subject to development agreements or conditions that would require project phasing or delayed timing requirements that would impact development in the planning period. All projects are pending because the Town is waiting for the applicant to complete the project next steps such as applying for a Building Permit, submitting project information needed to approve a Building Permit, or completing construction. The affordability level for the projects listed in the table are determined by the State density bonus law or the California Department of Housing and Community Development (HCD) and ABAG direction regarding safe harbor methodology to estimate the anticipated affordability distribution of ADUs. If a project does not utilize a density bonus or proposes an ADU, the Town assumes the unit will be developed for above-moderate income households.

Table 6.2: Pipeline Projects

Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
729 SFD Blvd	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
1214 San Anselmo Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
Vacant Lot - Sturdivant Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
61 Hillside Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
63 Hillside Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
1 Saunders Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
21 Santa Barbara Ave, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
40 SFD Blvd, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
1 The Alameda Knolls, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
344 Oak Ave, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
55 Avenue Del Norte, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted

Table 6.2: Pipeline Projects					
Property Address	**Unit Type**	**Total Number of Units**	**Income Level of Units**	**Status**	**Remaining Steps to Occupancy**
					Building Code prior to Building Permit issuance.[1]
101 Cedar St, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
112 Crescent Rd, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
22 Belle Ave	Multi-family unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
3 Ray Ct, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
9 Tomahawk Dr, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
15 Oak Springs Dr, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
20 Karl Ave, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
11 Hooper Ln, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]

Table 6.2: Pipeline Projects					
Property Address	**Unit Type**	**Total Number of Units**	**Income Level of Units**	**Status**	**Remaining Steps to Occupancy**
100 Berkeley Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
49 Cedar St	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
600 Red Hill Ave	Multi-family units	18	2 Very Low; 16 Above Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
65 Lincoln Park	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
43 Indian Rock Ct	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
72 Oak Knoll Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
55 Avenue Del Norte	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
78 Longwood Dr	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code[1]
16 Broadmoor Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved

Table 6.2: Pipeline Projects					
Property Address	**Unit Type**	**Total Number of Units**	**Income Level of Units**	**Status**	**Remaining Steps to Occupancy**
					plans and the adopted Building Code.[1]
268 Brookside Dr	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
24 Ross Valley Dr	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
151 Los Angeles Blvd	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
10 Humboldt Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
53 Canyon Rd	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
88 Crooked Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
16 Berkeley Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
316 Greenfield Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
6 Spruce Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]

Table 6.2: Pipeline Projects					
Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
1. No development agreements or requirements such as phasing or timing are required prior to occupancy. *2. The project is required to deed restrict the affordable units in accordance with the State density bonus law.*					

After accounting for the pipeline projects, the remaining RHNA units are as detailed in *Table 6.3* below

Table 6.3: RHNA 6th Cycle Less Pipeline Projects Delta Table			
Income Level	RHNA Allocation	Pipeline Projects	RHNA Less Pipeline Projects
Very Low-Income (0-50% AMI)	253	2	251
Low-Income (51-79% AMI)	145	0	145
Moderate-Income (80-119% AMI)	121	0	121
Above Moderate-Income (120% AMI+)	314	52	262
Total	**833**	**54**	**779**

Accessory Dwelling Units

The Town of San Anselmo has a consistent track record of supporting and encouraging accessory dwelling unit (ADU) development. In response to changes in State housing law, the Town has seen an increase in ADU applications over the last eight years. The Town's ADU permits issued by year during the 5th cycle planning period are displayed in *Table 6.4.*

Table 6.4: ADU Building Permits Issued by Year	
2014	1
2015	5
2016	6
2017	12
2018	37
2019	10
2020	12
2021	43

In the summer of 2022, the Town distributed an ADU questionnaire to residents to better understand what process improvements and development standard amendments could be made to further encourage ADU development. A summary of the results of this questionnaire can be found in Appendix A of the Housing Element. The Town already implements a successful ADU program and receives significant homeowner interest and construction resulting from current community education and outreach. The Town plans to further expand community outreach efforts and education to promote increased ADU development. **The Housing Element includes Policy 6 to promote several ADU related programs and actions related to the construction and affordability of ADUs.**

RHNA 6th Cycle ADU "Safe Harbor" Methodology

HCD and ABAG provide general direction regarding a "safe harbor" methodology that jurisdictions can use to estimate the number of ADUs likely to develop during the 6th cycle planning period and guidance on distribution of those units across the four income categories. This "safe harbor" methodology recommends that jurisdictions:

1. Determine the average number of ADUs permitted in the last three years.
2. Multiply that average by the eight years in the RHNA cycle to determine the estimated 8-year total.
3. Distribute the ADUs amongst the four income categories based on the methodology established by ABAG in their "Using ADUs to Satisfy RHNA" technical memo, which distributes projected units by percent as detailed below:
    - Very Low-Income: 30%
    - Low-Income: 30%
    - Moderate-Income: 30%
    - Above Moderate-Income: 10%

Using this methodology, the Town of San Anselmo projects a total of 160 ADUs will be built during RHNA 6th cycle. The 160 ADUs are distributed by income categories as detailed in *Table 6.5.*

Table 6.5: ADU Income Category Distribution Table

Income Level	Projected ADUs
Very Low-Income (0-50% AMI)	48
Low-Income (51-79% AMI)	48
Moderate-Income (80-119% AMI)	48
Above Moderate-Income (120% AMI+)	16
Total	**160**

After accounting for the pipeline projects and projected ADUs, the remaining RHNA units are displayed in *Table 6.6* below.

Table 6.6: RHNA 6th Cycle Less Pipeline Projects and ADUs Delta Table

Income Level	RHNA Less Pipeline Projects	Projected ADUs	RHNA Less Pipeline Projects and ADUs
Very Low-Income (0-50% AMI)	251	48	203
Low-Income (51-79% AMI)	145	48	97
Moderate-Income (80-119% AMI)	121	48	73
Above Moderate-Income (120% AMI+)	262	16	246
Total	**779**	**160**	**619**

20 Percent No Net Loss Buffer

The Town has accounted for a “no net loss” buffer (Government Code Section 65863), which provides housing sites to accommodate more units than required by the RHNA, to ensure development opportunities remain available throughout the planning period to accommodate San Anselmo’s 6th cycle RHNA, especially for lower- and moderate- income households. A summary of "no net loss" requirements is listed below:

- A jurisdiction must maintain adequate sites to accommodate the remaining unmet RHNA by each income category at all times throughout the entire planning period.
- A jurisdiction may not take any action to reduce a parcel’s residential density unless it makes findings that the remaining sites identified in the Housing Opportunity Sites Inventory can accommodate the jurisdiction’s remaining unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- If a jurisdiction approves development of a parcel identified in the Housing Opportunity Sites Inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element’s remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category.
- A jurisdiction may not disapprove a housing project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

After accounting for pipeline projects and projected ADUs, the Town must plan for the remaining 619 units allocated to the local RHNA. The Town of San Anselmo has calculated and added a 20 percent “no net loss” buffer onto the remaining RHNA units. With the 20 percent “no net loss” buffer of 126 units, the Town must plan for 745 total units in the 6th cycle planning period, as shown in the table below.

Table 6.7: RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20% "No Net Loss" Delta Table

Income Level	RHNA 6th Cycle Less Pipeline Projects and ADUs	20 Percent "No Net Loss" Buffer	RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer
Very Low-Income (0-50% AMI)	203	38.8	241.8
Low-Income (51-79% AMI)	97	17.6	114.6
Moderate-Income (80-119% AMI)	73	13.8	86.8
Above Moderate-Income (120% AMI+)	246	55.8	301.8
Total	**619**	**126**	**745**

Housing Opportunity Sites Inventory

To plan for the remaining 745 housing units needed to meet San Anselmo's 6th cycle RHNA and 20 percent "no net loss" buffer obligation, housing opportunity sites have been identified throughout the community. The Map Book included in Appendix B of this Housing Element identifies each parcel included in the inventory and associated information regarding current zoning, existing land use, vacancy, general plan land use, inclusion in past cycles, acreage, proposed density, realistic capacity, existing units, and net new units. The following process was utilized to identify and vet housing opportunity sites.

1. Preliminary housing opportunity sites were identified by Town Staff.
2. Staff-identified sites were brought to the HEAC for review during HEAC Meeting 2 for initial consideration.
3. Staff-identified sites were brought to the public at a virtual workshop for consideration.
4. Staff-identified sites were refined based on feedback from the HEAC and the public. For example, staff-identified sites in the R-1-H and R-1-C zoning districts were eliminated based on community concerns regarding environmental degradation, slope topography and instability, and wildfire hazard.
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis subsection later in this section of the Housing Element.
7. The results of the sites inventory analysis were presented to the HEAC at HEAC Meeting 4 for further review and refinement. Zoning Code amendments needed to accommodate the proposed density on the identified housing opportunity sites were also presented to and discussed by the HEAC. The HEAC recommended the sites to the Town Council.
8. The Town Council considered the sites and made a motion to move forward with all sites with the exception of the dog park site and the Wade Thomas school site.
9. Town Staff conducted meetings with the local schools to discuss the potential of housing on the underutilized areas of the Town Council-approved housing opportunity sites. Based on the feedback received from these meetings, the remaining school sites were removed from the list of housing opportunity sites.
10. To make up for the deficit from eliminating the school sites, Town Staff reached out to Side by Side, a local nonprofit organization and major property owner in the community to determine whether they were still interested in constructing affordable housing on a portion of their site. Side by Side had originally proposed affordable housing be constructed on a portion of their site in RHNA 5th cycle but were met with barriers to development approval at that time. Side by Side expressed interest in development if the Town worked to eliminate the barriers to development approval that Side by Side had previously faced. Policy 5 of the Housing Element and the corresponding programs and actions will help to eliminate barriers to development.
11. The updated housing opportunity sites were brought to the HEAC for final review and consideration at HEAC Meeting 5.

Housing Opportunity Sites Inventory Analysis

Methodology in Identifying Sites

To supplement the local knowledge of Town Staff, the HEAC, elected and appointed officials, and the public, an objective sites inventory analysis was conducted to further understand whether identified sites have the potential to accommodate additional housing. The process of developing the Housing Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score; higher scores indicate a greater likelihood of development during the 6th cycle planning period. The following factors were included in scoring criteria:

- **Current Zoning.** The Town allows a variety residential development types and densities by-right in residential districts and as a conditional use in commercial districts. Zoning districts were scored based on the allowed residential density and whether residential uses are allowed by-right or as a conditional use.
- **General Plan Land Use.** General Plan land uses were scored based on the residential densities supported by each category.
- **Lot Acreage**. Based on HCD's guidelines for sites suitable for affordable housing development, lots that are between half-an-acre and ten acres were scored higher compared to smaller or larger sites.
- **Vacancy.** Lots were scored based on presence of any physical building or structure on them. This does not take into consideration potentially underutilized or vacant buildings/structures on lots that could be abandoned.
- **Residual Lot Coverage.** Lots were scored based on how much land area is available to accommodate additional development.
- **Fire Hazard or Severity Zones.** Lots were scored based on location within a Fire Hazard Severity Zone and the severity of the Fire Hazard Severity Zone.
- **Slope.** The lots were scored based on the average slope of the property, which would determine financial and structural feasibility of future development.

Identified Housing Opportunity Sites

The map on the following page identifies the location of the 63 housing opportunity sites identified by the Town. The 63 sites are comprised of 151 parcels. Opportunity site characteristics are summarized in Table 6.8 and detailed in the Map Book appendix.

Location. San Anselmo's housing opportunity sites are concentrated along Sir Francis Drake Boulevard and Red Hill Avenue. The location of the sites is highly accessible to public transportation options, job opportunities, education opportunities, and recreation opportunities. Although housing opportunity sites are not identified throughout San Anselmo, the Town will create additional opportunity for housing development in other areas of the community by allowing missing middle housing types in all residential districts, adopting objective design standards for missing middle housing, and adopting pre-approved plans for missing middle housing (Program 3.1).

Underutilization. San Anselmo's housing opportunity sites are currently underutilized, primarily commercial properties. Since San Anselmo is a built-out community with very few vacant sites remaining for development, underutilized, nonvacant properties are the focus for housing opportunity sites as the redevelopment of underutilized nonvacant sites is more realistic during the RHNA Cycle 6. To encourage higher density redevelopment of utilized properties, the Town will allow missing middle housing types in all residential districts, adopt objective design standards for missing middle housing, and adopt pre-approved plans for missing middle housing (Program 3.1).

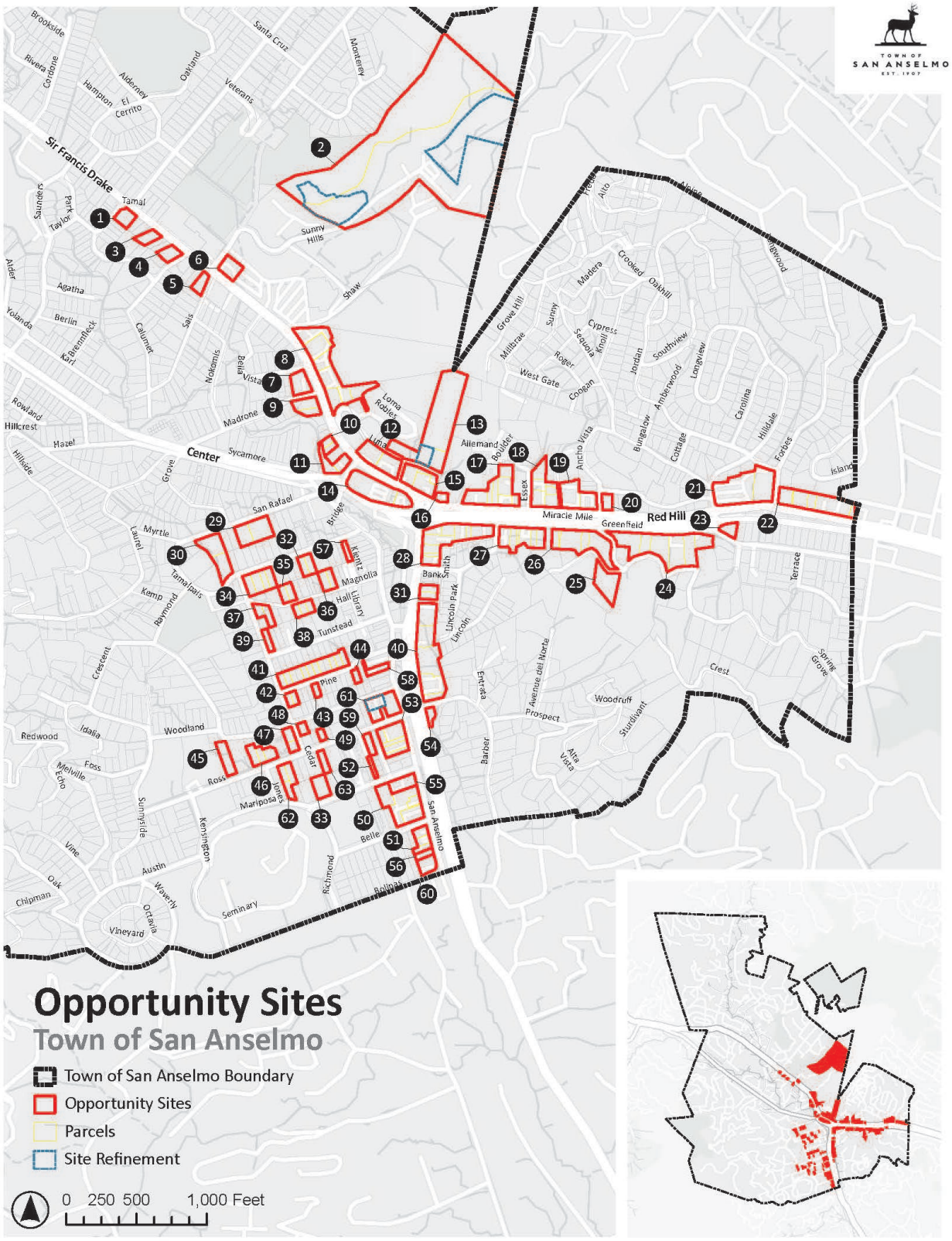


Figure 6.1: Housing Opportunity Sites Inventory Analysis

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
1	1	9 Tamal Ave	006-042-28	R-1	Single-Resid. - Improved	SF	No	N	N	0.305196798	03 Above Moderate Income	R-2	6	12	3	1	2
2	2	300 Sunny Hills Dr	006-061-33	PPD/R-1	Exemption - Improved	SF	No	N	N	5.33	01 Lower Income	R-3/SPD	20	30	112	0	112
3	3	1019 Sir Francis Drake Blvd	006-042-05	R-1	Single-Resid. - Improved	SF	No	N	N	0.265963671	03 Above Moderate Income	R-2	6	12	2	1	1
4	4	1001 Sir Francis Drake Blvd	006-042-08	R-1	Single-Resid. - Improved	SF	No	N	N	0.283255343	03 Above Moderate Income	R-2	6	12	2	1	1
5	5	8 Sais Ave	006-072-13	R-1	Single-Resid. - Improved	SF	No	N	N	0.247400577	03 Above Moderate Income	R-2	6	12	2	1	1
6	6	930 Sir Francis Drake Blvd	006-061-31	C-3	Commercial - Improved	GC	No	N	N	0.403422876	02 Moderate Income	No Change	20	30	8	0	8
7	7	805 Sir Francis Drake Blvd	006-082-40	C-L	Commercial - Improved	LC	No	N	N	0.432090195	03 Above Moderate Income	No Change	20	30	9	0	9
8	8	820 Sir Francis Drake Blvd	006-061-13	C-3	Commercial - Improved	GC	No	N	N	0.487149524	02 Moderate Income	No Change	20	30	10	0	10
8	9	790 Sir Francis Drake Blvd	006-091-68	SPD	Commercial - Improved	LC	No	N	N	0.304824603	02 Moderate Income	C-L/SPD	20	30	6	0	6
8	10	800 Sir Francis Drake Blvd	006-061-06	C-L	Commercial - Improved	LC	No	N	N	0.4207145	03 Above Moderate Income	No Change	20	30	8	0	8
8	11	4 Loma Robles Dr	006-091-70	SPD	Single-Resid. - Improved	HDR	No	N	N	0.367566462	03 Above Moderate Income	R-3/SPD	20	30	7	1	6

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
8	12	2 Loma Robles Dr	006-091-69	SPD	Single-Resid. - Improved	HDR	No	N	N	0.215221267	02 Moderate Income	R-3/SPD	20	30	5	1	4
8	13	810 Sir Francis Drake Blvd	006-061-22	C-3	Commercial - Improved	LC	No	N	N	0.288284462	02 Moderate Income	No Change	20	30	6	0	6
8	14	830 Sir Francis Drake Blvd	006-061-38	C-3	Commercial - Improved	GC	No	N	N	0.48005751	02 Moderate Income	No Change	20	30	10	0	10
9	15	761 Sir Francis Drake Blvd	006-083-02	C-L	Commercial - Improved	LC	No	N	N	0.164205034	03 Above Moderate Income	No Change	20	30	3	0	3
9	16	781 Sir Francis Drake Blvd	006-083-01	C-L	Industrial - Improved	LC	No	N	N	0.304048967	03 Above Moderate Income	No Change	20	30	6	0	6
10	17	727 Sir Francis Drake Blvd	006-083-07	C-L	Single-Resid. - Improved	LC	No	N	N	0.11106951	03 Above Moderate Income	No Change	20	30	2	1	1
10	18	729 Sir Francis Drake Blvd	006-083-06	C-L	Commercial - Improved	LC	No	N	N	0.107951389	03 Above Moderate Income	No Change	20	30	2	0	2
11	19	6 Bridge Ave	006-083-37	C-L	Commercial - Improved	LC	No	N	N	0.263671178	03 Above Moderate Income	No Change	20	30	5	0	5
11	20	707 Sir Francis Drake Blvd	006-083-09	C-L	Commercial - Improved	LC	No	N	N	0.210636991	03 Above Moderate Income	No Change	20	30	4	0	4
12	21	754 Sir Francis Drake Blvd	006-091-39	SPD	Commercial - Improved	LC	No	N	N	0.46200828	03 Above Moderate Income	C-L/SPD	20	30	9	0	9

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
12	22	750 Sir Francis Drake Blvd	006-091-40	C-L	Commercial - Improved	LC	No	N	N	0.478829916	03 Above Moderate Income	No Change	20	30	10	0	10
13	23	129 Spaulding St	006-091-65	SPD	Multiple-Resid. - Unimproved	LC	Yes	N	N	0.40570874	03 Above Moderate Income	R-3/SPD	20	30	8	0	8
13	24	No Address	006-091-05	R-1-H	Single-Resid. - Unimproved	VLD	Yes	N	N	0.28	03 Above Moderate Income	R-3	20	30	5	0	5
13	25	113 Spaulding St	006-091-15	R-2	Multiple-Resid. - Improved	MDR	No	N	N	0.328609232	03 Above Moderate Income	R-3	20	30	6	2	4
14	26	613 Sir Francis Drake Blvd	006-101-05	C-3	Commercial - Improved	GC	No	N	N	0.256545733	02 Moderate Income	No Change	20	30	5	0	5
14	27	100 Center Blvd	006-101-04	C-3	Commercial - Improved	GC	No	N	N	1.020464219	01 Lower Income	No Change	20	30	21	0	21
15	31	640 Sir Francis Drake Blvd	006-092-08	C-L	Commercial - Improved	LC	No	N	N	0.305963076	03 Above Moderate Income	No Change	20	30	6	0	6
15	28	112 Spaulding St	006-092-3	C-L	Commercial - Improved	LC	No	N	N	0.13646996	03 Above Moderate Income	No Change	20	30	2	1	1
15	30	606 Sir Francis Drake	006-092-09	C-L	Commercial - Improved	LC	No	N	N	0.432158119	03 Above Moderate Income	No Change	20	30	9	0	9
16	29	604 Red Hill Ave	006-091-57	C-3	Commercial - Improved	GC	No	N	N	0.123435812	02 Moderate Income	No Change	20	30	3	0	3

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
17	32	5 Palm Ln	006-121-05	C-3	Single-Resid. - Improved	GC	No	N	N	0.295232637	02 Moderate Income	No Change	20	30	6	1	5
17	33	504 Red Hill Ave	006-121-02	C-3	Single-Resid. - Improved	GC	No	N	N	0.095982641	02 Moderate Income	No Change	20	30	2	1	1
17	34	520 Red Hill Ave	006-091-09	C-3	Commercial - Improved	GC	No	N	N	0.172694817	02 Moderate Income	No Change	20	30	4	1	3
17	35	526 Red Hill Ave	006-091-60	C-3	Commercial - Improved	GC	No	N	N	0.129537894	02 Moderate Income	No Change	20	30	3	1	2
17	36	510 Red Hill Ave	006-121-01	C-3	Commercial - Improved	GC	No	N	N	0.166552749	02 Moderate Income	No Change	20	30	3	0	3
17	37	580 Red Hill Ave	006-091-61	C-3	Commercial - Improved	GC	No	N	N	0.375981164	02 Moderate Income	No Change	20	30	7	0	7
18	38	17 Buena Vista	006-121-17	R-1	Single-Resid. - Improved	SF	No	N	N	0.058539945	03 Above Moderate Income	R-3	20	30	1	1	0
18	39	9 Buena Vista	006-121-16	R-1	Single-Resid. - Improved	SF	No	N	N	0.104348364	03 Above Moderate Income	R-3	20	30	2	1	1
18	40	412 Red Hill Ave	006-121-14	C-3	Commercial - Improved	GC	No	N	N	0.26601184	02 Moderate Income	No Change	20	30	6	0	6
18	41	400 Red Hill Ave	006-121-15	C-3	Commercial - Improved	GC	No	N	N	0.211732851	02 Moderate Income	No Change	20	30	4	0	4
18	42	No Address	006-121-13	C-3	Commercial - Improved	GC	No	N	N	0.176830583	02 Moderate Income	No Change	20	30	4	0	4
18	43	50 Essex St	006-121-12	R-1	Single-Resid. - Improved	SF	No	N	N	0.263878019	03 Above Moderate Income	R-3	20	30	6	0	6

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
19	44	330 Red Hill Ave	006-121-31	C-3	Commercial - Improved	GC	No	N	N	0.583407021	01 Lower Income	No Change	20	30	12	0	12
19	45	306 Red Hill Ave	006-161-05	C-3	Commercial - Improved	GC	No	N	N	0.328941008	02 Moderate Income	No Change	20	30	6	0	6
20	46	292 Red Hill Ave	006-162-01	C-3	Commercial - Improved	GC	No	N	N	0.190317675	02 Moderate Income	No Change	20	30	3	0	3
21	47	100 Red Hill Ave	006-167-04	C-3	Commercial - Improved	GC	No	N	N	0.771782692	01 Lower Income	No Change	20	30	16	0	16
21	48	No Address	006-167-06	C-3	Commercial - Improved	GC	No	N	N	1.234846746	01 Lower Income	No Change	20	30	26	26	25
22	49	6 Red Hill Ave	006-201-56	C-3	Commercial - Improved	GC	No	N	N	0.671628162	01 Lower Income	No Change	20	30	14	0	14
22	50	2 Red Hill Ave	006-201-01	C-3	Commercial - Improved	GC	No	N	N	0.081778421	02 Moderate Income	No Change	20	30	2	0	2
22	51	90 Red Hill Ave	006-201-46	C-3	Commercial - Improved	GC	No	N	N	0.264203244	02 Moderate Income	No Change	20	30	6	0	6
22	52	60 Red Hill Ave	006-201-04	C-3	Commercial - Improved	GC	No	N	N	0.287076518	02 Moderate Income	No Change	20	30	6	0	6
22	53	50 Red Hill Ave	006-201-55	C-3	Commercial - Improved	GC	No	N	N	0.164281886	02 Moderate Income	No Change	20	30	3	0	3
23	54	275 Greenfield Ave	006-211-21	C-3	Commercial - Improved	GC	No	28	N	0.21342037	02 Moderate Income	No Change	20	30	4	0	4
24	55	230 Greenfield Ave	006-173-007	C-3	Commercial - Improved	GC	No	27	N	0.435112757	02 Moderate Income	No Change	20	30	9	0	9
24	56	208 Greenfield Ave	006-173-11	C-3	Commercial - Improved	GC	No	N	N	0.571341628	01 Lower Income	No Change	20	30	11	0	11
24	57	270 Greenfield Ave	006-173-22	C-3	Commercial - Improved	GC	No	N	N	0.285610065	02 Moderate Income	No Change	20	30	5	0	5

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
24	58	224 Greenfield Ave	006-173-17	C-3	Commercial - Improved	GC	No	N	N	0.594514398	01 Lower Income	No Change	20	30	12	0	12
24	59	210 Greenfield Ave	006-173-04	C-3	Commercial - Improved	GC	No	N	N	0.238069739	02 Moderate Income	No Change	20	30	4	0	4
24	60	222 Greenfield Ave	006-173-16	C-3	Commercial - Improved	GC	No	N	N	0.526384514	01 Lower Income	No Change	20	30	11	0	11
25	61	5 W Hillside Ave	006-172-02	R-1	Single-Resid. - Unimproved	VLD	Yes	26	N	0.718721109	01 Lower Income	C-3	20	30	15	0	15
26	62	144 Greenfield Ave	006-171-07	C-3	Single-Resid. - Improved	GC	No	N	N	0.165904464	02 Moderate Income	No Change	20	30	3	1	2
26	63	6 W Hillside Ave	006-171-08	C-3	Single-Resid. - Improved	GC	No	N	N	0.59566415	01 Lower Income	No Change	20	30	12	1	11
26	64	128 Greenfield Ave	006-171-05	C-3	Commercial - Improved	GC	No	N	N	0.15883214	02 Moderate Income	No Change	20	30	3	0	3
26	65	130 Greenfield Ave	006-171-6	C-3	Commercial - Improved	GC	No	25	N	0.508351545	01 Lower Income	No Change	20	30	10	0	10
27	66	60 Greenfield Ave	006-254-13	C-3	Commercial - Improved	GC	No	N	N	0.25835984	02 Moderate Income	No Change	20	30	5	0	5
27	67	118 Greenfield Ave	006-171-03	C-3	Commercial - Improved	GC	No	N	N	0.186737086	02 Moderate Income	No Change	20	30	3	0	3
27	68	114 Greenfield Ave	006-171-02	C-3	Commercial - Improved	GC	No	N	N	0.12896394	02 Moderate Income	No Change	20	30	3	0	3
27	69	70 Greenfield Ave	006-254-14	C-3	Commercial - Improved	GC	No	N	N	0.194214289	02 Moderate Income	No Change	20	30	4	0	4
27	70	No Address	006-171-12	C-3	Commercial - Improved	GC	No	N	N	0.245434085	02 Moderate Income	No Change	20	30	5	0	5

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
27	71	90 Greenfield Ave	006-171-13	C-3	Commercial - Improved	GC	No	N	N	0.049589445	02 Moderate Income	No Change	20	30	1	0	1
28	72	316 Sir Francis Drake Blvd	006-251-03	C-2	Commercial - Improved	CC	No	N	N	0.179840238	02 Moderate Income	C-3	20	30	3	0	3
28	73	312 Sir Francis Drake Blvd	006-251-02	C-2	Commercial - Improved	CC	No	N	N	0.070210138	02 Moderate Income	C-3	20	30	1	0	1
28	74	300 Sir Francis Drake Blvd	006-251-01	C-2	Commercial - Improved	CC	No	N	N	0.179604788	02 Moderate Income	C-3	20	30	3	0	3
28	75	340 Sir Francis Drake Blvd	006-251-05	C-2	Commercial - Improved	CC	No	N	N	0.151127174	02 Moderate Income	C-3	20	30	3	0	3
28	76	40 Greenfield Ave	006-251-10	C-3	Commercial - Improved	GC	No	N	N	0.330668152	02 Moderate Income	No Change	20	30	6	0	6
28	77	34 Greenfield Ave	006-251-09	C-3	Commercial - Improved	GC	No	N	N	0.073599611	02 Moderate Income	No Change	20	30	2	0	2
28	78	14 Greenfield Ave	006-251-28	C-3	Commercial - Improved	GC	No	N	N	0.177423682	02 Moderate Income	No Change	20	30	4	0	4
28	79	324 Sir Francis Drake Blvd	006-251-27	C-2	Commercial - Improved	CC	No	N	N	0.346565728	02 Moderate Income	C-3	20	30	7	0	7
28	80	No Address	006-251-08	C-3	Commercial - Improved	GC	No	N	N	0.233803596	02 Moderate Income	No Change	20	30	4	0	4
29	81	55 San Rafael Ave	007-211-04	R-1	Single- Resid. - Improved	DMR	No	N	N	0.341728922	03 Above Moderate Income	R-2	6	12	2	1	1
29	82	43 San Rafael Ave	007-211-05	R-1	Single- Resid. - Improved	DMR	No	N	N	0.525869613	03 Above Moderate Income	R-2	6	12	4	2	2
30	83	71 San Rafael Ave	007-211-01	R-1	Single- Resid. - Improved	SF	No	N	N	0.486362921	03 Above Moderate Income	R-2	6	12	4	1	3

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
30	84	76 Tamalpais Ave	007-211-36	R-1	Single- Resid. - Improved	SF	No	N	N	0.403005229	03 Above Moderate Income	R-2	6	12	3	1	2
31	85	206 Sir Francis Drake Blvd	006-252-02	C-2	Commercial - Improved	CC	No	36	N	0.146849586	02 Moderate Income	C-3	20	30	3	1	2
31	86	214 Sir Francis Drake Blvd	006-252-03	C-2	Commercial - Improved	CC	No	N	N	0.149688284	02 Moderate Income	C-3	20	30	3	0	3
32	87	43 Tamalpais Ave	007-212-13	R-1	Single-Resid. - Improved	DMR	No	31	N	0.161294013	03 Above Moderate Income	R-3	20	30	3	1	2
32	88	41 Tamalpais Ave	007-212- 14	R-1	Single-Resid. - Improved	DMR	No	N	N	0.17463325	03 Above Moderate Income	R-3	20	30	3	1	2
33	89	50 Mariposa Ave	007-284-50	R-2	Single-Resid. - Improved	DMR	No	N	N	0.364969823	03 Above Moderate Income	R-3	20	30	7	1	6
34	90	69 Tamalpais Ave	007-212-07	R-1	Single-Resid. - Improved	DMR	No	29	N	0.226513825	03 Above Moderate Income	R-3	20	30	4	1	3
34	91	77 Tamalpais Ave	007-212-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.197187107	03 Above Moderate Income	R-3	20	30	4	1	3
34	92	63 Tamalpais Ave	007-212-09	R-1	Single-Resid. - Improved	DMR	No	N	N	0.177683841	03 Above Moderate Income	R-3	20	30	4	1	3
35	93	54 Magnolia Ave	007-212-50	R-3	Multiple-Resid. - Improved	DMR	No	30	N	0.150643841	03 Above Moderate Income	R-3	20	30	3	0	3
35	94	58 Magnolia Ave	007-212-43	R-1	Single-Resid. - Improved	DMR	No	N	N	0.148553871	03 Above Moderate Income	R-3	20	30	4	1	3

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
36	95	36 Magnolia Ave	007-212-37	R-2	Multiple-Resid. - Improved	DMR	No	32	N	0.197521662	03 Above Moderate Income	R-3	20	30	4	2	2
36	96	30 Magnolia Ave	007-212-36	R-1	Single-Resid. - Improved	DMR	No	N	N	0.141576988	03 Above Moderate Income	R-3	20	30	2	1	1
37	97	69 Magnolia Ave	007-213-08	R-1	Single-Resid. - Improved	DMR	No	33	N	0.180263731	03 Above Moderate Income	R-3	20	30	3	1	2
37	98	73 Magnolia Ave	007-213-57	R-1	Single-Resid. - Improved	DMR	No	N	N	0.128440994	03 Above Moderate Income	R-3	20	30	3	1	2
38	99	41 Magnolia Ave	007-213-17	R-1	Single-Resid. - Improved	DMR	No	N	N	0.106388546	03 Above Moderate Income	R-3	20	30	2	1	1
38	100	43 Magnolia Ave	007-213-16	R-1	Single-Resid. - Improved	DMR	No	34	N	0.108554194	03 Above Moderate Income	R-3	20	30	2	1	1
38	101	47 Magnolia Ave	007-213-15	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096597159	03 Above Moderate Income	R-3	20	30	2	1	1
39	102	196 Tunstead Ave	007-213-50	R-2	Single-Resid. - Improved	DMR	No	35	N	0.160963273	03 Above Moderate Income	R-3	20	30	3	1	2
40	103	160 Sir Francis Drake Blvd	006-241-05	C-3	Commercial - Improved	CC	No	37	N	0.429000301	02 Moderate Income	No change	20	30	9	0	9
40	104	130 Sir Francis Drake Blvd	006-241-56	C-3	Commercial - Improved	CC	No	N	N	0.757107835	01 Lower Income	No change	20	30	16	0	16
40	105	190 Sir Francis Drake Blvd	006-241-06	C-3	Commercial - Improved	CC	No	N	N	0.470074915	02 Moderate Income	No change	20	30	9	0	9

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
40	106	120 Sir Francis Drake Blvd	006-241-61	C-3	Commercial - Improved	CC	No	N	N	0.519078939	01 Lower Income	No change	20	30	10	0	10
40	107	100 Sir Francis Drake Blvd	006-241-63	C-3	Commercial - Improved	CC	No	N	N	0.145302615	02 Moderate Income	No change	20	30	3	0	3
41	108	182 Pine St	007-251-37	R-1	Single-Resid. - Improved	DMR	No	N	N	0.107202985	03 Above Moderate Income	R-3	20	30	2	1	1
41	109	170 Pine St	007-251-34	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105921335	03 Above Moderate Income	R-3	20	30	2	1	1
41	110	140 Pine St	007-251-27	R-1	Single-Resid. - Improved	DMR	No	N	N	0.12026146	03 Above Moderate Income	R-3	20	30	3	1	2
41	111	160 Pine St	007-251-32	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105383529	03 Above Moderate Income	R-3	20	30	2	1	1
41	112	184 Pine St	007-251-38	R-1	Single-Resid. - Improved	DMR	No	N	N	0.114634014	03 Above Moderate Income	R-3	20	30	2	1	1
41	113	150 Pine St	007-251-29	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105489802	03 Above Moderate Income	R-3	20	30	2	1	1
42	114	171 Pine St	007-252-02	R-1	Single-Resid. - Improved	DMR	No	N	N	0.090982486	03 Above Moderate Income	R-3	20	30	1	1	0
42	115	177 Pine St	007-252-01	R-1	Single-Resid. - Improved	DMR	No	N	N	0.095996571	03 Above Moderate Income	R-3	20	30	2	1	1

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
43	116	155 Pine St	007-252-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105224221	03 Above Moderate Income	R-3	20	30	2	1	1
44	117	129 Pine St	007-252-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.113060429	03 Above Moderate Income	R-3	20	30	2	1	1
45	118	110 Ross Ave	007-281-21	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.401478096	03 Above Moderate Income	R-3	20	30	8	2	6
46	119	80 Ross Ave	007-281-13	R-2	Single-Resid. - Improved	DMR	No	N	N	0.173087148	03 Above Moderate Income	R-3	20	30	4	2	2
46	120	88 Ross Ave	007-281-14	R-2	Single-Resid. - Improved	DMR	No	N	N	0.126552937	03 Above Moderate Income	R-3	20	30	3	1	2
46	121	102 Ross Ave	007-281-19	R-2	Exemption - Improved	DMR	No	N	N	0.202971062	03 Above Moderate Income	R-3	20	30	4	1	3
47	122	68 Ross Ave	007-281-12	R-2	Single-Resid. - Improved	DMR	No	N	N	0.121124473	03 Above Moderate Income	R-3	20	30	3	1	2
47	123	1 Cedar St	007-281-11	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.161667454	03 Above Moderate Income	R-3	20	30	3	2	1
48	124	61 Woodland Ave	007-282-23	R-1	Exemption - Improved	DMR	No	N	N	0.127062452	03 Above Moderate Income	R-3	20	30	3	0	3
49	125	50 Ross Ave	007-282-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096158524	03 Above Moderate Income	R-3	20	30	2	1	1

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
50	126	21 Mariposa Ave	007-301-06	C-3	Commercial - Improved	GC	No	N	N	0.351434473	02 Moderate Income	No change	20	30	7	0	7
50	127	121 San Anselmo Ave	007-301-19	C-3	Commercial - Improved	GC	No	N	N	0.641201561	01 Lower Income	No change	20	30	13	0	13
50	128	115 San Anselmo Ave	007-301-18	C-3	Commercial - Improved	GC	No	N	N	0.130047642	02 Moderate Income	No change	20	30	3	0	3
50	129	101 San Anselmo Ave	007-301-20	C-3	Commercial - Improved	GC	No	N	N	0.331348944	02 Moderate Income	No change	20	30	6	0	6
51	130	55 San Anselmo Ave	007-302-13	C-3	Commercial - Improved	GC	No	N	N	0.161742046	02 Moderate Income	No change	20	30	3	1	2
51	131	35 San Anselmo Ave	007-302-14	C-3	Commercial - Improved	GC	No	N	N	0.133194748	02 Moderate Income	No change	20	30	3	1	2
51	132	29 San Anselmo Ave	007-302-15	C-3	Commercial - Improved	GC	No	N	N	0.128609308	02 Moderate Income	No change	20	30	3	1	2
52	133	22 Mariposa Ave	007-284-22	C-3	Single-Resid. - Improved	GC	No	N	N	0.097344962	03 Above Moderate Income	R-3	20	30	2	1	1
53	134	217 San Anselmo Ave	007-284-17	C-3	Commercial - Improved	GC	No	N	N	0.114672912	02 Moderate Income	No change	20	30	2	0	2
53	135	223 San Anselmo Ave	007-284-49	C-3	Commercial - Improved	GC	No	N	N	0.202570007	02 Moderate Income	No change	20	30	4	0	4
53	136	243 San Anselmo Ave	007-284-13	C-3	Commercial - Improved	GC	No	N	N	0.351072956	02 Moderate Income	No change	20	30	7	0	7
53	137	15 Ross Ave	007-284-12	C-3	Commercial - Improved	GC	No	N	N	0.119282904	02 Moderate Income	No change	20	30	3	0	3
53	138	233 San Anselmo Ave	007-284-14	C-3	Commercial - Improved	GC	No	N	N	0.114378224	02 Moderate Income	No change	20	30	2	0	2

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
54	139	98 Sir Francis Drake Blvd	006-191-36	C-3	Commercial - Improved	CC	No	N	N	0.143617746	02 Moderate Income	No change	20	30	3	0	3
55	140	151 San Anselmo Ave	007-301-07	C-3	Commercial - Improved	GC	No	N	N	0.378580656	02 Moderate Income	No change	20	30	7	7	0
56	141	25 San Anselmo Ave	007-302-16	C-3	Commercial - Improved	GC	No	N	N	0.142561791	02 Moderate Income	No change	20	30	2	0	2
57	142	19 Tamalpais	007-212-20	C-2	Commercial - Improved	CC	No	N	N	0.118881855	03 Above Moderate Income	C-2/SPD	20	30	2	0	2
58	143	341 San Anselmo Ave	007-252-16	C-2	Commercial - Improved	CC	No	N	N	0.191951504	03 Above Moderate Income	C-2/SPD	20	30	4	0	4
59	144	23 Ross Ave	007-284-10	C-3	Single-Resid. - Improved	GC	No	N	N	0.182828329	03 Above Moderate Income	R-3	20	30	3	1	2
60	145	21 San Anselmo Ave	007-302-17	C-3	Commercial - Improved	GC	No	N	N	0.31029105	02 Moderate Income	No change	20	30	7	0	7
61	146	305 San Anselmo Ave	007-282-20	C-2	Commercial - Improved	CC	No	N	N	0.75217669	01 Lower Income	C-3/SPD	20	30	16	0	16
62	147	71 Ross Ave	007-284-03	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.178095877	03 Above Moderate Income	R-3	20	30	3	2	1
62	148	73 Ross Ave	007-284-02	R-2	Single-Resid. - Improved	DMR	No	N	N	0.136358141	03 Above Moderate Income	R-3	20	30	2	1	1
62	149	70 Mariposa Ave	007-284-34	R-2	Single-Resid. - Improved	DMR	No	N	N	0.149608742	03 Above Moderate Income	R-3	20	30	3	1	2

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
63	150	51 Ross Ave	007-284-07	R-1	Multiple-Resid. - Improved	DMR	No	N	N	0.18513728	03 Above Moderate Income	R-3	20	30	3	2	1

Realistic Capacity Assumptions

To calculate the realistic capacity for each site, a typical density of 70 percent of the maximum dwelling units per acre was assumed. This considers recent development trends in San Anselmo and other communities in the region and the typical percentage of land area that is dedicated to parking, hallways, utilities, and other non-dwelling unit spaces. The following developments, which represent all multi-family developments approved in San Anselmo, Sausalito, and Larkspur (both of which are similar communities to San Anselmo in population size and geographic positioning) between 2016 and 2023, informed the Town's realistic capacity assumptions:

- The property at 600 Red Hill Avenue is zoned R-2/PPD/SPD and approximately 1.61 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 21 units. The project was approved in 2021 to allow 28 units (including 7 density bonus units). which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 141 percent of the maximum allowed density on the site.
- The parcel at 1 Lincoln Park is zoned C-3 and approximately 0.63 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 12 units. The project was approved in 2016 to allow 16 units (including 4 density bonus units), which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 127 percent of the maximum allowed density on the site.
- The parcel at 1755 Bridgeway in Sausalito will develop 19 multi-family units on about 0.58 acres zoned for multifamily residential uses. The allowable maximum density for the project, given the lot size and zoning, was 5 units. The project was approved in 2023 to allow 19 units, which is 380 percent of the maximum allowed density on the site. The increased density was primarily attributed to a density bonus, regulatory incentives, and State streamlining provisions.
- The Magnolia Village project in Larkspur will build 20 townhomes on a mixed-use site with 4 retail spaces on the ground floor. The project is located on a 1.63-acre site that is currently zoned C-2, Commercial, and developed but blighted and underutilized. The allowable maximum density for the project, given the lot size and zoning, was 35 units. The project was approved in 2023 to allow 20 units, which is 57 percent of the maximum allowed density on the site.

The average density resulting from these four recent developments is 176 percent. Excluding the Sausalito project, which developed at a density significantly higher than the maximum density allowed, the average density resulting from the other three recent developments is 108 percent of the allowable maximum density of the underlying zone. In order to provide a conservative estimate of realistic development capacity, the Town has reduced the realistic development capacity on sites in the Housing Opportunity Sites Inventory to 70 percent of the maximum density allowed in the underlying zone. **As detailed in Actions 5.2a and 5.2b, San Anselmo will establish a minimum density of 20 dwelling units per acre and require that at least 50 percent of the total floor area of a project be for residential use in the C-L and C-3 districts. Further, as detailed in Action 5.3a, the Town will establish an Affordable Housing Overlay District that could be applied to development in the SPD, C-3, or R-3 Districts that would incentivize the development of affordable housing by allowing greater density amongst other incentives. These actions further ensure housing development in the Town meets or exceeds the realistic capacity assumptions made for this analysis.**

Suitability of Non-Vacant and Underutilized Sites

Nestled in the heart of the Ross Valley, the Town of San Anselmo is renowned for its blend of nature, community, and safe family-friendly living. The Town enjoys easy access to nature, as it directly borders generous open space areas in the shadow of Mt. Tamalpais. Since the Town's first long range planning documents were adopted in May 1959, the vision for the Town has always been to plan for the physical growth and development of the community in a manner that provides the greatest degree of safety, service, economy, and convenience. Additionally, the Town's objectives have been to balance and preserve the natural environment, varied topography, open space, and other natural amenities. Given these historical goals, well-intentioned preventative planning efforts aimed at preserving open space and small-town character resulted in slow residential growth. Despite the Town's efforts to preserve and retain the community character, the result of these preventative planning efforts led to overly restrictive zoning regulations, such as low residential densities, limiting development standards (e.g., floor area, lot coverage, setback requirement, height limitation), single story and dated suburban development with large and expansive paved parking lots, limited land uses in commercial zoning, and discretionary permitting for consideration of any housing. The result of the past preventative planning efforts has led to dated, underutilized building sites that are partially or entirely vacant, and often appear as dilapidated and/or neglected building sites.

In contrast to the past, the Town's current vision is one that values and promotes residential development as a key component of a vibrant community. While preparing the Housing Element Update, and in response to recent state legislation, the community has had an opportunity to rethink its future and patterns of development. While community character and natural amenities are still a top priority for the Town, the Town is dedicated to unlocking the untapped potential within the community by increasing housing. The Town is committed to encouraging and facilitating housing by the redevelopment of underutilized properties and vacant sites. With a focus on sustainable and thoughtful urban planning, the Town envisions a future where underutilized

and vacant spaces transform into vibrant, welcoming neighborhoods and celebrate inclusivity, economic vitality, and a more dynamic, diverse, and thriving community.

Mindful of the challenging market conditions, the Town is committed to taking actions that will attract residential development, and in fact, has already begun to take concrete steps to facilitate and ease housing production. To this end, the Town's Housing Element prioritizes many strategic actions, such as zoning amendments to reduce barriers to housing, offering incentives to encourage development, providing continued outreach to encourage the redevelopment of unutilized properties, and a variety of other actions listed in Chapter 8, Policies, Programs, and Actions, of the Housing Element. **The Town will expedite the residential permitting process and waive fees for lot consolidations sought on housing opportunity sites, as stated in Action 5.2e, which will encourage multi-family housing. Additionally, the Town has already adopted Objective Design and Development Standards as stated in Program 3.2, Action 3.2a for certain multi-family development, prohibiting the discretionary design review that can often be a barrier to housing development and thus, establishing a more efficient and streamlined permitting process**.

The Policies, Programs, and Actions in the Housing Element, and the actions already taken by the Town, demonstrate the Town's commitment to not only address the pressing need for housing opportunities, but also fosters a sense of community, revitalizing the Town and creating spaces where residents can thrive.

San Anselmo has little remaining vacant land suitable for development, and existing vacant sites in the community are severely constrained by the wildland urban interface, high Fire Hazard Severity Zones, and other environmental factors as discussed in greater detail in the Environmental Constraints section of Chapter 4: Housing Constraints. As such, the Housing Opportunity Sites Inventory is comprised largely of non-vacant sites.

Most non-vacant opportunity sites in San Anselmo are underutilized and currently developed as commercial, downtown mixed residential or single-family residential land uses. The existing uses of these sites would not prevent redevelopment, as they provide marginal economic viability, as determined through an examination of specific factors for nonvacant parcels including the age of structures, improvement to land value ratio, unrealized potential, sites that are occupied by vacant or unutilized buildings, non-conforming structures, and developer interest. Opportunity sites received one point if they met one of the factors' thresholds. If a site met at least three of the following factors, it was deemed suitable for residential development, as summarized in Figure 6.2 and detailed in Table 6.10. As shown in Figure 6.2, only four of the Town's opportunity sites meet only four of the factors. More than 89 percent of sites meet more than five factors.

- **Age of existing structure**: If an existing non-residential building is 30 years or older, or if an existing residential building is 40 years or older it was deemed suitable for redevelopment. In general, buildings over 30 years begin to show signs of fatigue and often require significant investments to modernize. Advances in building technology and demands for residential and commercial space have drastically shifted in the past 30-40 years, making reuse of buildings that age and older unlikely.
- **Improvement to land value (ILV) ratio**: If the existing building or structure on a site is worth less than the land of the site (i.e., the ILV ratio is less than 1.0), it was deemed suitable for redevelopment. Properties that are currently developed as high-quality, modern residential uses and commercial centers/office buildings typically have higher IVL ratio. Since land in the community is in such high demand, a site where the land is worth more than the existing building or structure is highly likely to redevelop rather than be reused.
- **Unrealized potential**: If a site zoned for residential uses has the potential to add two or more units based on the proposed maximum allowed density compared to the existing density, or if a site zoned for commercial uses has the potential to increase its FAR based on the currently maximum allowed FAR compared to the existing FAR, it was deemed suitable for redevelopment.



A property with a low improvement to land value ratio at 113 Spaulding Street.

- **Vacant or underutilized buildings**: The national transition from in-person shopping and work to online retail and remote work have shifted the physical landscape and economy, and the town has observed a similar decreased demand for the existing retail and office spaces in San Anselmo. This is evidenced by the growing number of chronically vacant or underutilized buildings in town, and property owners and real estate management offices have anecdotally shared their concerns with Town staff regarding increasing struggles to find tenants over the last few years that are interested in renting their spaces. Since land in the community is in such high demand, a developer is more likely to purchase a site with vacant or underutilized buildings for redevelopment with housing than purchase a vacant site with steep topography, wildfire risk, or other environmental impediments. If a nonvacant site is occupied by a building with a higher vacancy rate and does not command the rents associated with newer commercial buildings in San Anselmo, it was deemed suitable for redevelopment. Sites with partially vacant or underutilized buildings or parking lots not required for viable use received a score of 0.5.



A partially vacant building at 754 Sir Francis Drake Boulevard.

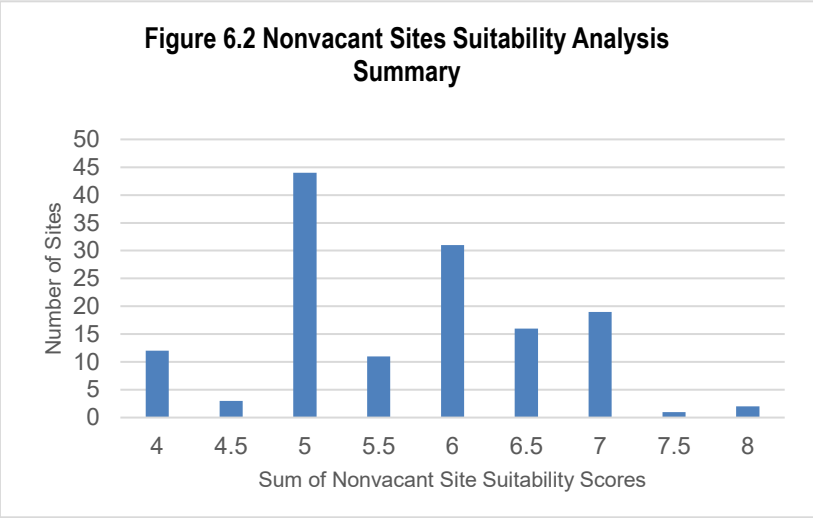
- **Developer interest:** If Town staff have received a formal inquiry from a developer for the development of residential uses on a site, it was deemed suitable for redevelopment.
- **Proximity to Transit.** If the opportunity site is located within a quarter mile of a transit stop, it was deemed suitable for redevelopment. Per Government Code Section 65583.2, subdivisions (h) and (i) the Town cannot require parking for development within a quarter mile of a transit stop. This significantly increases the potential yield of redevelopment, making it more financially feasible to undertake.
- **Streamlined Permitting with ODDS.** If the opportunity site is subject to the Town's Objective Design and Development Standards (ODDS), it was deemed suitable for redevelopment. If a development utilizes the ODDS, development can occur by-right, significantly decreasing the time and cost associated with receiving development approvals, making redevelopment more financially feasible to undertake. Multiple developers and property owners in San Anselmo have expressed apprehension to redevelop their property with residential uses due to the discretionary review process. In conversations with developers and property owners, Town staff have received feedback that a ministerial path to project approval, such as the ODDS, would provide the developers and owners with adequate certainty in the development process to proceed with redevelopment of their property. Therefore, the developer risk mitigation resulting from a new objective review process significantly increases the potential for redevelopment on these sites.



Significant reinvestment would be necessary to construct housing at 19 Tamalpais Avenue.

- **Non-Conforming Structures**. As shown in the accompanying pictures in Appendix B, many buildings in San Anselmo have experienced deferred maintenance and would require significant reinvestment to improve and conform to today's standards. Furthermore, buildings constructed prior to 1990 also are not compliant with ADA requirements. Any major improvements will require the buildings be brought up to codes regarding accessibility. This is often challenging financially in general and physically in particular for older buildings. Since land in the community is in such high demand, a developer is more likely to purchase a site with a non-conforming building and raze it rather than invest the money needed to bring it to today's standards. If a property with non-conforming structures was identified as needing substantial reinvestment to conform with the Town's Municipal Code, which regulates the built environment to ensure the public health, safety, and welfare are maintained as stated in Section 1-6.01 of the Code, then it was deemed suitable for redevelopment.

The nonvacant sites analysis summarized in the chart and detailed in the table below refined the Town's Housing Opportunity Sites Inventory last submitted to HCD on February 20, 2023. The Town's original submittal included 172 housing opportunity sites and the revised inventory presented in this document includes 151 sites. Over 20 sites were removed from the opportunity sites inventory because they met fewer than four of the factors described above.



There are multiple above-moderate income non-vacant sites in the Housing Opportunity Sites Inventory that are located on properties that currently provide single-family residential housing. Recent market trends in San Anselmo indicate a rise in the redevelopment of lower-density single-family sites in walkable neighborhoods with higher-density residential uses. Since 2019, the Town has received, approved, and issued certificates of occupancy for two projects involving the redevelopment of lower-density residential uses with higher-density residential units in San Anselmo. One project, located at 45 Ross Avenue, involved the demolition of one single-family residence and warehouse and construction of six new residential units. The other project at 18 Mariposa Avenue involved the demolition of one single-family residence and construction of four new residential units. Given these recent development trends, the Town anticipates redevelopment of other lower-density single-family properties (as identified in the Housing Opportunity Sites Inventory) with higher-density residential uses.

There are multiple non-vacant sites in the Housing Opportunity Sites Inventory located on commercially-zoned properties adjacent to major transportation thoroughfares, including Red Hill Avenue, Sir Francis Drake Boulevard, and Greenfield Avenue, that currently contain commercial structures. As shown in Table 6.9 below, recent market trends throughout Marin County demonstrate a shift towards redevelopment of older, underutilized commercial and nonresidential strips near transportation corridors with higher-density residential uses.

Table 6.9: Recent Trends in Redevelopment of Commercial and Nonresidential Zoned Properties with Existing Uses in Nearby Jurisdictions

Project	Zoning	Previous Use (Year Built)	Project Use	Approved	Number of Units
1131-1141 Magnolia Avenue, Larkspur	Commercial	Former hardware store and small businesses such a salon/framing store/bakery (1925)	Mixed use commercial and multi-family housing	2023	20
1301 Grant Avenue, Novato	Downtown Core Retail	Office building (1956)	Mixed use commercial and multi-family housing	2021	3
101 Landing Court, Novato	General Commercial	RV, boat, and trailer storage facility (1962)	Multi-family housing	2020	32
1107 Grant Avenue, Novato	Downtown Core Retail	Former hardware store (1907)	Mixed use retail and multi-family housing	2019	32
1515 Fourth Street, San Rafael	West End Village	Bank building (date of construction unknown) and large parking lot	Mixed use commercial and multi-family housing	2023	162
88 Vivian Street, San Rafael	Neighborhood Commercial	Bowling alley (1959)	Multi-family housing	2022	70
703 Third Street, San Rafael	T5 Main Street	Retail stores and parking lots (<1950)	Mixed use commercial and multi-family housing	2019	120

In addition, the Town has a demonstrated history of conversion of former gas stations and auto repair uses to other land uses, with remediation under the supervision of the California Department of Toxic Substance Control (DTSC), as listed below:

- 613 (formerly 631) Sir Francis Drake Boulevard: This site is zoned for commercial uses and was the site of a former Mobile Unocal gas station. The project site removed the gas station and cleaned up the site after 1984 and now serves as an ancillary parking lot to an adjacent grocery store.
- 111 Red Hill Avenue: This site is zoned for commercial uses and was the site of a former Chevron gas station. The project site was redeveloped into a commercial building in 1990.
- 1535 Sir Francis Drake Boulevard: This site is in the Specific Planned Development (SPD) zone with an underlying Neighborhood Commercial land use designation and was the site of a former Mobile gas station. The project site was redeveloped into an eight-unit multi-family

development in 2008.

- 100 Sir Francis Drake Boulevard: This site is zoned for commercial uses and was the site of a former auto repair shop with gas pumps. The project site was redeveloped with a commercial office building in 2003.

In a nearby jurisdiction, a site with an existing gas station at 1005 Northgate Drive in San Rafael received approval in 2019 to redevelop the site with 30 residential units. While many of the San Anselmo sites listed above were redeveloped with commercial uses, the Town's Zoning Code at the time did not allow for by-right residential development in commercial zoning districts. The sites with gas stations or auto uses in the Housing Opportunity Site Inventory are proposed to be redesignated and rezoned to accommodate residential development to meet the identified housing need in Action 5.7a, creating an opportunity to redevelop with residential uses. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the ODDS.

The Environmental Protection Agency (EPA) EPA developed the UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tanks (UST) and leaking USTs (LUST). It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites. There are three total USTs in San Anselmo, as identified in Appendix B, and none of them are leaking, which would require remediation. There are no sites in the Housing Opportunity Sites Inventory that are identified by DTSC or the Town of San Anselmo as having known or suspected contamination issues. If a site is determined to have environmental issues upon redevelopment, there are resources available to incentivize remediation and development. Redevelopment is encouraged by the Environmental Protection Agency's (EPA) petroleum and brownfields grant funding for cleanup and remediation through the State's Brownfield and Environmental Restoration Program.[1] The grants offered at the state level and federal level offset the costs of redevelopment. Furthermore, local market trends point to the redevelopment potential of sites with contamination (from previous uses) to housing. As an example, a mixed-use project at 999 Third Street in San Rafael (zoned T5 Neighborhood) received approval in 2020 for environmental remediation from previous uses as a gas plant (overseen by the California Department of Toxic Substances Control) and construction of research & development facilities, a senior center, and 67 units of affordable senior housing. The project is currently under construction. In addition, the Rose Garden project in Larkspur, approved in 2010, constructed 85 housing units following the environmental remediation of hazardous wastes left by previous uses, as overseen by DTSC.

The Town has also received feedback from several owners of the identified housing opportunity sites indicating that the proposed Zoning Code amendments (Policy 5) that would reduce barriers and incentivize development would encourage them to redevelop their properties with housing, further cementing the Town's confidence that development will occur at the planned densities during the 6th cycle planning period.

Jurisdictions that rely on non-vacant sites to meet 50% or more of their lower income RHNA are subject to a requirement to provide "substantial evidence" that the sites are realistic and developable. San Anselmo is subject to the "substantial evidence" requirement, since more than half of the identified lower-income potential is on non-vacant sites. Examples of substantial evidence include structures that don't conform with current building standards, uses with low improvement values (such as parking lots), property owner interest in developing the parcel, and higher building vacancy rates. Another aspect of substantial evidence is whether other projects in the town have recently developed (or been approved for development) at the presumed densities. While many of San Anselmo's non-vacant sites have low value land uses such as parking lots or storage, some sites retain active uses. State law requires that these uses be considered "constraints." Jurisdictions can mitigate such constraints by providing incentives for residential uses (such as greater height and floor area limits) and working with housing developers to facilitate development.

As required by Government Code § 65583.2(g)(2), the Town has included findings in the resolution adopting the Housing Element that existing uses do not impede additional residential development. The Town has provided incentives and actions to work with developers to ensure that such sites are developable. It has also provided a buffer of additional sites in the event non-vacant sites are not available during the planning period.

[1] State-level grants are published here: https://dtsc.ca.gov/brownfields/loans-and-grants/ and https://www.waterboards.ca.gov/water_issues/programs/grants_loans/ Federal grants are published here: https://www.epa.gov/ust/petroleum-brownfields#federalprog

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
1	9 TAMAL AVE	1	1	0	0	0	1	1	0	1	5		Yes
2	300 SUNNY HILLS DR	0	1	1	0	1	0	1	0	0	4		Yes
3	1019 SIR FRANCIS DRAKE BLVD	0	1	0	0	0.5	1	1	0	1	4.5		Yes
4	1001 SIR FRANCIS DRAKE BLVD	1	1	0	0	0	1	1	0	1	5		Yes
5	8 SAIS AVE	1	1	0	0	0	1	1	0	1	5		Yes
6	930 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
7	805 SIR FRANCIS DRAKE BLVD	1	0	1	1	0.5	1	1	0	0	5.5		Yes
8	830 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
8	820 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	1	0	6.5		Yes
8	810 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
8	800 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	0	5.5		Yes
9	781 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
9	761 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	0	5.5		Yes
10	729 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	0	1	7		Yes
10	727 SIR FRANCIS DRAKE BLVD	0	1	0	1	0	1	1	0	1	5		Yes
11	6 BRIDGE AVE	1	1	1	1	0	1	1	0	0	6		Yes
11	707 SIR FRANCIS DRAKE BLVD	0	1	1	0	1	1	1	0	0	5		Yes
12	754 SIR FRANCIS DRAKE BLVD	0	0	1	0	1	1	1	0	0	4		Yes
12	750 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
13	113 SPAULDING ST	1	1	1	0	0	1	1	1	1	7		Yes
14	100 CENTER BLVD	1	1	1	1	0	1	1	0	0	6		Yes
15	112 SPAULDING ST	0	1	0	0	0	1	1	1	1	5		Yes
15	606 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	1	1	0	0	5		Yes
15	640 SIR FRANCIS DRAKE BLVD	1	1	1	0	0	1	1	0	0	5		Yes
16	604 RED HILL AVE	1	1	1	1	1	1	1	0	0	7		Yes
17	580 RED HILL AVE	1	1	1	1	0	1	1	0	0	6		Yes
17	526 RED HILL AVE	1	1	0	1	1	1	1	0	1	7		Yes
17	520 RED HILL AVE	0	1	1	1	1	1	1	0	0	6		Yes
17	5 PALM LN	0	1	1	1	0	1	1	0	1	6		Yes
17	510 RED HILL AVE	1	1	1	1	0	1	1	0	0	6		Yes
17	504 RED HILL AVE	1	1	0	1	0	1	1	1	1	7		Yes
18	412 RED HILL AVE	0	1	1	1	0	1	1	0	0	5		Yes
18	NO ADDRESS	0	1	1	1	0.5	1	1	0	0	5.5		Yes
18	9 BUENA VISTA	1	1	0	0	0	1	1	0	1	5		Yes
18	400 RED HILL AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes
18	17 BUENA VISTA AVE	1	1	0	0	0	1	1	0	1	5		Yes
19	330 RED HILL AVE	1	1	1	1	0	1	1	0	1	7		Yes
19	306 RED HILL AVE	1	0	1	0	0.5	1	1	0	0	4.5		Yes
20	292 RED HILL AVE	0	1	1	1	0	1	1	0	1	6		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
21	NO ADDRESS	1	0	1	1	0	1	1	0	0	5		Yes
21	100 RED HILL AVE	0	1	1	1	0	1	1	0	0	5		Yes
22	90 RED HILL AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes
22	60 RED HILL AVE	1	1	1	1	0	1	1	0	0	6		Yes
22	50 RED HILL AVE	0	0	1	1	0.5	1	1	0	0	4.5		Yes
22	6 RED HILL AVE	1	1	1	1	0.5	1	1	1	0	7.5		Yes
22	2 RED HILL AVE	0	1	0	1	1	1	1	0	1	6		Yes
23	275 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
24	208 GREENFIELD AVE	0	1	1	0	0	1	1	0	1	5		Yes
24	210 GREENFIELD AVE	1	1	1	1	0	1	1	0	0	6		Yes
24	222 GREENFIELD AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
24	224 GREENFIELD AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
24	230 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
26	128 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
26	130 GREENFIELD AVE	0	1	1	1	0	1	1	0	1	6		Yes
26	144 GREENFIELD AVE	0	1	1	1	0	1	1	0	1	6		Yes
26	6 W HILLSIDE AVE	0	1	1	1	0	1	1	0	1	6		Yes
27	60 GREENFIELD AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes
27	70 GREENFIELD AVE	0	1	1	0	0	1	1	0	0	4		Yes
27	90 GREENFIELD AVE	0	1	0	1	0	1	1	0	0	4		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
27	NO ADDRESS	1	0	1	1	0	1	1	0	0	5	Yes	Yes
27	114 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
27	118 GREENFIELD AVE	0	1	1	1	0.5	1	1	0	0	5.5		Yes
28	300 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	1	6.5		Yes
28	312 SIR FRANCIS DRAKE BLVD	0	1	0	1	0	1	1	0	1	5		Yes
28	316 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	1	1	0	1	7		Yes
28	324 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	1	1	1	1	8		Yes
28	340 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	0	1	7		Yes
28	14 GREENFIELD AVE	0	1	1	1	0	1	1	1	1	7		Yes
28	No Address	1	0	1	1	0	1	1	0	0	5	Yes	Yes
28	34 GREENFIELD AVE	1	1	0	0	0	1	1	1	1	6		Yes
28	40 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
29	43 SAN RAFAEL AVE	0	1	1	0	0	1	1	0	1	5		Yes
29	55 SAN RAFAEL AVE	1	1	1	0	0	1	1	0	1	6		Yes
30	71 SAN RAFAEL AVE	0	1	1	0	0	1	1	0	1	5		Yes
30	76 TAMALPAIS AVE	0	1	1	0	0	1	1	1	1	6		Yes
31	206 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	1	1	0	1	7		Yes
31	214 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	1	1	0	1	6		Yes
32	43 TAMALPAIS AVE	0	1	1	0	0	1	1	0	1	5		Yes
32	41 TAMALPAIS AVE	1	1	1	0	0	1	1	1	0	6		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
33	50 MARIPOSA AVE	0	1	1	0	0	1	1	0	1	5		Yes
34	77 TAMALPAIS AVE	1	1	1	0	0	1	1	0	1	6		Yes
34	69 TAMALPAIS AVE	1	1	1	0	0	1	1	1	1	7		Yes
34	63 TAMALPAIS AVE	1	1	1	0	0	1	1	1	1	7		Yes
35	54 MAGNOLIA AVE	1	1	1	0	0	1	1	0	1	6		Yes
35	58 MAGNOLIA AVE	1	1	1	0	0	1	1	1	1	7		Yes
36	30 MAGNOLIA AVE	1	1	1	0	0	1	1	0	1	6		Yes
36	36 MAGNOLIA AVE	1	1	1	0	0	1	1	1	1	7		Yes
37	73 MAGNOLIA AVE	1	1	0	0	0	0	1	0	1	4		Yes
37	69 MAGNOLIA AVE	1	1	1	0	0	0	1	0	1	5		Yes
38	47 MAGNOLIA AVE	1	1	0	0	0	1	1	0	1	5		Yes
38	43 MAGNOLIA AVE	1	1	0	0	0	1	1	0	1	5		Yes
38	41 MAGNOLIA AVE	1	1	0	0	0	1	1	1	1	65		Yes
39	196 TUNSTEAD AVE	0	1	1	0	0	0	1	0	1	4		Yes
40	100 SIR FRANCIS DRAKE BLVD	0	0	1	1	0	1	1	0	0	4		Yes
40	120 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	1	1	0	0	5		Yes
40	130 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	1	0	7		Yes
40	160 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	0	5.5		Yes
40	190 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
41	140 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	150 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	160 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	170 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	182 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	184 PINE ST	1	1	0	0	0	1	1	1	1	6		Yes
42	177 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
42	171 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
43	155 PINE ST	1	1	0	0	0	0	1	0	1	4		Yes
44	129 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
45	110 ROSS AVE	0	1	1	0	0	1	1	1	1	6		Yes
46	80 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes
46	88 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes
46	102 ROSS AVE	0	1	1	0	0	1	1	0	0	4		Yes
47	1 CEDAR ST	1	1	0	0	0	1	1	0	0	4		Yes
47	68 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes
48	61 WOODLAND AVE	0	1	1	0	0	1	1	0	1	5		Yes
49	50 ROSS AVE	1	1	0	0	0	1	1	1	1	6		Yes
50	21 MARIPOSA AVE	0	1	1	0	0	1	1	0	1	5		Yes
50	121 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
50	115 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
50	101 SAN ANSELMO AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
51	55 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	1	6.5		Yes
51	35 SAN ANSELMO AVE	0	1	0	1	0.5	1	1	0	1	5.5		Yes
51	29 SAN ANSELMO AVE	0	1	0	1	0	1	1	0	0	4		Yes
52	22 MARIPOSA AVE	1	1	0	1	0	1	1	0	1	6		Yes
53	15 ROSS AVE	0	1	1	1	0	1	1	1	1	7		Yes
53	243 SAN ANSELMO AVE	0	1	1	1	0	1	1	0	1	6		Yes
53	233 SAN ANSELMO AVE	1	1	1	1	0	1	1	1	1	8		Yes
53	223 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	0	5.5		Yes
53	217 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	1	6.5		Yes
54	98 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	1	0	7		Yes
55	151 SAN ANSELMO AVE	0	1	0	1	0	1	1	0	1	5		Yes
56	25 SAN ANSELMO AVE	1	1	1	1	0	1	1	0	0	6		Yes
57	19 TAMALPAIS	0	1	1	1	0	1	1	1	1	7		Yes
58	341 SAN ANSELMO AVE	0	1	1	1	0	1	1	0	1	6		Yes
59	23 ROSS AVE	1	1	1	1	0	1	1	1	1	8		Yes
60	21 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	0	5.5		Yes
61	305 SAN ANSELMO AVE	0	1	1	1	1	1	1	0	0	6		Yes
62	73 ROSS AVE	0	1	0	0	0	1	1	0	1	4		Yes
62	70 MARIPOSA AVE	1	1	1	0	0	1	1	0	1	6		Yes
62	71 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes

Table 6.10: Non-Vacant Site Suitability													
Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
63	51 ROSS AVE	0	1	1	0	0	1	1	1	1	6		Yes

Replacement Housing Requirements

The Housing Opportunity Sites Inventory includes non-vacant sites, one of which currently provides housing to lower income households: Tam House II at 61 Woodland Avenue (part of Site 47). **Action 4.1c requires replacement housing units when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.**

Rezone Program for Adequate Sites

The Housing Opportunity Sites Inventory includes sites that will require rezoning or that text amendments be made to existing zoning district designations to accommodate the regional housing need, including for lower-income households. **Program 5.2 and Program 5.7 and the associated actions require amendments to the Zoning Code to accommodate higher density and affordable housing** San Anselmo's rezoning program will meet all requirements of Government Code section 65583.2, subdivisions (h) and (i) as detailed below:

- **Residential Density**. As detailed in Actions 5.2a, 5.2b, 5.7b, 5.7c, 5.7d, 5.7e, the Town will establish a required minimum density of residential development and will allow a maximum density of 30 dwelling units per acre. In addition, the Affordable Housing Overlay District (Program 5.3) will be applied to properties zoned SPD, C-3, and R-3, and it will provide additional flexibility in development standards to encourage affordable housing in San Anselmo. Property owners will also be able to request a zoning amendment to fall within the Affordable Housing Overlay Zone, and the Town will waive rezoning fees. However, the Affordable Housing Overlay District is not required to meet the RHNA or make development feasible at the densities prescribed by the base zone.
- **Mixed Use Development**. As detailed in Action 5.2b, the Town of San Anselmo will require that residential use occupy at least 50 percent of the total floor area of a mixed use project.
- **Residential Use by Right**. The Town will not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. As detailed in Actions 3.1b and 3.2a, the Town of San Anselmo will adopt objective design standards for all housing types, including missing middle housing types, which will be used as administrative design review for project approval. Due to the objective, nondiscretionary nature of the objective design standards, design review will not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

Infrastructure Availability

As detailed in Chapter 4, Housing Constraints, infrastructure providers in San Anselmo have sufficient capacity to meet the needs of development on the identified housing opportunity sites.

Housing Opportunities Conclusion

The Town of San Anselmo is committed to creating housing opportunities and choice throughout the community and has gone above and beyond the state mandate to do so. San Anselmo's RHNA 6th Cycle obligation is a total of 833 total units. With 54 units in pipeline projects and 160 projected ADUs, the Town's obligation is reduced to 619 total units. To plan for the remaining 619 units, the Town has identified 63 sites across 151 parcels that can reasonably accommodate 794 total units – **providing the Town with nearly a 30 percent buffer**. This significant buffer will ensure that the Town has the resources needed to fulfill its RHNA 6th Cycle obligation and more in the next eight years.

Table 6.11: RHNA 6th Cycle Allocation Compared to Opportunity Site Yield			
Income Level	RHNA Allocation	RHNA Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer	Opportunity Sites Yield
Low Income	398	356.4	325
Moderate Income (80-119% AMI)	121	114.6	272
Above Moderate Income (120% AMI+)	314	301.8	197
Total	**833**	**745**	**794**

Table 6.12 and *Table 6.13* below summarize the projected number of units that could be developed on parcels currently suitably designated and zoned to allow residential uses in relation to the RHNA and projected pipeline projects and ADUs. The sites currently suitably zoned to allow residential development are broken down into vacant and non-vacant sites. Redevelopment potential of the non-vacant sites is analyzed in this chapter. As shown in the table, San Anselmo's RHNA of 833 units cannot be met by already suitably zoned land that allows residential uses. Therefore, the Town proposes to redesignate and rezone sites to accommodate additional residential development at income levels that meet the identified housing need in **Action 5.7a**.

Table 6.12: Suitable Sites Zoned for Residential Uses Yield Analysis					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
RHNA	253	145	121	314	833
Estimated Units Accommodated by Vacant Land Zoned to Allow Residential Uses	0		16	10	26
Estimated Units Accommodated by Non-Vacant Land Zoned to Allow Residential Uses	182		224	60	466
Projected Units to be Accommodated by Pipeline Projects and ADUs	50	48	48	68	214
Remaining RHNA to be Accommodated by Opportunity Sites	118		-167 (surplus)	176	127

Table 6.13: Housing Opportunity Sites Summary Table						
Income Category	Total Sites	Total Net New Units	Total Acres	Rezoned Sites	Rezoned Sites: Net New Units	Rezoned Acres
Lower Income	16	325	15.80	3	143	6.80
Moderate Income	64	272	14.52	9	32	1.74
Above Moderate Income	70	197	14.94	58	133	11.60
Total	**150**	**794**	**45.26**	**70**	**308**	**20.14**

7 AFFIRMATIVELY FURTHERING FAIR HOUSING

Affirmatively Furthering Fair Housing

Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity[1] and a commitment to specific meaningful actions to affirmatively further fair housing[2]. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes[3]. In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing.
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation.
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation.
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due to begin in 2021.
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the Town's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.[4] The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends the Bay Area (the members of ABAG) when data is available in the Data Needs Package as well as it could be gathered from the U.S. Census and trends within the boundaries of Marin County. "Local Trends" describe trends specific to the San Anselmo.

---

[1] While the Department of Housing and Community Development (HCD) does not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

[2] "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law.

[3] A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

[4] Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

Sources of Information

The Town used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics
    - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS)
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI).
- Local Knowledge

Some of these sources provide data on the same topic, but the resulting data differs due to different methodologies. For example, the decennial Census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. The ACS provides estimates based on a small survey of the population taken over the course of the whole year.5 Since the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information included provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the primary source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2015-2019 ACS reports are cited more frequently (and 2013-2017 for CHAS data).

The Town also used findings and data from the 2020 Marin County Analysis of Impediments to Fair Housing Choice (2020 AI), which includes a variety of locally available information, such as surveys, local history, and events that have historically or currently affect fair housing choice. The Town also sourced regional findings and data from HCD's 2020 Analysis of Impediments to Fair Housing Choice.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG package. Time frames across data sources may differ by a few years when data from the same year was not available . As explained earlier, assessments are most useful when indicating possible trends.

For simplicity, this analysis will refer to various sections of the county as North Marin, West Marin, Central Marin, and Southern Marin. San Anselmo is part of Central Marin. These designations are shown in *Figure 7.1* and include the following communities and jurisdictions:

- **North Marin:** Black Point-Green Point, Novato, Lucas Valley-Marinwood
- **West Marin:** Dillon Beach, Tomales, Inverness, Point Reyes Station, Nicasio, Lagunitas-Forest Knolls, San Geronimo, Woodacre, Bolinas, Stinson Beach, Muir Beach
- **Central Marin:** Sleepy Hollow, Fairfax, San Anselmo, Ross, Santa Venetia, San Rafael, Kentfield, Larkspur, Corte Madera
- **Southern Marin:** Mill Valley, Tiburon, Strawberry, Tamalpais-Homestead Valley, Marin City, Belvedere, Sausalito

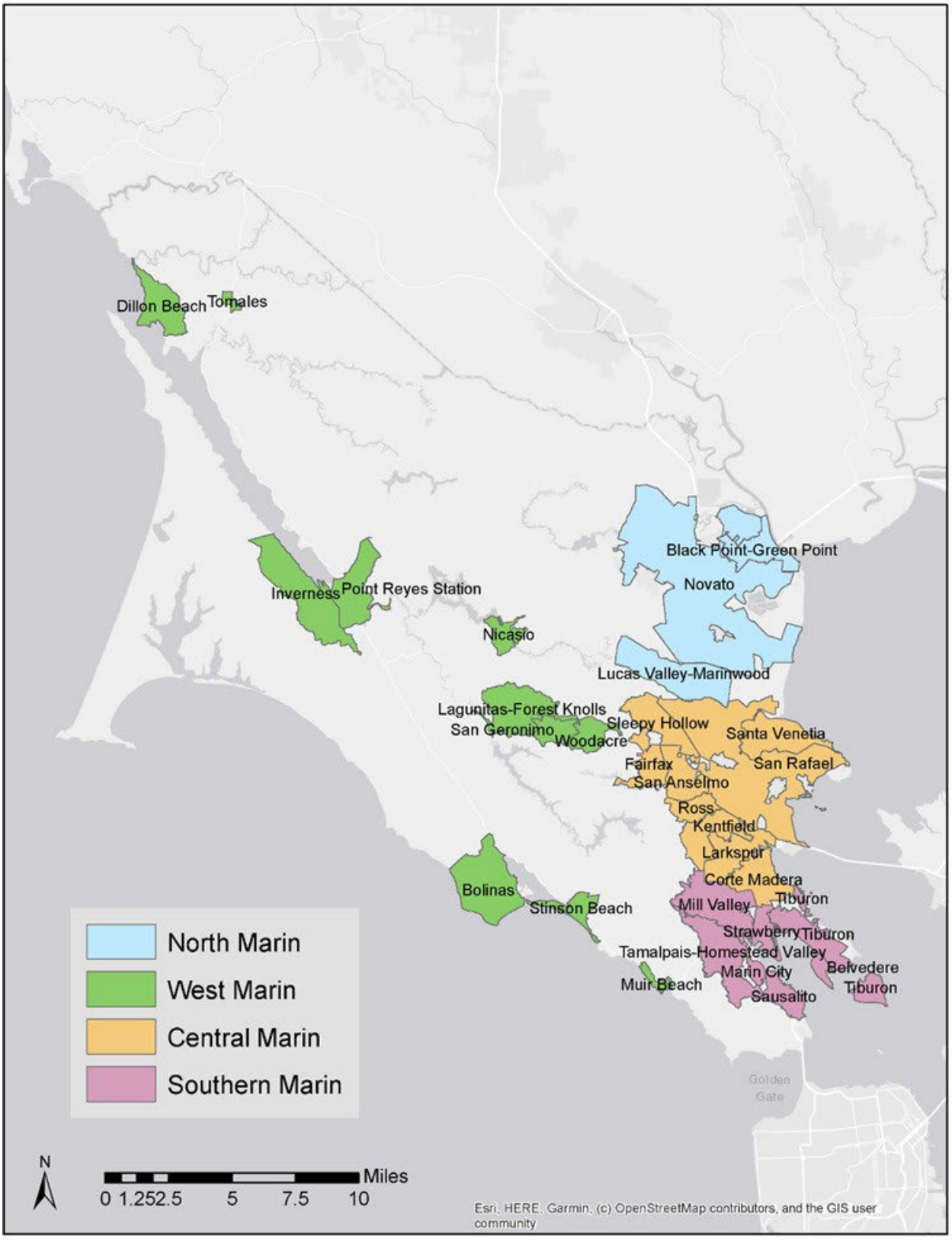


Figure 7.1: Marin County Communities

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing The Fair Housing Advocates of Northern California (FHANC) provides fair housing services, including fair housing counseling, complaint investigation, and discrimination complaint assistance, to Marin County residents. FHANC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. FHANC also provides fair housing workshops in English and Spanish. Workshops educate tenants on fair housing law and include information on discriminatory practices, protections for immigrants, people with disabilities, and families with children, occupancy standards, and landlord-tenant laws. FHANC also provides educational workshops on home buying and affordable homeownership. FHANC hosts a fair housing conference in Marin County annually.

The County of Marin works in close partnership with the Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC). FHAM is the only HUD-certified Housing Counseling Agency in the county, as well as the only fair housing agency with a testing program in the county. Fair Housing Advocates of Marin (FHAM) provides free services to residents protected under federal and state fair housing laws. FHAM helps people address discrimination they have experienced, increasing housing access and opportunity through advocacy as well as requiring housing providers to make changes in discriminatory policies. FHAM provides the following services:

1. Housing counseling for individual tenants and homeowners;
2. Mediations and case investigations;
3. Referral of and representation in complaints to state and federal enforcement agencies;
4. Intervention for people with disabilities requesting reasonable accommodations and modifications;
5. Fair housing training seminars for housing providers, community organizations, and interested individuals;
6. Systemic discrimination investigations;
7. Monitoring Craigslist for discriminatory advertising;
8. Education and outreach activities to members of protected classes on fair housing laws;
9. Affirmatively Furthering Fair Housing (AFFH) training and activities to promote fair housing for local jurisdictions and county programs;
10. Pre-purchase counseling/education for people in protected classes who may be victims of predatory lending; and
11. Foreclosure prevention.

Fair Housing Enforcement

Regional Trends

The 2020 Analysis of Impediments (AI) presented information on housing discrimination basis for the entire County. Discrimination complaints from both in-place and prospective tenants are filed with FHANC, the Department of Housing and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH). Complaints filed through HUD/DFEH from 2018-2019, included in the 2020 AI are shown below. More updated FHANC clients (2020-2021) are also included in *Table 7.1*. A total of 301 housing discrimination complaints were filed with FHANC from 2020 to 2021 and 14 were filed with HUD from 2018 to 2019. Discrimination complaints by protected class are shown in *Table 7.1*. A majority of complaints, including 78 percent of complaints filed with FHANC and 57 percent of complaints filed with HUD, were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims, making disability the most common basis for a complaint. In addition to the complaints detailed in the table below, FHANC also received four complaints based on age, three based on sex, two based on color, one based on sexual orientation, and one based on marital status. Similarly, state trends show that race and familial status are among the most common basis for discrimination complaints (16 percent and 10 percent, between 2015 and 2019).

Table 7.1: Discrimination Complaints by Protected Class (2018-2021)

Protected Class	FHANC (2020-21)		HUD/DFEH (2018-19)	
	Complaints	Percent	Complaints	Percent
Disability	235	78%	8	57%
National Origin	38	13%	4	29%
Race	22	7%	3	21%
Gender	19	6%	2	14%
Familial Status	13	4%	1	7%
Source of Income	28	9%	N/A	N/A
Total	**301**	**N/A**	**14**	**N/A**

Sources: Marin County Analysis of Impediments to Fair Housing Choice, 2020; Fair Housing Advocates of Northern California (FHANC), 2020-21.

A reasonable accommodation, as defined in the 2020 AI, "is a change or modification to a housing rule, policy, practice, or service that will allow a qualified tenant or applicant with a disability to participate fully in a housing program or to use and enjoy a dwelling, including public and common spaces." The 2020 AI reported that FHANC requested 35 reasonable accommodations for clients with disabilities between 2018 and 2019, 33 of which were approved. County staff also advise clients on reasonable accommodations requests. FHANC also provides funding for the Marin Center for Independent Living (MCIL). Since 2017, FHANC has provided funding for 13 MCIL modifications.

As described earlier, the County works with Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC) to provide fair housing services to Marin residents. However, FHAM also provides services across a large service area that includes Marin County, Sonoma County, Santa Rosa, Fairfield, and Vallejo.

Historically, FHAM's fair housing services have been especially beneficial to Latinos, African Americans, people with disabilities, immigrants, families with children, female-headed households (including survivors of domestic violence and sexual harassment), and senior residents; approximately 90 percent of clients are low-income. FHAM's education services are also available to members of the housing, lending, and advertising industry. Providing industry professionals with information about their fair housing responsibilities is another means by which FHAM decreases incidences of discrimination and helps to protect the rights of members of protected classes.

From 2017 to 2018, the FHAM served 1,657 clients (tenants, homeowners, social service providers, and advocates), a 22 percent increase from the previous year; provided counseling on 592 fair housing cases (a 26 percent increase), intervened for 89 reasonable accommodations granted (a 33 percent increase) of 97 (a 24 percent increase) requested for people with disabilities; funded eight (8) reasonable modification requests to improve accessibility for people with disabilities; investigated 71 rental properties for discriminatory practices, filed 15 administrative fair housing complaints (a 15 percent increase)and one (1) lawsuit; garnered $71,140 in settlements for clients and the agency; and counseled 71 distressed homeowners and assisted homeowners in acquiring $228,197 through Keep Your Home California programs to prevent foreclosure.

During Fiscal Year 2018 to 2019, FHAM counseled 393 tenants and homeowners in Marin County, screening clients for fair housing issues and providing referrals for non-fair housing clients or callers out of FHAM's service area. Of the households counseled, 211 alleged discrimination and were referred to an attorney or bilingual housing counselor for further assistance (e.g. receiving information on fair housing laws, interventions with housing providers requesting relief from discriminatory behavior, making 35 reasonable accommodation requests on behalf of disabled tenants, four referrals to HUD/DFEH and representation in administrative complaints). Though the complaints FHAM received were on every federal and protected basis, the fair housing administrative complaints filed with the Department of HUD or the California Department of Fair Housing and Equal Opportunity alleged discrimination on the basis of disability, race, national origin, gender, and familial status.

Local Trends

FHANC received 39 housing discrimination complaints from San Anselmo residents between 2016 to 2021, including five in 2021 **(***Table 7.2***).** It is important to note that the sum of the complaints by protected class shown below will not equal the total as a single complaint may have been filed by a member of multiple protected classes. During this period, a large majority (74.4 percent) of complaints were related to disability status. Less common complaints related to race (7.7 percent), sexual orientation (7.7 percent), and gender (7.7 percent). Two complaints were filed by members of each of the following protected classes: source of income, age, marital status, religion, and national origin. One complaint was filed related to sex and familial status respectively. Consistent with the large proportion of persons filing on the basis of disability, 59 percent of complaints cited reasonable accommodation as a discriminatory practice. Other common discriminatory practices cited include different terms and conditions (15.4 percent), refusal to rent/sale (12.8 percent), and intimidation, interference, or coercion (12.8 percent).

Of the 39 complaints filed during this period, 27 (69.2 percent) were filed by White residents, four were filed by Black/African American residents (10.3 percent), three were filed by other/multiple race residents (7.7 percent), two were filed by American Indian/Alaska Native and White residents (5.1 percent), and two were filed by Asian and White residents (5.1 percent). Nearly 13 percent of complaints were filed by Latino residents. White residents were underrepresented in the pool of complaints, while all other races/ethnicities were overrepresented compared to the distribution of the population (see *Table 7.3*).

Table 7.2: Discrimination Complaints by Protected Class – San Anselmo (2016-2021)

Protected Class	2021	2020	2019	2018	2017	2016	Total
Disability	5	6	5	5	2	6	74.4%
Race	1	0	0	2	0	0	7.7%
Sexual Orientation	0	0	0	2	1	0	7.7%
Gender	0	0	0	0	2	1	7.7%
Source of Income	1	0	1	0	0	0	5.1%
Age	0	0	1	0	1	0	5.1%
Marital Status	0	0	1	0	1	0	5.1%
Religion	0	0	0	0	1	1	5.1%
National Origin	0	0	0	0	0	2	5.1%
Sex	1	0	0	0	0	0	2.6%
Familial Status	0	0	0	0	1	0	2.6%
Total	**5**	**6**	**7**	**7**	**5**	**9**	**39**

Note: Sum of complaints by basis will not equal total as a single complaint may be on the basis of multiple protected classes.
Sources: Fair Housing Advocates of Northern California (FHANC), 2020-21.

The HCD Data Viewer records HUD fair housing inquiries. Fair housing inquiries are not official fair housing cases but can be used to identify concerns about possible discrimination. According to 2013-2021 HUD data, there were 0.15 inquiries per 1,000 persons in San Anselmo. The fair housing inquiry rate in the town is like the nearby jurisdictions of Fairfax, Larkspur, and Ross, and lower than San Rafael and Corte Madera. There were two total inquiries from San Anselmo residents during this period, one related to disability status and one related to sex.

Fair Housing Testing

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

During the 2018-2019 FY, FHANC conducted email testing, in-person site, and phone testing for Marin County. FHANC conducted 60 email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 27 percent of tests, discrimination based on income in 63 percent of tests, and discrimination based on familial status in 7 percent of tests. Three paired tests (6 tests total) also showed discrimination based on both race and source of income. In 80 percent of tests (24 of 30 paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).[3]

In-person site and phone tests consisted of an African American tester and a White tester. Of the 10 paired in-person site and phone tests conducted, 50 percent showed differential treatment favoring the White tester, 60 percent showed discrepancies in treatment for HCV recipients, and 30 percent showed discrimination on the basis of race and source of income.

The conclusions of the fair housing tests included in the 2020 AI are as follows:

- Housing providers make exceptions for White Housing Choice Voucher recipients, particularly in high opportunity areas with low poverty.
- Email testing revealed significant evidence of discrimination, with 27 percent of tests showing clear differential treatment favoring the White tester and 63 percent of tests showing at least some level of discrimination based upon source of income.
- Phone/site testing also revealed significant instances of discrimination: 50 percent of discrimination based upon race and 60 percent based on source of income.

In Fiscal Year 2018 to 2019, Fair Housing Advocates of Marin (FHAM) conducted systemic race discrimination investigations as well as complaint-based testing, with testing for race, national origin, disability, gender, and familial status discrimination. FHAM monitored Craigslist for discriminatory advertising, with the additional recently added protection for individuals using housing subsidies in unincorporated parts of Marin. FHAM notified 77 housing providers in Marin during the year regarding discriminatory language in their advertisements.

The 2020 State AI did not report any findings on fair housing testing. However, the AI concluded that community awareness of fair housing protections correlates with fair housing testing as testing is often complaint-based, like it is for FHAM in Marin County. According to the 2020 State AI, research indicates that persons with disabilities are more likely to request differential treatment to ensure equal access to housing, making them more likely to identify discrimination. The 2020 State AI highlighted the need for continued fair housing outreach, fair housing testing, and trainings to communities across California, to ensure the fair housing rights of residents are protected under federal and state law. The 2020 State AI recommended that the state support the increase of fair housing testing to identify housing discrimination.

The 2020 State AI also reported findings from the 2020 Community Needs Assessment Survey. Respondents felt that the primary bases for housing discrimination were source of income, followed by discriminatory landlord practices, and gender identity and familial status. These results differ from the most cited reason for discrimination in complaints filed with DFEH and FHANC. The State survey also found that most (72 percent) respondents who had felt discriminated against did "nothing" in response. According to the 2020 State AI, "fair housing education and enforcement through the complaint process are areas of opportunity to help ensure that those experiencing discrimination know when and how to seek help."

3 The Housing Choice Voucher (HCV) Program is the federal government's major program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Participants issued a housing voucher are responsible for finding a suitable housing unit of their choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the local Public Housing Agency (PHA) on behalf of the participant. The participant then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Beginning on January 1, 2020, housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Housing Choice Voucher, that helps them to afford their rent.

Local Trends

During the 2018-2019 FY, FHANC conducted email testing in San Anselmo. FHANC conducted eight email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 50 percent of tests, discrimination based on income in 75 percent of tests, and there was also clear differential treatment based upon familial status. Four paired tests showed clear differential treatment based upon race and two paired tests based upon source of income.

In 100 percent of tests (eight of eight paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).

Fair Housing Education and Outreach

Regional Trends

As stated earlier, the 2020 State AI has concluded that fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. FHANC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. The Marin Housing Authority website includes the following information in 103 languages:

- Public Housing, including reasonable accommodations, grievance procedures, transfer policies, Section 3, maintenance service charges, fraud and abuse, resident newsletters, forms and other resources;
- HCVs, including for landlords, participants, fraud and abuse and voucher payment standards;
- Waitlist information and updates;
- Resident Services, including the Supportive Housing Program and Resident Advisory Board;
- Homeownership including Below Market Rate Homeownership Program, Residential Rehab Loan Program, Mortgage Credit Certification Program and the Section 8 Homeownership Program;
- Announcements and news articles, Agency reports and calendar of events.

The County established a Fair Housing Community Advisory Group in 2016. The Community Advisory Group provides advice and feedback on community engagement and communication strategies to County staff, participates in inclusive discussions on fair housing topics, identifies fair housing issues and contributing factors, and assists in developing solutions to mitigate fair housing issues. The County also established a Fair Housing Steering Committee consisting of 20 members representing public housing, faith-based organizations, the Marin Housing Authority, Asian communities, cities and towns, African American communities, business, persons with disabilities, children, legal aid, persons experiencing homelessness, Latino communities, and philanthropy. The Steering Community advises on community engagement strategies, identifies factors contributing to fair housing impediments, incorporates community input and feedback, and provides information on a variety of housing topics to inform actions and implementation plans.

From 2017 to 2018, Fair Housing Advocates of Marin (FHAM) educated 221 prospective homebuyers; trained 201 housing providers on fair housing law and practice, a 28 percent increase from the previous fiscal year. From 2017 to 2018, FHAM also reached 379 tenants and staff from service agencies through fair housing presentations and 227 community members through fair housing conferences (a 37 percent increase); distributed 4,185 pieces of literature; had 100 children participate in our annual Fair Housing Poster Contest from 10 local schools and 16 students participate in our first Fair Housing Poetry Contest from 11 local schools; and offered Storytelling shows about diversity and acceptance to 2,698 children attending 18 Storytelling shows.

As of 2021, FHAM agency reaches those least likely to apply for services through the following: ·

- Translating most of its literature into Spanish and some in Vietnamese;
- Continuing to advertise all programs/services in all areas of Marin, including the Canal, Novato, and Marin City, areas where Latino and African-American populations are concentrated and live in segregated neighborhoods;
- Maintaining a website with information translated into Spanish and Vietnamese;
- Maintaining bilingual staff: As of 2021, FHAM has three bilingual Spanish speakers who offer intake, counseling, education and outreach to monolingual Spanish speakers; in addition, they have one staff member who is bilingual in Mandarin and another in Portuguese;
- Maintaining a TTY/TDD line to assist in communication with clients who are deaf/hard of hearing · Offering translation services in other languages when needed;
- Conducting outreach and fair housing and pre-purchase presentations in English and Spanish;
- Collaborating with agencies providing services to all protected classes, providing fair housing education to staff and eliciting help to reach vulnerable populations – e.g. Legal Aid of Marin, the Asian Advocacy Project, Canal Alliance, ISOJI, MCIL, Sparkpoint, the District Attorney's Office, Office of Education, and the Marin Housing Authority.

Local Trends

As previously described in the Public Outreach Chapter, the Town held a series of Virtual Community Meetings and Housing Element Advisory Committee (HEAC) meetings. Both the Virtual Community Meetings and the HEAC meetings included an overview of fair housing issues, what AFFH is and how it relates to the town, current conditions within the town and potential actions to address AFFH issues. The Town is committed to continuing to engage the segments of the population that reside in the neighborhoods with a lower access to opportunity and more fair housing impediments for ongoing input related to housing and community development needs and access to opportunities. This includes access to economic, environmental, educational and transportation opportunities. The Town intends to complete additional outreach as it works to obtain certification of this Housing Element as well as continuing community engagement during the planning period.

Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"- households with extended family members and non-kin.[4] These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).[5]

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two group that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score above 60, 60 percent of people in the specified area would need to move to eliminate segregation.[6] The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

4 Harvey, H., Duniforn, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. Duke University Press, 58 (3): 821–846. https://doi.org/10.1215/00703370-9101102
5 Sandefur, G.D., Martin, M., Eggerling-Boeck, J. , Mannon, S.E., & .Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) America becoming: Racial trends and their consequences. (Vol I, pp. 40-102). National Academy Press Washington, D.C. .
6 Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press.

Regional Trends

Non-Hispanic Whites make up 71.2 percent of Marin County's population, a significantly larger share than in the Bay Area region[7], where only 39 percent of the population is non-Hispanic White. The next largest racial/ethnic group in Marin County is Hispanic/Latino, making up 16 percent of the population, followed by Asian population (5.8 percent), and population of two or more races (3.8 percent) (*Table 7.3*). Of the selected jurisdictions surrounding San Anselmo, San Rafael has the most concentrated Hispanic population, where 31 percent of residents are Hispanic or Latino, while Ross has the smallest Hispanic population of only 3.5 percent (and inversely the largest White population of 89 percent). These trends differ from the Bay Area, where Asians make up the second largest share of the population (27 percent). While Asians make up the third largest share of the population in Marin County, they account for only six percent of the population.

Table 7.3: Racial Composition in Neighboring Cities and County (2019)

Race	Bay Area[10]	Marin County	San Anselmo	Corte Madera	Fairfax	Larkspur	Ross	San Rafael
White, non-Hispanic	3,030,040 (39.3%)	185,079 (71.2%)	10,759 (85.9%)	7,723 (78.5%)	6,237 (82.3%)	9,597 (77.9%)	2,040 (89.1%)	33,502 (57.0%)
Black or African American, non-Hispanic	447,182 (5.8%)	5,459 (2.1%)	100 (0.8%)	226 (2.3%)	30 (0.4%)	86 (0.7%)	69 (3.0%)	764 (1.3%)
American Indian and Alaska Native, non-Hispanic	15,420 (0.2%)	520 (0.2%)	N/A	N/A	N/A	49 (0.4%)	N/A	59 (0.1%)
Asian, non-Hispanic	2,058,577 (26.7%1)	15,077 (5.8%)	413 (3.3%)	600 (6.1%)	326 (4.3%)	665 (5.4%)	87 (3.8%)	3,938 (6.7%)
Native Hawaiian and Other Pacific Islander, non-Hispanic	N/A	260 (0.1%)	N/A	N/A	30 (0.4%)	12 (0.1%)	N/A	N/A
Some other race, non-Hispanic	N/A	2,339 (0.9%)	38 (0.3%)	157 (1.6%)	N/A	62 (0.5%)	N/A	234 (0.4%)
Two or more races, non-Hispanic	N/A	9,878 (3.8%)	326 (2.6%)	433 (4.4%)	242 (3.2%)	493 (4.0%)	11 (0.5%)	1,998 (3.4%)
Hispanic or Latino	1,811,856 (23.5%)	41,591 (16.0%)	698 (7.1%)	698 (7.1%)	712 (9.4%)	1,355 (11.0%)	80 (3.5%)	18,220 (31.0%)
Total	**7,710,026**	**259,943**	**12,525**	**9,838**	**7,578**	**12,319**	**2,290**	**58,775**

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
2. Asian and Pacific Islander combined; ABAG Data Package presented data with some races combined.
Sources: American Community Survey, 2015-2019 (5-Year Estimates). ABAG Housing Needs Data Package.

As explained above, dissimilarity indices measure segregation, with higher indices signifying higher segregation. In Marin County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 42.6 in 2020 (*Table 7.4).* Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Black, Hispanic, Asian/Pacific Islander, and White residents have also increased since 1990, indicating that Marin County has become increasingly racially segregated. Based on HUD's definition of the index, Black and White residents are highly segregated and Hispanic and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table 7.4: Dissimilarity Indices for Marin County (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	31.63	34.08	35.21	42.61
Black/White	54.90	50.87	45.61	57.17
Hispanic/White	36.38	44.29	44.73	49.97
Asian or Pacific Islander/White	19.64	20.13	18.55	25.72

Sources: HUD Dissimilarity Index, 2020.

7 The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

In California, based on the figures provided in the 2020 State AI, segregation levels between non-White and White populations were moderate in both entitlement and non-entitlement areas. However, segregation levels in non-entitlement areas are slightly higher with a value of 54.1, compared to 50.1 in entitlement areas. Segregation trends Statewide show an increase in segregation between non-White and White populations between 1990 and 2017 in both entitlement and non-entitlement areas. The 2020 State AI found that California's segregation levels have consistently been most severe between the Black and White populations, a trend paralleled in Marin County. Also, like Marin County, State trends show Asian or Pacific Islander and White residents are the least segregated when compared to other racial and ethnic groups, but levels are still increasing.

Figure 7.2 and *Figure 7.3* below compare the concentration of minority populations in Marin County and the adjacent region by census block group8 in 2010 and 2018. Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide. In Marin County, non-White populations are most concentrated along the eastern County boundary, specifically in North and Central Marin in the cities of San Rafael, Novato, and the unincorporated communities of Marin City and San Quentin (where a State Prison is located). Red block groups indicate that over 81 percent of the population in the tract is non-White. While non-White populations appear to be increasing across the Marin region, these groups are generally concentrated within the areas described above. However, minorities are more highly concentrated in jurisdictions east and south of Marin County. Most of the block groups along the San Pablo Bay and San Francisco Bay shores in Solano, Contra Costa, Alameda, and San Francisco County have higher concentrations of minorities (over 61 percent) compared to North Bay counties (Marin, Sonoma, and Napa).

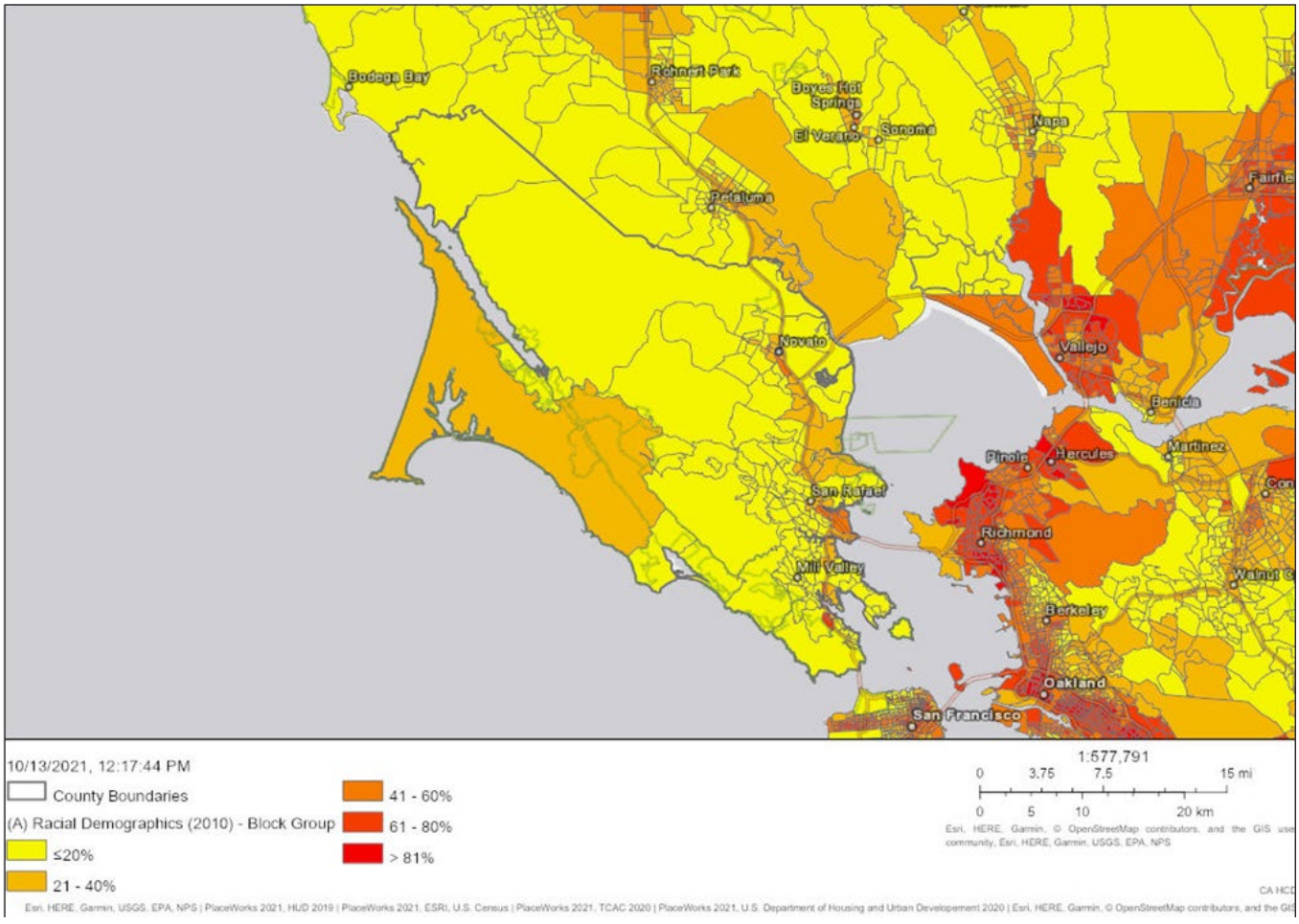


Figure 7.2: Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

8 Block groups (BGs) are the next level above census blocks in the geographic hierarchy (census blocks are the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data). A BG is a combination of census blocks that is a subdivision of a census tract or block numbering area (BNA). A county or its statistically equivalent entity contains either census tracts or BNAs; it can not contain both. The BG is the smallest geographic entity for which the decennial census tabulates and publishes sample data.

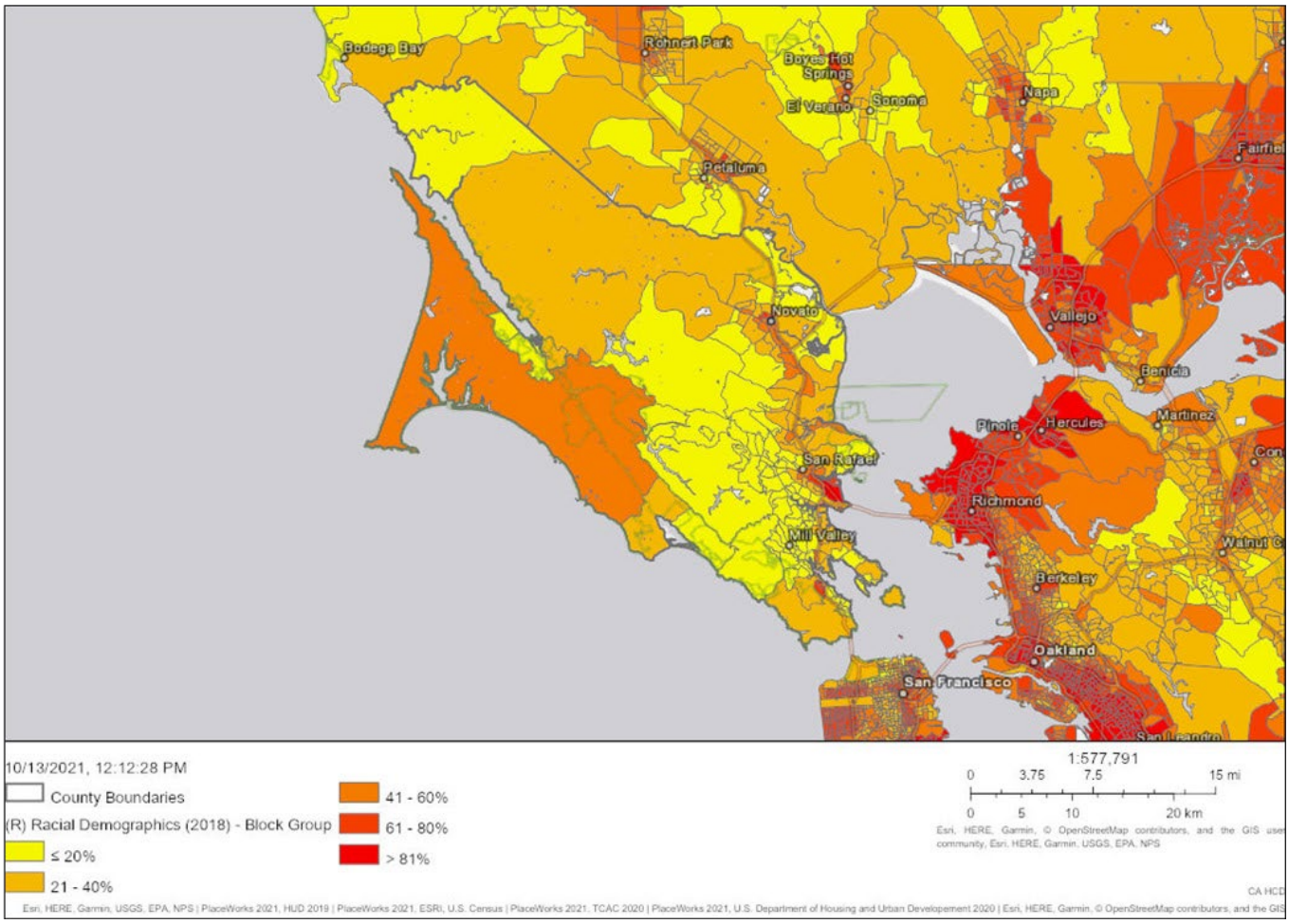


Figure 7.3: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

Figure 7.4 shows census tracts in Marin County and the neighboring region by predominant racial or ethnic groups. The intensity of the color indicates the population percentage gap between the majority racial/ethnic group and the next largest racial/ethnic group. The higher the intensity of the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. The darkest color indicator for each race indicates that over 50 percent of the population in that tract is of a particular race/ethnicity. Gray indicates a White predominant tract, green indicates a Hispanic predominant tract, purple indicates an Asian predominant tract, and red indicates a Black predominant tract. There are only four tracts in the county with non-White predominant populations. Three tracts in Central Marin and one tract in Southern Marin have predominant non-White populations. Two tracts in San Rafael have Hispanic predominant populations (green), one of which has a Hispanic population exceeding 50 percent (90 percent, darkest green), and one tract in the unincorporated San Quentin community has a Black predominant population (40 percent, red). In Southern Marin, one tract in unincorporated Marin City has a Black majority population (41 percent, red). In all other tracts countywide, Whites are the predominant race (grey). By comparison, many census tracts in Solano, Contra Costa, Alameda, and San Francisco County have predominant minority populations (shades of purple, green, and red).

Marin City, historically an African American enclave, has experienced significant declines in the local African American population. In 1990, the community was about 90 percent Black/African American, and is currently around 28 percent.

The COVID-19 pandemic has accelerated these trends, highlighting communities that are increasingly at risk for higher infection rates. Hispanic/ Latino populations represent about 16 percent of the county and 34 percent of Rental Assistance requests, while Black/African American residents represent about two percent of rental assistance requests.

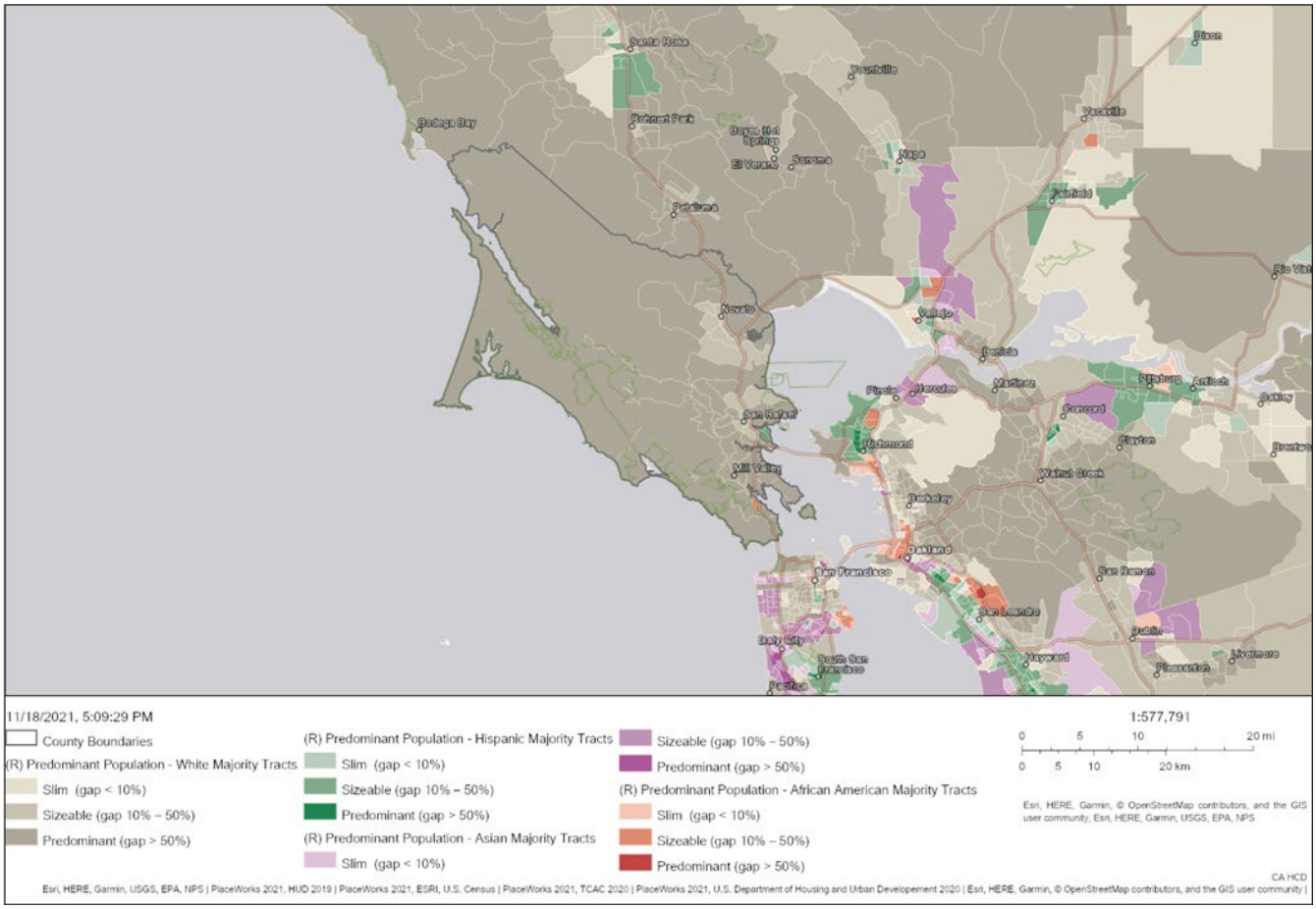


Figure 7.4: Regional Racial/Ethnic Majority Tracts (2018)

Local Trends

Like the county, San Anselmo's population is mostly White (85.9 percent). As presented in *Table 7.5*, the town's White population increased from 83.4 percent in 2010, while the Hispanic/Latino decreased from 7.4 percent in 2010 to 7.1 percent in 2019. Since 2010, the Asian population also decreased, currently representing 3.3 percent of the population. The share of Black/African American residents, American Indian/Alaska Native residents, and residents of two or more races has also decreased during this period. The population, but 8.5 percent of Rental Assistance requests.

Table 7.5: Change in Racial/Ethnic Composition (2010-2019)

	2010		2019	
	Persons	Percent	Persons	Percent
White, non-Hispanic	10,174	83.4%	10,765	85.9%
Black or African American, non-Hispanic	118	1.0%	96	0.8%
American Indian and Alaska Native, non-Hispanic	12	0.1%	0	0.0%
Asian, non-Hispanic	620	5.1%	418	3.3%
Some other race, non-Hispanic	8	0.1%	32	0.3%
Two or more races, non-Hispanic	371	3.0%	330	2.6%
Hispanic or Latino	900	7.4%	884	7.1%
Total	**12,203**	**100.0%**	**12,525**	**100.0%**

Sources: 2006-2010 and 2015-2019 ACS (5-Year Estimates).

ABAG provides segregation analyses for Bay Area jurisdictions for the purpose of this AFFH assessment. According to this report, dissimilarity indices between the population of people of color and White population of San Anselmo are lower than the Bay Area average (*Table 7.6*). Between 2000 to 2020, the White and non-White communities in San Anselmo have become less segregated, and segregation between White and non-White groups townwide is considered low based on HUD's definitions for dissimilarity indices. Asian/Pacific Islander and White communities have become slightly more segregated during this period, while segregation between Black/African American, Hispanic or Latino, and White communities has generally remained constant. However, dissimilarity indices for San Anselmo may be inaccurate due to the small non-White populations residing in the town.

Table 7.6: Dissimilarity Indices for San Anselmo (2000-2020)

	San Anselmo			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander and White	17.8*	15.8*	18.6*	18.5*
Black/African American and. White	19.4*	3.4*	19.2*	24.4*
Latino and White	3.2*	5.1	3.3	20.7
People of Color and White	8.8	8.0	5.9	16.8

** Index based on racial group making up less than 5 percent of jurisdiction population. Estimates may be unreliable.*
Source: ABAG/MTC AFFH Segregation Report, 2022.

As presented in *Figure 7.5*, the entirety of San Anselmo is predominantly White, consistent with the surrounding jurisdictions.

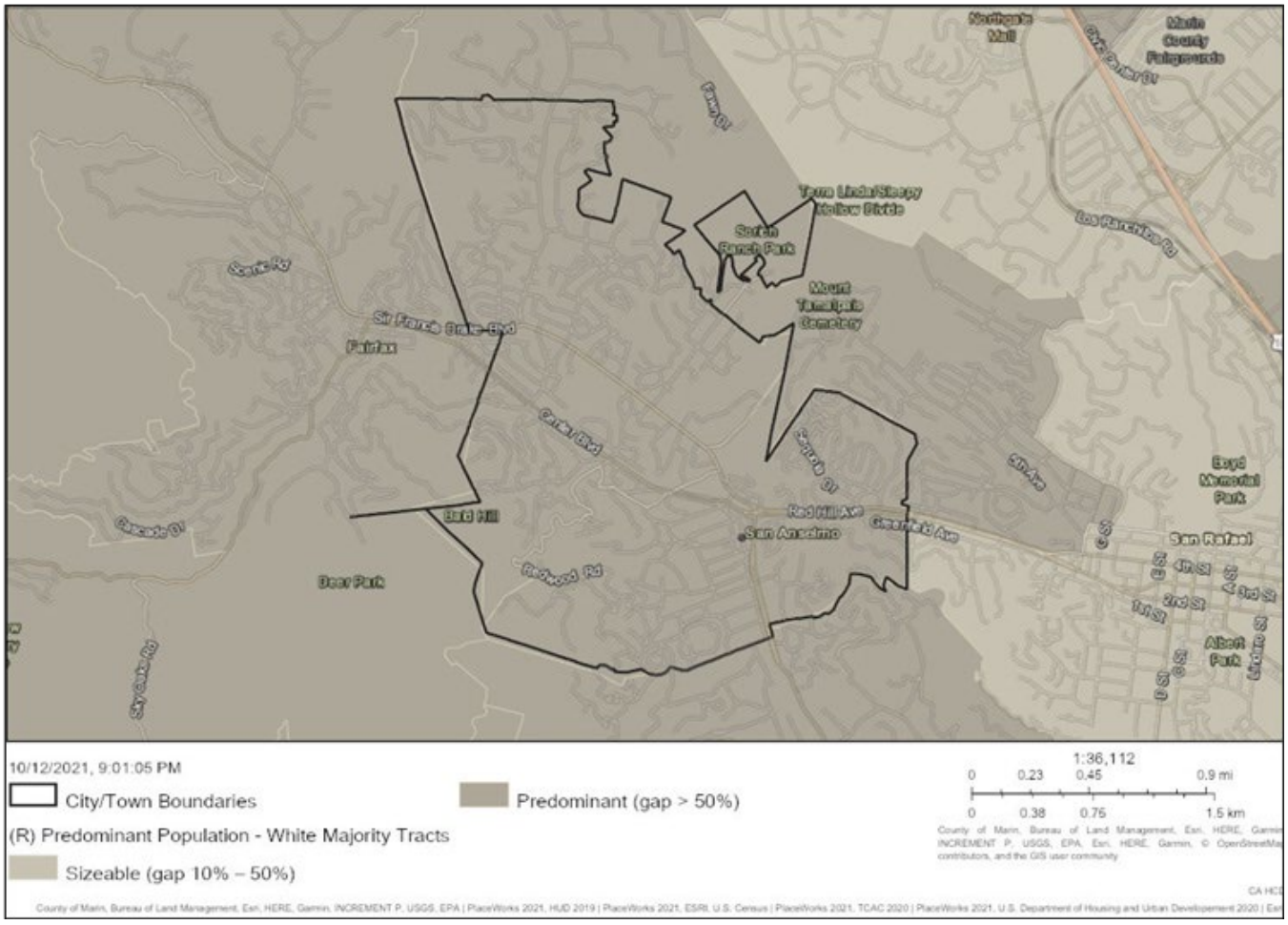


Figure 7.5: Racial/Ethnic Majority Tracts (2018)

Figure 7.6 shows the racial/ethnic minority population by block group and the sites inventory used to meet the Town's RHNA. Racial/ethnic minority residents represent less than 20 percent of the population in all nine block groups that make up the town. All block groups have remained predominantly White since 2010, while block groups in San Rafael, northeast of the town, have seen growing populations of people of color. As discussed previously, the White population townwide has increased since 2010.All units of all income levels generated from the RHNA opportunity sites are located in census tracts which all contain less than or equal to 20 percent non-White populations.

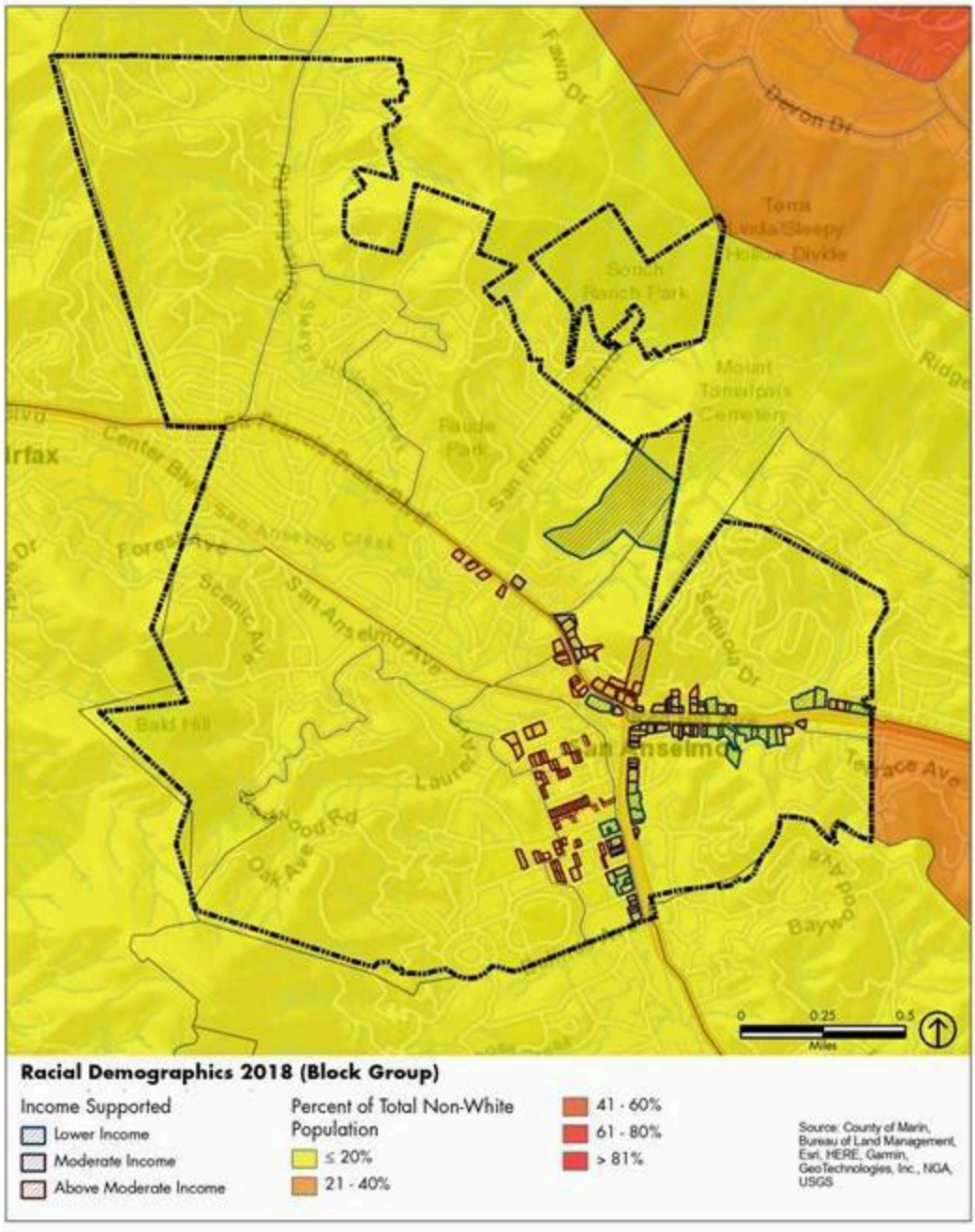


Figure 7.6: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

Persons with Disabilities

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability. **Actions outlined in Program 7.2 will support persons with disabilities in ensuring that new housing developments are accessible and affordable.**

Regional Trends

Marin County's population with a disability[9] is similar to that in the Bay Area. As presented in *Table 7.7,* in Marin County, 9.1 percent of the population has a disability, compared to 9.6 percent in the Bay Area. Black or African American, American Indian and Alaska Native, and non-Hispanic White populations experience disabilities at the highest rates in both the Bay Area and the county (16 percent, 18 percent, and 11 percent in the Bay Area and 15 percent, 12 percent, and 10 percent in Marin County, respectively). Nearly 37 percent of Marin County's population aged 75 and older and 14.6 percent aged 65 to 74 has one or more disability, lower shares than in the Bay Area. Ambulatory and independent living difficulties are the most common disability type in the county and Bay Area

According to the 2015-2019 ACS, populations of persons with disabilities in Marin County cities are generally consistent, ranging from 7.2 percent in Ross to 10 percent in Novato. *Figure 7.7* shows that less than 20 percent of the population in all tracts in the county have a disability. Persons with disabilities are generally not concentrated in one area in the region. *Figure 7.7* also shows that only few census tracts in the region have a population with a disability higher than 20 percent. However, multiple census tracts with a population with disabilities between 15 and 20 percent are concentrated along San Pablo Bay and San Francisco Bay in Napa, Contra Costa, and Contra Costa Valley.

Table 7.7: Populations of Persons with Disabilities – Marin County (2019)

	Bay Area	Marin County
	Percent with a Disability	Percent with a Disability
Civilian non-institutionalized population	9.6%	9.1%
Race/Ethnicity		
Black or African American alone	15.9%	14.8%
American Indian and Alaska Native alone	17.5%	12.1%
Asian alone	7.3%	7.3%
Native Hawaiian and Other Pacific Islander alone	9.3%	0.8%
Some other race alone	6.8%	4.7%
Two or more races	8.2%	8.9%
White alone, not Hispanic or Latino	11.3%	9.9%
Hispanic or Latino (of any race)	7.9%	6.1%
Age		
Under 5 years	0.6%	0.7%
5 to 17 years	3.8%	2.9%
18 to 34 years	4.6%	5.9%
35 to 64 years	8.0%	6.1%
65 to 74 years	19.6%	14.6%
75 years and over	47.8%	36.8%
Type		
Hearing difficulty	2.7%	3.0%
Vision difficulty	1.7%	1.5%
Cognitive difficulty	3.7%	3.2%
Ambulatory difficulty	4.8%	4.3%
Self-care difficulty	2.2%	2.0%
Independent living difficulty	3.9%	4.3%

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
Sources: American Community Survey, 2015-2019 (5-Year Estimates).

9 The American Community Survey asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report anyone of the six disability types are considered to have a disability. For more information visit: https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reaching%2C%20lifting%2C%20or%20carrying.

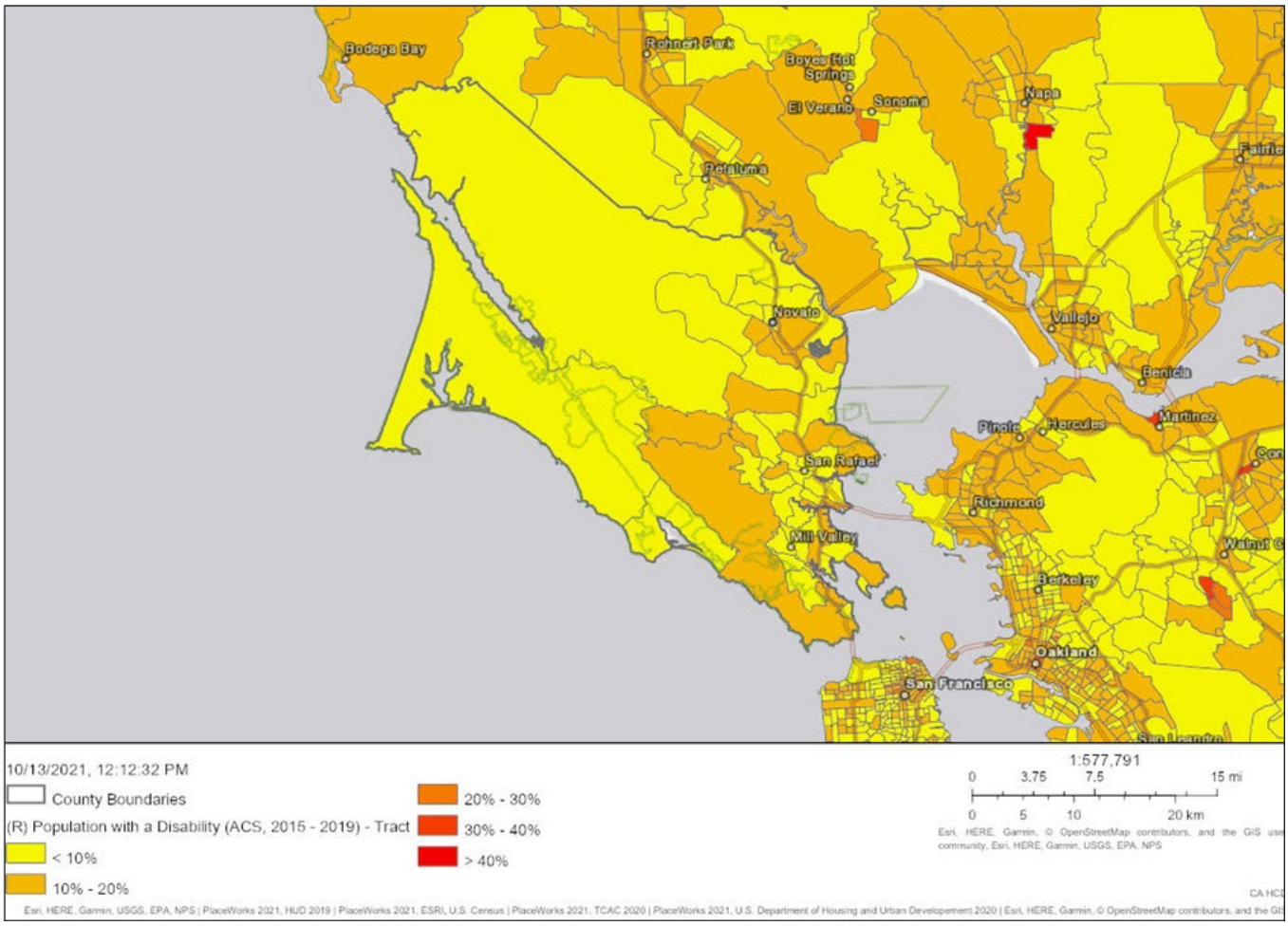


Figure 7.7: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

Local Trends

According to the 2015-2019 ACS, 7.6 percent of San Anselmo residents experience a disability, compared to 9.1 percent countywide. Disabilities are most common amongst elderly residents; approximately 39 percent of persons aged 75 and over and 11.5 percent of persons aged 64 to 74 experience a disability (*Table 7.8*). The most common disabilities in San Anselmo are ambulatory difficulties (3.6 percent) and hearing difficulties (3 percent). The population of persons with disabilities has generally remained constant since the 2008-2012 ACS (7.7 percent with disability). The proportion of elderly adults aged 65 and older who experience a disability in the town is lower than the county, but a larger proportion of youths (5 to 17 years old) and young adults (18 to 34 years old) experience a disability. There is a significantly higher rate of Black/African American residents (13 percent) and residents of two or more races (15.8 percent) who experience a disability compared to other racial/ethnic groups in San Anselmo.

Table 7.8: Populations of Persons with Disabilities – San Anselmo (2019)

	Total Population	Percent with a Disability
Total civilian non-institutionalized population	12,487	7.6%
Race/Ethnicity		
Black or African American alone	92	13.0%
Asian alone	418	6.9%
Some other race alone	392	0.0%
Two or more races	342	15.8%
White alone, not Hispanic or Latino	10,735	7.8%
Hispanic or Latino (of any race)	880	2.8%
Age		
Under 5 years	562	0.0%
5 to 17 years	2,195	6.5%
18 to 34 years	1,571	2.5%
35 to 64 years	5,815	4.7%
65 to 74 years	1,520	11.5%
75 years and over	824	39.1%
Type		
Hearing difficulty	N/A	3.0%
Vision difficulty	N/A	2.1%
Cognitive difficulty	N/A	2.8%
Ambulatory difficulty	N/A	3.6%
Self-care difficulty	N/A	1.4%
Independent living difficulty	N/A	2.8%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Figure 7.8 shows the population of persons with disabilities by census tract based on the 2015-2019 ACS. Three tracts make up San Anselmo: tract 1150 (northern San Anselmo), tract 1160 (central western San Anselmo), and tract 1170 (southern San Anselmo). Tract 1150 encompasses areas north of Sir Francis Drake Boulevard and Shaw Drive, including Sorich Ranch Park. It is important to note that this tract also encompasses much of the Sleepy Hollow community north of the town.

The southern San Anselmo tract (tract 1170) has a higher concentration of persons with disabilities compared to the northern areas (tracts 1150 and 1160). According to the HCD AFFH Data Viewer, 11.4 percent of the population in tract 1170 experiences one or more disability, compared to only 7.5 percent in tract 1160 and 6.1 percent in tract 1150. This trend may be due to the distribution of elderly residents. According to the 2015-2019 ACS, tract 1170 has an elderly population of 21 percent compared to 17.8 percent in tract 1160 and 19.1 percent in tract 1150. There is also one subsidized housing project in the town, Oak Hill Apartments. Oak Hill Apartments is located in the southern section of the town and serves the developmentally disabled population. Oak Hill Apartments includes 14 units, 13 of which are affordable units.

Sites Inventory

The distribution of units selected to meet the Town's RHNA by income level and population of persons with disabilities is presented in *Table 7.9* and *Figure 7.8*. Most RHNA sites are located in the southern tract (1170). As such, 84 percent of units yielded from opportunity sites are located in the tract where more than 10 percent of the population experiences a disability. A larger share of above moderate-income (97 percent) and moderate-income (97 percent) units are in this tract compared to lower income units (66 percent).

Table 7.9: Distribution of Opportunity Site Units by Population of Persons with Disabilities

Percent with Disability (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	112	34%	8	3%	5	3%	125	16%
10-20%	213	66%	264	97%	196	97%	673	84%
Total	**325**	**100%**	**272**	**100%**	**201**	**100%**	**798**	**100%**

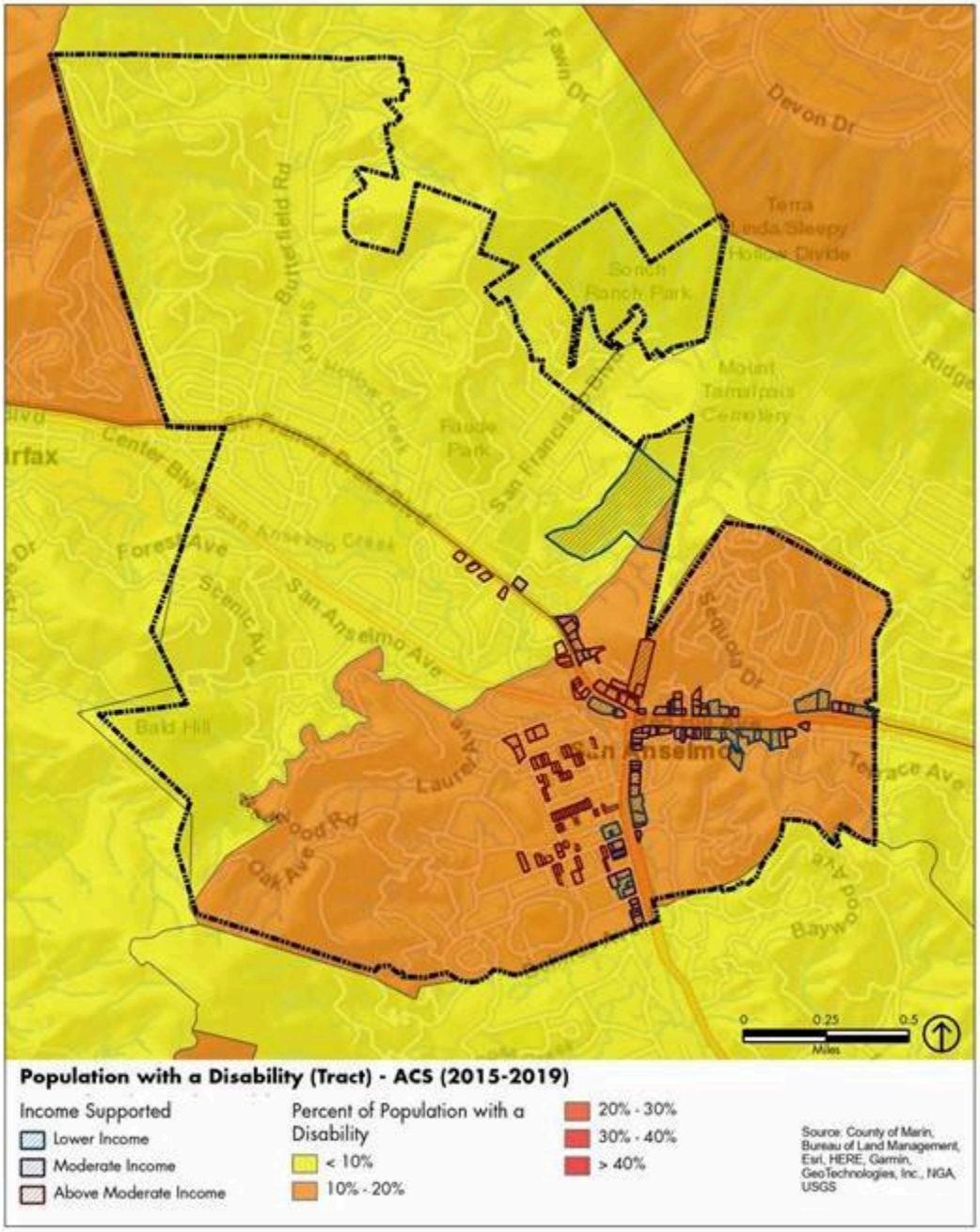


Figure 7.8: Sites Inventory and Concentration of Persons with Disabilities by Tract

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Regional Trends

According to the 2019 ACS, there are slightly fewer households with children in Marin County than the Bay Area. About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households (*Figure 7.9*). In the Bay Area, about 32 percent of households have children and like the county, most households with children are married-couple households. Within Marin County, the cities of Larkspur and Ross have the highest percentage of households with children (50.1 percent and 40.6 percent, respectively). Larkspur, Corte Madera, and San Rafael have concentrations of single-parent households exceeding the countywide average. *Figure 7.10* shows the distribution of children in married households and single female headed households in the region.

Census tracts with high concentrations of children living in married couple households are not concentrated in one area of Marin County. Most census tracts have over 60 percent of children living in married-persons households. Regionally, children in married-person households are more common in inland census tracts (away from the bay areas). The inverse trend is seen for children living in single-parent female-headed households, is shown in *Figure 7.11*. In most tracts countywide, less than 20 percent of children live in female-headed households. Between 20 and 40 percent of children live in female-headed households in two tracts: one in Southern Marin in the unincorporated community of Marin City and one in West Marin near the unincorporated community of Bolinas. Regionally, tracts with a higher percentage of children in married-persons households are found along the San Pablo and San Francisco bays.

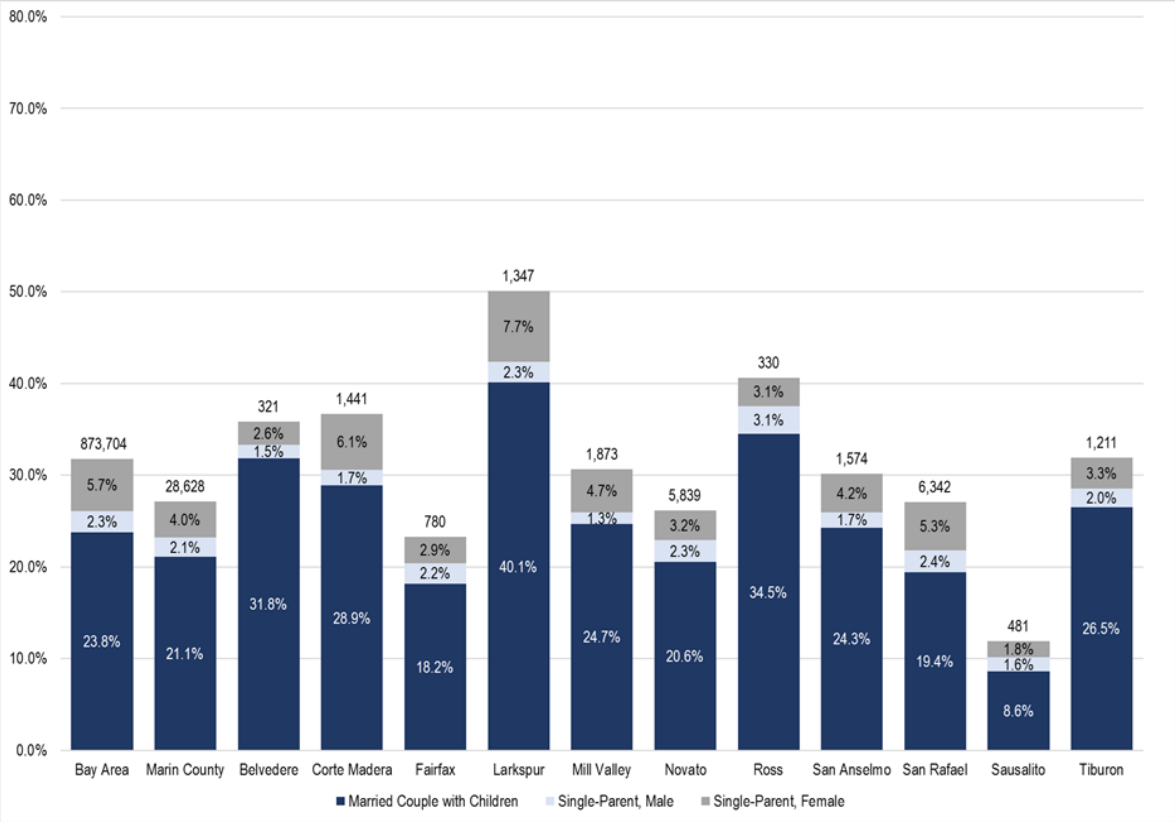


Figure 7.9: Households with Children in Marin County and Incorporated Cities (2019)
Source: American Community Survey, 2015-2019 ACS (5-Year Estimates)

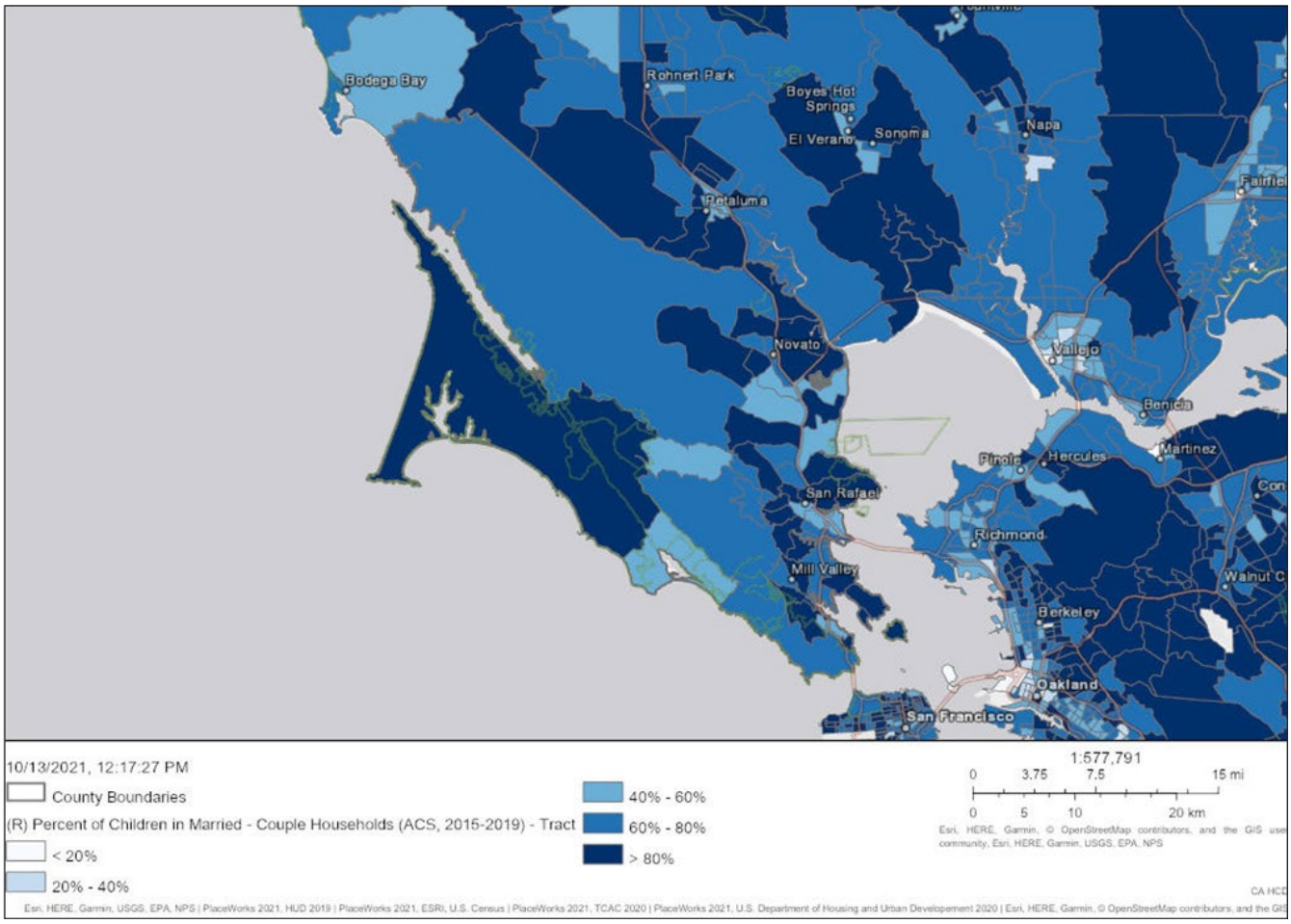


Figure 7.10: Regional Percent of Children in Married Couple Households by Tract (2019)

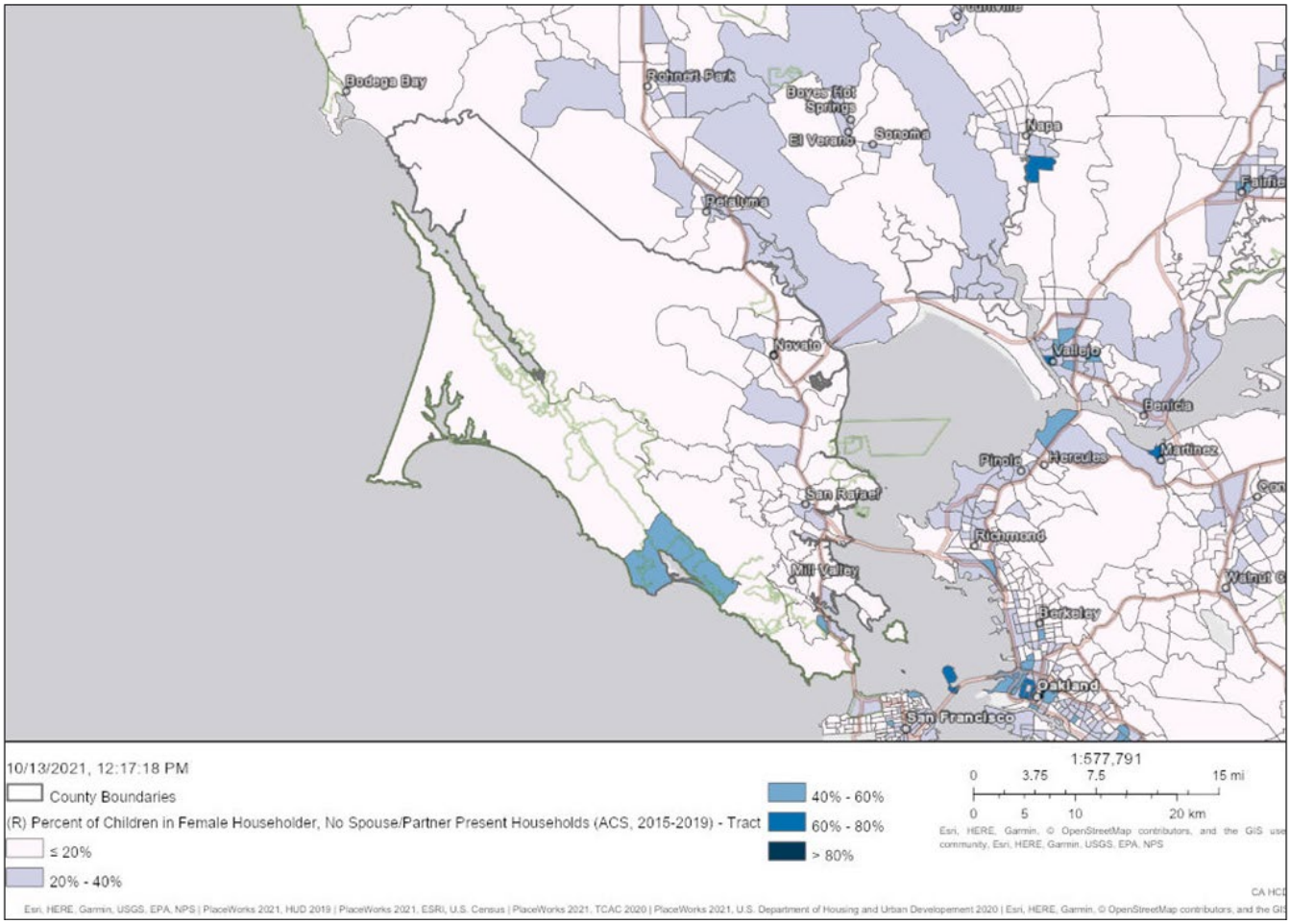


Figure 7.11: Regional Percent of Children in Female-Headed Households by Tract (2019)

Local Trends

San Anselmo has seen a decrease in households with children in recent years (*Table 7.10*). During the 2006-2010 ACS, there were 1,807 households with children representing 35.3 percent of all town households. The most recent 2015-2019 ACS estimates show there is now 1,655 households with children in San Anselmo representing 31.7 percent of households townwide. Over five percent of households in the town are single-parent households, most of which are female-headed single-parent households (3.5 percent). Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Table 7.10: Change in Household Type – Households with Children (2006-2019)

Household Type	2006-2010		2015-2019		Percent Change
	Households	Percent	Households	Percent	
Married-couple family with children	1,283	25.1%	1,268	24.3%	-1.2%
Cohabiting couple with children	N/A	N/A	38	0.7%	N/A
Single-parent, male-headed	167	3.3%	87	1.7%	-47.9%
Single-parent, female-headed	343	6.7%	181	3.5%	-47.2%
Total Households with Children*	1,807	35.3%	1,655	31.7%	-8.4%
Total Households	**5,118**	**100.0%**	**5,219**	**100.0%**	**2.0%**

** Includes all households with one or more people under 18 years*
N/A: Data unavailable
Sources: American Community Survey, 2006-2010 and 2015-2019 (5-Year Estimates).

As shown in *Figure 7.12,* more than 80 percent of children in the northern and southern San Anselmo tracts live in married couple households compared to 69.8 percent of children in tract 1160 along the western town boundary. Despite the smaller proportion of children living in married couple households in this tract, there are no concentrations of children living in single-parent female-headed households in the town. In all San Anselmo tracts, fewer than 20 percent of children live in female-headed households. In tract 1160, 7.6 percent of children live in single-parent male-headed households, 13.2 percent live in single-parent female-headed households, and 9.4 percent live in cohabiting couple households. While the concentration of children in female-headed households in tract 1160 is comparable to tract 1150 (11.6 percent) and tract 1170 (10.3 percent), a larger proportion live in male-headed households and cohabiting couple households.

Sites Inventory

A majority of units yielded from opportunity sites units (99 percent) are in tracts where more than 80 percent of children live in married couple households including 100 percent of lower income units, 100 percent of moderate-income units, and 98 percent of above moderate-income units (*Table 7.11* and *Figure 7.12*). This trend is consistent with the overall composition of the town and does not disproportionately place units of any income level in tracts where fewer children live in female-headed households.

Table 7.11: Distribution of Opportunity Site Units by Percent of Children in Married Couple Households

Percent of Children in Married Couple Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Less than 80%	0	0%	0	0%	5	2%	5	1%
Greater than 80%	325	100%	272	100%	196	98%	793	99%
Total	**325**	**100%**	**272**	**100%**	**201**	**100%**	**798**	**100%**

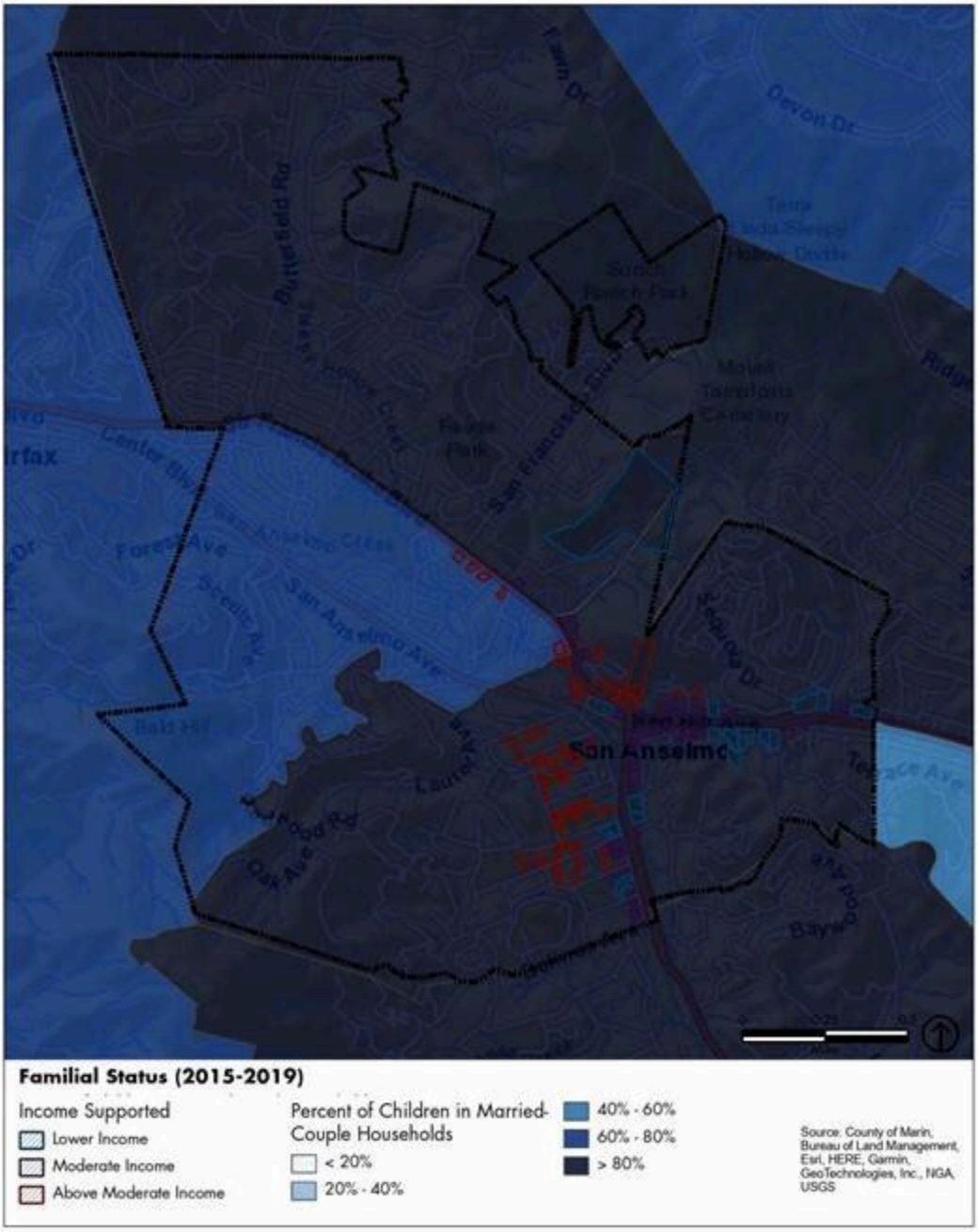


Figure 7.12: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)

Income Level

Identifying low or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

According to Comprehensive Housing Affordability Strategy (CHAS)[10] data based on the 2017 ACS, 40.5 percent of Marin County households are low or moderate-income, earning 80 percent or less than the area median income (AMI) (*Table 7.12*). A significantly larger proportion of renter households in Marin County are LMI. Nearly 60 percent of renter households are considered LMI compared to only 29.8 percent of owner households. *Figure 7.13* shows that LMI populations are most concentrated in tracts in West Marin, North Marin (Novato), Central Marin (San Rafael), and the unincorporated communities of Marin City and Santa Venetia.

Table 7.12: Marin County Households by Income Category and Tenure (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	5,855 (8.7%)	9,763 (26.0%)	15,622 (14.9%)
31%-50% of AMI	5,720 (8.5%)	6,008 (16.0%)	11,743 (11.2%)
51%-80% of AMI	8,479 (12.6%)	6,609 (17.6%)	15,098 (14.4%)
81%-100% of AMI	5,653 (8.4%)	3,755 (10.0%)	9,331 (8.9%)
Greater than 100% of AMI	41,588 (61.8%)	11,415 (30.4%)	52,947 (50.5%)
Total	**67,295**	**37,550**	**104,845**

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties) for Marin County.

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

10 Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low- income households.

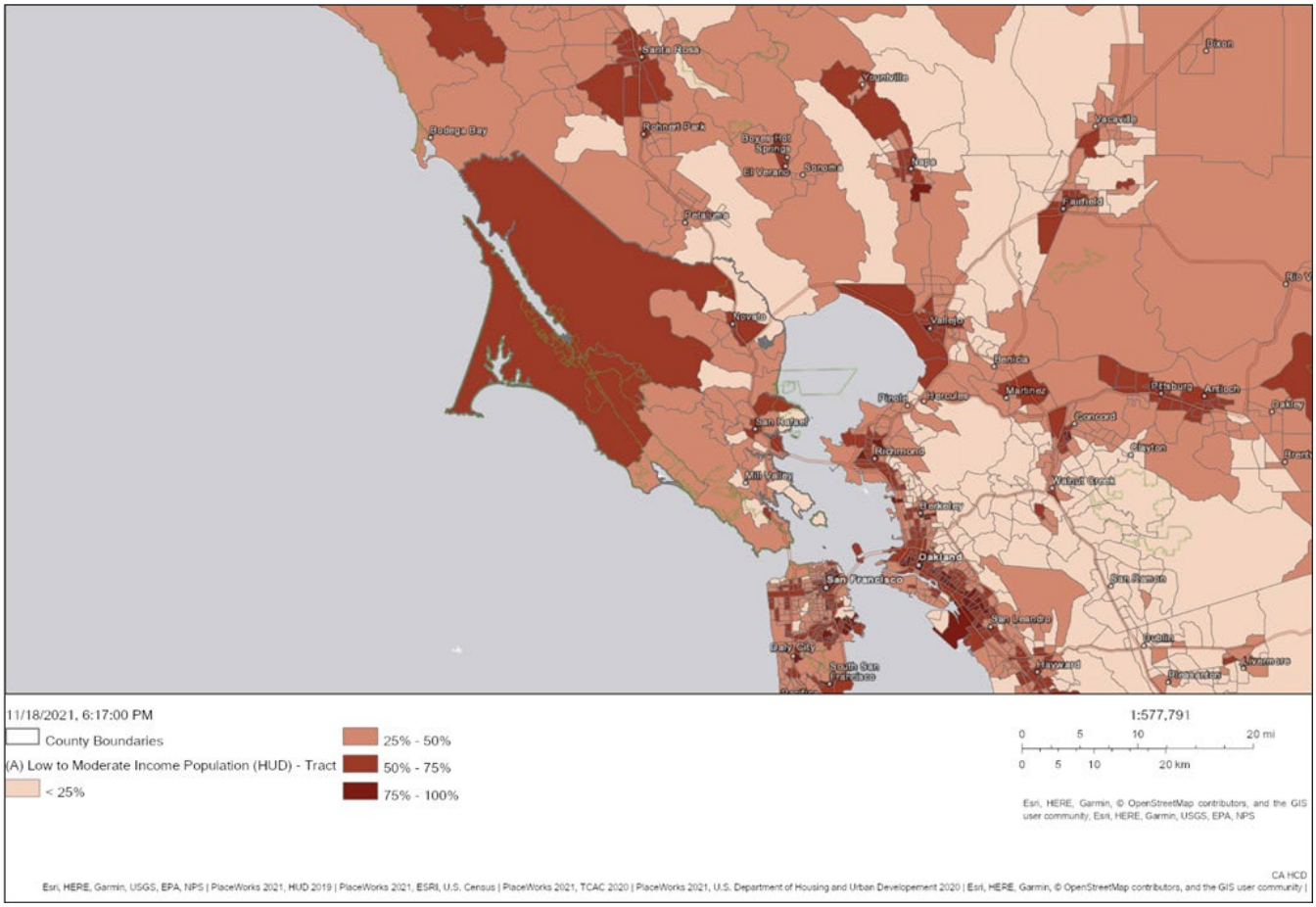


Figure 7.13: Regional Concentrations of LMI Households by Tract (2020)

Local Trends

The Town is characterized by mainly owner-occupied households (76 percent). Nearly 55 percent of households in San Anselmo earn more than 100 percent of the area median income (AMI). However, a significantly larger proportion of owner-occupied households earn 100 percent of the AMI or more compared to renter-occupied households. Households earning less than 80 percent of the AMI are considered lower income households. Approximately 56 of renter households in the town are lower income households compared to only 24 percent of owners. According to 2015-2019 ACS estimates, the median household income in San Anselmo is $128,212, higher than the county ($115,246) and neighboring cities of Fairfax ($104,122), Larkspur ($109,426) and San Rafael ($91,742), but lower than Ross ($224,500) and Tiburon ($154,915).

Figure 7.14 shows the LMI populations in San Anselmo by block group. A block group is considered an LMI area if more than 50 percent of households are low or moderate-income. There is only one block group in the town, located along the southern town boundary, that is considered an LMI area. According to the HCD Data Viewer, 56 percent of households residing in this block group are low or moderate-income. The Oak Hills Apartment project is located in this block group. As discussed previously, the Oak Hills Apartments project has 13 affordable units and serves the developmentally disabled population. This is the only subsidized housing project in the town and likely contributes to the concentration of LMI households in this block group. This block group is also located in the tract with the slightly larger population of persons experiencing disabilities (see *Figure 7.8)*.

Table 7.13: San Anselmo Households by Income Category and Tenure (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	337 (8.5%)	290 (23.1%)	626 (12.0%)
31%-50% of AMI	242 (6.1%)	130 (10.4%)	370 (7.1%)
51%-80% of AMI	381 (9.6%)	283 (22.6%)	663 (12.7%)
81%-100% of AMI	448 (11.3%)	245 (19.5%)	694 (13.3%)
Greater than 100% of AMI	2,561 (64.6%)	305 (24.3%)	2,865 (54.9%)
Total	**3,964**	**1,254**	**5,218**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

Sites Inventory

The distribution of RHNA units by census tract LMI population is presented in *Table 7.14* and *Figure 7.14*. All units yielded from opportunity sites units are in census tracts with LMI populations between 25-50 percent. The mix of income levels will increase housing opportunities in the area and promote a mixed income community. The Town's strategy does not disproportionately place lower income units in LMI areas or exacerbate existing fair housing conditions.

Table 7.14: Distribution of Opportunity Site Units by LMI Household Concentration

LMI Households (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	0	0%	0	0%	0	0%	0	0%
25-50%	325	100%	272	100%	201	100%	798	100%
50-75%	0	0%	0	0%	0	0	0	0
Total	**325**	**100%**	**272**	**100%**	**201**	**100%**	**798**	**100%**

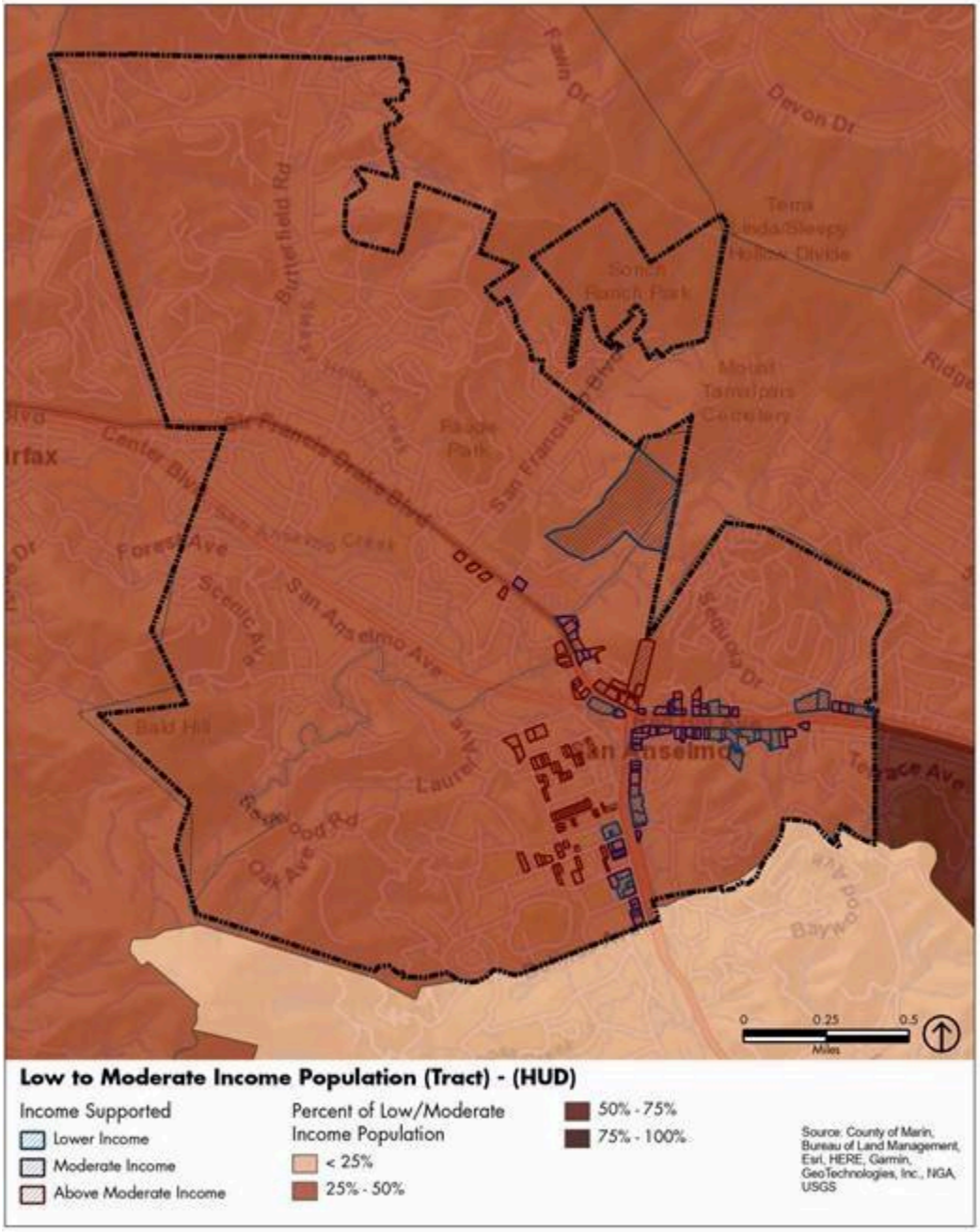


Figure 7.14: Sites Inventory and LMI Population by Block Group (2020)

Housing Choice Vouchers (HCV)

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration[11]. In Marin County, the Landlord Partnership Program aims to expand rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive and feasible, and by making the entire program more streamlined.

A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty[12].This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

As of December 2020, 2,100 Marin households received HCV assistance from the Housing Authority of the County of Marin (MHA). The map in *Figure 7.15* shows that HCV use is concentrated in tracts in North Marin (Hamilton and the intersection of Novato Boulevard and Indian Valley Road). In these tracts, between 15 and 30 percent of the renter households are HCV holders. In most Central Marin tracts and some Southern Marin tract (which are more densely populated), between five and 15 percent of renters are HCV recipients. The correlation between low rents and a high concentration of HCV holders holds true in North Marin tracts where HVC use is the highest (*Figure 7.16*). Overall, patterns throughout most Marin County communities also show that where rents are lower, HCV use is higher.

11 For more information of Marin County's SEMAP indicators, see: the County's Administrative Plan for the HCV Program. https://irp.cdn-website.com/4e4dab0f/files/uploaded/Admin%20Plan%20Approved%20December%202021.pdf

12 Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). Housing choice voucher location patterns: Implications for participant and neighborhood welfare. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

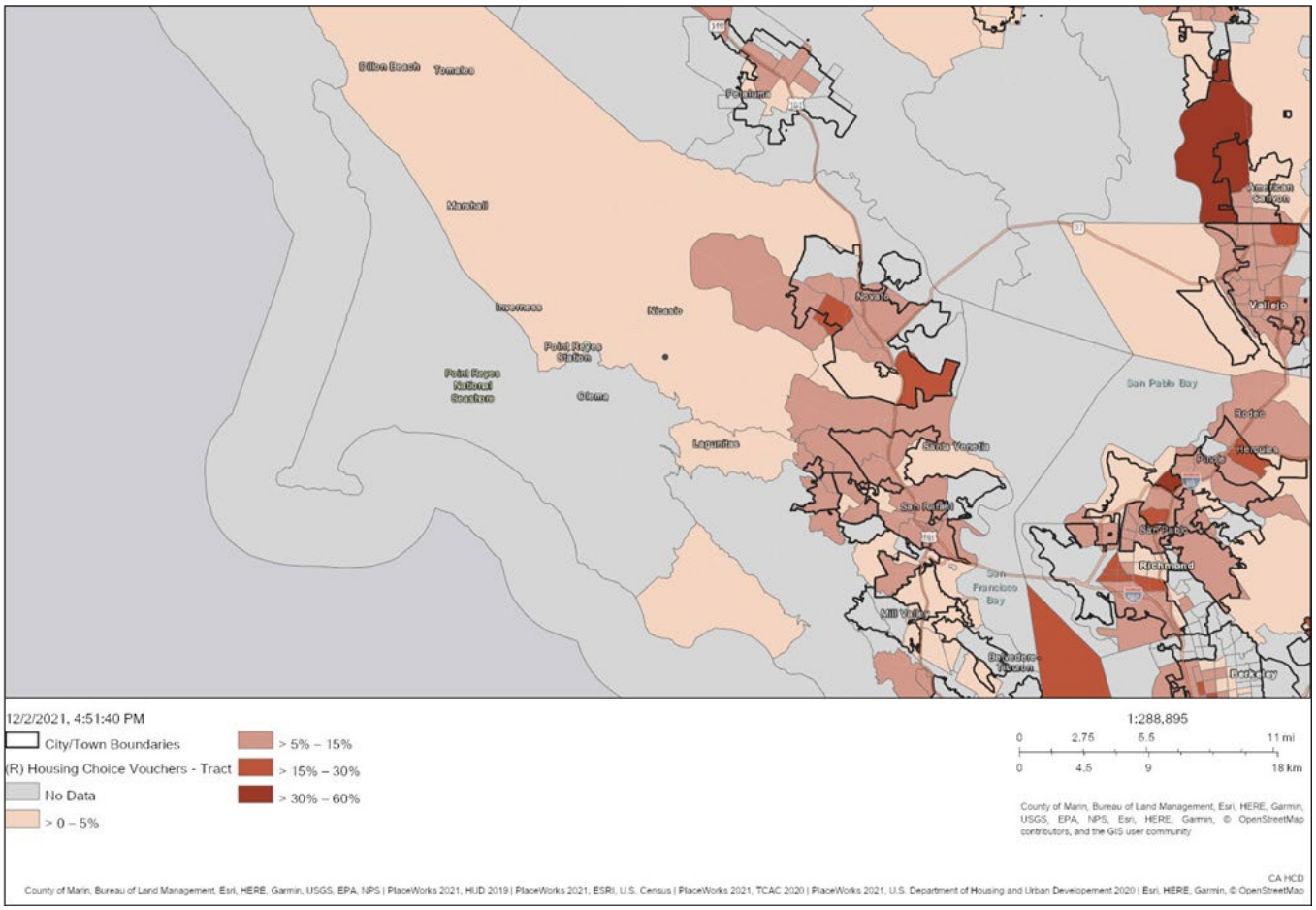


Figure 7.15: Regional HCV Concentration by Tract (2020)

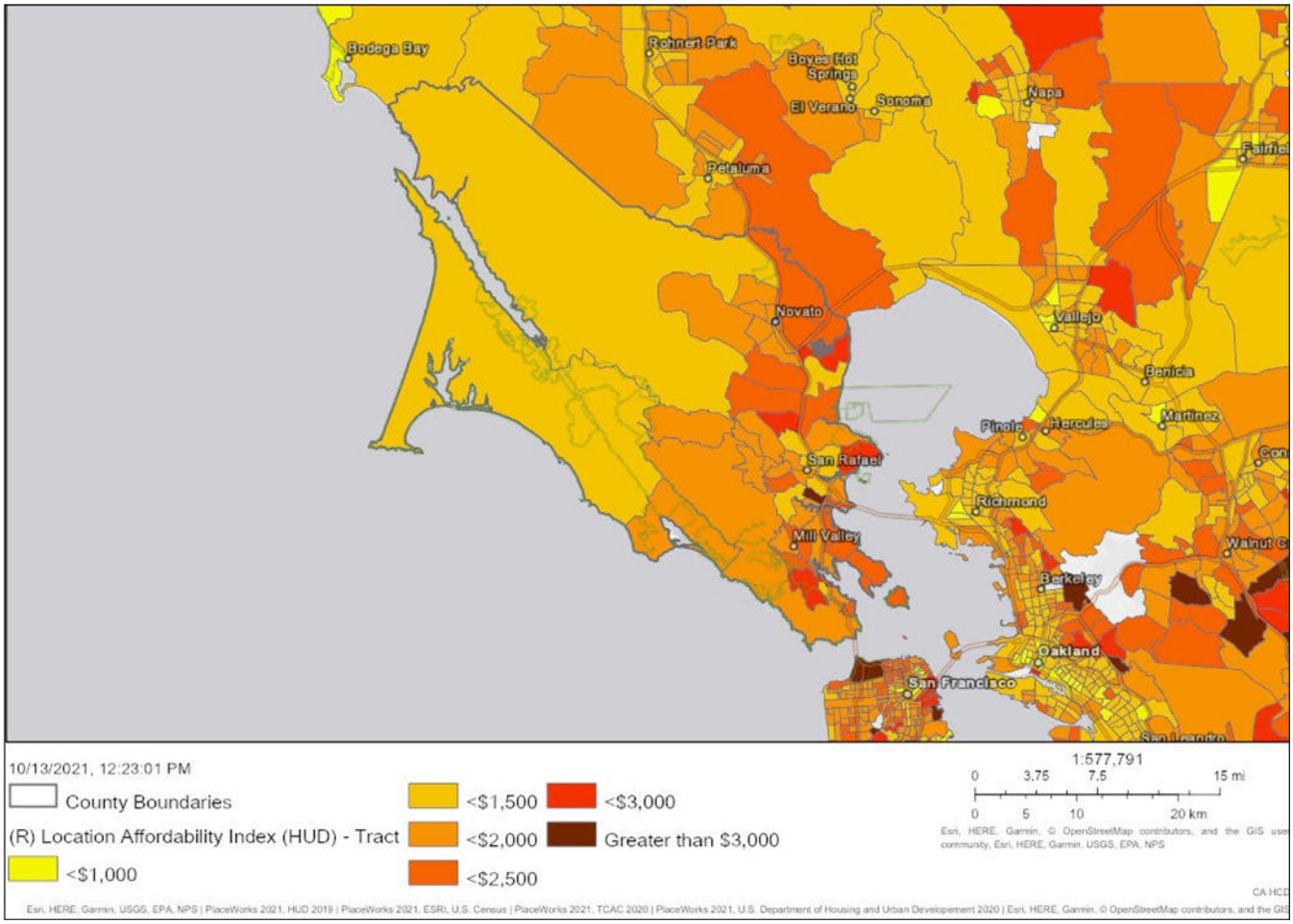


Figure 7.16: Regional Median Gross Rent/Affordability Index by Tract (2016)

Local Trends

According to the HCD Data Viewer, 8.3 percent of renters in the northern tract (tract 1150), 5.3 percent of renters in the southern tract (tract 1170) and 3.7 percent of renters in the central tract (tract 1160) receive HCVs (*Figure 7.17)*. As shown in *Figure 7.19*, San Anselmo is predominantly comprised of owner-occupied households. According to the 2015-2019 ACS, 67.6 percent of households in the town are owner-occupied. Rent prices in the town tracts are generally moderate to high. The northern area of the town has a smaller concentration of renters compared to the central and southern tracts. The median gross rent is generally uniform throughout San Anselmo (*Figure 7.18)*.

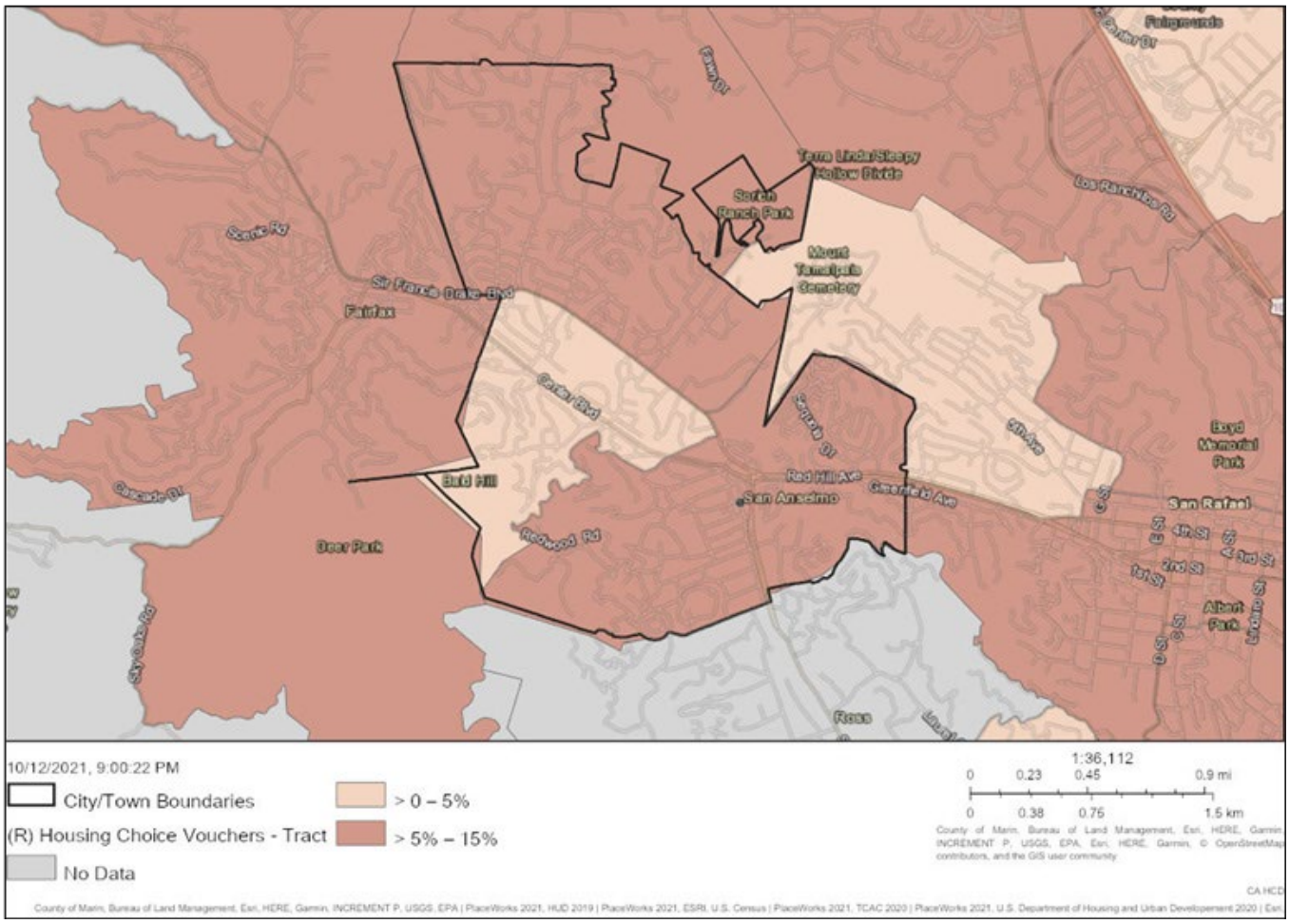


Figure 7.17: HCV Concentration by Tract (2020)

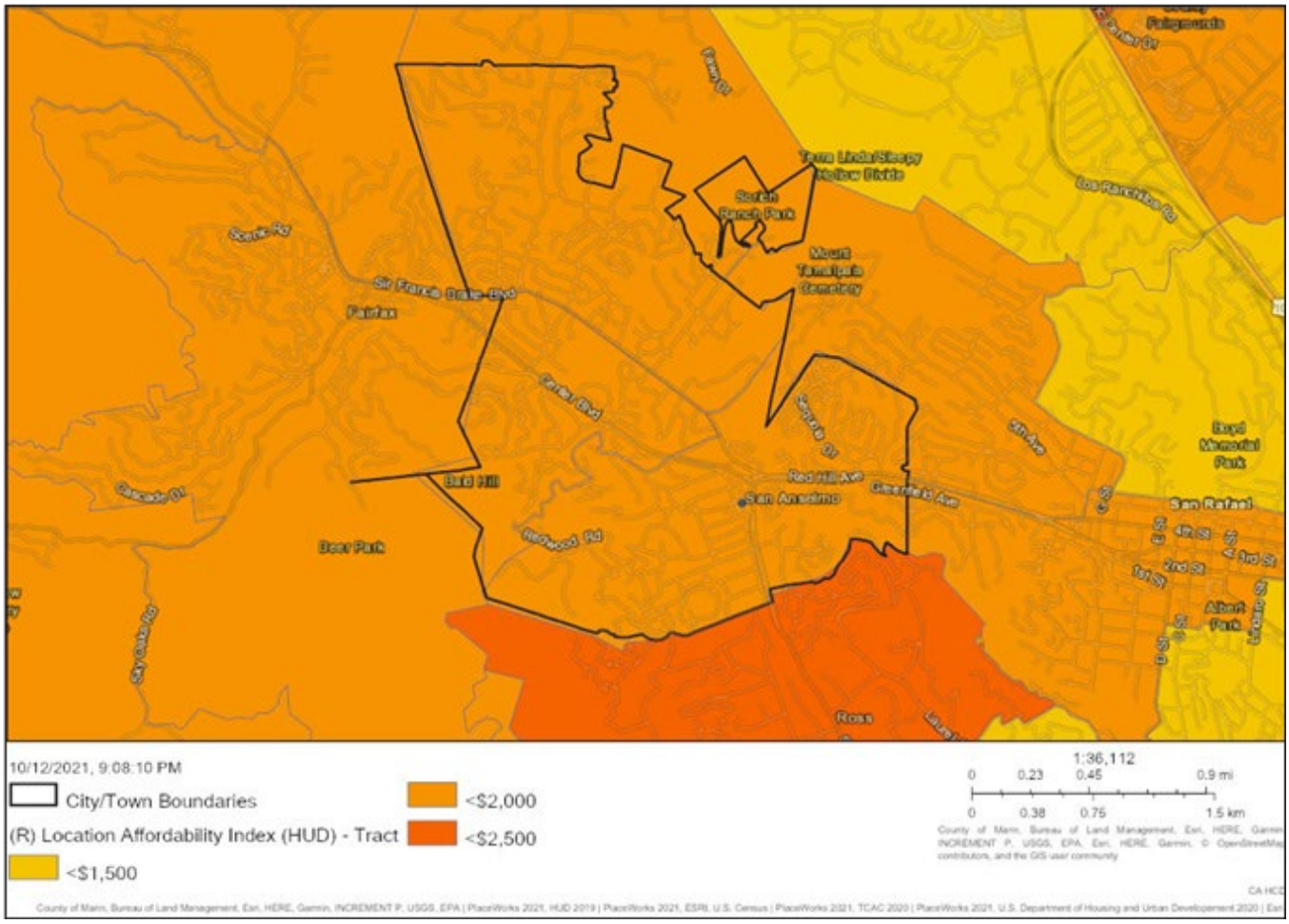


Figure 7.18: Median Gross Rent/Affordability Index by Tract (2016)

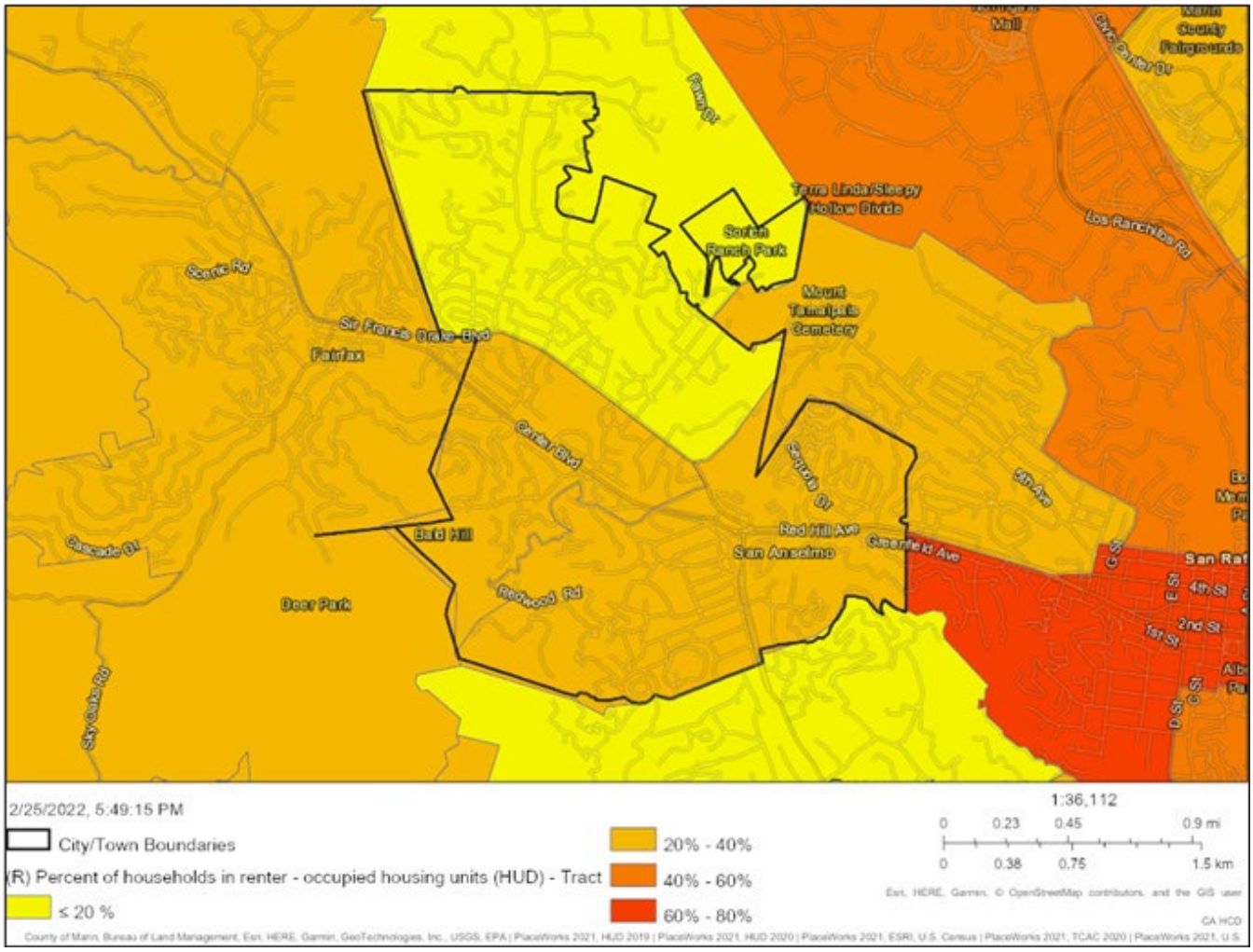


Figure 7.19: Percent of Renter-Occupied Households by Tract (2016)

Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

There is one R/ECAP in Southern Marin located in Marin City west of State Highway 101 (*Figure 7.20)*. As shown in *Figure 7.4*, previously, the Marin City CDP tract is characterized by a concentration of African American residents. Approximately 22 percent of Marin City's residents are African American- significantly higher than the County's and unincorporated county's African American population (two percent and three percent, respectively). Marin City residents also earn lower median incomes (less than $55,000, *Figure 7.24*), especially compared to neighboring jurisdictions where median incomes are higher than $125,000. Marin City, where Marin County's only family public housing is located, also has the highest share of extremely low-income households in the county; about 40 percent of households earn less than 30 percent the Area Median Income, whereas only 14 percent of unincorporated County households are considered extremely low-income.

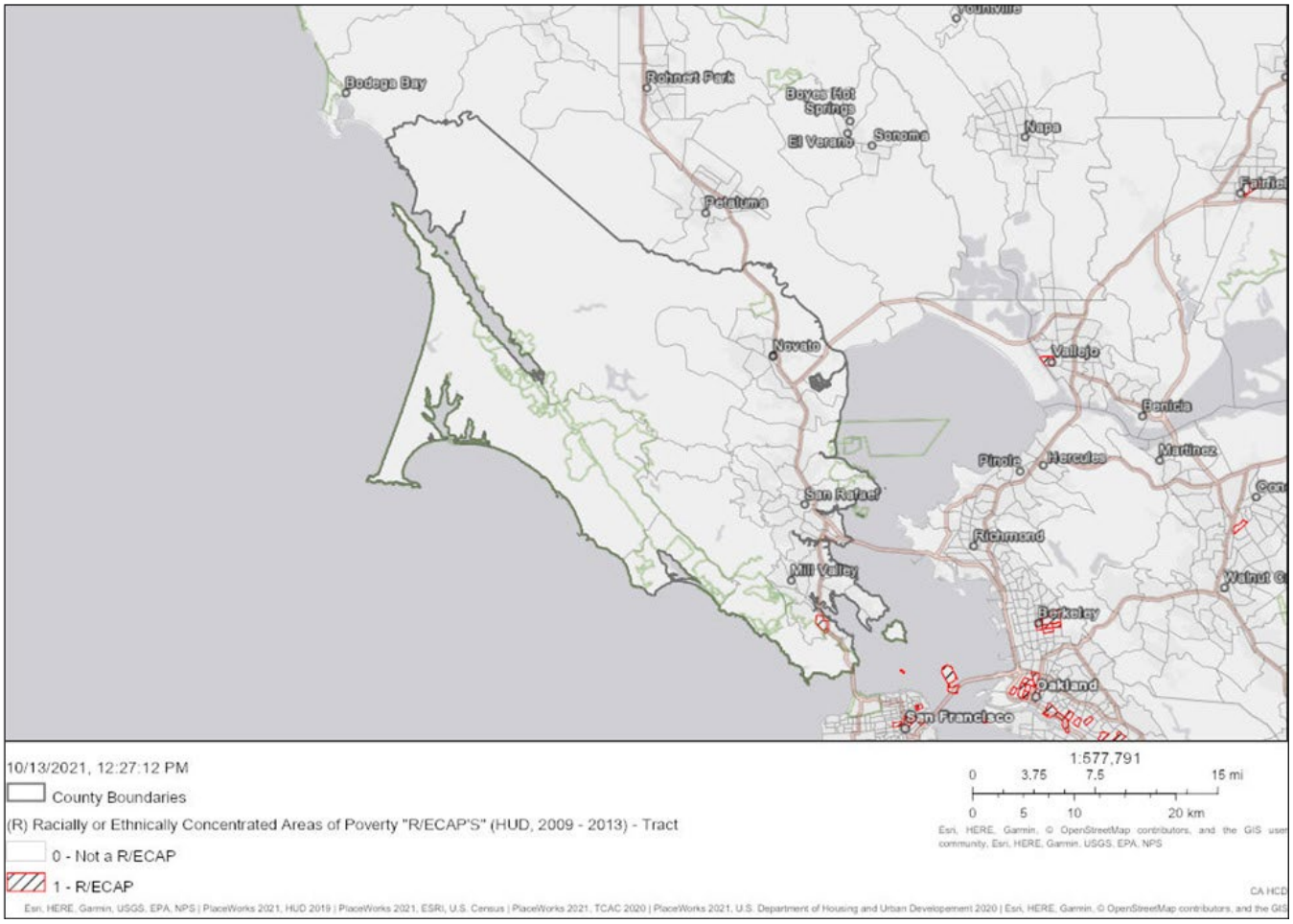


Figure 7.20: Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

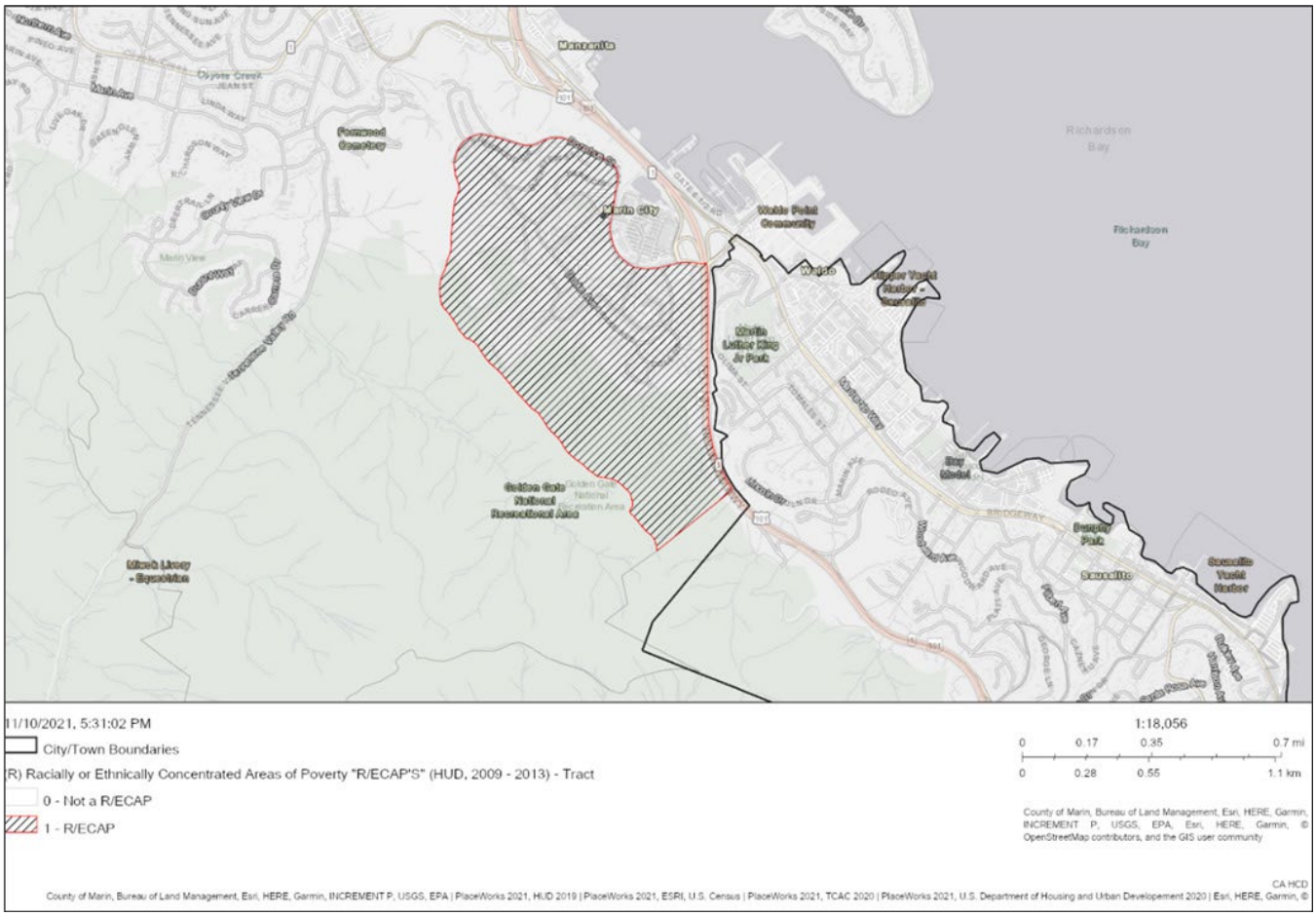


Figure 7.21: Regional R/ECAP Detail

Local Trends

There are no R/ECAPs or TCAC-designated areas of high segregation and poverty in the town. The closest R/ECAP is in Marin City, south of the town and the closest TCAC area of high segregation and poverty.is in San Rafael, east of the town.

As presented in *Table 7.15*, San Anselmo has a smaller population below the poverty level compared to the county. Only 2.9 percent of San Anselmo residents are below the poverty level compared to 7.2 percent in the county. In San Anselmo, the Black/African American population has the highest poverty rate of 13 percent, significantly higher than all other racial/ethnic groups in the town. The Asian population, population of two or more races, and non-Hispanic White population also have poverty rates exceeding 2.9 percent. In comparison, only 1.4 percent of the Hispanic/ Latino population and none of the population of a race not listed ("some other race alone") are below the poverty level. *Figure 7.22* shows poverty status by tract in San Anselmo. Consistent with the trend townwide, fewer than 10 percent of the population in all tracts are below the poverty line. All units of all income levels generated from the RHNA opportunity sites are in census tracts with fewer than 10 percent of the population below the poverty line.

Table 7.15: Population Below Poverty Level by Race/Ethnicity (2019)

Income Category	San Anselmo		Marin County	
	Total Population	% Below Poverty Level	Total Population	% Below Poverty Level
Black or African American alone	92	13.0%	4,746	16.8%
American Indian and Alaska Native alone	0	N/A	823	22.1%
Asian alone	418	3.8%	14,859	8.2%
Native Hawaiian and Other Pacific Islander alone	0	N/A	507	65.1%
Some other race alone	392	0.0%	20,879	23.2%
Two or more races	342	3.5%	12,199	6.5%
Hispanic or Latino origin (of any race)	880	1.4%	39,574	16.9%
White alone, not Hispanic or Latino	10,717	3.0%	182,823	4.8%
Total	**12,469**	**2.9%**	**253,869**	**7.2%**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; 2015-2019 ACS (5-Year Estimates).

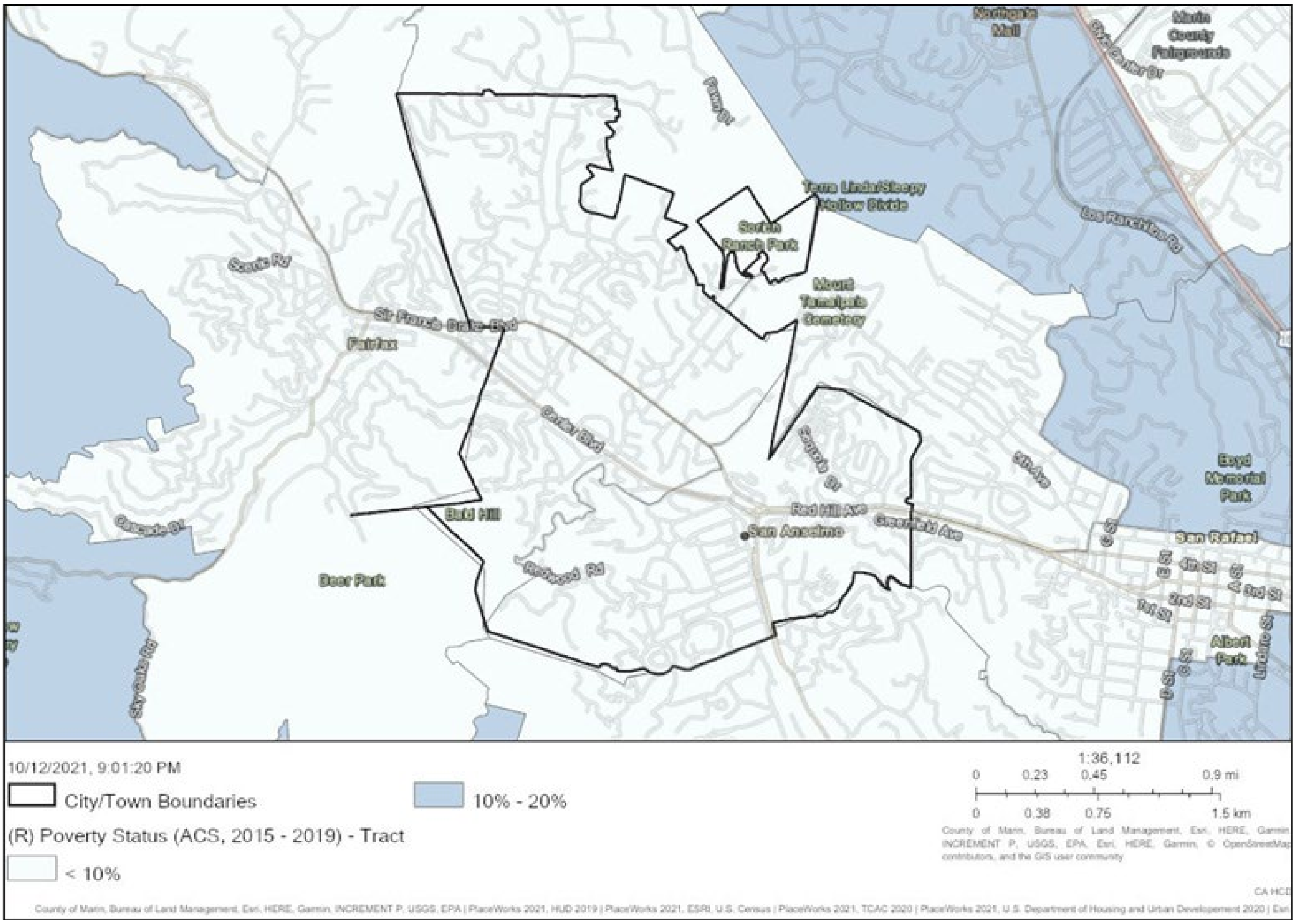


Figure 7.22: Poverty Status by Tract (2019)

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic white residents. According to HUD's policy paper, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

RCAA's are defined as tracts with 80 percent or higher white population, and a median household income of $125,000 or greater (slightly more than double the national median household income in 2016). Using this metric, the data shows that two of the three tracts which comprise San Anselmo are considered RCAA's. The third tract is predominantly white, but its median household income is $105,000. RCAA maps are not available on HCD's AFFH Data Viewer tool).

San Anselmo RCAA Tract

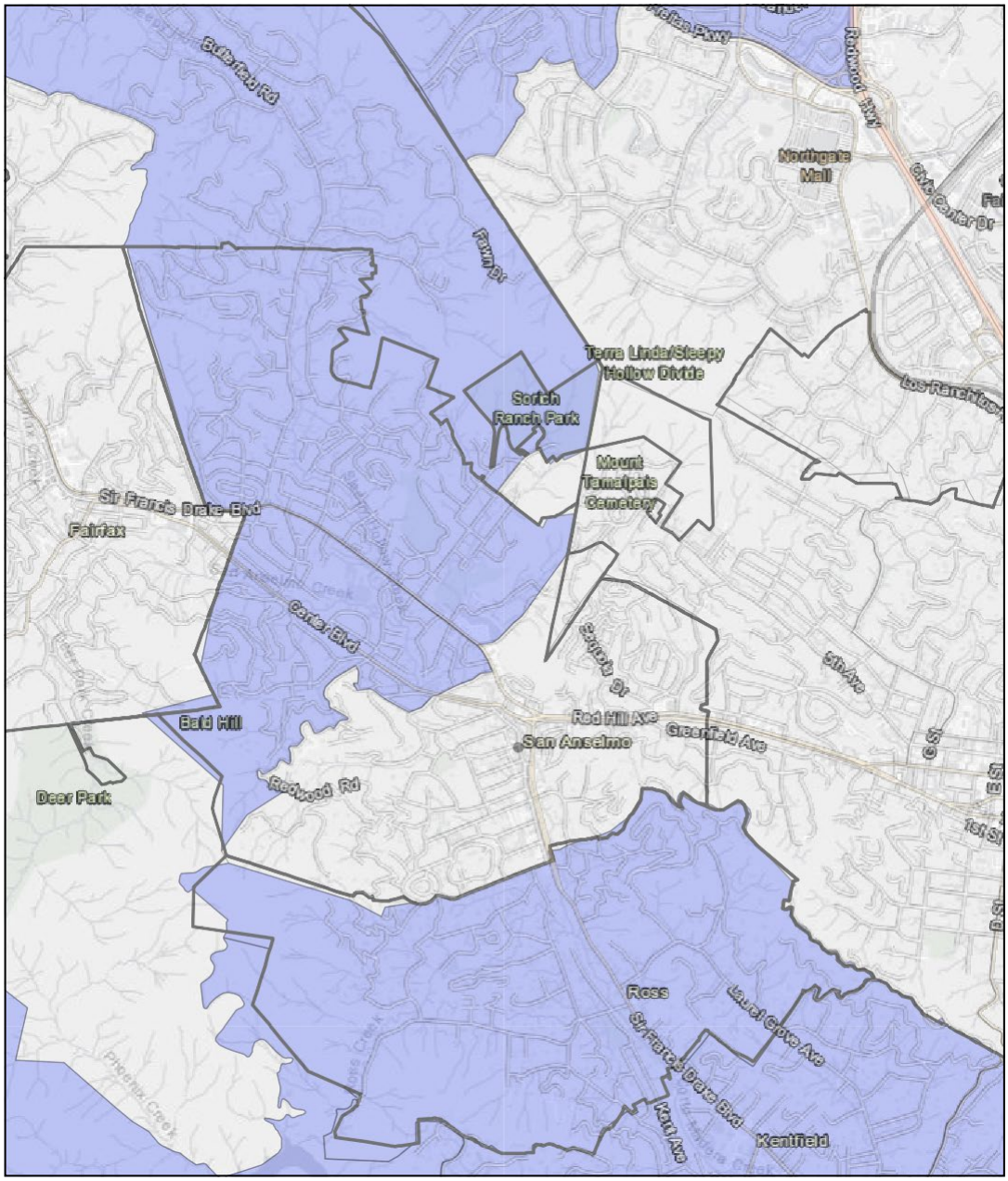


Figure 7.23: Local Detail of Racially Concentrated Areas of Affluence (RCAAs)

Regional Trends

Figure 7.3 and *Figure 7.4* (previously in this section) shows the concentration of minority/non-White population and majority populations across the region. In *Figure 7.3,* census tracts in yellow have less than 20 percent non-white population, indicating over 80 percent of the population is white. There are a few tracts with over 80 percent non-Hispanic White population located throughout the county, especially in Southern Marin, parts of Central Marin, coastal North Marin, and central West Marin. The cities of Belvedere, Mill Valley, Fairfax, Ross, and some areas of San Rafael and Novato are also predominantly white. However, of all these predominantly white areas (incorporated jurisdictions and unincorporated communities), only Belvedere, the Valley, Tam Valley, Black Point- Green Point and the eastern tracts of Novato are census tracts with a median income over $125,000 (*Figure 7.24*). Although not all census tracts have the exact relationship of over 85 percent White and median income over $125,000 to qualify as “RCAAs,” throughout the county tracts with higher White population tend to have greater median incomes.

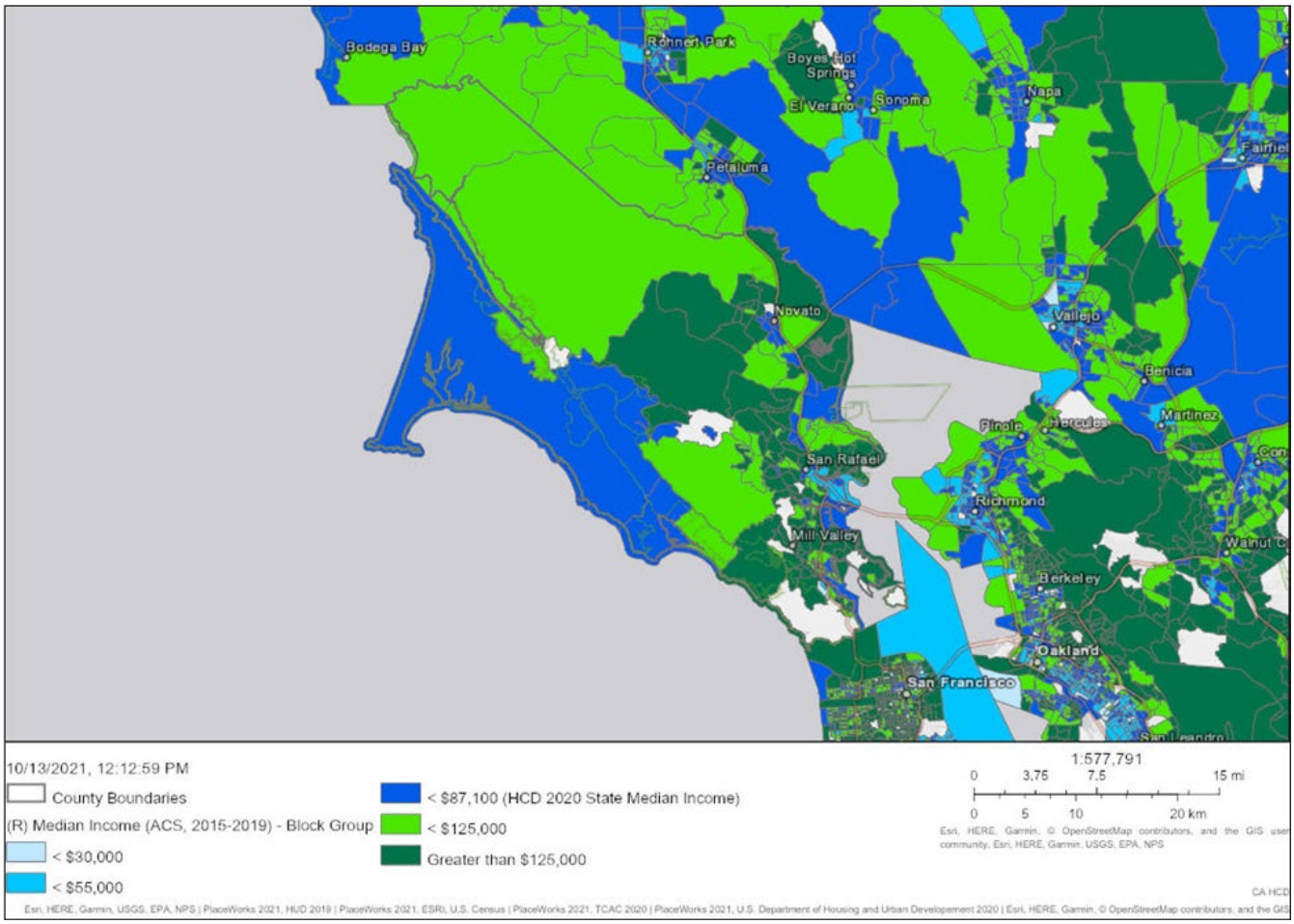


Figure 7.24: Regional Median Income by Block Group (2019)

Local Trends

As presented previously, non-White populations represent less than 20 percent of the population in all San Anselmo block groups (see *Figure 7.6*). *Figure 7.24* shows median income and non-White population by block group in the town. Most block groups have median incomes exceeding $125,000. Because all block groups in the town have White populations exceeding 80 percent, all block groups in the town with median incomes exceeding $125,000 are considered RCAAs. One block group in the northern section of the town has a median income of $118,897 and one block group in the southern section of the City has a median income of $56,324. Neither are considered RCAAs. The block group in southern San Anselmo with the lowest median income contains the Oak Hills Apartments. Oak Hills Apartments has 13 affordable units and serves the developmentally disabled population, likely contributing to the low median income in this block group.

Median household income by race/ethnicity in San Anselmo and Marin County is shown in *Table 7.16*. In the county, White, non-Hispanic households have the highest median income of $126,501. Countywide, the median income amongst Hispanic or Latino households is $67,125, significantly lower than non-Hispanic White households. Most non-White household populations are too small to provide sufficient data on median household income. In San Anselmo, non-Hispanic White households have the highest median income of $132,809 followed by Asian households ($111,776). Hispanic/Latino households have a significantly lower median income of $72,578 despite having one of the lowest poverty rates in the town (see *Table 7.15*).

To address housing mobility and housing opportunity in RCAAs, the Town has developed actions, primarily focused on Missing Middle Housing. **These actions include Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts, Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhoods, and Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce development costs and streamline the approval of missing middle housing.** Missing Middle Housing ensures housing design standards stay consist with those already established in surrounding single family neighborhoods while increasing density. Missing Middle Housing can be the development of duplexes, triplexes, townhomes, row homes and other housing typologies.

Table 7.16: Median Household Income by Race/Ethnicity (2019)

Income Category	San Anselmo		Marin County	
	Percent Distribution	Median Household Income	Percent Distribution	Median Household Income
White alone, not Hispanic or Latino	91.5%	$132,809	80.3%	$126,501
Hispanic or Latino origin (of any race)	3.3%	$72,578	9.7%	$67,125
Black or African American	1.1%	N/A	1.6%	$48,602
American Indian and Alaska Native	0.0%	N/A	0.3%	N/A
Asian	2.5%	$111,776	5.6%	$107,849
Native Hawaiian and Other Pacific Islander	0.0%	N/A	0.1%	$18,221
Some other race	1.1%	N/A	4.5%	$59,604
Two or more races	1.9%	N/A	3.2%	$104,679
Total	**100.0%**	**$128,212**	**100.0%**	**$115,246**

N/A = Insufficient data.
Sources: 2015-2019 ACS (5-Year Estimates).

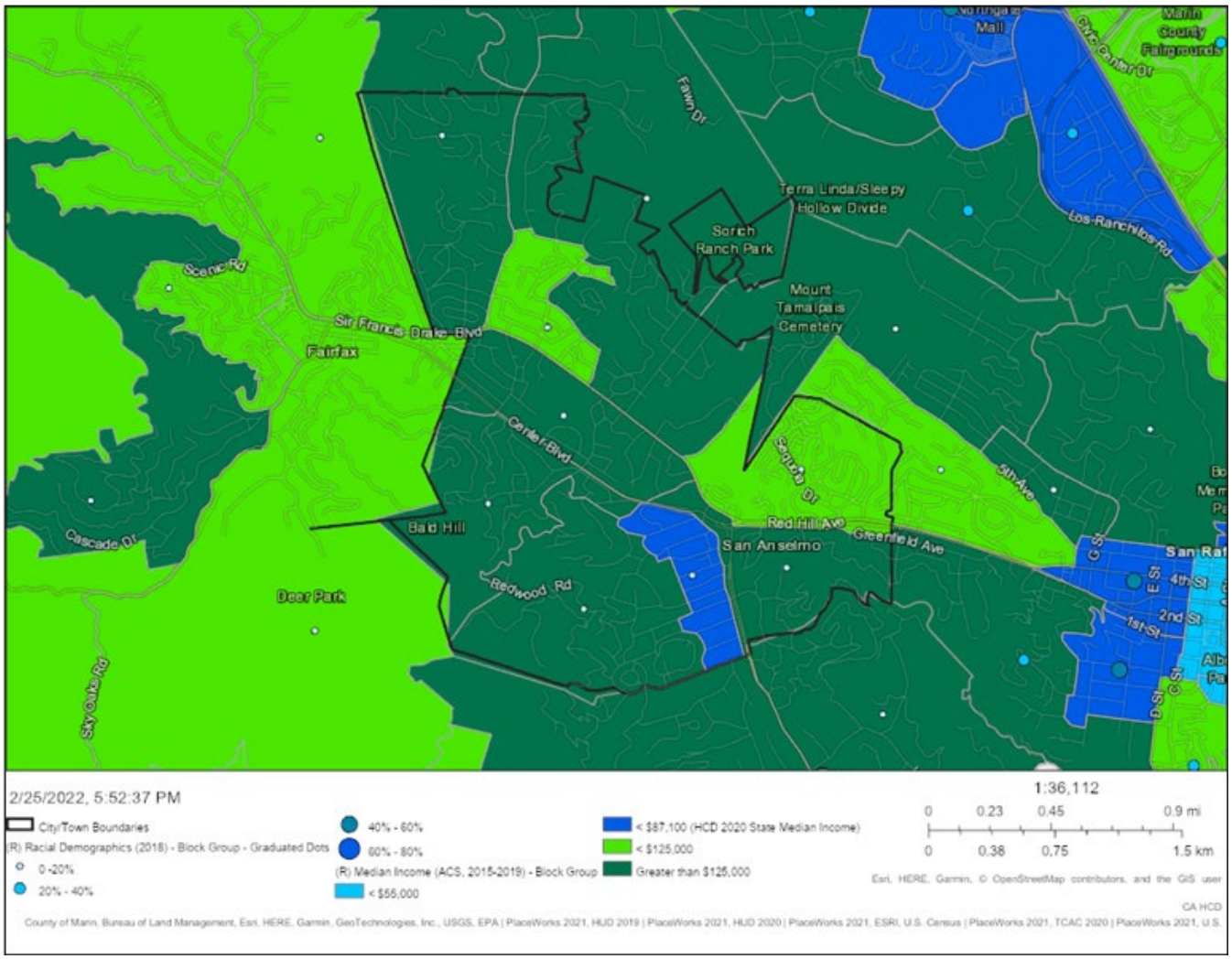


Figure 7.25: Median Income and Non-White Population by Block Group (2019, 2018)

Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low-Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. *Table 7.17* shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line;
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table 7.17: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD assigns "scores" for each of the domain *Table 7.17* by census tracts as well as computing "composite" scores that are a combination of the three domains. Scores from each individual domain range from 0-1, where higher scores indicate higher "access" to the domain or higher "outcomes." Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize show areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty and can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate-income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess county residents' access to key opportunity assets in comparison to the county. *Table 7.18* provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 7.18: Opportunity Indices by Race/Ethnicity – Marin County

	School Prof.	Labor Market	Transit Trip	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population						
White, Non-Hispanic	78.73	86.48	61.00	86.45	64.50	81.33
Black, Non-Hispanic	75.59	48.89	68.54	89.57	74.96	76.55
Hispanic	55.96	68.11	68.08	89.65	69.72	83.84
Asian or Pacific Islander, Non-Hispanic	74.41	82.57	64.24	87.81	66.89	81.01
Native American, Non-Hispanic	77.09	67.25	62.28	87.19	69.32	80.55
Population below federal poverty line						
White, Non-Hispanic	74.28	84.68	61.13	87.02	64.01	82.93
Black, Non-Hispanic	66.79	55.04	74.1	91.52	66.84	76.07
Hispanic	38.54	56.82	75.83	91.68	76.48	83.81
Asian or Pacific Islander, Non-Hispanic	68.97	82.89	67.01	89.11	71.69	78.95
Native American, Non-Hispanic	56.77	66.49	71.22	88.33	67.14	85.29

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 145 for index score meanings. Table is comparing the total Marin County, by race/ethnicity, to the county and Town population living below the federal poverty line, also by race/ethnicity.
Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

As explained earlier, TCAC composite scores categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Counties in the region all have a mix of resource levels. The highest concentrations of highest resource areas are located in the counties of Sonoma and Contra Costa *(Figure 7.26*). Marin and San Francisco counties also have a concentration of high resource tracts. All counties along the San Pablo and San Francisco Bay area have at least one census tract considered an area of high segregation and poverty, though these tracts are most prevalent in the cities of San Francisco and Oakland.

There is only one census tract in Marin County considered an area of "high segregation and poverty" (*Figure 7.27*). This census tract is located in Central Marin within the Canal neighborhood of the City of San Rafael. In the county, low resource areas (green) are concentrated in West Marin, from Dillon Beach to Nicasio. This area encompasses the communities of Tomales, Marshall, Inverness, and Point Reyes Station. In Central Marin, low resource areas are concentrated in San Rafael. As shown in the figures below, all of Southern Marin is considered a highest resource area, with the exception of Marin City which is classified as moderate resource.

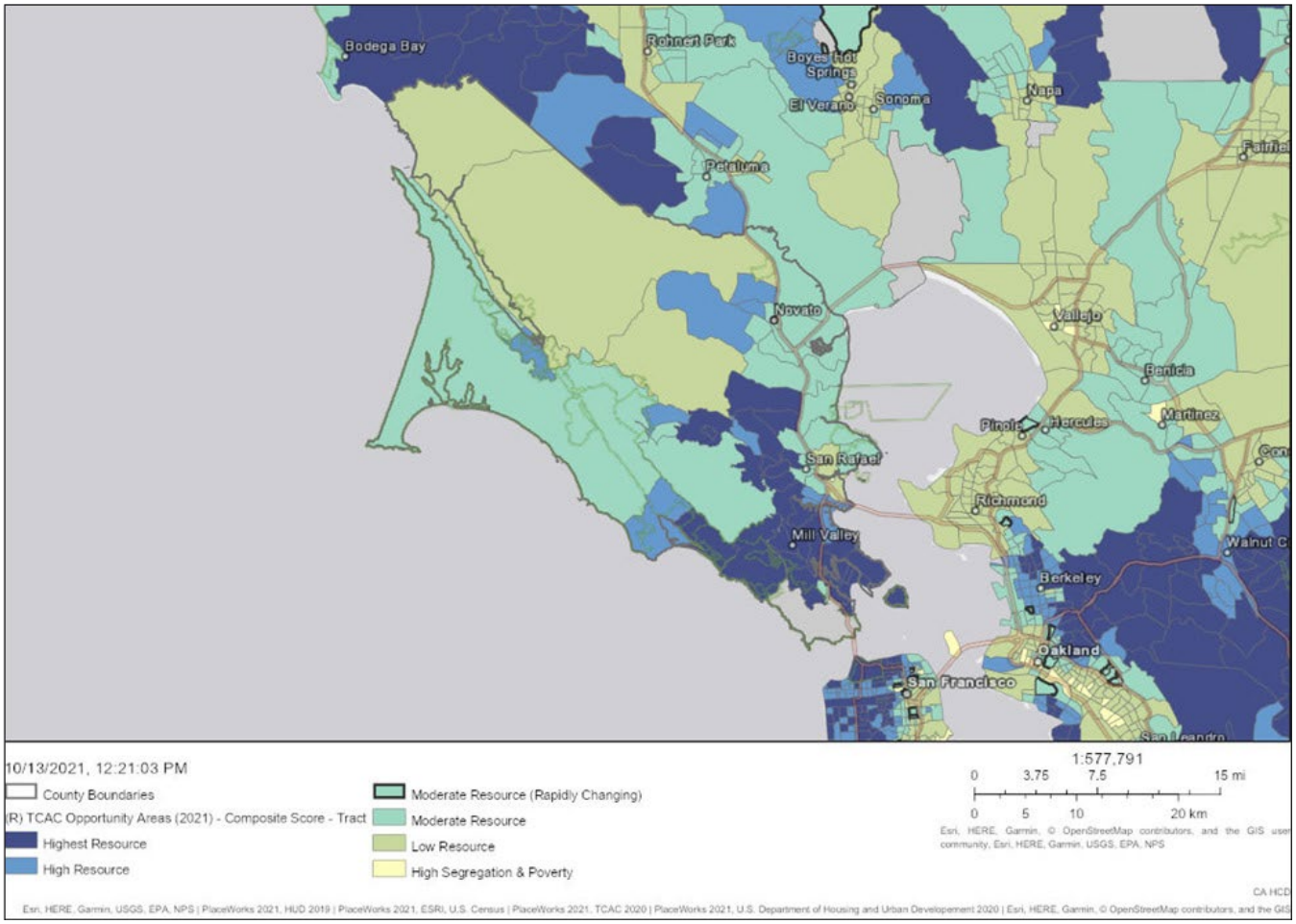


Figure 7.26: Regional TCAC Composite Scores by Tract (2021)

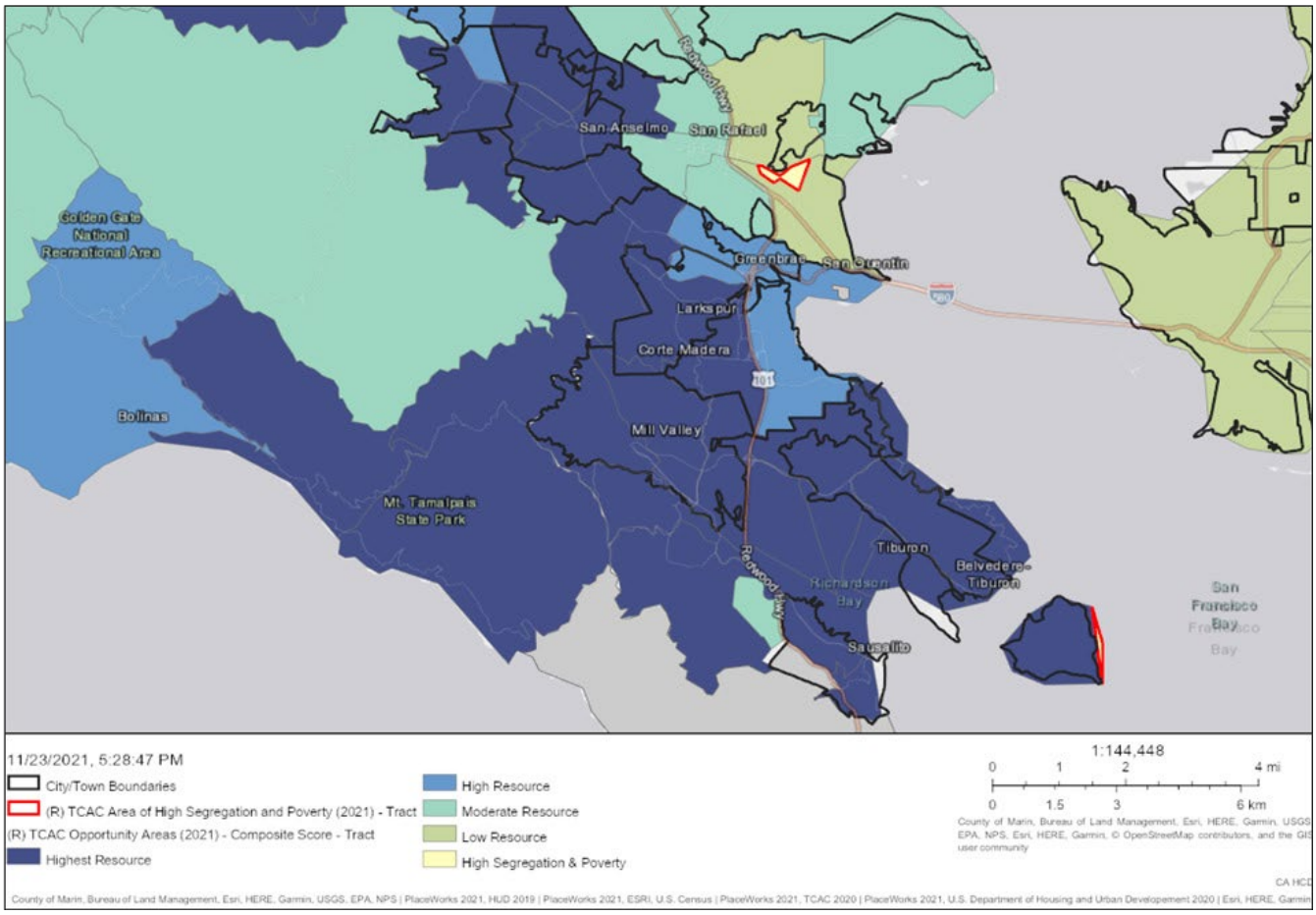


Figure 7.27: Local TCAC Areas of High Segregation and Poverty Areas (2021)

Local Trends

Table 7.19 shows the Opportunity Map scores for the census tracts in the town. Categorization is based on percentile rankings for census tracts within the Marin County region. High composite scores mean higher resources. All tracts in San Anselmo are categorized as highest resource areas. San Anselmo TCAC scores are generally consistent with tracts north and south of the town but favorable compared to jurisdictions east and west. The Opportunity Map shown in *Figure 7.28* shows the RHNA Opportunity sites in the context of HCD composite opportunity scores. All opportunity sites are in highest resource areas. Economic, environmental, educational, transportation, and other opportunities are discussed in detail in the following sections.

Table 7.19: Opportunity Map Scores and Categorization (2021)

Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index	Final Category
1150	0.740	0.967	0.797	0.592	Highest Resource
1160	0.606	0.976	0.811	0.533	Highest Resource
1170	0.672	0.973	0.814	0.569	Highest Resource

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, 2021.

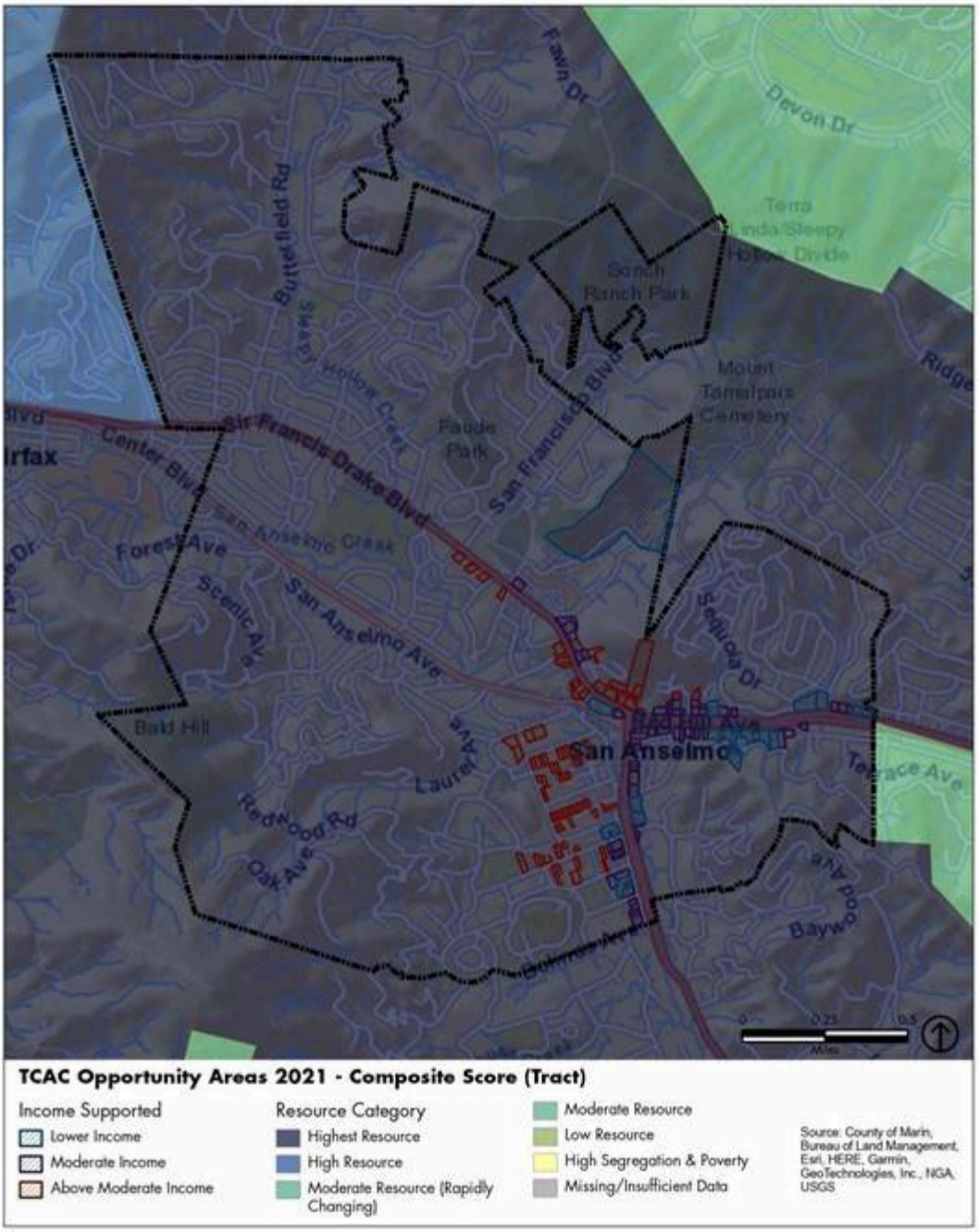


Figure 7.28: Sites Inventory and TCAC Opportunity Area by Tract (2021)

Opportunity Indices

Education

Regional Trends

The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Marin County, Hispanic residents have access to lower quality schools (lowest index value of 56) compared all other residents (for all other races, index values ranged from 74 to 78, *Table 7.18*). For residents living below the federal poverty line, index values are lower for all races but are still lowest for Hispanic and Native American residents. White residents have the highest index values, indicating a greater access to high quality schools, regardless of poverty status.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (*Figure 7.29)*. As explained in *Table 7.17*, the Education domain score is based on a variety of indicators including math proficiency, reading proficiency, high School graduation rates, and student poverty rates. The education scores range from 0 to 1, with higher scores indicating more positive education outcomes. In the Region, lower education scores are found in census tracts in all counties along the San Pablo Bay. In counties surrounding the San Francisco Bay, there are concentrations of both low and high education scores. For example, in San Francisco County, the western coast has a concentration of high education scores while the eastern coast has a concentration of low education scores. In Marin County, low education scores are concentrated in Novato and San Rafael along the San Pablo Bay and along the western coast.

According to Marin County's 2020 Analysis of Impediments to Fair Housing Choice [2020 AI], while the county's overall high school graduation rates are among the highest in the nation, Marin County, "has the greatest educational achievement gap in California." According to data from Marin Promise, a nonprofit of education and nonprofit leaders, from 2017 – 2018:

- 78 percent of White students in Marin met or exceeded common core standards for 3rd Grade Literacy, while only 42 percent of students of color met or exceeded those standards;
- 71 percent of White students met or exceeded common core standards for 8th grade math, while only 37 percent of students of color met or exceeded those standards;
- 64 percent of White students met or exceeded the college readiness standards, defined as completing course requirements for California public universities, while only 40 percent of students of color met or exceeded those requirements.

Of special note in Marin County is the California State Justice Department's finding in 2019 that the Sausalito Marin City School District had "knowingly and intentionally maintained and exacerbated" existing racial segregation and deliberately established a segregated school and diverted County staff and resources to Willow Creek while depriving the students at Bayside MLK an equal educational opportunity. More details on this finding are found under local knowledge for Marin's vulnerable communities

Lower education scores are found in most of the unincorporated County areas in West Marin (*Figure 7.29*). Higher education scores are prominent in Southern Marin and eastern Central Marin jurisdictions including the unincorporated and incorporated communities of Lucas Valley, Fairfax, Larkspur, Kentfield, Mill Valley, Corte Madera, Tiburon, and Strawberry. However, lower education scores are found in parts of North and Central Main, specifically in the cities of Novato and San Rafael. The pattern of higher education scores in the south and lower education scores in the north correlate with the location of schools throughout the county. *Figure 7.30* shows that most schools are concentrated in North, Central, and Southern Marin along major highways (Highway 101 and Shoreline Highway), with few schools in West Marin. Despite a high concentration of schools in the San Rafael/Novato area, these census tracts have lower education outcomes.

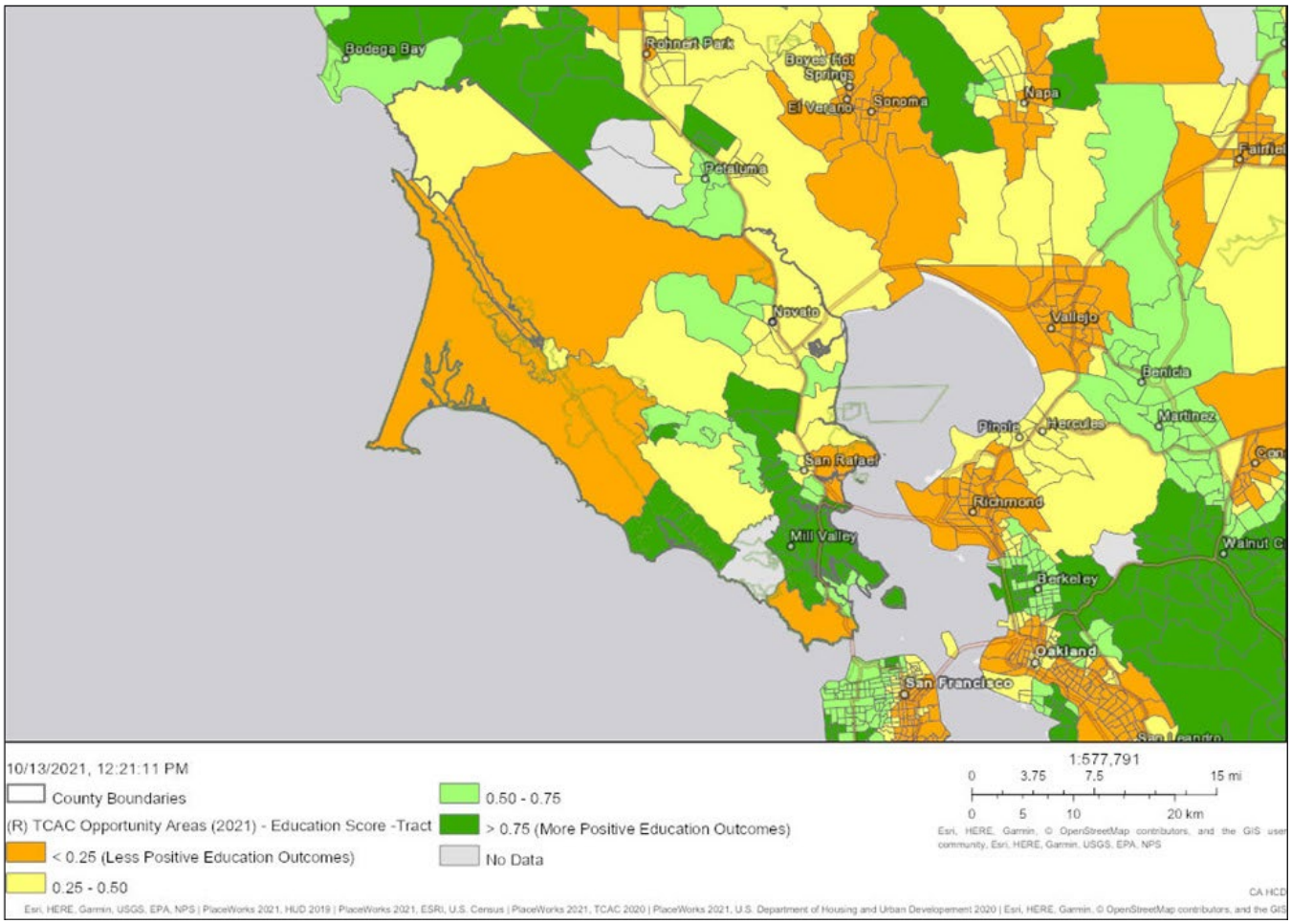


Figure 7.29: TCAC Education Scores- Region



Figure 7.30: Schools in Marin County

Local Trends

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 indicate "average," and 7-10 are "above average." *Figure 7.31* shows that San Anselmo is comprised of mostly private schools (gray). All four public schools in the town are considered "above average" schools. Public schools in the City include Hidden Valley Elementary, Brookside Elementary School, Wade Thomas Elementary School, and Archie Williams High School. These scores correspond with the TCAC's Education Score map for the City presented in *Figure 7.32*. All San Anselmo tracts scored in the highest quartile for education opportunities.

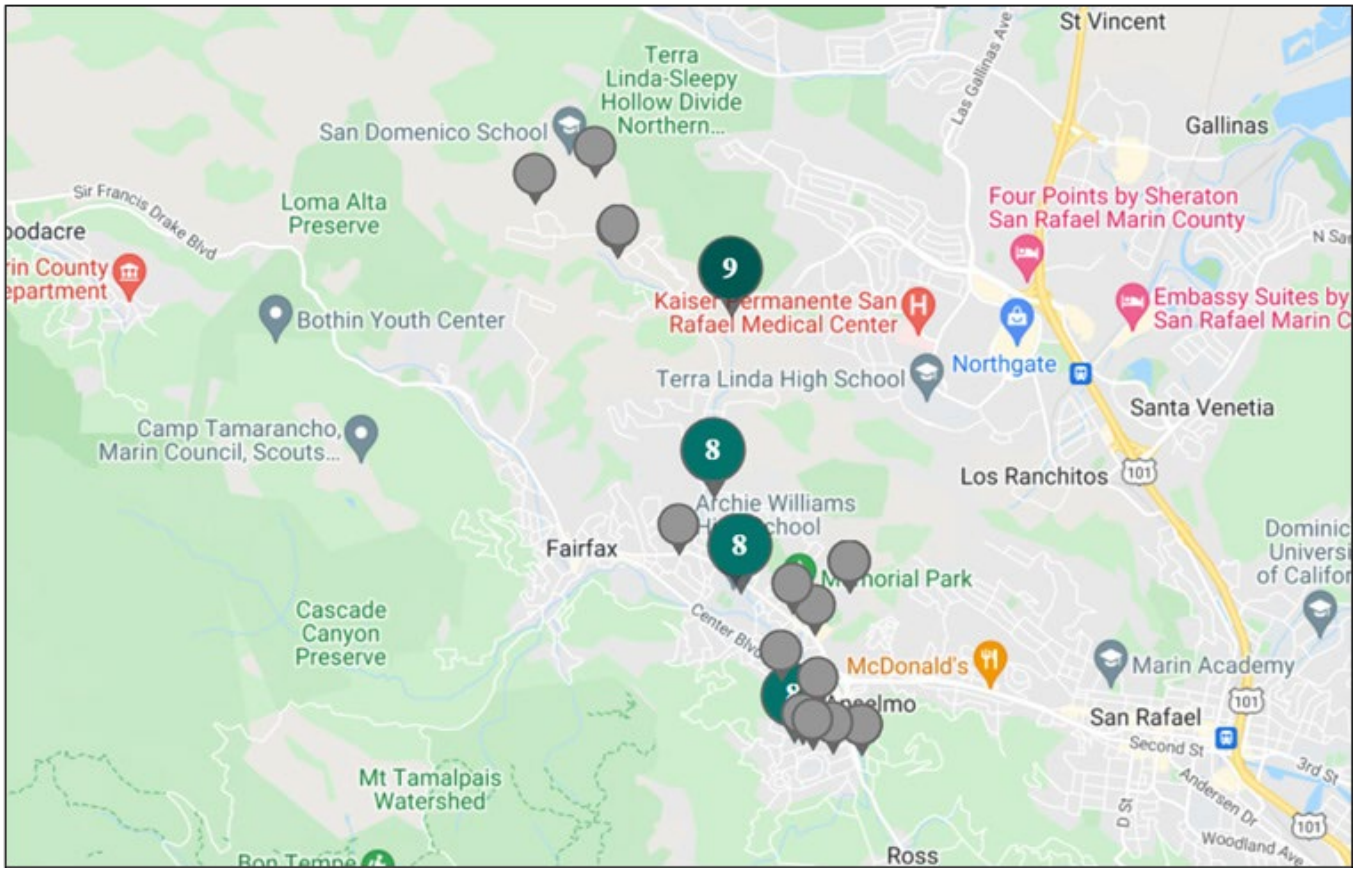


Figure 7.31: GreatSchools Ratings
Source: GreatSchools.org, GreatSchools Rating – San Anselmo, 2022.

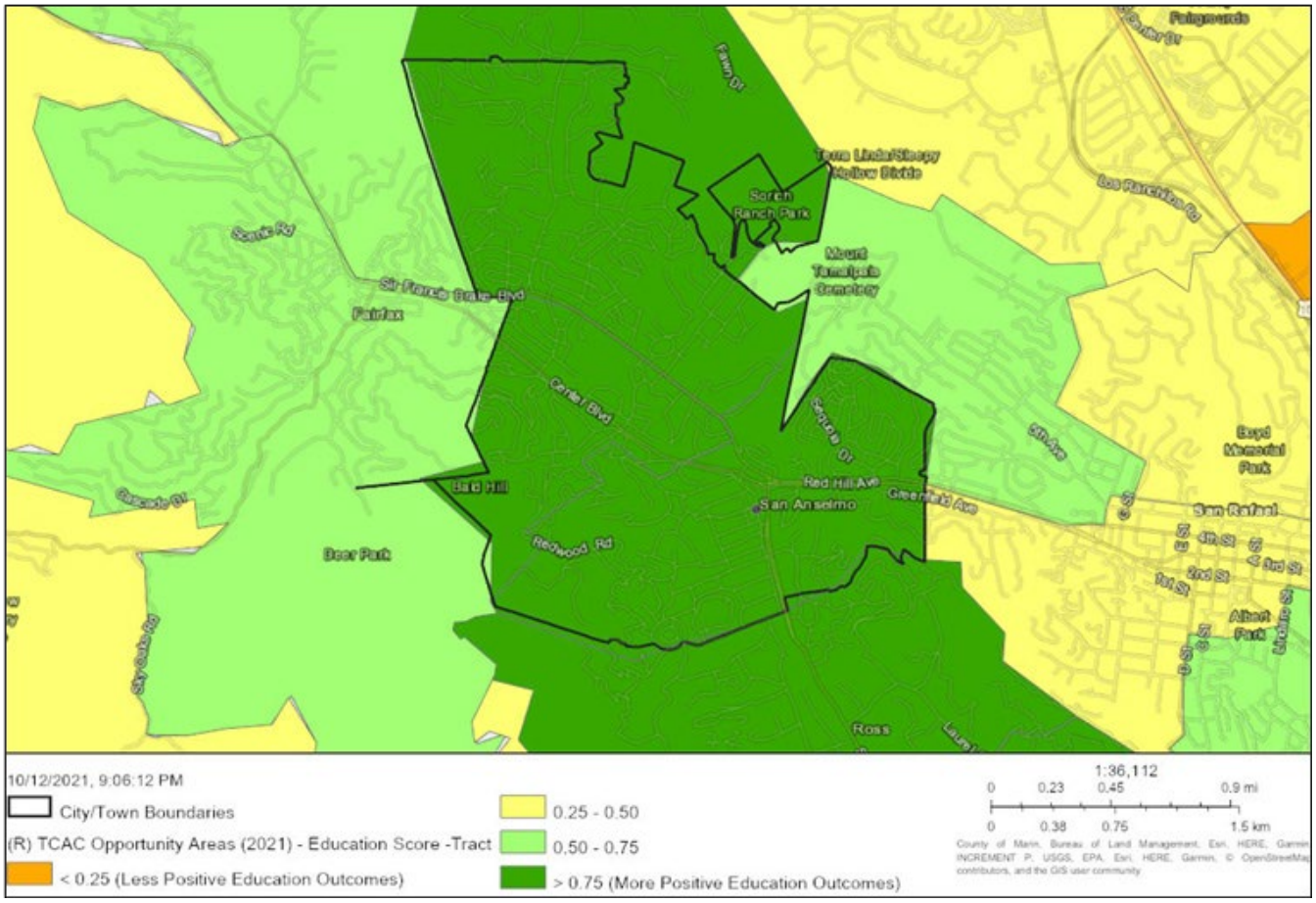


Figure 7.32: TCAC Education Scores by Tract (2021)

The Healthy Places Index (HPI) analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions. The HPI is expanded upon in Healthy Places subsection of this Chapter, Access to Opportunities. According to the HPI, more than 70 percent of the population in all San Anselmo tracts have a bachelor's degree or higher, scoring in the highest quartile for healthy community conditions. The HPI reveals that 100 percent of high school-aged residents are enrolled in high school in tracts 1160 and 1170 (central and southern areas), whereas only 91.1 percent are enrolled in high school in tract 1150 (northern area). Conversely, 65.1 percent of three and four-year-old children in tract 1150 are enrolled in preschool, compared to only 48.8 percent in tract 1170 and 20.6 percent in tract 1160. This may indicate schools are less accessible in certain parts of the town. All three census tracts in San Anselmo have an education domain score of greater than 0.75 which is the highest range of scores, indicating more positive educational outcomes. All units of all income levels generated from the RHNA opportunity sites are in census tracts with the highest education scores.

Transportation

Regional Trends

According to ABAG's Plan Bay Area 2040, regional mismatch between employment growth relative to the housing supply has resulted in a disconnect between where people live and work. Overall, the Bay Area has added nearly two jobs for every housing unit built since 1990. The deficit in housing production has been particularly severe in terms of housing affordable to lower- and middle wage workers, especially in many of the jobs-rich, high-income communities along the Peninsula and in Silicon Valley. As a result, there have been record levels of freeway congestion and historic crowding on transit systems like Bay Area Rapid Transit (BART), Caltrain and San Francisco's Municipal Railway (Muni).

HUD's opportunity indicators can provide a picture of transit use and access in Marin County through the transit index[13] and low transportation cost.[14] Index values can range from zero to 100 and are reported per race so that differences in access to transportation can be evaluated based on race. In the county, transit index values range from 61 to 69, with White residents scoring lower and Black and Hispanic residents scoring highest. Given that the higher the transit trips index, the more likely residents utilize public transit, Blacks and Hispanics are more likely to use public transit. For residents living below the poverty line, the index values have a larger range from 61 for White residents to 75 for Hispanic residents. Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit.

Low transportation cost index values have a larger range than transit index values from 65 to 75 across all races and were similar for residents living below the poverty line. Black and Hispanic residents have the highest low transportation cost index values, regardless of poverty status. Considering a higher "low transportation cost" index value indicates a lower cost of transportation; public transit is less costly for Blacks and Hispanics than other groups in the county.

Transit patterns in *Figure 7.33* show that transit is concentrated throughout North, Central, and Southern Marin along the Town Centered Corridor from Novato to Marin City/Sausalito. In addition, there are connections eastbound; San Rafael connects 101 North/South and 580 Richmond Bridge going East (Contra Costa County) and Novato connects 101 North/South and 37 going East towards Vallejo (Solano County). Internally, public transit along Sir Francis Drake Blvd connects from Olema to Greenbrae.

13 Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
14 Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.



Figure 7.33: Public Transit

In West Marin, the West Marin Stagecoach provides two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Pt. Reyes, and Inverness (*Figure 7.34*). The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the northern West Marin area does not have any public transit connection to the south. Bus transit (orange dots in Figure 6.32 and route 61 and 86 of Stagecoach *Figure 7.34)* only connects as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the county (*Figure 7.3* and *Figure 7.7*).

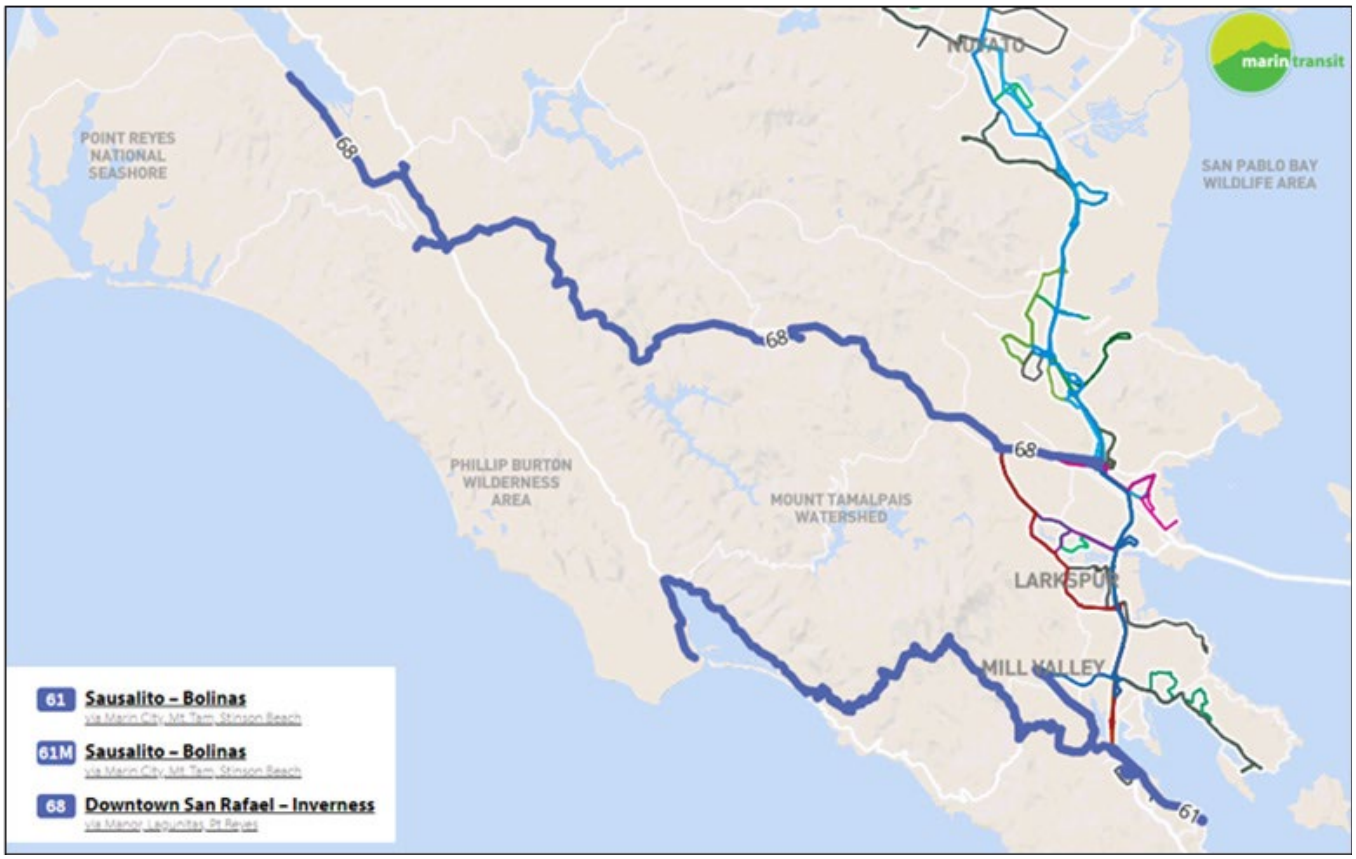


Figure 7.34: West Marin Stagecoach Routes

Marin Transit Authority (MTA) operates all bus routes that begin and end in the county. In 2017, MTA conducted an onboard survey of their ridership and identified the Canal District of San Rafael as having a high rating of a "typical" transit rider". That typical rider was described as, "42 percent of households have annual income of less than $25,000, 90 percent of individuals identify as Hispanic or Latino, 19 percent of households have no vehicle, 17 percent have three or more workers in their homes, 30 percent have five or more workers living with them, and Spanish is spoken in 84 percent of households"[15] According to the survey, residents in the Canal area had the highest percentage of trips that began or ended in routes provided by Marin Transit.

In addition to its fixed routes, MTA offers several other transportation options and some that are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes.
- ADA Paratransit Service – provides transportation for people unable to ride regular buses and trains due to a disability. It serves and operates in the same areas, same days, and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are eligible for ADA Paratransit Service.

Local Trends

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), San Anselmo has an AllTransit Performance Score of 5.6 (out of 10). The map in *Figure 7.35* shows that the central and southern areas of the town along Sir Francis Drake Boulevard have the highest scores compared to the southwestern and northern tracts. According to AllTransit, in the town, 93.1 percent of jobs are located within ½ mile of transit and 82.7 percent workers live within ½ mile of transit.

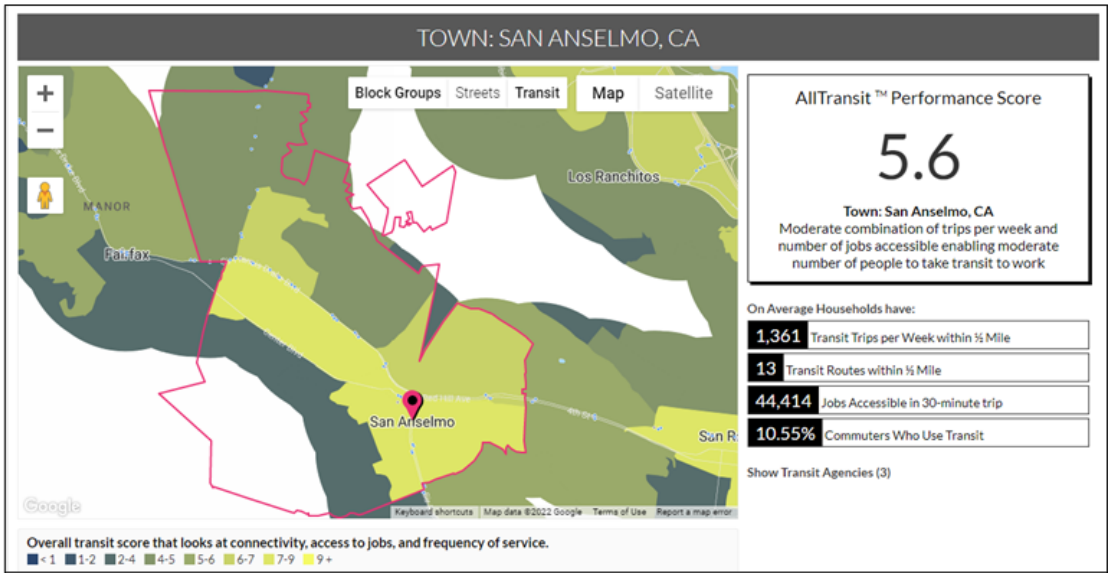


Figure 7.35: All Transit Performance Score – San Anselmo (2019)
Source: AllTransit.org, AllTransit Metrics – San Anselmo, 2022.

The HPI includes household active commuting and automobile access by tract. In all three tracts, more than 19 percent of the population commutes to work by transit, walking, or cycling. All tracts scored in the highest quartile for active commuting, indicating the town has a healthy population of active commuters compared to the region. Lack of a vehicle can limit access to necessary resources if sufficient alternative transportation is not available. According to the HPI, fewer residents in the southern areas of the town have access to an automobile.

15 From the 2020 County of Marin Analysis of Impediments to Fair Housing Choice

Economic Development

Regional Trends

The Bay Area has a regional economy in which has grown to be the fourth largest metropolitan region in the United States today, with over 7.7 million people residing in the nine-county, 7,000 square-mile area. In recent years, the Bay Area economy has experienced record employment levels during a tech expansion surpassing the "dot-com" era of the late 1990s. The latest boom has extended not only to the South Bay and Peninsula — the traditional hubs of Silicon Valley — but also to neighborhoods in San Francisco and cities in the East Bay, most notably Oakland. The rapidly growing and changing economy has also created significant housing and transportation challenges due to job-housing imbalances.

HUD's opportunity indicators provide values for labor market index16 and jobs proximity index17 that can be measures for economic development in Marin County. Like the other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Marin County's labor market index values have a significant range from 49 to 86, with Black residents scoring lowest and White residents scoring highest. Scores for Marin County residents living below the poverty line drop notably for Hispanic residents (from 68 to 57), increase for Black residents (from 49 to 55) and remain the same for all other races. These values indicate that Black and Hispanic residents living in poverty have the lowest labor force participation and human capital in the county.

HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicates the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 65 to 75 and are highest for Hispanic and Black residents. The jobs proximity value map in *Figure 7.36* shows the distribution of scores in the region. Regionally, tracts along the northern San Pablo Bay shore and northern San Francisco Bay shore (Oakland and San Francisco) have the highest job proximity scores

In Marin County, the highest values are in Central Marin at the intersection of Highway 101 and Highway 580 from south San Rafael to Corte Madera. Some census tracts in North and Southern Marin along Highway 101 also have high jobs proximity values, specifically in south Novato and Sausalito. The City of Tiburon in Southern Marin also has the highest scoring census tracts. Western North and Central Marin and some West Marin tracts, including the unincorporated Valley community (west of Highway 101) have the lowest jobs proximity scores.

16 Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
17 Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

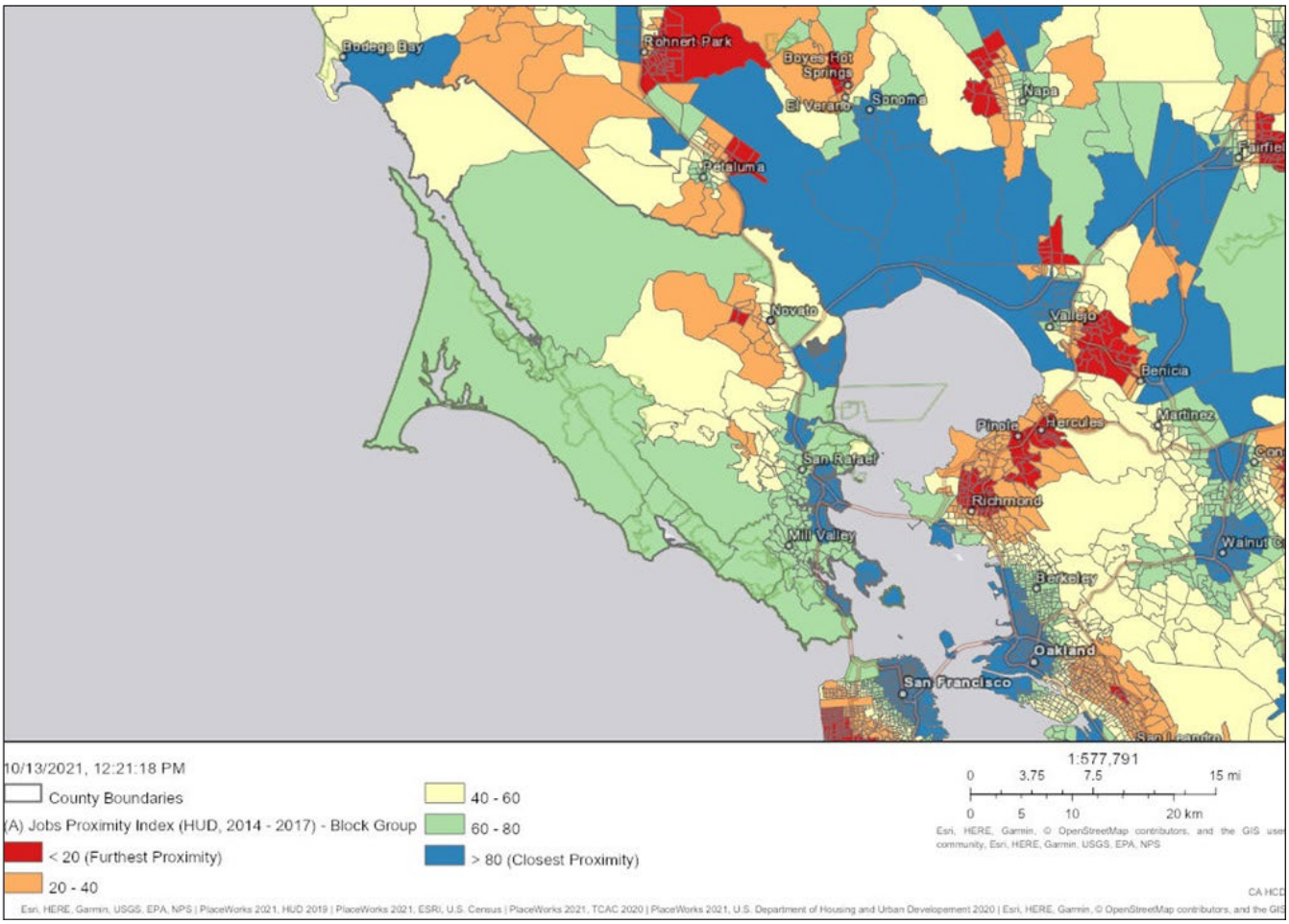


Figure 7.36: Regional Jobs Proximity Index by Block Group (2017)

The TCAC Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics.[18] TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. The map below shows that the lowest economic scores are in the northern San Pablo shores as well as many census tracts in North and West Marin, southern Sonoma County, Solano, and Contra Costa County. In Marin County, the lowest economic scores are in northern West Marin and North Marin, as well as some census tracts in Central Marin and at the southern tip of the county (Marin Headlands). The highest TCAC economic scores are located along coastal West Marin communities, Southern Marin, and parts of Central Marin including the cites of Larkspur, Mill Valley, Corte Madera, Sausalito, and Tiburon.

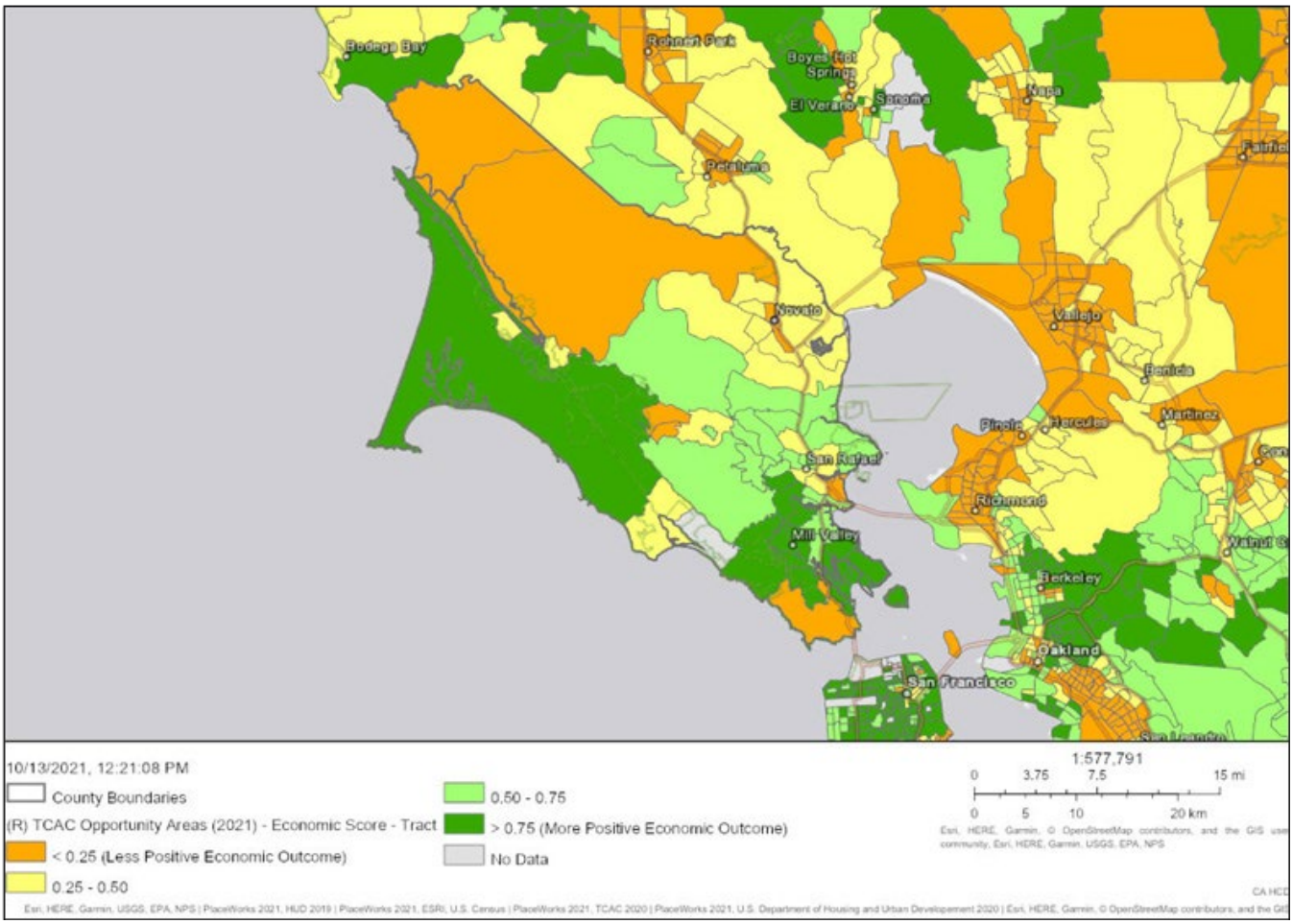


Figure 7.37: Regional TCAC Economic Score by Tract (2021)

Local Trends

HUD's jobs proximity scores, discussed above, are shown by block group in *Figure 7.38*. All block groups in San Anselmo have jobs proximity index scores in the 40 to 60 range indicating employment opportunities are moderately accessible to San Anselmo residents.

The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in Figure *7.39* shows that all tracts in San Anselmo received economic scores between 0.50 and 0.75. These scores are slightly lower than the tracts south of the City, which scored in the highest quartile. However, TCAC economic scores indicate adequate accessibility to economic opportunities townwide.

18 See TCAC Opportunity Maps at the beginning of section for more information on TCAC maps and scores.

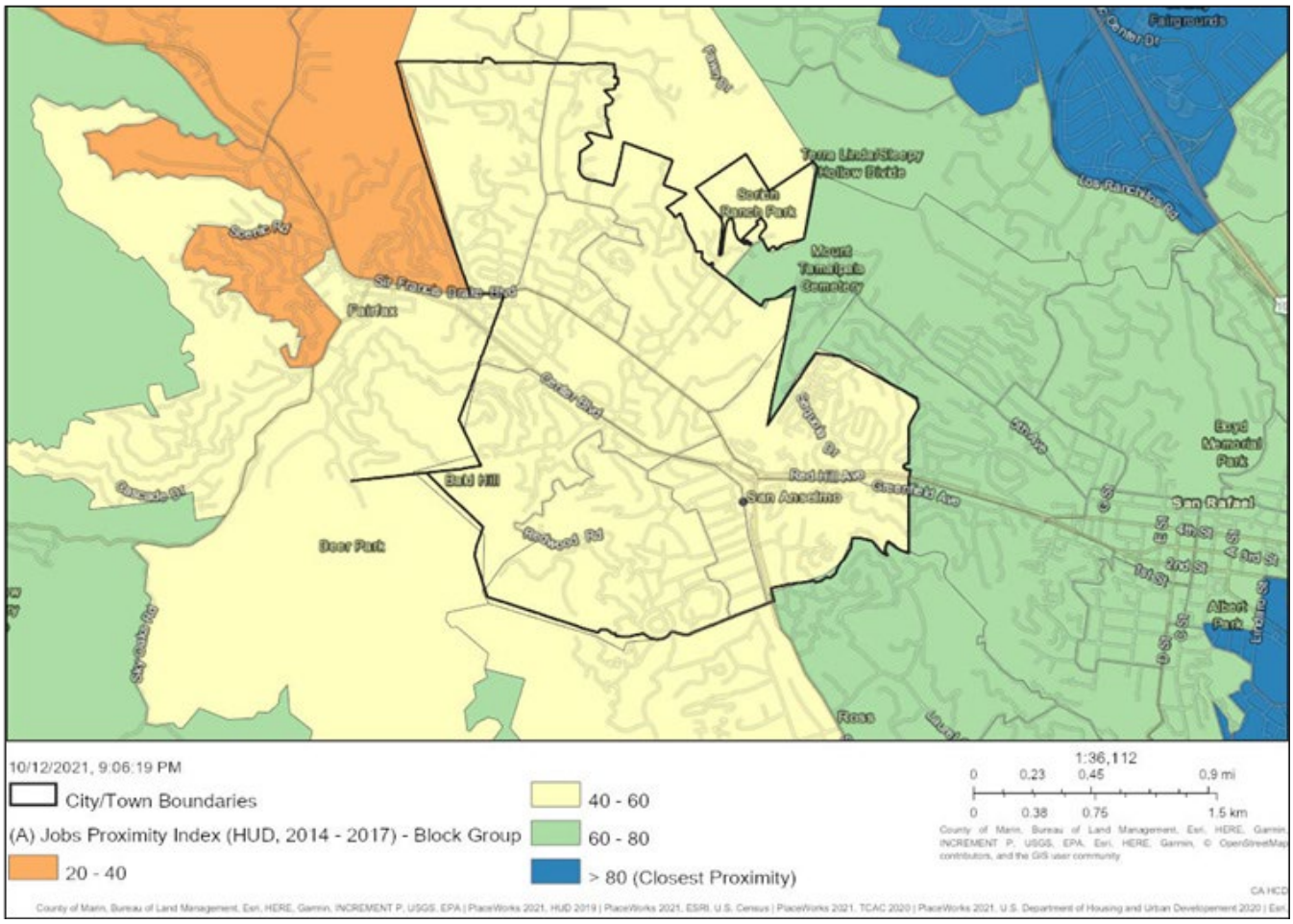


Figure 7.38: Jobs Proximity Index by Block Group (2017)

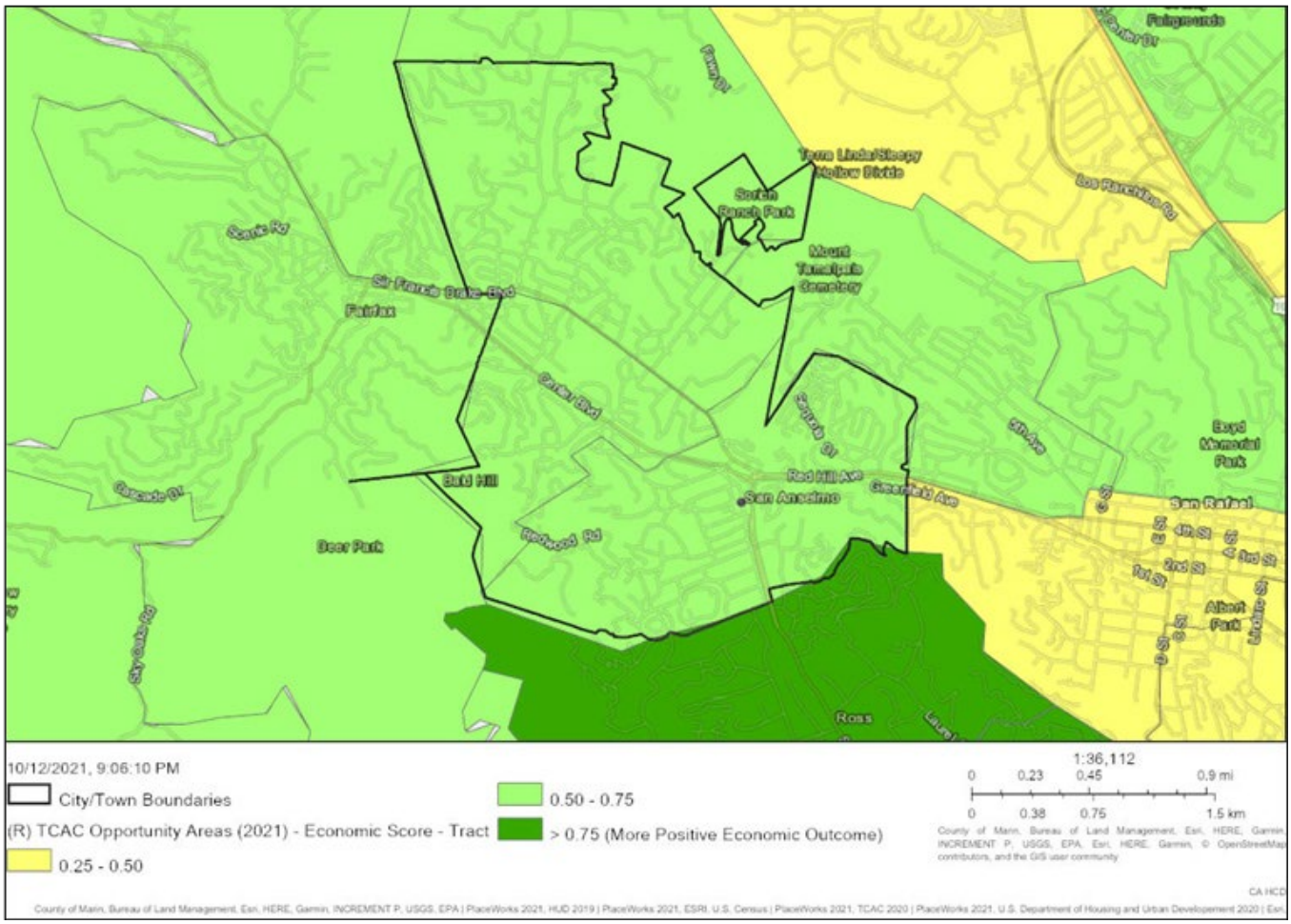


Figure 7.39: TCAC Economic Scores by Tract (2021)

Environment

Regional Trends

Environmental conditions residents live in can be affected by past and current land uses like landfills or proximity to freeways. The TCAC Environmental Score shown in *Figure 7.40* is based on CalEnviroscreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, where higher scores indicate a more positive environmental outcome (better environmental quality)

Regionally, TCAC environmental scores are lowest in the tracts along to the San Pablo and San Francisco Bay shores, except for the coastal communities of San Rafael and Mill Valley in Marin County. Inland tracts in Contra Costa and Solano County also have low environmental scores. In Marin County, TCAC Environmental scores are lowest in the West Marin areas of the unincorporated County from Dillon Beach in the north to Muir Beach in the South, east of Tomales Bay and Shoreline Highway. In addition, census tracts in Black Point-Green Point, Novato, and south San Rafael have “less positive environmental outcomes.” More positive environmental outcomes are in tracts along Highway 101, from North Novato to Sausalito (*Figure 7.40*).

Figure 7.39 shows the TCAC Environmental Score based on CalEnviroscreen 3.0. However, the Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.0 scores in *Figure 7.41* are based on percentiles and show that Southern San Rafael and Marin City have the highest percentile and are disproportionately burdened by multiple sources of pollution.

HUD’s opportunity index for “environmental health” summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Marin County, environmental health index values range from 77 for Blacks to 83 for Hispanics *Table 7.18*. The range is similar for the population living below the federal poverty line, with Black residents living in poverty still scoring lowest (76) but Native American residents living in poverty scoring highest among all races (85) and higher than the entire County Native American population (86 and 81, respectively).

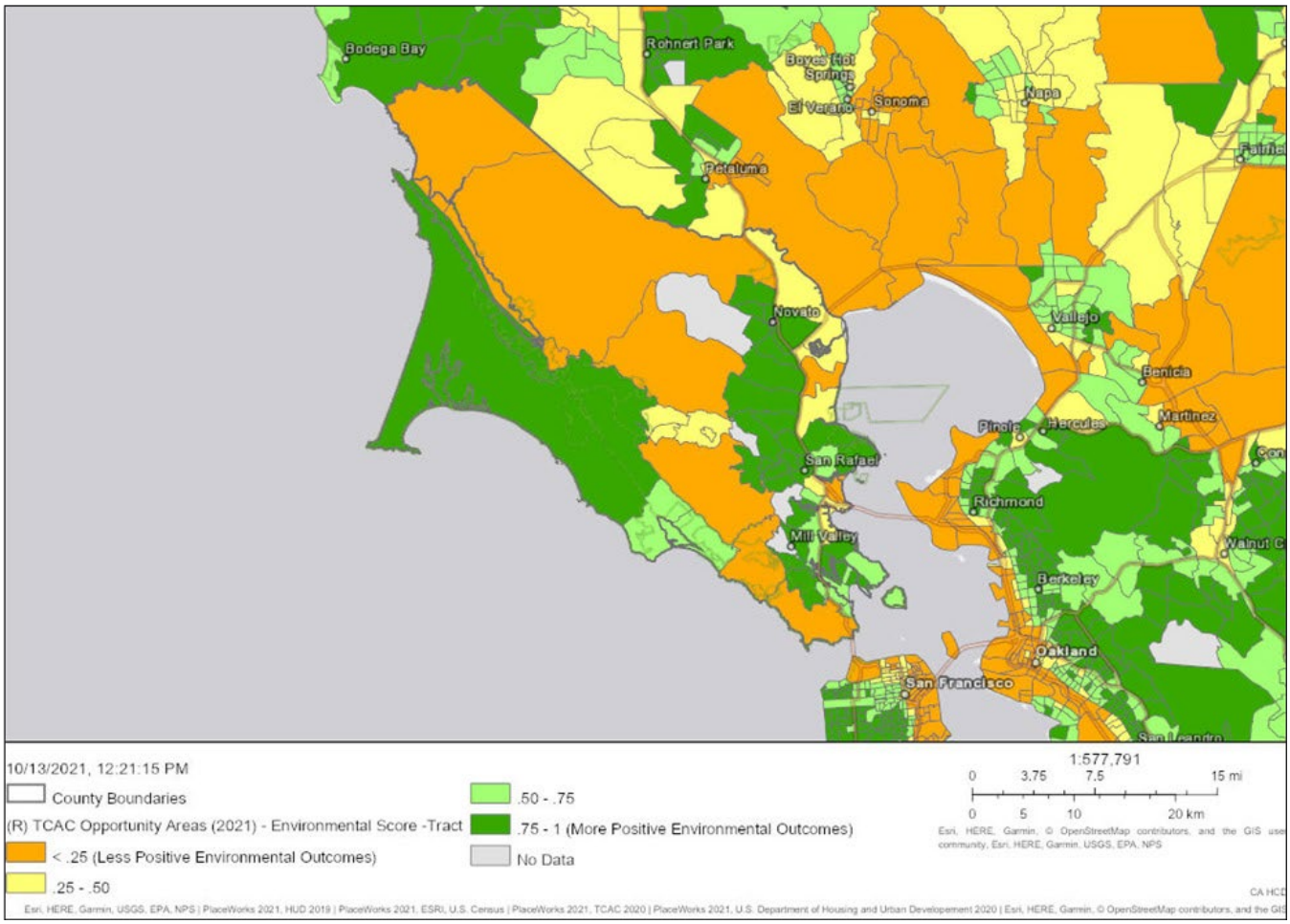


Figure 7.40: Regional TCAC Environmental Score by Tract (2021)

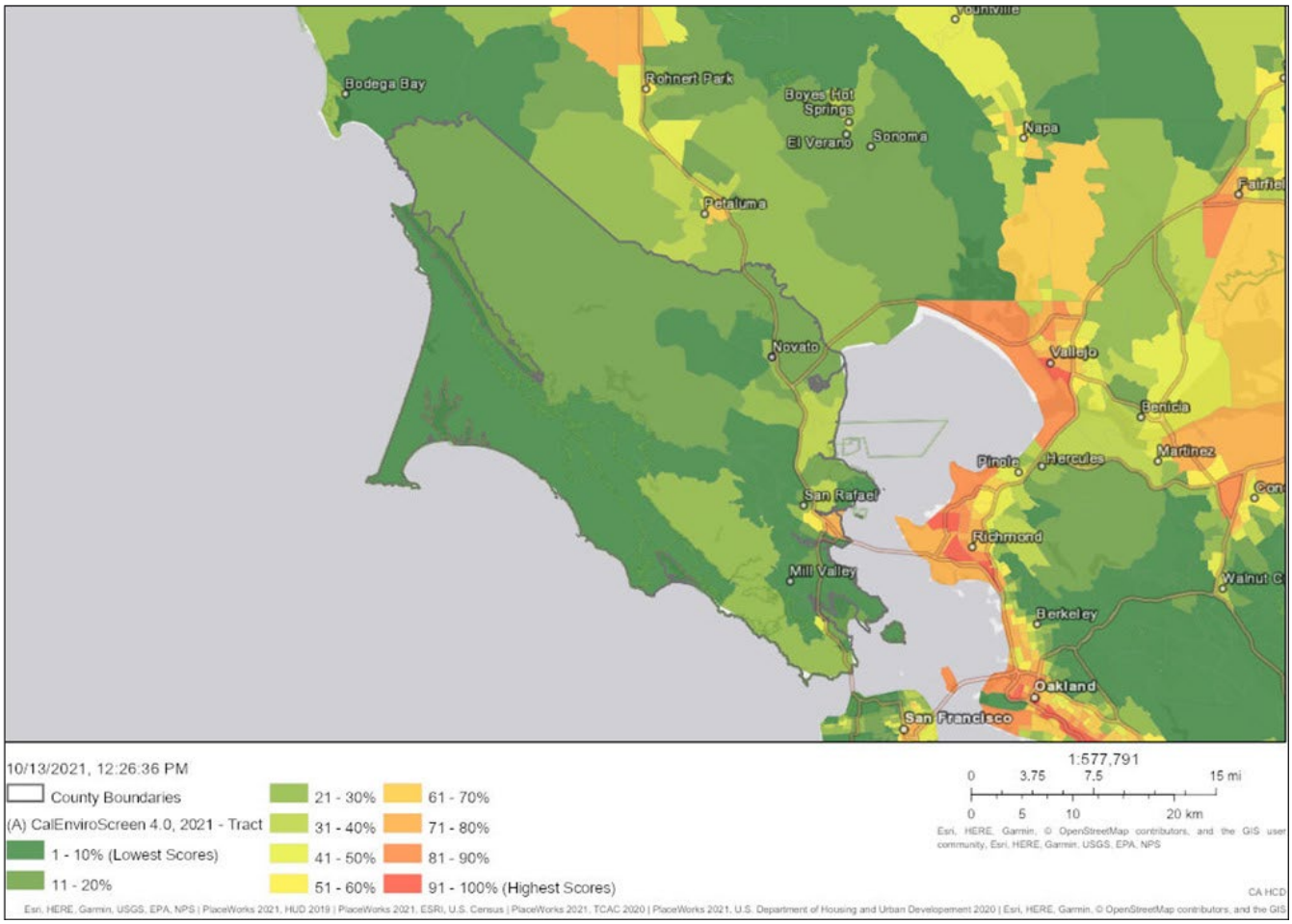


Figure 7.41: Regional CalEnviroScreen 4.0 Scores by Tract (2021)

Local Trends

As shown in *Figure 7.42*, all tracts in San Anselmo scored in the highest quartile for TCAC environmental scores. TCAC environmental scores in the town are comparable to adjacent jurisdictions and are higher than unincorporated areas west and south of the City and in San Rafael east of the town.

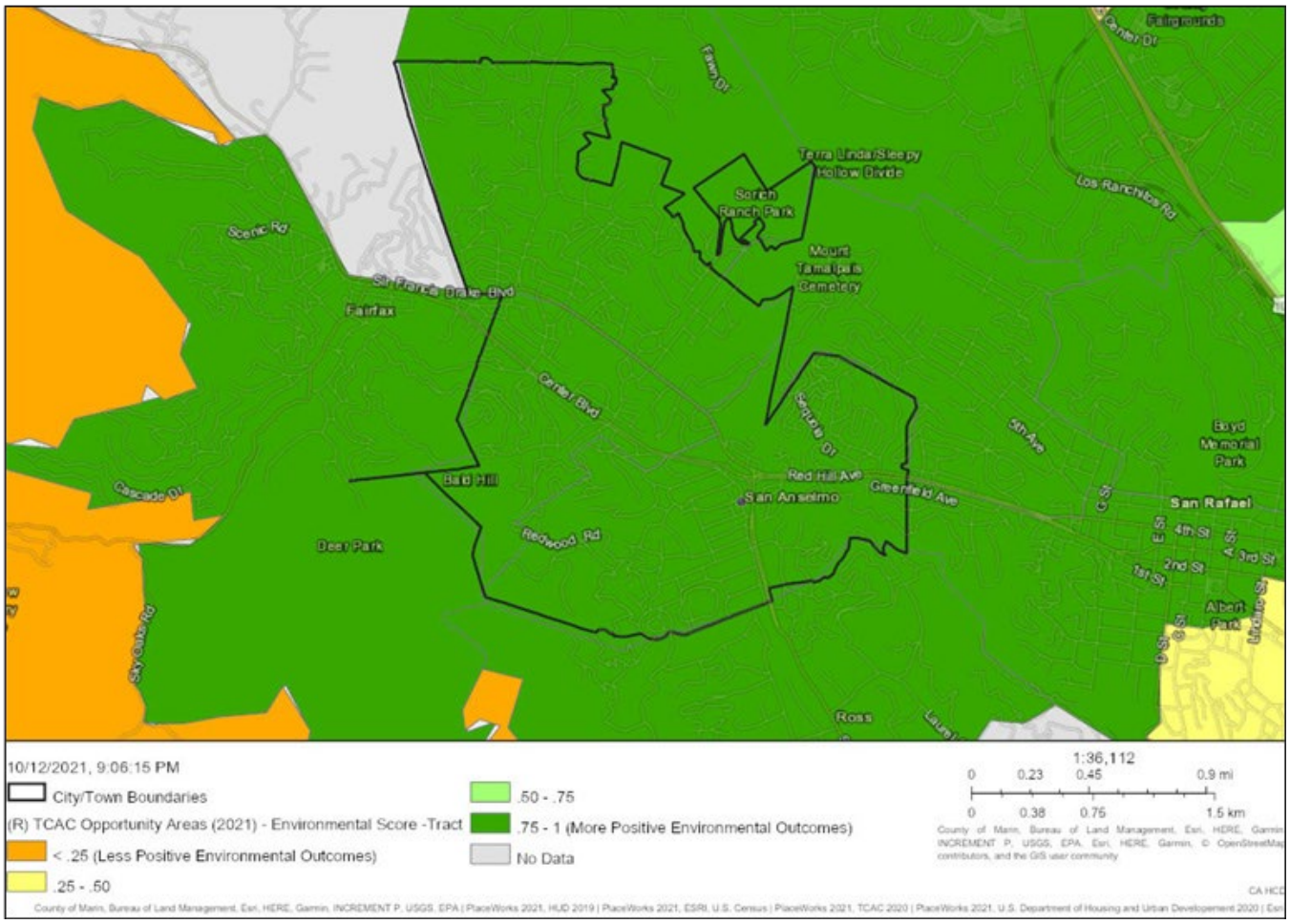


Figure 7.42: TCAC Environmental Scores by Tract (2021)

The Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.0 scores in *Figure 7.43* are based on percentiles: the lower the score the better the environmental conditions. CalEnviroScreen 4.0 scores reveal that all tracts in San Anselmo have the highest CalEnviroScreen 4.0 scores within the 10th percentile. CalEnviroScreen 4.0 percentile scores for the town are comparable to adjacent jurisdictions. All units of all income levels generated from the RHNA opportunity sites are in census tracts with the highest environmental domain scores and the highest CalEnviroScreen 4.0 scores within the 10th percentile.

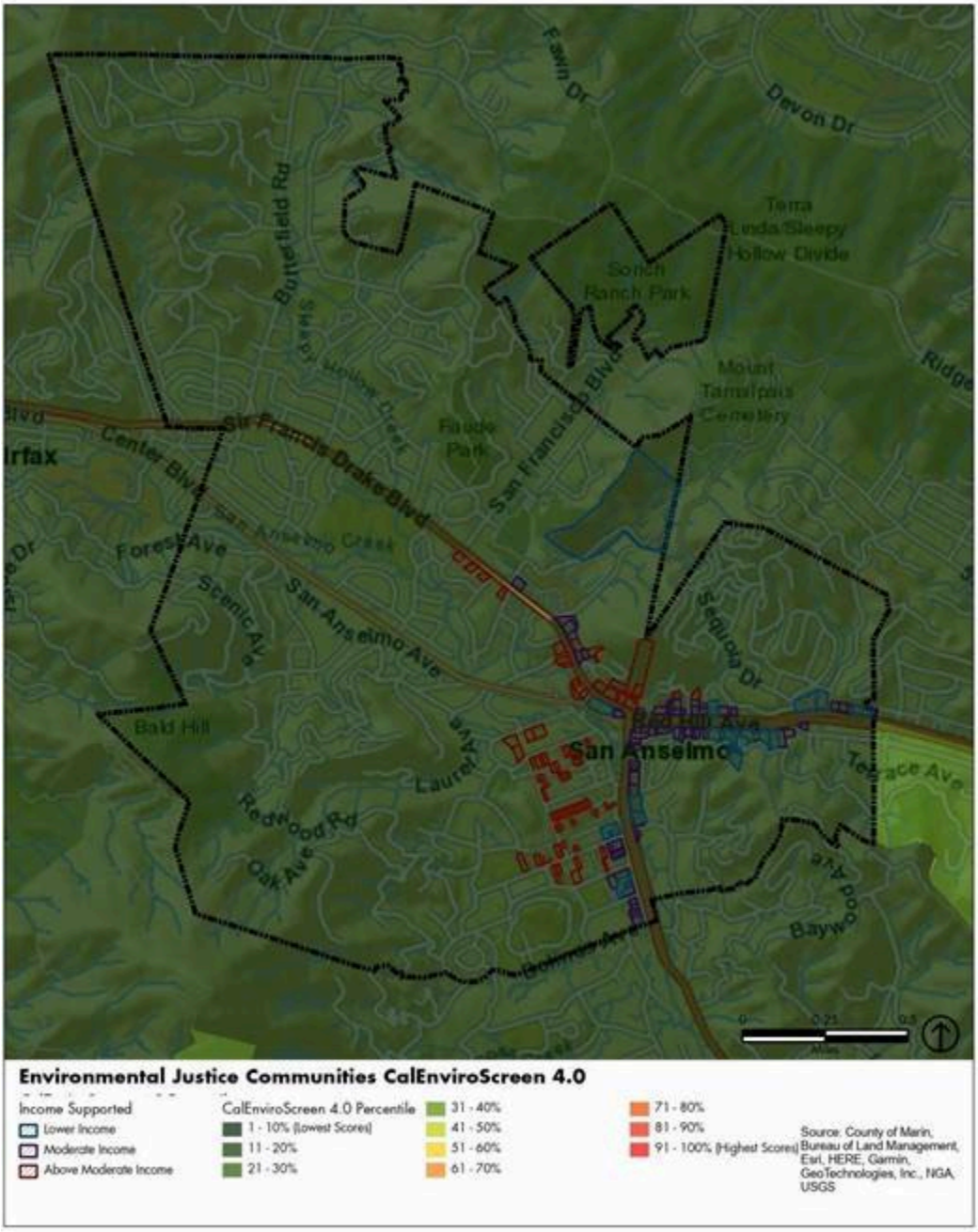


Figure 7.43: Sites Inventory and CalEnviroScreen 4.0 Score by Tract (2021)

Healthy Places

Regional Trends

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. *Figure 7.44* shows the HPI percentile score distributions in the Region tend to be above 60 percent except in some concentrated areas in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco- each county along the bays have at least one cluster of tracts with an HPI below 60 (blue). In Marin County, most tracts are also above 80 percent except in Southern San Rafael and Marin City. All of Marin City and the census tract in the Canal area of San Rafael both scored in the lower 40th percentile. These communities have also both been identified as having low access to healthy foods in the 2020 AI and have a concentration of minorities and lower access to resources.

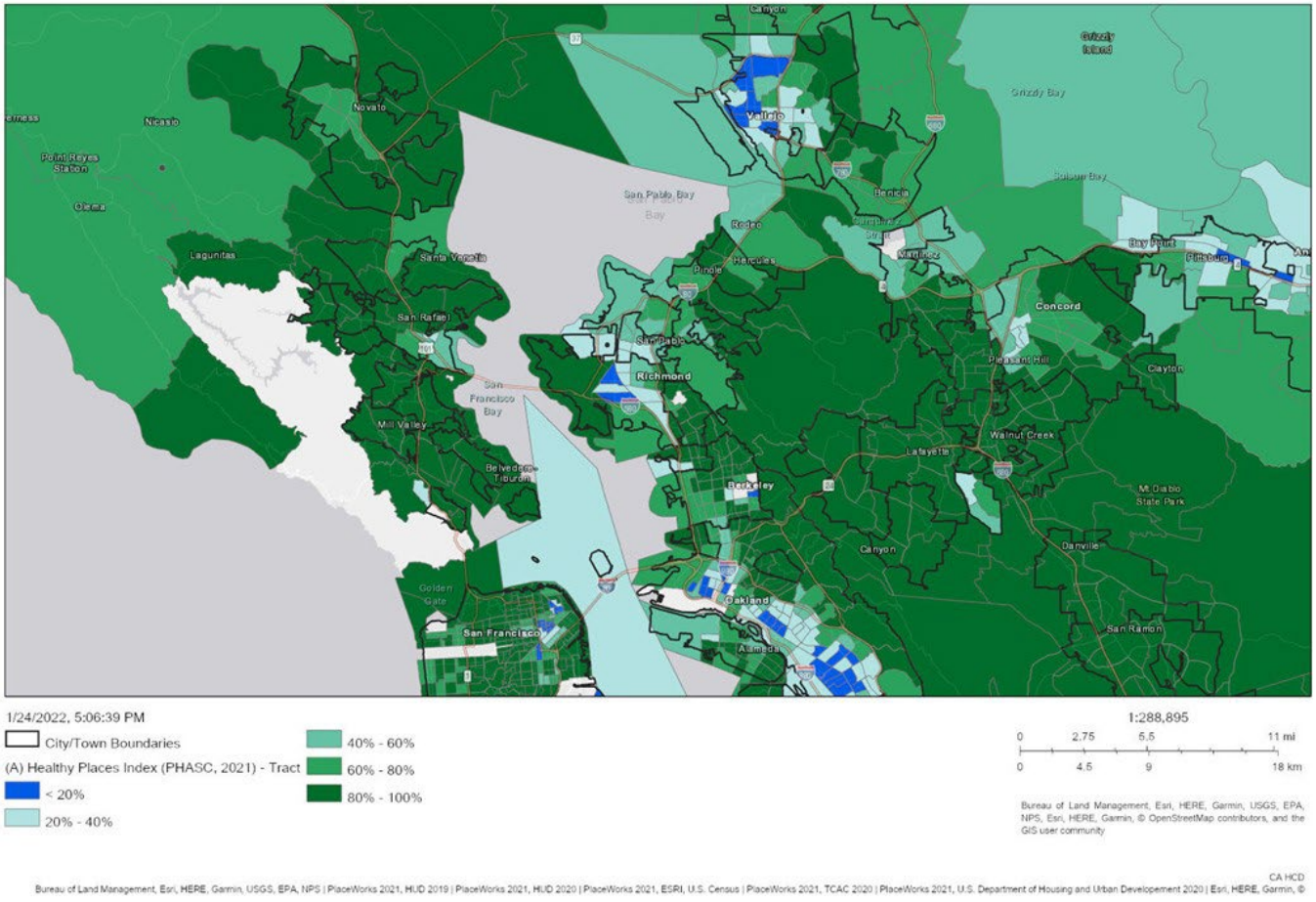


Figure 7.44: Regional Healthy Places Index by Tract (2021)

Local Trends

Figure 7.45 shows that all San Anselmo tracts have the highest healthy places indices, indicating that community conditions, including housing, education, economic, and social factors, are favorable. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with the highest healthy places indices.



Figure 7.45: Healthy Places Index by Tract (2021)

Open Space and Recreation

Regional Trends

According to the Plan Bay Area 2040, a strong regional movement emerged during the latter half of the 20th century to protect farmland and open space. Local governments adopted urban growth boundaries and helped lead a “focused growth” strategy with support from environmental groups and regional agencies to limit sprawl, expand recreational opportunities, and preserve scenic and natural resources. However, this protection has strained the region’s ability to build the housing needed for a growing population. In addition, maintaining the existing open space does not ensure equal access to it.

In Marin County, the Marin County Parks and Open Space Department includes regional and community parks, neighborhood parks, and 34 open space preserves that encompass 19,300 acres and 190 miles of unpaved public trails. In 2007, 500 Marin County residents participated in a telephone survey, and more than 60 percent of interviewees perceived parks and open space agencies favorably, regardless of geographic area, age, ethnicity, or income. However, the 2020 AI found that residents in Marin City, a community with a concentration of minorities and low-income residents, has limited access to open spaces for recreation. From 1990 to 2015, Marin City, which had the highest African American population in the county and according to the Marin Food Policy Council, one of the highest obesity rates, did not have an outdoor recreational space. In 2015, the Trust for Public Land, in collaboration with the Marin City Community Services District, designed and opened Rocky Graham Park in Marin City. According to the 2020 AI, while the park contains “a tree-house-themed play structure, drought-resistant turf lawn, adult fitness areas, and a mural showcasing scenes from Marin City's history”, Marin City continues to have limited access to surrounding open spaces and hiking trails.

In 2019, the Parks Department conducted a Community Survey and identified the cost of entrance and fees to be obstacles for access to County parks. As a result, in July of 2019, entry fees were reduced from $10 to $5 for three popular parks in the county, and admission to McNears Beach Park pool, located in San Rafael, was free beginning on August 1, 2019.

Local Trends

The following parks and open space areas are located in San Anselmo:

- Creek Park
- Faude Park
- Lansdale Park
- Memorial Park, Elders' Garden, & Millennium Playground
- Robson-Harrington Park
- Sorich Ranch Park

The City is also located adjacent to the Deer Park area and trailhead, Natalie Coffin Greene Park, Cascade Canyon Preserve, and Loma Alta Preserve. The HPI, discussed above, assesses community health using various factors including access to parks. *Figure 7.46* shows the percent of the population living within a half-mile of a park, beach, or open space in San Anselmo by tract. All tracts in the town scored in the highest quartile for park access; 100 percent of the population in all tracts live within a half-mile of a park, beach, or open space. All units of all income levels generated from the RHNA opportunity sites are located in census tracts that contain 100 percent of the population living within a half-mile of a park.

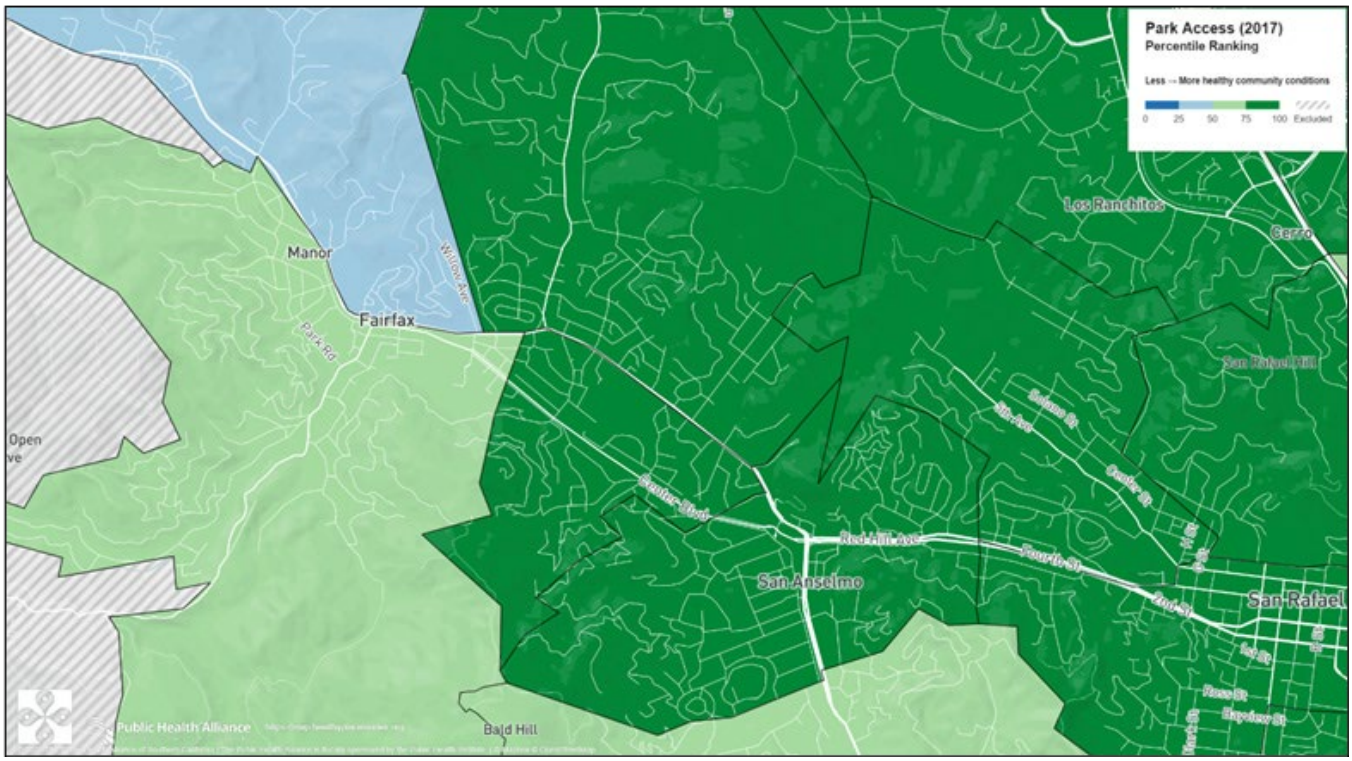


Figure 7.46: Healthy Places Index – Park Access (2017)

Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as "redlining" were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Regional Trends

The 2020 Marin County Analysis of Impediments to Fair Housing Choice examined lending practices across Marin County. According to HMDA, in 2017, there were a total of 11,688 loans originated for Marin properties. Of the 11,688 original loan applications, 6,534 loans were approved, representing 56 percent of all applications, 1,320 loans denied, representing 11 percent of the total applications, and there were 1,555 applicants who withdrew their applications, which represents 13 percent of all applications (*Table 7.20)*. Hispanic and Black/African American residents were approved at lower rates and denied at higher rates than all applicants in the county.

Table 7.20: Loan Approval, Denial, and Withdrawal by Race

	All Applicants	White	Asian	Hispanic/ Latino	Black/African American
Loans approved	55.9%	60.0%	59.0%	50.0%	48.0%
Loans denied	11.3%	12.0%	16.0%	18.0%	19.0%
Loans withdrawn by applicant	13.3%	14.0%	13.0%	19.0%	14.0%

Source: 2017 HMDA, as presented in 2020 Marin County AI.

According to the 2020 AI, there were several categories for reasons loans were denied. Under the category, "Loan Denial Reason: insufficient cash - down payment and closing costs," African Americans were denied 0.7 percent more than White applicants. Denial of loans due to credit history significantly affected Asian applicants more than others; and under the category of "Loan Denial Reason: Other", the numbers are starkly higher for African American applicants.

The AI also identified many residents who lived in Marin City during the Marinship years[19] were not allowed to move from Marin City to other parts of the county because of discriminatory housing and lending policies and practices. For those residents, Marin City has been the only place where they have felt welcomed and safe in the county.

Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that HMDA data for Marin County should be monitored on an ongoing basis to analyze overall lending patterns in the county. In addition (and what has not been studied for this AI), lending patterns of individual lenders should be analyzed, to gauge how effective the Community Reinvestment Act (CRA) programs of individual lenders are in reaching all communities to ensure that people of all races and ethnicities have equal access to loans.

19 Marinship is a community of workers created by the Bechtel Company which during World War II built nearly 100 liberty ships and tankers. Since Marinship faced a shortfall in local, available workers, Bechtel overlooked the workplace exclusions that were standard at the time and recruited African Americans from southern states such as Louisiana, Arkansas, Texas and Oklahoma. A thorough history if Marin City and Marinship is found in the local knowledge section.

Local Trends

Loan applications by race/ethnicity in San Anselmo from 2018 to 2019 are presented in *Figure7.47* Most home loan applications were submitted by White non-Hispanic residents, a reflection of the overall racial/ethnic composition of the City. Non-Hispanic White applicants represent 71 percent of the application pool, but 85.9 percent of the overall population. Asian and Hispanic residents are also slightly underrepresented in the loan application pool; however, the race or ethnicity of 22.1 percent of loan applicants is unknown.

Approximately 14.6 percent of all loans were denied during this period. Black/African American applications were denied at the highest rate (29 percent), followed by Asian/API applications (18 percent). Non-Hispanic White applicants and Hispanic/Latino applicants were denied at the same rate of 15 percent. As discussed previously, the County AI recommended HMDA data be monitored due to disparities in lending patterns based on race or ethnicity.

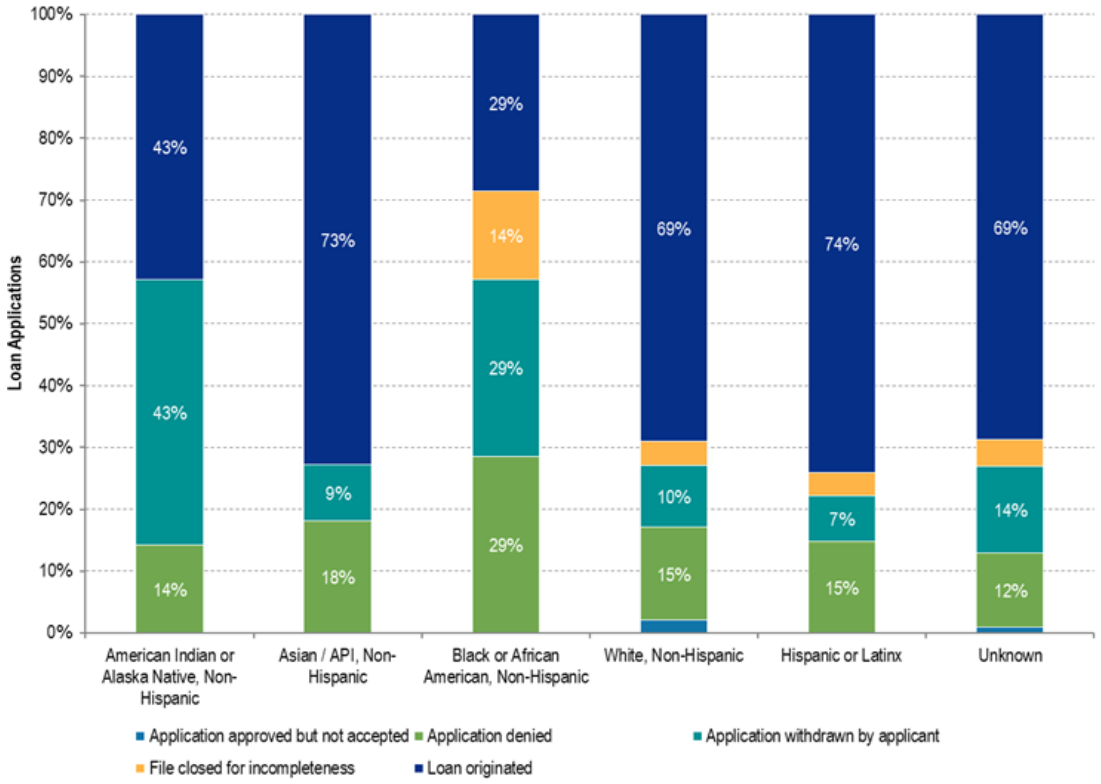


Figure 7.47: Loan Applications by Race/Ethnicity – San Anselmo (2018-2019)

Disproportionate Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom

According to CHAS data based on the 2013-2017 ACS, approximately 40 percent of Marin County households experience housing problems, compared to 37.2 percent of households in San Anselmo. In both Marin County and town, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trends

As presented in *Table 7.21*, in Marin County, approximately 38 percent of households experience cost burdens. Renters experience cost burdens at higher rates than owners (48 percent compared to 32 percent), regardless of race. Among renters, American Indian and Pacific Islander households experience the highest rates of cost burdens (63 percent and 86 percent, respectively). Geographically, cost burdened renter households are concentrated census tracts in North and Central Marin in Novato and San Rafael (*Figure 7.48*). In these tracts, between 60 and 80 percent of renter households experience cost burdens. Throughout the incorporated County census tracts, between 40 and 60 percent of renter households are experiencing cost burdens. Cost-burdened owner households are concentrated in West Marin census tract surrounding Bolinas Bay and Southern Marin within Sausalito.

Table 7.21: Housing Problems and Cost Burden by Race/Ethnicity – Marin County (2017)

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.8%	41.1%	30.7%	37.5%	0.0%	52.7%	32.9%
Renter-Occupied	47.9%	59.5%	51.2%	62.5%	85.7%	73.7%	53.2%
All Households	36.6%	54.5%	38.7%	43.8%	54.5%	67.5%	40.2%
With Cost Burden							
Owner-Occupied	31.2%	41.1%	29.0%	37.5%	0.0%	49.4%	32.2%
Renter-Occupied	45.1%	57.5%	41.5%	62.5%	85.7%	58.9%	47.7%
All Households	**35.4%**	**53.1%**	**33.9%**	**43.8%**	**54.5%**	**56.1%**	**37.7%**

Note: Used CHAS data based on 2013-2017 ACS despite more recent available data being available as this dataset is included in the ABAG Housing Data Needs Package.
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

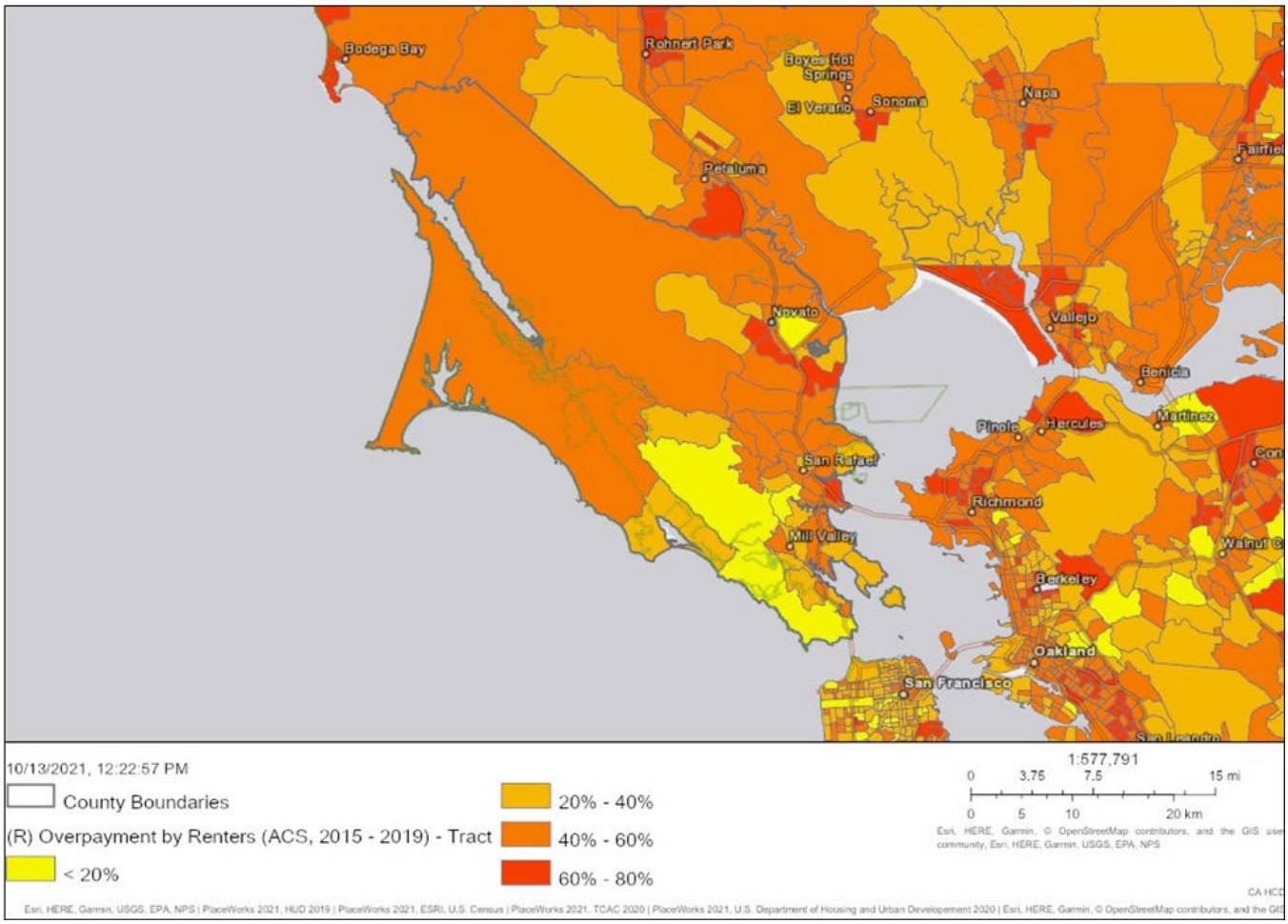


Figure 7.48: Regional Cost Burdened Renter Households by Tract (2019)

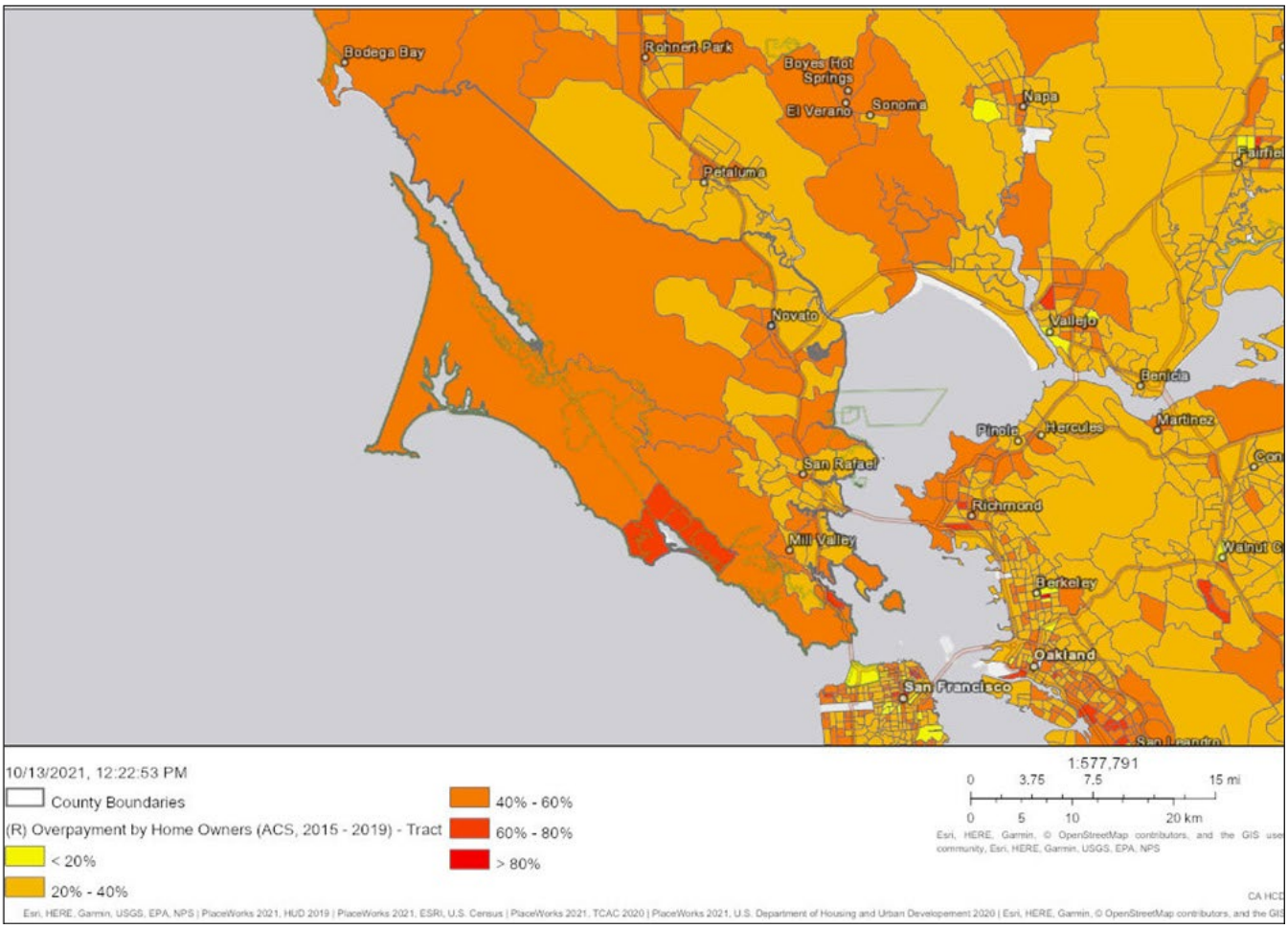


Figure 7.49: Regional Cost Burdened Owner Households by Tract (2019)

Housing problems and cost burdens can also affect special needs populations disproportionately. *Table 7.22* shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table 7.22: Housing Problems, Elderly and Large Households – Marin County (2017)

	Owner-Occupied			Renter-Occupied			All Households
	Elderly	Large Households	All Owner	Elderly	Large Households	All Renters	
Any Housing Problem	34.0%	30.2%	32.9%	59.3%	74.0%	53.2%	34.0%
Cost Burden > 30%	33.6%	26.7%	32.2%	55.9%	50.0%	47.7%	33.6%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Local Trends

Cost burden is less common amongst San Anselmo households compared to the county; 35.7 percent of households in the town are cost burdened compared to 37.7 percent countywide (*Table 7.23)*. Similarly, 47.7 percent of renters in Marin County are cost burdened compared to only 40 percent in the town. According to the 2015-2019 ACS, San Anselmo has a relatively low proportion of renters (32.4 percent), compared to 36 percent in the county and 44 percent in the Bay Area. Renters are more likely to be cost burdened compared to owners.

Hispanic households are the most likely to experience cost burden compared to other racial/ethnic groups in San Anselmo. According to HUD CHAS estimates, 81.3 percent of Hispanic owners and 50 percent of Hispanic renters are cost burdened. White renter-occupied households are also cost burdened at a rate slightly exceeding the citywide average (42.9 percent).

Table 7.23: Housing Problems and Cost Burden by Race/Ethnicity – San Anselmo (2017)

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	35.0%	N/A	10.5%	N/A	N/A	80.0%	35.6%
Renter-Occupied	43.8%	0.0%	0.0%	N/A	N/A	50.0%	42.4%
All Households	37.0%	0.0%	7.4%	N/A	N/A	70.0%	37.2%
With Cost Burden							
Owner-Occupied	34.2%	N/A	10.5%	N/A	N/A	81.3%	34.3%
Renter-Occupied	42.9%	0.0%	0.0%	N/A	N/A	50.0%	40.0%
All Households	**36.2%**	**0.0%**	**7.4%**	N/A	N/A	**70.8%**	**35.7%**

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

As discussed previously, housing problems and cost burden often affect special needs populations disproportionately. Rates of housing problems and cost burden for elderly and large households in the town are presented in *Table 7.24*. Large households in San Anselmo are not cost burdened at a rate exceeding the townwide average. Conversely, 34.7 percent of elderly owner-occupied households are cost burdened, compared to 34.3 percent of owners townwide, and 59 percent of elderly renter-occupied households are cost burdened, compared to 40 percent of renters townwide. Elderly households are cost burdened at a higher rate in San Anselmo than the county.

Table 7.24: Housing Problems, Elderly and Large Households – San Anselmo (2017)

	Owner-Occupied			Renter-Occupied			All Households
	Elderly	Large Households	All Owner	Elderly	Large Households	All Renters	
Any Housing Problem	34.2%	29.3%	35.6%	62.6%	0.0%	42.4%	37.2%
Cost Burden > 30%	34.7%	29.3%	34.3%	59.0%	0.0%	40.0%	35.7%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Figure 7.50 and *Figure 7.51* show cost burden in the town by tract and tenure. According to the HCD AFFH Data Viewer, between 40 and 60 percent of renters in all San Anselmo tracts are cost burdened. Similarly, between 20 to 40 percent of owners in all tracts are cost burdened. Since the 2010-2014 ACS, overpayment amongst renters has remained generally constant in all tracts, while overpayment amongst owners has decreased in all tracts. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with 40 to 60 percent of renters that are cost burdened and 20 to 40 percent of owners that are cost burdened.

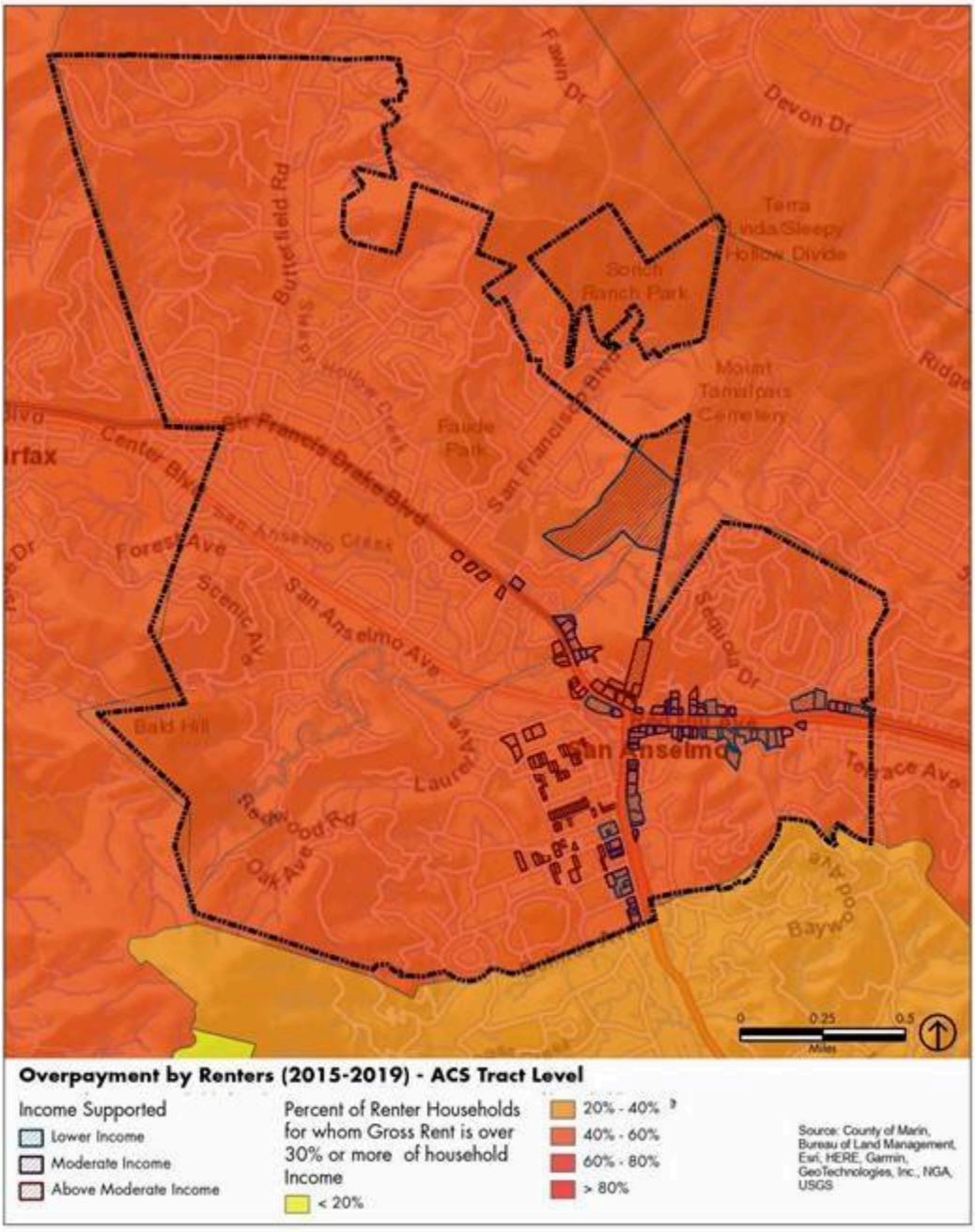


Figure 7.50: Sites Inventory and Cost Burdened Renters by Tract (2019)

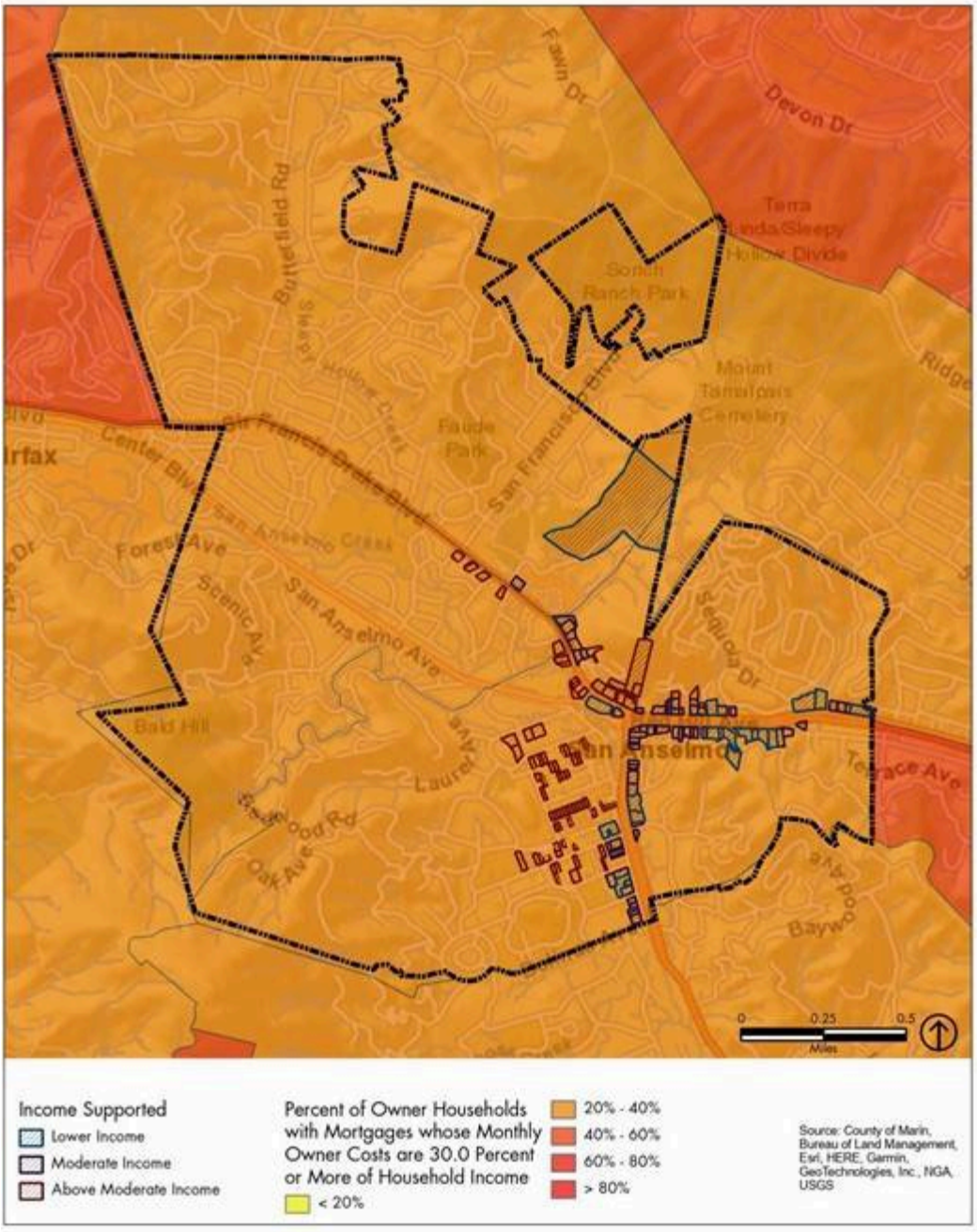


Figure 7.51: Sites Inventory and Cost Burdened Owners by Tract (2019)

Overcrowded Households

Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2017 five-year ACS estimates, about 6.5 percent of households in the Bay Area region are living in overcrowded conditions (*Table 7.28*). About 11 percent of renter households are living in overcrowded conditions in the region, compared to three percent of owner households. Overcrowding rates in Marin County are lower than the Bay Area (four percent and 6.5 percent, respectively) and like regional trends, Marin County a higher proportion of renters experience overcrowded conditions compared to owners. Overcrowded households in the region are concentrated in Richmond, Oakland, and San Francisco (*Figure 7.50*). At the county level, overcrowded households are concentrated North and Central Marin, specifically in downtown Novato and the southeastern tracts of San Rafael (Canal).

While the ACS data shows that overcrowding is not significant problem, it is likely that this data is an undercount, especially with families who may have undocumented members. It is also likely that agriculture worker housing is overcrowded and undercounted.

Table 7.28: Overcrowded Households – Bay Area and Marin County (2017)

	Bay Area	Marin County
Owner-Occupied	3.0%	0.8%
Renter Occupied	10.9%	9.4%
All Households	**6.5%**	**3.9%**

Note: Overcrowding means more than one person per household.
Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

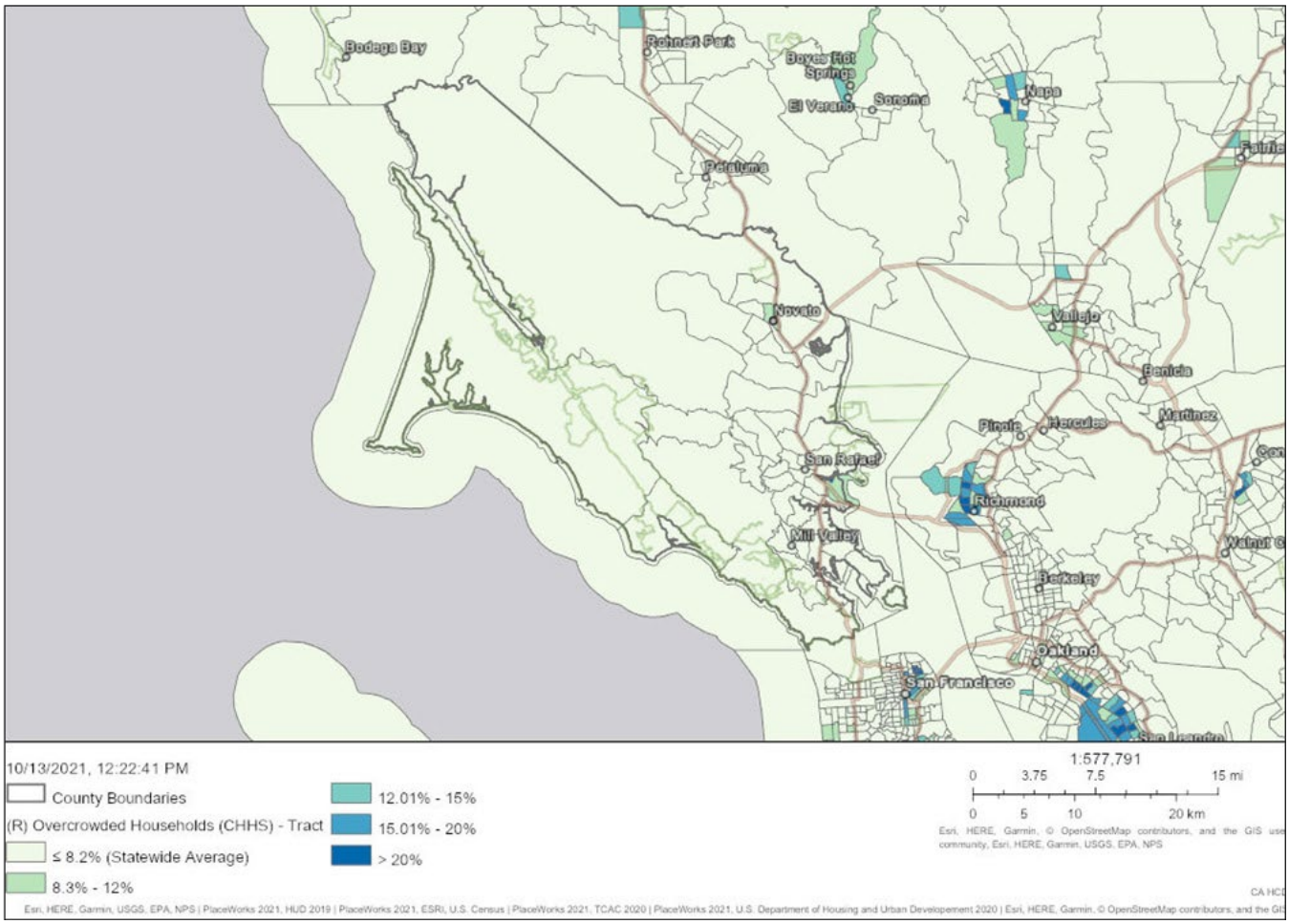


Figure 7.52: Regional Overcrowded Households by Tract

Local Trends

Overcrowding is generally not an issue in the town. As shown in *Table 7.29*, only 0.8 percent of owner-occupied households are overcrowded, all of which are severely overcrowded. Amongst renter households, 2.4 percent are overcrowded, and none are severely overcrowded. Only 1.3 percent of households in San Anselmo are overcrowded, compared to 3.9 percent in the county and 3.5 percent in the Bay Area. The rate of overcrowding in all San Anselmo tracts is also below the statewide average of 8.2 percent. All units generated from the RHNA opportunity sites are in census tracts below the statewide average for overcrowded households.

Table 7.29: Overcrowded Households – San Anselmo (2017)

	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	0.8%	0.8%
Renter Occupied	2.4%	0.0%
All Households	**1.3%**	**0.5%**

Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

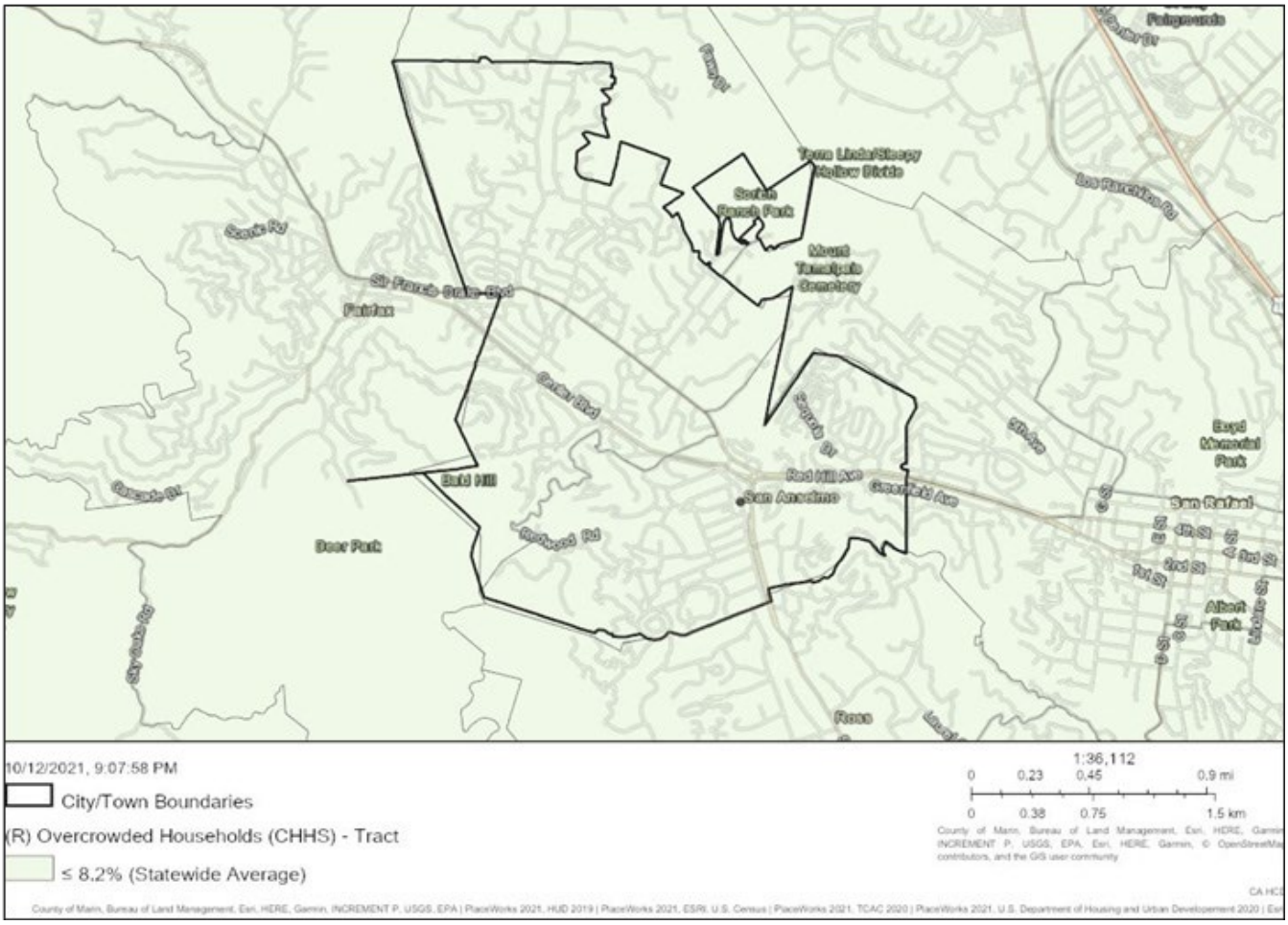


Figure 7.53: Overcrowded Households by Tract

Substandard Conditions

Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to 2015-2019 ACS estimates, shown in *Table 7.30*, 1.3 percent or less of households in the Bay Area and Marin County lack complete kitchen and plumbing facilities. Incomplete kitchen facilities are more common in both the Bay Area and Marin County and affect renter households more than owner households. In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. In the county, more than 2 percent of renters lack complete kitchen facilities while less than one percent of renter households lack plumbing facilities.

Table 7.30: Substandard Housing Conditions –Bay Area and Marin County (2019)

	Bay Area		Marin County	
	Lacking complete kitchen facilities	Lacking complete plumbing facilities	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner	0.3%	0.2%	0.2%	0.3%
Renter	2.6%	1.1%	2.4%	0.6%
All Households	**1.3%**	**0.6%**	**1.0%**	**0.4%**

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Like overcrowding, ACS data may not reflect the reality of substandard housing conditions in the county. Staff have received comments about substandard conditions related to lack of landlord upkeep/care (i.e., moldy carpets) or hot water delays, especially from the Hispanic/Latin community.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the county, 86 percent of the housing stock was built prior to 1990, including 58 percent built prior to 1970 (*Table 7.32*). *Figure 7.54* shows median housing age for Marin County cities and Census-designated places (CDPs). Central and Southern Marin, specifically the cities of Ross, Fairfax, and San Anselmo have the oldest housing while Novato, Black Point-Green Point CDP, Nicasio CDP, Muir Beach CDP, and Marin City CDP have the most recently built housing.

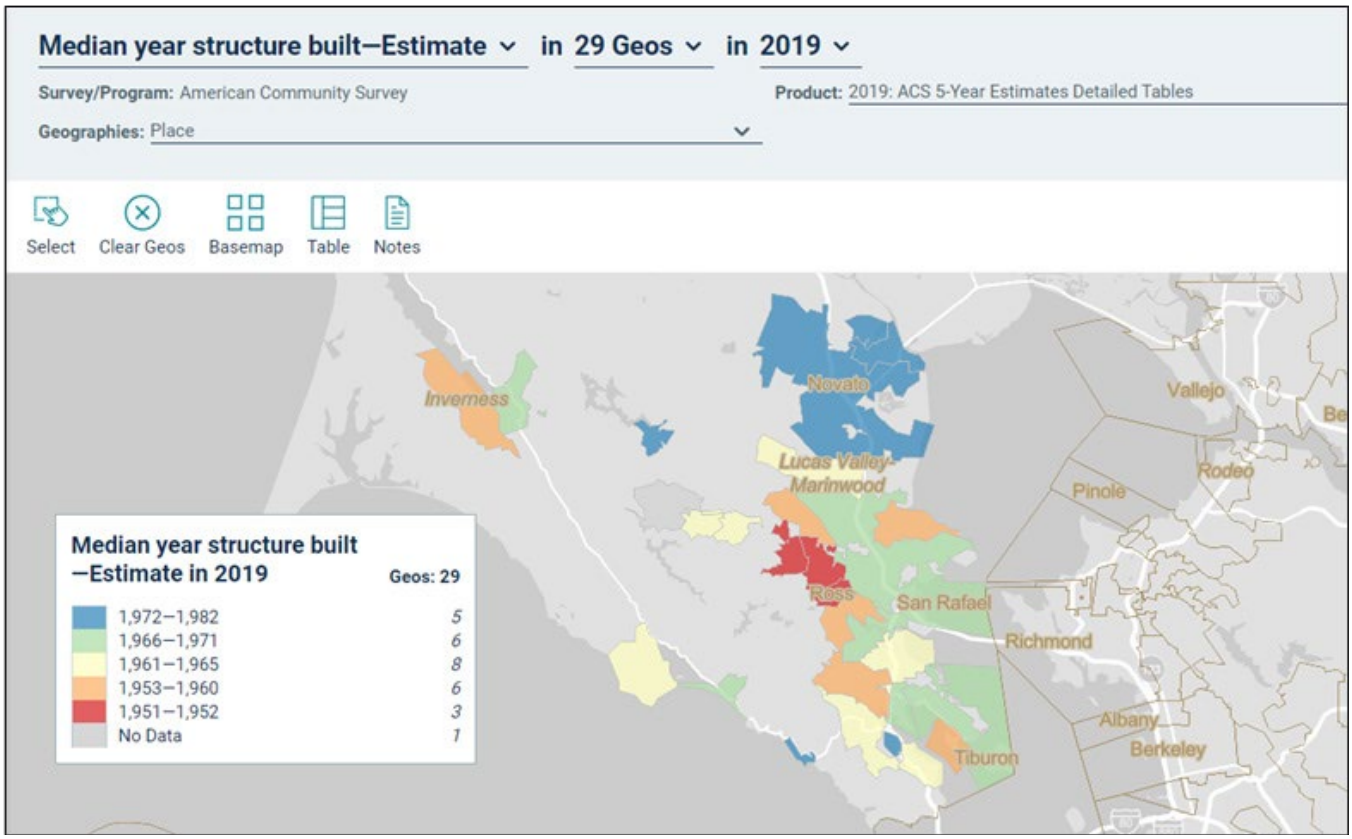


Figure 7.55: Median Housing Age by Marin County Cities and Census-Designated Places (CDPs)
Source: 2015-2019 ACS (5-Year Estimates).

Local Trends

There are no owner-occupied households in San Anselmo lacking complete kitchen facilities (*Table 7.31*). Compared to Marin County, a smaller proportion of households in San Anselmo lack complete kitchen facilities (0.3 percent). One percent of renters in the town lack complete kitchen facilities, which is less than both the county (2.4 percent) and the Bay Area (2.6 percent).

A slightly larger proportion of owner-occupied and renter-occupied households in the town lack complete plumbing facilities compared to the county. Overall, 0.5 percent of households in San Anselmo lack complete plumbing facilities compared to 0.4 percent in Marin County and 0.6 percent in the Bay Area.

Table 7.31: Substandard Housing Conditions San Anselmo (2019)

	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner-Occupied Households	0.0%	0.5%
Renter-Occupied Households	1.0%	0.7%
All Households	**0.3%**	**0.5%**

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Table 7.32 shows housing stock age by block group, town, and county. Nearly 81 percent of housing units in the town were built in 1969 or earlier compared to only 58 percent countywide. As discussed previously, units aged 50 and older are likely to require major rehabilitation. As shown in Figure 7.56, older housing units are most concentrated in block groups in the central and southwestern areas of the town. More than 73 percent of housing units in all San Anselmo block groups were built prior to 1970.

Table 7.32: Housing Stock Age (2019)

Block Group/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
Block Group 1, Tract 1150	73.4%	19.3%	7.3%	1,195
Block Group 3, Tract 1150	84.4%	15.6%	0.0%	649
Block Group 4, Tract 1150	100.0%	0.0%	0.0%	421
Block Group 1, Tract 1160	86.5%	6.6%	6.9%	713
Block Group 2, Tract 1160	75.5%	14.4%	10.1%	645
Block Group 1, Tract 1170	78.1%	15.4%	6.4%	590
Block Group 2, Tract 1170	78.7%	11.0%	10.3%	263
Block Group 3, Tract 1170	76.6%	6.4%	16.9%	590
Block Group 4, Tract 1170	81.8%	12.6%	5.5%	688
San Anselmo	80.7%	12.2%	7.1%	5,450
Marin County	58.0%	28.2%	13.9%	113,084

Source: American Community Survey, 2015-2019 (5-Year Estimates).

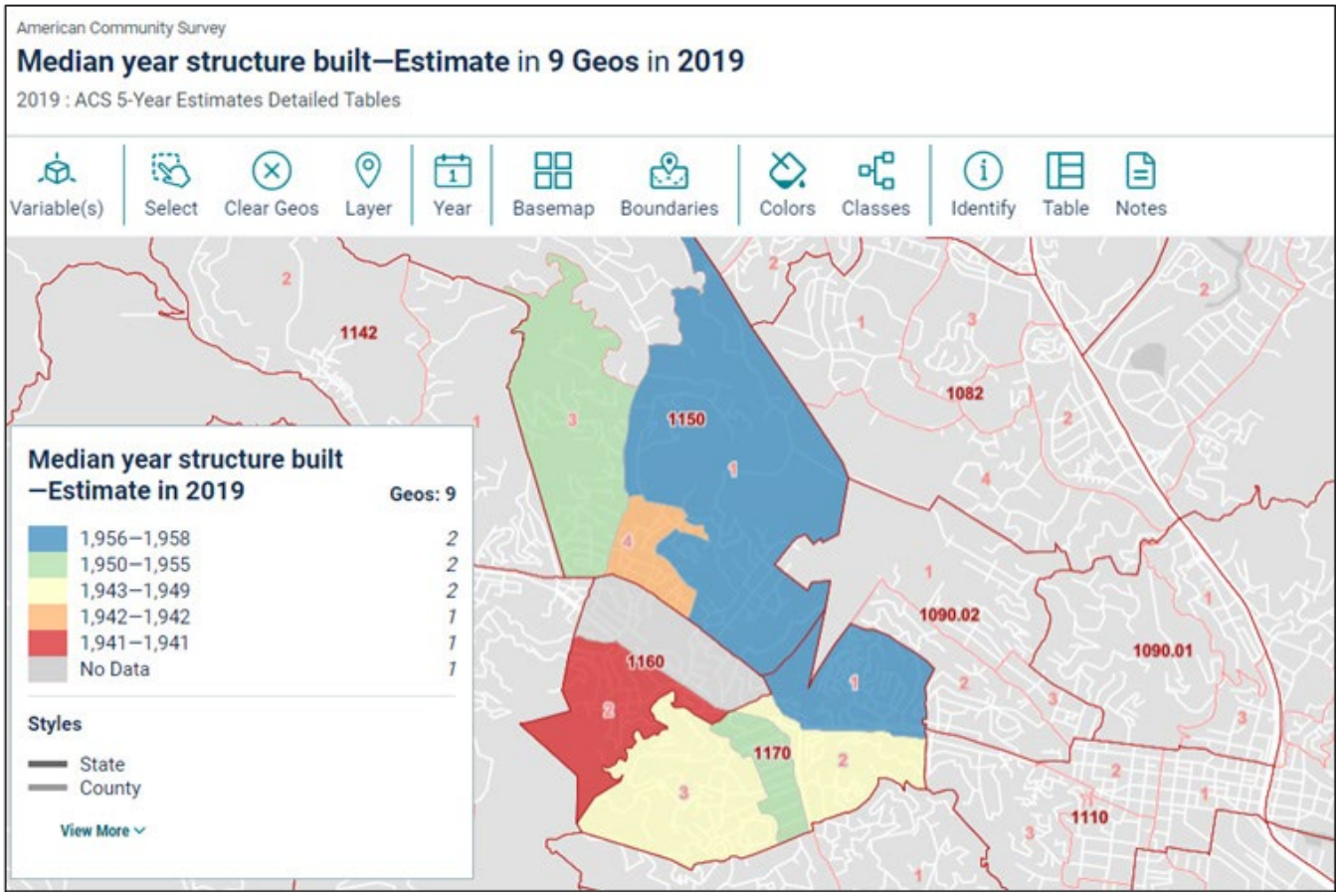


Figure 7.56: Median Housing Age by Block Group (2019)
Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

Regional Trends

UC Berkeley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. The project defines vulnerability based on the share of low-income residents per tract and other criteria including share of renters is above 40 percent, share of people of color is more than 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the Bay Area region were identified in the coastal census tracts of Contra Costa, Alameda, and San Francisco County, specifically in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco (*Figure* 7.57). In Marin County, sensitive communities were identified in the cites of Novato and San Rafael, and the unincorporated areas of Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio.

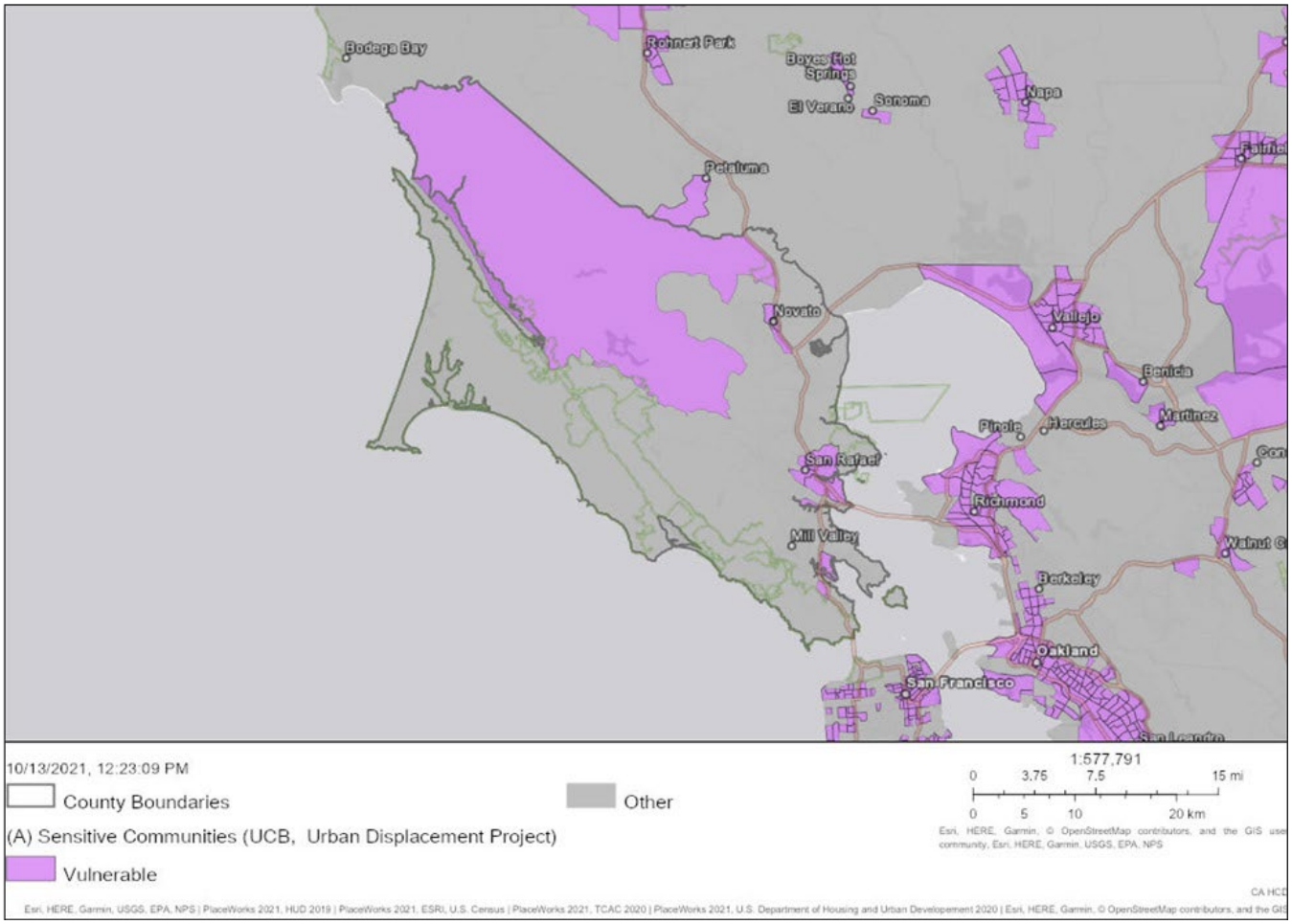


Figure 7.57: Regional Sensitive Communities At Risk of Displacement by Tract (2021)

Local Trends

There are no areas in San Anselmo identified as sensitive communities at risk of displacement. The closest community at risk of displacement is east of San Anselmo in San Rafael.

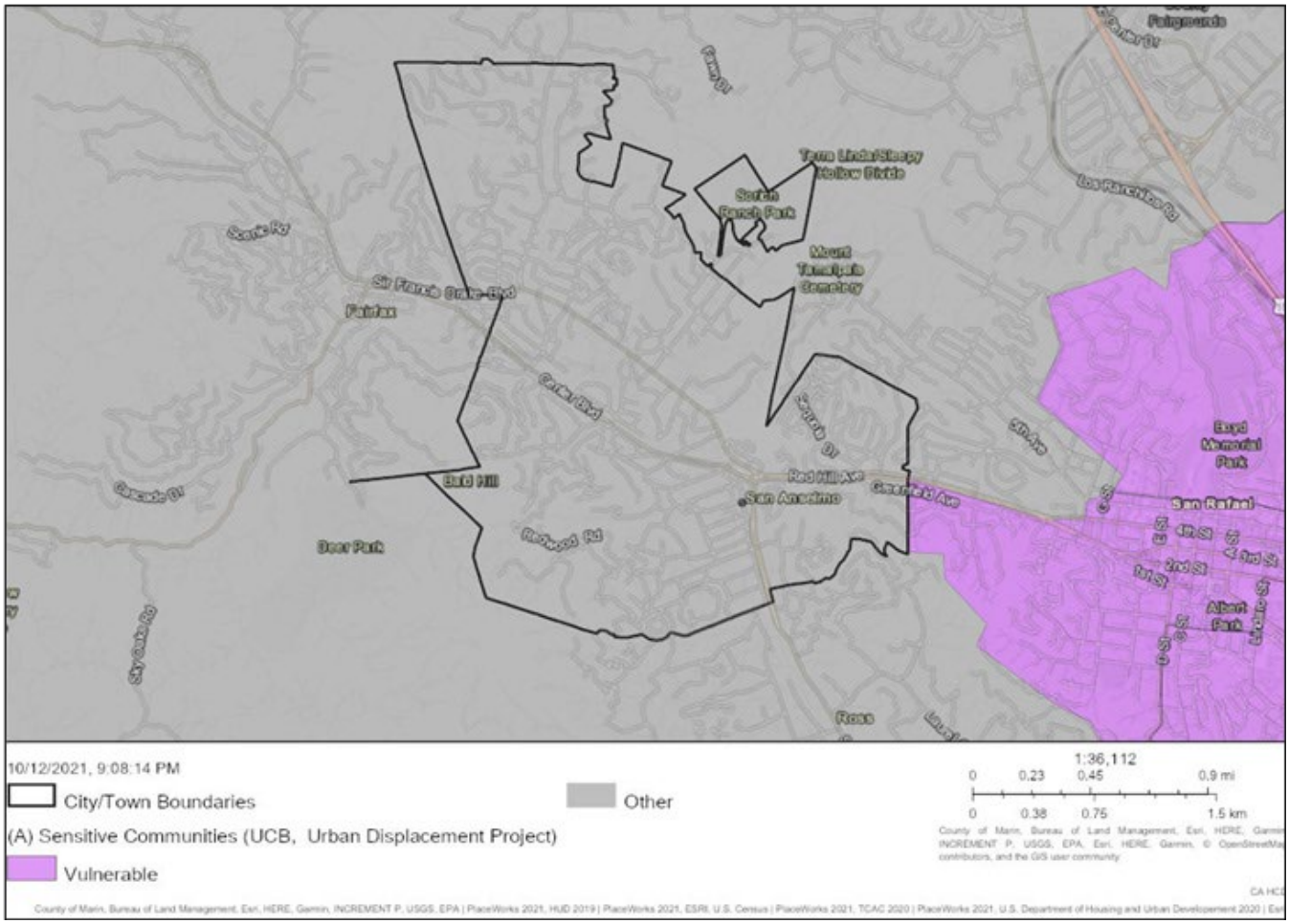


Figure 7.58: Sensitive Communities At Risk of Displacement by Tract (2021)

As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40 percent, share of people of color exceeding 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. San Anselmo is a predominately owner-occupied household community (67.6 percent) with a large White population (85.9 percent). Since the 2006-2010 ACS, the non-Hispanic White population increased from 83.4 percent, and the share of owner-occupied households increased from 66.9 percent. As presented in *Figure 7.50*, White householders are significantly more likely to own their home compared to all other racial/ethnic groups in San Anselmo. Over 70 percent of non-Hispanic White households own their homes. In comparison, all Black/African American householders are renters. Similarly, 70.1 percent of householders of a race not listed ("Other race") or multiple races, 60.8 percent of Hispanic/Latino householders, and 46.5 percent of Asian/API householders are renters in San Anselmo.

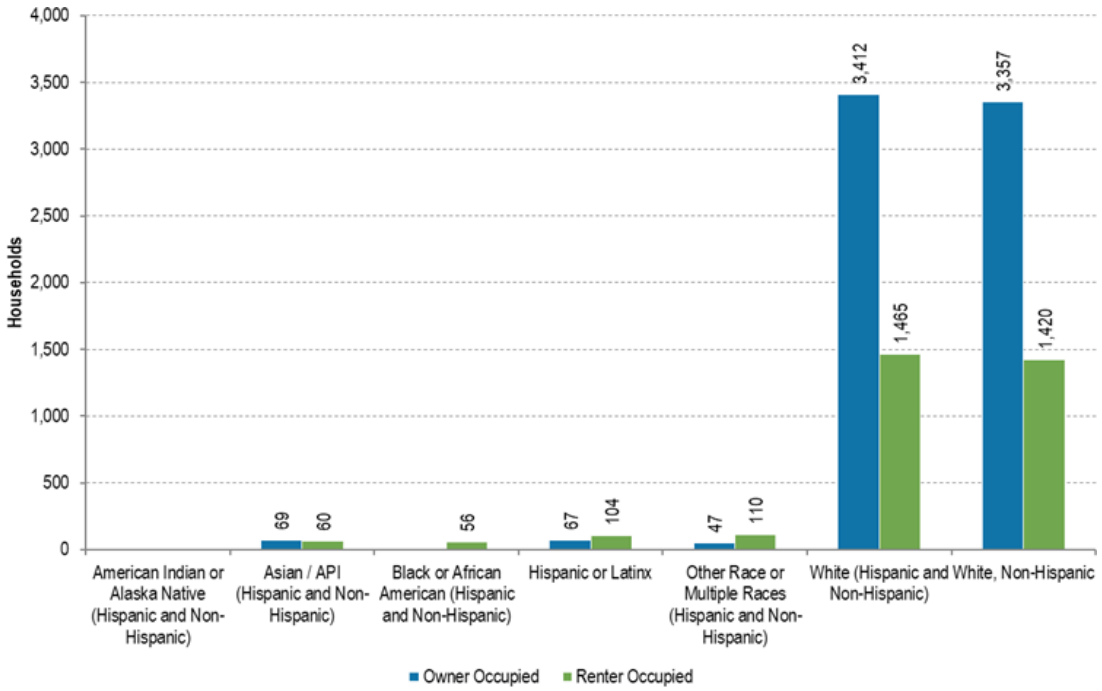


Figure 7.59: Housing Tenure by Race of Householder (2019)
Source: ABAG Data Needs Package, 2015-2019 ACS.

Figure 7.60 shows the median contract rent in San Anselmo, Marin County, and the Bay Area from 2009 to 2019. As of 2019, San Anselmo had the lowest median contract rent price of $1,820 when compared to the county ($1,961) and the Bay Area ($1,849). Over the past ten years, median contract rent has increased by 39.3 percent in San Anselmo, a slightly higher increase than Marin County (37.9 percent) but significantly lower than the Bay Area region (54.6 percent). As discussed above, increasing rental prices in the town are more likely to disproportionately affect people of color, specifically Black/African American and Hispanic/Latino households.

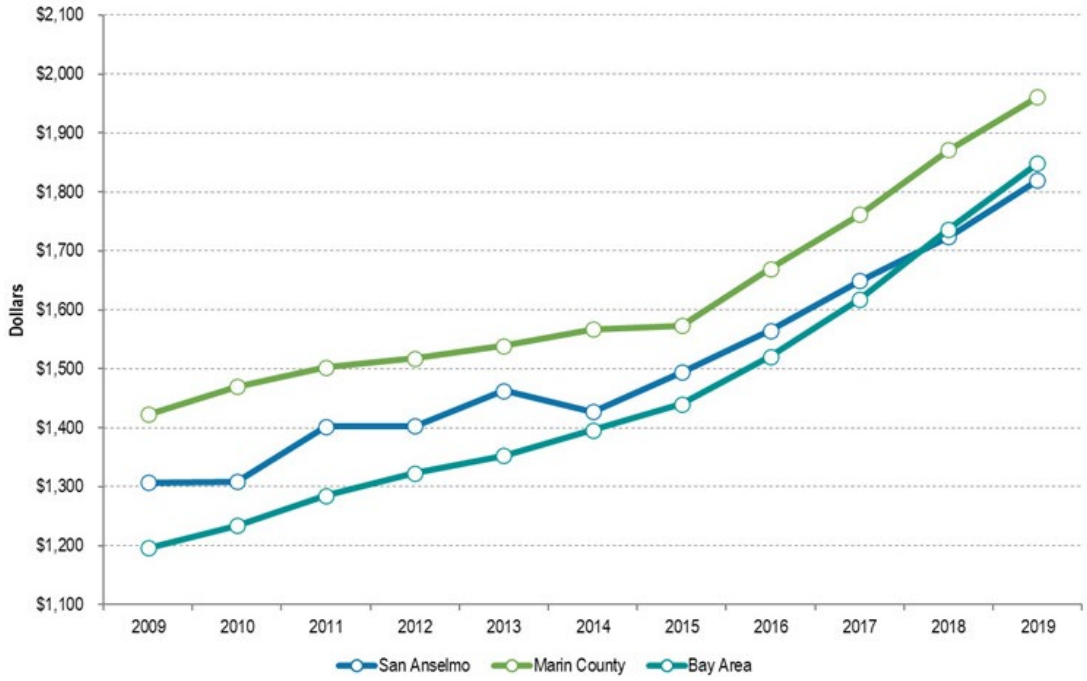


Figure 7.60: Median Contract Rent (2009-2019)
Source: ABAG Data Needs Package, 2015-2019 ACS.

Homelessness

Regional Trends

As presented in *Table 7.33*, according to the County's Point-in-Time (PIT) Homeless Count and Survey, there were 1,034 persons experiencing homelessness in Marin County in 2019. Most of the people experiencing homelessness in the county were unsheltered (68.5 percent). Another 16.6 percent were living in emergency shelters, and 14.9 percent were living in transitional housing. Since 2015, the county's homeless population has decreased by 21 percent (1,309 persons in 2015). However, in 2015, only 64 percent of the homeless population was unsheltered compared to 68 percent in 2019.

Table 7.33: Homelessness by Shelter Status
Marin County (2019)

	Persons	Percent
Sheltered – Emergency Shelter	172	16.6%
Sheltered – Transitional Housing	154	14.9%
Unsheltered	708	68.5%
Total	**1,034**	**100.0%**

Source: ABAG Housing Data Needs Package, HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.

Black/African American, Hispanic/Latino, and American Indian/Alaska Native populations are all overrepresented in the county's homeless population. Conversely, Asian, White, and "Other race" populations are underrepresented. Black or African American persons are the most overrepresented in the homeless population, accounting for 16.7 percent of the homeless population but only 2.2 percent of the population countywide. *Table 7.34* shows the share of people experiencing homelessness and total populations by race and ethnicity.

Table 7.34: Racial/Ethnic Share of General and Homeless Populations
Marin County (2019)

	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native (Hispanic and Non-Hispanic)	3.5%	0.4%
Asian / API (Hispanic and Non-Hispanic)	3.1%	6.1%
Black or African American (Hispanic and Non-Hispanic)	16.7%	2.2%
White (Hispanic and Non-Hispanic)	66.2%	77.8%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	10.5%	13.5%
Hispanic/Latino	18.8%	15.9%
Non-Hispanic/Latino	81.2%	84.1%

Source: ABAG Housing Data Needs Package – HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019; 2015-2019 ACS (5-Year Estimates).

The number of students in local public schools experiencing homelessness in the county has also increased in recent years. Since the 2016-17 school year, the number of students experiencing homelessness in Marin County has increased from 976 to 1,268 during the 2019-20 school year, a nearly 30 percent increase. Conversely, the Bay Area as a whole has seen a decrease in students experiencing homelessness during the same time period (*Figure 7.61*).

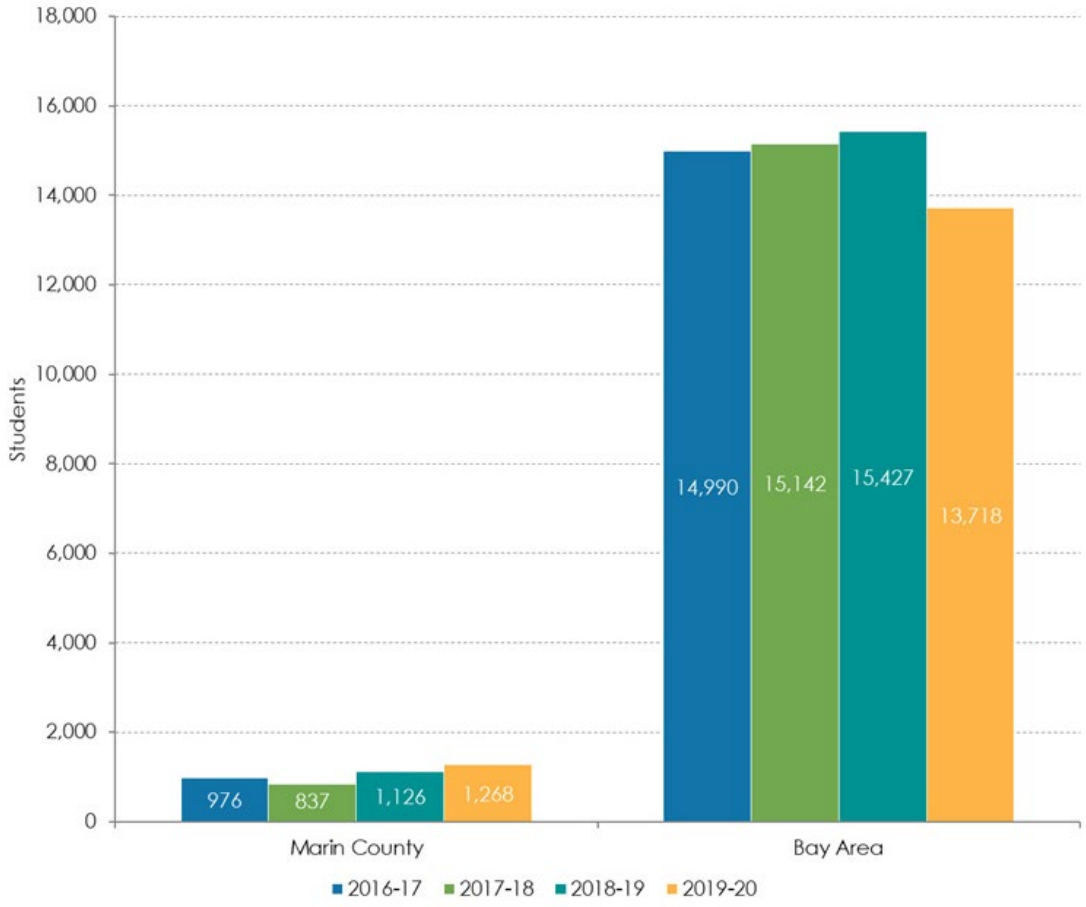


Figure 7.61: Students in Local Public Schools Experiencing Homelessness
Source: Source: ABAG Housing Data Needs Package – California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data.

The County's 2019 Homeless PIT Count and Survey found that nearly half (49 percent) of respondents reported that economic issues, such as rent increases or a lost job, were the primary cause of their homelessness. Other causes include personal relationship issues (36 percent), mental health issues (16 percent), substance use issues (14 percent), and physical health issues (11 percent). The 2019 PIT Count and Survey also showed that 73 percent of homeless respondents reported needing rental assistance (*Figure 7.62*). Additional assistance needed includes more affordable housing (69 percent), money for moving costs (55 percent), help finding an apartment (37 percent), transportation (31 percent), and case management (29 percent). The need for rental assistance reflects the high cost of housing in the county. As discussed previously, nearly half (47.7 percent) of renter-occupied households in the town are cost burdened.

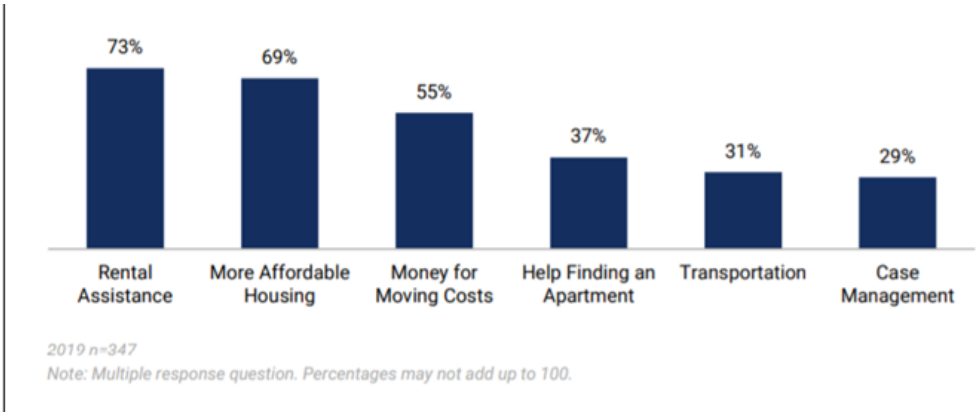


Figure 7.602 Assistance Needed to Obtain Permanent Housing
Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

Local Trends

According to the County's 2019 PIT Count and Survey, there are no sheltered individuals experiencing homelessness in San Anselmo. There are no emergency shelters in San Anselmo. Emergency shelters located closest to the town are all located in San Rafael and include Homeward Bound of Marin Mill Street Center (55 beds), Homeward Bound of Marin Family Center (25 beds), and Homeward Bound of Marin Voyager Program (10 beds). As shown in *Figure 7.63*, the town's homeless population has increased from 13 persons in 2015 to 20 persons in 2019, an increase of 54 percent. In comparison, the unsheltered population in Central Marin decreased 28.6 percent during the same period, from 388 individuals to 277 individuals. The unsheltered homeless population in San Anselmo represents only 3.4 percent of the unsheltered population in Central Marin in 2015, but 7.2 percent in 2019. Persons experiencing homelessness in San Anselmo represent a smaller proportion of the population (0.2 percent) compared to the county (0.4 percent).

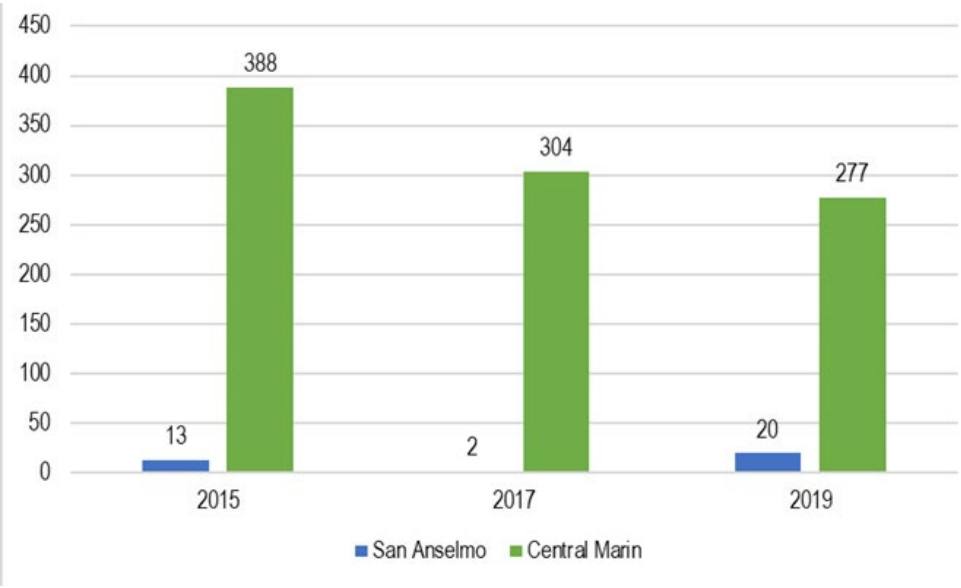


Figure 7.63: Population of Unsheltered Homeless Individuals (2015-2019)
Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

Site Inventory

AB 686 requires that a jurisdiction's site inventory "…shall be used to identify sites throughout the community, consistent with…" its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate-income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section.

A summary of the sites inventory analysis and a further breakdown of the RHNA strategy and AFFH variables by San Anselmo neighborhood is included below and shown in *Table 7.35* and *Figure 7.62.* For the purposes of this analysis, the City has been divided into the following neighborhoods:

- **Northern San Anselmo (Tract 1150):** Bound by northern, eastern, and western town boundaries and Sie Francis Drake Boulevard and Shaw Drive to the south.
- **Central San Anselmo (Tract 1160):** Bound by Sir Francis Drake Boulevard to the north, Madrone Avenue and Redwood Road to the south, and the western town boundary.
- **Southern San Anselmo (Tract 1170):** Bound by the southern, eastern, and western town boundaries and Redwood Road, Madrone Avenue, and Shaw Drive to the north.

Northern San Anselmo

There are only two sites identified in Northern San Anselmo. Most units are allocated towards the lower income RHNA (77 units). An additional 9 units are allocated towards the moderate-income RHNA. This section of the town is a highest resource area with smaller proportions of non-White populations and LMI households. Half of renters and 39.6 percent of owners residing in this area neighborhood are cost burdened and only 0.3 percent of households are overcrowded, significantly lower than that statewide average of 8.2 percent. Less than 10 percent of the population in this tract experiences one or more disability and more than 80 percent of children residing in this tract live in married couple households.

Northern San Anselmo has the largest share of cost burdened renters (39.6 percent) amongst all San Anselmo tracts; however, rates of renter cost burdened are generally comparable to Central San Anselmo (31.4 percent) and Southern San Anselmo (39.4 percent). While the Town's RHNA strategy places only lower income RHNA units in this area of the town, lower income units are not isolated to this neighborhood alone. An additional 56 lower income units are located in Central San Anselmo and 388 in Southern San Anselmo, ensuring lower income housing is not concentrated in a single area of the town. Further, like San Anselmo as a whole, this section of the town is generally affluent with the highest access to opportunities including educational, environmental, transportation, and economic. Additional affordable units in this area may also serve the existing cost burdened household population residing in this tract. The Town's RHNA strategy does not exacerbate existing fair housing conditions in Northern San Anselmo.

Central San Anselmo

There are four sites located in Central San Anselmo, totaling 5 units (all above moderate-income units). The block group encompassing the sites identified to meet the RHNA has a population of racial/ethnic minorities of 15.1 percent and LMI households of 41.7 percent. Central San Anselmo is considered a highest resource area where 54 percent of renters and 31.4 percent of owners are cost burdened. There are no overcrowded households in this neighborhood.

The Town's RHNA strategy places above moderate-income income units in Central San Anselmo due to the small size of the sites available for development and relatively lower access to transit and resources in this neighborhood. The five units located in this area represent only two percent of the total above-moderate income units planned in the town. The Town's strategy ensures that above-moderate income units are interspersed moderate and low-income units throughout several different areas of the town where sites are available for development and in closer proximity to transit and resources. This strategy promotes mixed income communities and reduces segregation. Like trends townwide, Central Anselmo is generally an affluent area with adequate access to opportunities and low to moderate levels of disproportionate housing needs. The Town's RHNA strategy does not exacerbate existing fair housing conditions in this neighborhood.

Southern San Anselmo

Southern San Anselmo has the highest concentration of sites. Southern San Anselmo contains a total of 164 sites with an allocation of 673 units (213 lower income units, 264 moderate-income units, and 196 above moderate-income units). Southern San Anselmo is also considered a highest resource tract where 55.6 percent of renters and 39.4 percent of owners are cost burdened. Only 2.5 percent of households in this area are over-crowded. Southern San Anselmo also has a higher concentration of persons with disabilities (11.4 percent) compared to the remainder of the town, likely do to the larger elderly population residing there.

Due to the high volume of sites in this area, Southern San Anselmo is compared by block group in this paragraph. Block groups 1 and 2 have the highest concentration of RHNA units (248 units and 258 units, respectively). Block groups 1 and 2 are the highest resource areas with few fair housing issues. Block group 4, generally bound by San Anselmo Avenue to the east, Center Boulevard to the north, and Cedar Street to the west, is the only LMI area in the town where 56 percent of households are low or moderate-income. While the town does place 151 units in this block group, this includes a variety of unit types at various income levels. The town allocates 67 lower income units, 104 moderate-income units, and 77 above moderate-income units in this block group ensuring lower and moderate-income units are not concentrated in an area where LMI households are currently more prevalent. Consistent with the town as a whole, Southern San Anselmo is an affluent, high resource area.

Table 7.35: RHNA Sites by AFFH Variables

Tract/BG	# of Households in Tract	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	% Over-crowded	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate						
Northern San Anselmo											
1150	2,873	120	112	8	0	Highest	13.9%	25.2%	0.3%	50.0%	39.6%
Central San Anselmo											
1160	1,270	5	0	0	5	Highest	15.1%	41.9%	0.0%	54.0%	31.4%
Southern San Anselmo											
1170	1,864	673	213	264	196	Highest	17.1%	33.7%	2.5%	55.6%	39.4%

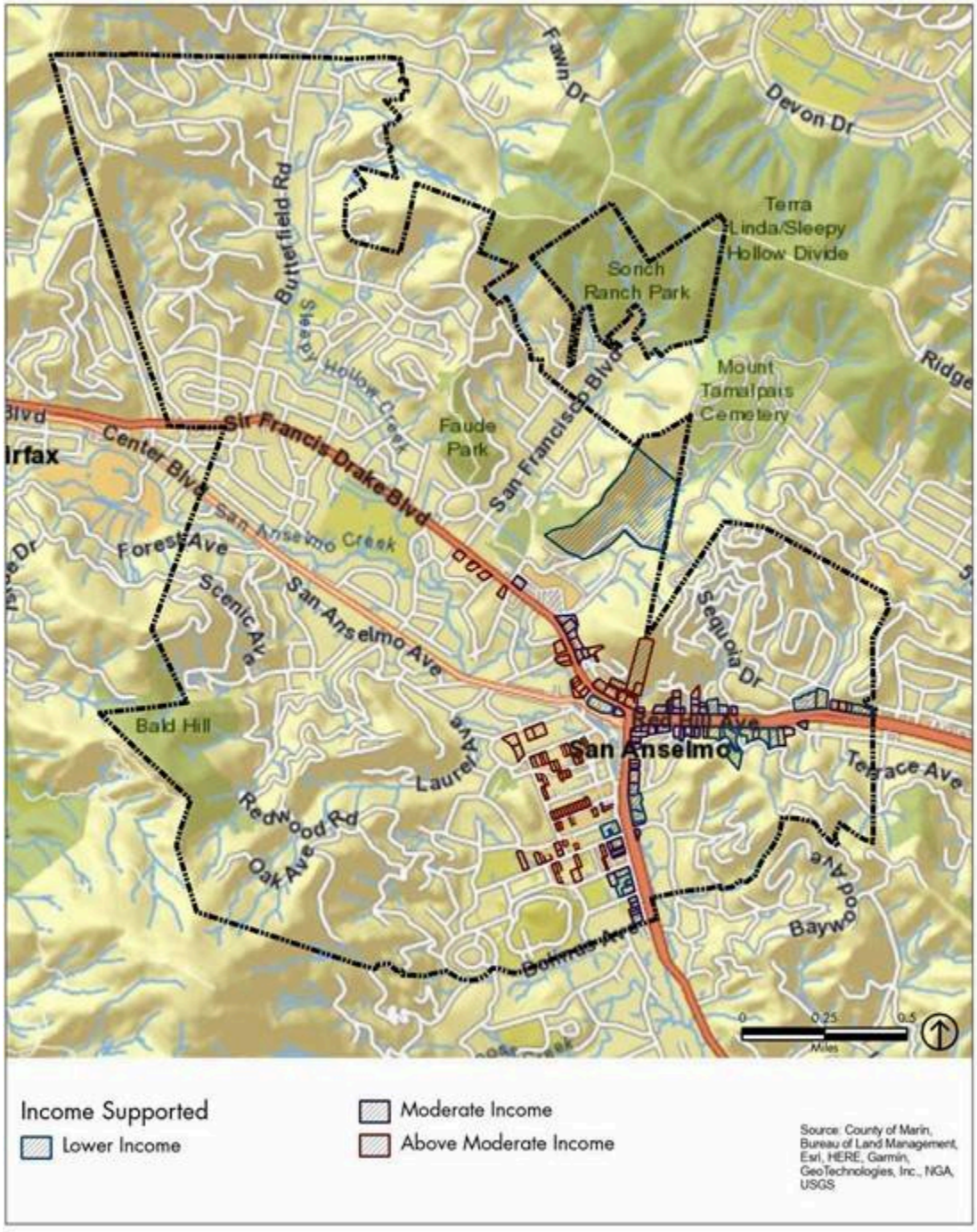


Figure 7.64: Sites Inventory

Summary of Fair Housing Issues

Table 7.36, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts in the southern end of the town, primarily in census tract 1170, where there are higher concentrations of low-moderate-income populations (census tract 1170, block group 4 contains 50-75 percent), populations with a disability (10-20 percent), homeowners overpaying for housing (greater than 80 percent), the lowest median income (census tract 1170, block group 4 has a median income of $56,324 which is less than the HCD State median of $87,100), population of individuals 18 years old and older living alone (20-40 percent), and is the only census tract that is not a racially concentrated area of affluence (RCAA).

Table 7.36 Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	
Fair Housing Records	Fair Housing Advocates of Northern California provides free outreach and consultation regarding fair housing issues in Marin County, investigating all aspects of discrimination complaints.
Integration and Segregation	
Race/Ethnicity	San Anselmo has a relatively homogenous set of census tracts, all having high proportions of white populations. 85.9 percent of residents are White compared to 71.2 percent in Marin County.
Disability	7.6 percent of residents experience a disability compared to 9.1 % in the county.
Familial Status	About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households. There are 1,655 households with children in San Anselmo representing 31.7 percent of households townwide. Most of the town contains concentrations of greater than 80 percent households with children, with most of the opportunity sites located in these areas. Over five percent of households in the town are single-parent households, most of which are female-headed single-parent households (3.5 percent).
Income	Nearly 55 percent of households in San Anselmo earn more than 100 percent of the area median income (AMI), compared to 50percent in Marin County. Census tract 1140, block group 4 is the only census tract block group in the town, located in along the southern town boundary, that is considered an LMI area. According to the HCD Data Viewer, 56 percent of households residing in this block group are low or moderate-income.
Racially or Ethnically Concentrated Areas of Poverty	
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	There are no R/ECAPs in San Anselmo; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.
Racially/Ethnically Concentrated Areas of Affluence (RCAAs)	All of San Anselmo's tracts have less than or equal to 20% non-white residents. The block groups in the northern portion of the town have median incomes greater than $100,000 while the block groups in the southern portion of the town have median incomes between $80,000 and $100,000 Census tracts 1150 and 1160 are considered RCAAs and census tract 1170 is not an RCAA.
Access to Opportunities	
Economic	The entire town scored an economic domain score of 0.5 – 0.75.
Education	The entire town scored an education domain score of .75-1, the most positive education outcomes.
Environmental	The entire town scored an environmental domain score of .75-1, the most positive environmental outcomes.
Transportation	San Anselmo achieves a score of 5.6 according to AllTransit.
Disproportionate Housing Needs	
Housing Problem	37.2 percent of the town's households experience a housing problem, while 40 percent of households in Marin County experience a housing problem. In both Marin County and the town, renters are more likely to be affected by housing problems than owners.

Fair Housing Issue	Summary
Cost Burden	35.7 percent of households in San Anselmo are cost burdened compared to 37.7 percent countywide. Similarly, 47.7 percent of renters in the county are cost burdened compared to only 40 percent in the town.
Overcrowding	0.8 percent of owner-occupied households are overcrowded, all of which are severely overcrowded. Amongst renter households, 2.4 percent are overcrowded, and none are severely overcrowded. In Marin County 3.9 percent of households are overcrowded and a higher proportion of renters experience overcrowded conditions compared to owners.
Incomplete Plumbing and Kitchen Facilities	In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. More than 2 percent of renters lack complete kitchen facilities compared to less than one percent of renter households lacking plumbing facilities. There are no owner-occupied households in San Anselmo lacking complete kitchen facilities. A smaller proportion of households in San Anselmo lack complete kitchen facilities (0.3 percent) compared to Marin County (one percent). Only one percent of renters in the town lack complete kitchen facilities (one percent) compared to both the county (2.4 percent) and Bay Area (2.6 percent).
Displacement	There are no areas in San Anselmo that have been identified as sensitive communities at risk of displacement.

Fair Housing Issues and Contributing Factors

Lack of Fair Housing Testing, Education, and Outreach

The Town lacks information on fair housing law and discrimination complaint filing procedures on the Town website. Current outreach practices may not provide sufficient information related to fair housing, including federal and state fair housing law and affordable housing opportunities. Cost burdened households throughout San Anselmo may be unaware of affordable housing opportunities. Approximately 74 percent of discrimination complaints filed though FHANC between 2016 and 2021 were related to disability status. The Town may lack sufficient education and outreach related to reasonable accommodation and ADA laws based on the proportion of complaints related to disability status. Further, while fair housing testing was conducted in the county, fair housing tests in San Anselmo may be insufficient for monitoring housing discrimination.

Contributing Factors

- Lack of resources for fair housing agencies and organizations.
- Lack of availability and awareness of affordable units in a range of sizes.
- Lack of outreach, especially related to reasonable accommodations and ADA laws.

Lack of Housing Choice and Mobility

Most of the community is in the R-1 zoning district which allows for only single-family detached homes and ADUs and JADUs. The lack of housing choice throughout the community perpetuates issues of segregation, especially for the disability community.

Contributing Factors

- Overly restrictive zoning.
- Insufficient access to publicly supported housing for persons with disabilities.

Discrimination in Home Sales Market and Disparities in Homeownership Rates

Asian and Hispanic residents may be slightly underrepresented in the home loan application pool; however, the race or ethnicity of nearly a quarter of loan applicants is unknown. The Black/African American population was denied home loans at the highest rate (29 percent), significantly high than the White population (15 percent) and Hispanic population (15 percent). Asian applicants (18 percent) were also denied at a rate exceeding the townwide rate of 14.6 percent. The Hispanic/Latino and Asian populations make up the second and third largest racial/ethnic populations in the town following the White population. Less than 30 percent of non-Hispanic White householders are renters compared to 100 percent of Black/African American householders, 70.1 percent of other/multiple race householders, 60.8 percent of Hispanic/Latino householders, and 46.5 percent of Asian householders.

Contributing Factors

- Private discrimination in the home sales market.
- Availability of affordable housing in all areas of town.
- Lack of fair housing testing/monitoring.
- Lack of opportunities for residents to obtain housing in higher opportunity areas.

Community Opposition to Affordable Housing

According to the 2020 County Analysis of Impediments to Fair Housing Choice, community opposition to housing development remains the number one barrier to housing development in the county. The AI cites the following reasons for community resistance to development: concerns about traffic congestion, a desire for the preservation of open spaces, loss of local control, and the impact on schools. According to the 2020 AI, opposition to new housing developments can arise in all neighborhoods of the county, but it is especially the case in majority White neighbor- hoods. As discussed previously, San Anselmo is characterized by a non-Hispanic White population of 85.9 percent, higher than the 71.2 percent countywide.

Contributing Factors

- Community concerns about housing densities and impacts on traffic congestion, open spaces, loss of local control, and schools.

Substandard Housing Conditions

While the City does not have a large proportion of households lacking complete kitchen or plumbing facilities, approximately 93 percent of housing units are aged 30 years or older, including 80.7 percent aged 50 years or older, and may require minor or major rehabilitation. Aging housing units are mostly concentrated in the southwestern and central areas of the town, but aging housing units are prevalent townwide.

Contributing Factors

- Lack of monitoring.
- Age of housing stock and cost of repairs or rehabilitation.

Alignment with State AFFH Goals

The State of California passed AFFH related legislation to meet several goals of the California Department of Housing and Community Development, as detailed below. To better clarify the relationship between the fair housing issues/contributing factors and their related policies and actions and the State's AFFH goals, the following symbols are used.

	Fair Housing Services Outreach and Enforcement
	Housing Mobility
	Place-Based Strategies to Encourage Community Revitalization
	New Housing Choices in Areas of High Opportunity
	Housing for Persons with Disabilities
	Protecting Existing Residents from Displacement
	Community Health Strategies
	Environmental Equity Strategies

Implementation Actions

Table 7.37 identifies specific actions from Table 8-1: Housing Element Action Matrix that affirmatively further fair housing. The table connects the fair housing issues and contributing factors identified above with the associated action to mitigate/resolve the issue.. Additional detail on Town lead, time frame, and quantifiable metrics is available in Action Matrix included in that section.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
Fair Housing Issue 1: Lack of Fair Housing Testing, Education, and Outreach			
Priority: High			
CF 1.1: Lack of resources for fair housing agencies and organizations.	**Action 9.1g:** Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including Town Hall and the library.	Town-wide	Update the Town's website to include information regarding fair housing law. Annually work with Marin County Mediation Services to make flyers and literature regarding fair housing law available at key Town facilities.
	Action 9.1b: Assemble and promote the distribution of information to landlords regarding fair housing.	Town-wide	Update the Town's website to include information regarding fair housing for landlords.
	Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Town-wide	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
CF 1.2: Lack of availability and awareness of affordable units in a range of sizes (such as lack of family housing).	**Action 5.1a:** Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Town-wide	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a renter match program.
	Action 9.1h: Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Town-wide	Update the Town's website to include information regarding reasonable accommodations.
	Action 9.2a: Require that any development within the Affordable Housing Overlay District be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Town-wide	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.
	Action 9.2b: Require that any development within the Affordable Housing Overlay District prepares and publicizes paper and digital versions of multi-lingual applications, and that all websites containing application information be accessible.	Town-wide	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multilingual applications be made available and accessible.
CF 1.3: Lack of outreach especially related to reasonable accommodations and ADA laws.	**Action 9.1h:** Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Town-wide	Update the Town's website to include information regarding reasonable accommodations.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
Fair Housing Issue 2: Lack of Housing Choice and Mobility			
Priority: High			
CF 2.1: Overly restrictive zoning.	**Action 1.2c:** Continue ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to provide advice and comment on proposed zoning amendments and other program implementation.	Town-wide	Assess opportunities for non-profit housing developers and affordable housing advocates to provide advice on proposed zoning and other program implementation on an ongoing basis as items are brought forward. Include non-profit housing developers and affordable housing advocates on the Town's e-newsletter mailing list to ensure they are notified of zoning amendments and other program implementation efforts.
	Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	R-1 and R-2 Districts	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.
	Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhood.	R-1 and R-2 Districts	Adopt objective design standards for all housing types, including missing middle housing types.
	Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce costs and streamline the approval of missing middle housing.	R-1 and R-2 Districts	Adopt pre-approved infill missing middle housing plans.
	Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	R-3 District	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district.
	Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	R-1 and R-2 Districts	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
	Action 4.4a: Allow for modified development standards where multifamily projects include the preservation of an existing building.	Townwide	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances to development standards under certain circumstances.
	Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Town-wide	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
	Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a minimum density of 20 dwelling units per acre and a maximum density of up to	C-L and C-3 Districts	Adopt Zoning Code amendments to require all new development and redevelopment in the C-L and C-3 districts to include residential units at a density minimum density of 20 and maximum

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	30 dwelling units per acre in accordance with California Government Code section 65583.2, subdivisions (h) and (i). In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2. 		density of up to 30 dwelling units per acre.
	Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts and maximum FAR in the C-1, C-L, and C-3 districts to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in accordance with California Government Code section 65583.2, subdivisions (h) and (i).. 	C-1, C-L, and C-3 Districts	Adopt Zoning Code amendments to accommodate mixed-use development and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in the C-L and C-3 districts.
	Action 5.2c: Amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097. 	Town-wide	Adopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit.
	Action 5.2d: Amend the Zoning Code to include flexible parking requirements in areas not located within a half-mile of public transit such as joint use parking, off-site parking (currently allowed), allowances for reduced standards if developers do not bundle the cost of parking with the cost of rent, reducing parking stall dimensions, allowing public overnight parking on Town streets, and "grandfathering" non-compliant buildings and uses. 	Town-wide	Adopt Zoning Code amendments to establish minimum parking requirements reductions.
	Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code for properties zoned SPD, C-3, and R-3 to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low, very low-income, or extremely low-income households. In addition, the Town will waive the rezoning fees for property owners' requests to be rezoned within the Affordable Housing Overlay District to incentivize affordable housing creation. The nondiscretionary, administrative approval process will utilize objective design standards, as detailed in Actions 3.1b and 3.2a. 	Town-wide	As a part of a full Zoning Code update, adopt a floating Affordable Housing Overlay District.
	Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low, very low-, and extremely low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms. 	Town-wide	Prior to the commencement of a full Zoning Code update, conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low, very low-, and extremely low-income households for the Affordable Housing Overlay District, especially affordable units with three or more bedrooms.
	Action 5.3d: Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of below market rate housing and senior housing. Work with non-profits and property owners to seek	Town-wide	Develop 150 very low and low income housing units.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Undertake the following actions to encourage development of multi-family, affordable, and senior housing: • Meet with non-profit housing developers and property owners of housing opportunity sites to identify housing development opportunities, issues, and needs during 2023. • Select the most viable sites during 2023 and 2024. • Undertake community outreach in coordination with potential developers and property owners during 2023 and 2024. • Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. • Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, lot consolidation, and assistance in development review. • Apply for and/or allocate state and local affordable housing funds to the project. Require affordable units to be affirmatively marketed to communities of color and protected classes. Utilize publications, venues, and community groups, such as Canal Alliance, that serve Black and Hispanic/Latinx communities, including outside of Marin County. 		
	Action 5.4b: Evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects. 	Town-wide	As a part of a full Zoning Code update, evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.
	Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development. 	Town-wide	Adopt an inclusionary housing ordinance.
	Action 5.9e: Evaluate and update the design review findings in the Zoning Code to be objective in order to remove barriers to housing development. Remove and replace the following findings with objective findings: • Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. • Provides for protection against noise, odors, and other factors which may make the environment less desirable. • Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area. • Will not unreasonably impair access to light and air of structures on neighboring properties. • Will not unreasonably affect the privacy of neighboring properties including not unreasonably	Town-wide	Update the Zoning Code to remove subjective design review findings.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	affecting such privacy by the placement of windows, skylights and decks. • Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood. • Adequacy of screening. • Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile. • Will not be materially visible offsite. • Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood. • Internal efficiency and/or space utilization problems exist. Amend the following findings to be objective: • Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.		
	Action 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state.	R-1C, R-1H, and R-1 Districts	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
	Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all zoning districts that allow single family units.	Town-wide	Adopt Zoning Code amendments to allow residential care facilities in all multifamily and commercial districts.
	Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Town-wide	As needed, direct all complaints related to housing discrimination to the Town Attorney.
	Action 9.1e: Amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation to comply with the Americans with Disabilities Act. In particular, the Town will revise the reasonable accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval to be consistent with State law.	Town-wide	Amend Chapter 13 (Reasonable Accommodation) of the Zoning Code to include objective findings and procedures to facilitate adequate housing conditions for persons with disabilities.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	Action 9.1f: Provide maximum flexibility in the development of housing for persons with physical disabilities and developmental disabilities. Establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities.	Town-wide	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities. Assist with the creation of 20 units for those with special needs, including those persons with developmental disabilities, to reduce displacement risk and expand mobility options.
	Action 9.2a: Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Town-wide	As part of the Affordable Housing Overlay District standards adopted as part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non-English speakers.
CF 2.2: Insufficient access to publicly supported housing for persons with disabilities.	**Action 9.2a:** Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Town-wide	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.
Fair Housing Issue 3: Discrimination in Home Sales Market and Disparities in Homeownership Rate			
Priority: Medium			
CF 3.1: Private discrimination in the home sales market.	**Action 9.1b:** Assemble and promote the distribution of information to landlords regarding fair housing.	Town-wide	Update the Town's website to include information regarding fair housing for landlords.
	Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Town-wide	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
	Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Town-wide	As needed, direct all complaints related to housing discrimination to the Town Attorney.
CF 3.2: Availability of affordable housing in all areas of the town.	**Action 3.1a:** Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	R-1 and R-2 Districts	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.
	Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhood.	R-1 and R-2 Districts	Adopt objective design standards for all housing types, including missing middle housing types.
	Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce costs and streamline the approval of missing middle housing.	R-1 and R-2 Districts	Adopt pre-approved infill missing middle housing plans.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district. 	R-3 District	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district.
	Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program. 	Town-wide	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
	Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low and very low-income households. 	Town-wide	As a part of a full Zoning Code update, adopt an Affordable Housing Overlay District.
	Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms. 	Town-wide	Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.
	Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development. 	Town-wide	Adopt an inclusionary housing ordinance.
	Program 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state. 	R-1, R-1C, R-1H Districts	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
CF 3.3: Lack of fair housing testing/ monitoring.	**Action 9.1d:** Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination. 	Town-wide	As needed, direct all complaints related to housing discrimination to the Town Attorney.
	Action 9.1i: Work with the County of Marin and other Marin jurisdictions to develop strategies that protect tenants from rapidly rising rents and displacement. These may include: • Rent stabilization: Currently, the State imposes rent caps on some residential rental properties (AB 1482) through 2030. Evaluate a permanent policy and/or expansion to units not covered by AB 1482, as permitted by law. • Just cause for eviction: AB 1482 also establishes a specific set of reasons that a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4) criminal activity; 5) subletting without permission; 6) refusal to provide access; 7)	Town-wide	Adopt ordinance for tenant protection strategies.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	failure to vacate; 8) refusal to sign lease; and 9) unlawful purpose. Evaluate expansion on these protections or extension if State protections expire. • Local relocation assistance: Evaluate a countywide relocation assistance program that provides greater relocation assistance to special needs groups (e.g., seniors, disabled, female-headed households) and reasonable accommodation for persons with disabilities. • Right to Purchase: When tenants are being evicted due to condominium conversion or redevelopment, offer first right to purchase to displaced tenants to purchase the units. • Right to Return: When tenants are being evicted due to rehabilitation/renovation of the property, offer first right to displaced tenants to return to the improved property. • Tenant Bill of Rights: Adopt a tenant's bill of rights that considers extending protections for subletters and family members and addresses severe habitability issues and market pressures. This provision could also provide anti-retaliation protection for tenants that assert their rights and a right to legal representation in the case of evictions. The Town will take the following actions: 1. Participate in countywide meetings with planning staff from all Marin jurisdictions to review best practices and develop model ordinances for the tenant protection strategies identified above in 2024. Work with Fair Housing of Northern California and Legal Aid of Marin to develop strategies and prepare model ordinances. 2. Conduct study sessions with the Planning Commission and Town Council to understand needs and best practices for the tenant protection strategies identified above in 2025. Invite Fair Housing of Northern California and Legal Aid of Marin to present at and participate in the study sessions. 3. Prepare ordinances at Town Council direction and bring forward for Planning Commission recommendation and Town Council adoption in 2025. 		
CF 3.4: Lack of opportunities for residents to obtain housing in higher opportunity areas.	**Action 9.2a:** Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities. 	Town-wide	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.
	Action 9.2b: Require that any development within the Affordable Housing Overlay make available paper and digital versions of multi-lingual applications available, and that all websites containing application information be accessible. 	Town-wide	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multi-lingual applications be made available and accessible.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
Fair Housing Issue 4: Community Opposition to Affordable Housing			
Priority: Medium			
CF 4.1: Community concern about housing densities and impacts on traffic congestion, open spaces, loss of local control, and schools.	**Action 2.2a:** Require developers to have neighborhood meetings with residents early in the discretionary land use permit process as part of the application submittal to undertake problem solving and facilitate more informed, faster and constructive development planning and review.	Town-wide	Make mailing addresses for properties in close proximity to potential development sites available to developers in order to facilitate developer outreach and successful neighborhood meetings.
	Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	Town-wide	In partnership with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce develop an annual article for the Town's e-newsletter about the community benefits of recent affordable housing, mixed-use, and pedestrian-oriented development.
	Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	Town-wide	Coordinate with local community groups and schools (to send notification to families of students in an effort to reach out to residents representing a broad range of socio-economic groups) regarding new housing and land use policies under consideration and to solicit feedback.
Fair Housing Issue 5: Substandard Housing Conditions			
Priority: Medium			
CF 5.1: Lack of monitoring.	**Action 1.1b:** Work with MHA, and local Bay Area and Marin County housing non-profits and affordable housing developers to implement resale and rental regulations for extremely low, very low-, low- and moderate-income units, and monitor to ensure that these units remain affordable.	Town-wide	Establish a database of properties subject to resale and rental regulations for monitoring purposes.
	Action 1.3a: Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element Cycle and adjust zoning as needed.	Town-wide	Establish a monitoring mechanism and assign a Planning Department staff person to assess and identify needed zoning adjustments. Report annually to the Town Council recommended zoning adjustments to ensure no net loss of housing occurs.
	Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	Town-wide	Establish an online dashboard and assign a Planning Department staff person to update it regularly for improved transparency on Housing Element implementation and streamlined annual reporting.
	Action 4.1c: When housing developments are identified as "at-risk" of converting from affordable to market- rate, work with MHA to reduce the potential of conversion and preserve or replace units, as needed, through the following strategies: • Monitor the status of "at risk" units pursuant to Action 4.1d. If property owners indicate the desire to convert the units, consider providing technical assistance, when possible, to support preservation of the "at risk"	Town-wide	Regularly monitor the no net loss monitoring mechanism (Action 1.3a) and work with MHA to convert, preserve, or replace units, as needed, utilizing funding from the Affordable Housing Impact Fee program (Program 5.5).

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	units at an affordable price. • Work with Marin Housing Authority and other agencies and non-profits to seek funding to subsidize the long-term affordability of the "at risk" units. To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.		
	Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking "at risk" units to preserve their affordability.	Town-wide	Establish a no net loss monitoring mechanism. Assign a Planning Department staff person to update the monitoring mechanism and track "at risk" units.
CF 5.2: Age of housing stock and cost of repairs or rehabilitation.	**Action 4.3a:** Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	Town-wide	Include information regarding MHA, PG&E, or Marin Clean Energy loan programs in the Town's e-newsletters and website on a quarterly basis.
	Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	Town-wide	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
	Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	Town-wide	As a part of the nexus study conducted to support the establishment and structure of an Affordable Housing Impact Fee program (Action 5.5a) assess the feasibility of utilizing related funds to provide property tax incentives for maintaining existing residences.
	Action 4.5a: Evaluate, and if appropriate, amend the Zoning Code and other portions of the Municipal Code to remove potential constraints for adaptive reuse, such as the review/approval process, design requirements, and parking standards.	Town-wide	As a part of a full Zoning Code update, evaluate whether barriers to adaptive reuse exist and eliminate identified barriers as appropriate. Assist 40 units with rehabilitation opportunities during the planning period.
	Action 7.2b: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	Town-wide	Establish an annual day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners in partnership with local non-profits.

This page left intentionally blank

8

POLICIES, PROGRAMS, AND ACTIONS

Policies, Programs, and Actions

The policies, programs, and actions presented in the Action Matrix below provide the Town of San Anselmo with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing throughout the community. The Action Matrix also identifies the town lead, time frame, and quantifiable metrics for each action to ensure the Town is held accountable in Housing Element implementation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Policy 1. Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs.			
Program 1.1: Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.			
Action 1.1a: Continue to implement the agreements with the Marin Housing Authority (MHA), for for-sale units and with local Bay Area and Marin County housing non-profits and affordable housing developers for for-rent units, to manage deed restricted affordable housing developments in San Anselmo.	Planning Department	Bi-annually	Conduct bi-annual coordination calls to ensure continued implementation.
Action 1.1b: Work with MHA, and local Bay Area and Marin County housing non-profits and affordable housing developers to implement resale and rental regulations for extremely low, very low-, low- and moderate-income units, and monitor to ensure that these units remain affordable.	Planning Department	July 2025	Establish a database of properties subject to resale and rental regulations for monitoring purposes.
Action 1.1c: Work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise through Housing Element implementation. Facilitate the participation of non-profits as an advisory role to assist the Town's affordable housing consultant (see Program 1.2) in identifying funding and opportunities for development.	Planning Department	Quarterly; Case-by-case basis	Conduct quarterly coordination calls to establish open, ongoing communication.
Action 1.1d: Work with the Marin Municipal Water District (MMWD) and the Ross Valley Sanitary District (RVSD) to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to MMWD and RVSD immediately after adoption.	Planning Department; Public Works Department	Send Housing Element upon adoption	Send Housing Element to MMWS and RVSD upon adoption and subsequently as future amendments are adopted.
Program 1.2: Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.			
Action 1.2a: Provide a report annually to the Town Council to review progress on Housing Element programs. Annually prioritize programs for implementation and include funding in the Town's budget.	Planning Department	Annually	Conduct annual meetings with the Planning Commission and Town Council to report on progress of Housing Element implementation.
Action 1.2b: Hire a consultant with expertise in affordable housing to present options for funding affordable housing projects, identifying affordable housing strategies and opportunities in San Anselmo as the Town budget is developed.	Planning Department	Annually	Present affordable housing strategies and opportunities to the Town Council prior to the adoption of each annual budget.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 1.2c: Continue ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to provide advice and comment on proposed zoning amendments and other program implementation.	Planning Department; Communications	Annually; Case-by-case basis	Assess opportunities for non-profit housing developers and affordable housing advocates to provide advice on proposed zoning and other program implementation on an ongoing basis as items are brought forward. Include non-profit housing developers and affordable housing advocates on the Town's e-newsletter mailing list to ensure they are notified of zoning amendments and other program implementation efforts.
Program 1.3: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in San Anselmo.			
Action 1.3a: Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element planning period and adjust zoning as needed.	Planning Department	July 2023; Annually	Establish a monitoring mechanism and assign a Planning Department staff person to assess and identify needed zoning adjustments. Report annually to the Town Council recommended zoning adjustments to ensure no net loss of housing occurs.
Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	Planning Department	July 2023	Establish an online dashboard and assign a Planning Department staff person to update it regularly for improved transparency on Housing Element implementation and streamlined annual reporting.
Action 1.3c: Develop and maintain an up-to-date residential sites inventory and provide interested developers with information on available housing development opportunities and incentives.	Planning Department	July 2023; Quarterly	Establish a residential sites inventory as a component of the online dashboard (Action 1.3b). Assign a Planning Department staff person to update the inventory and notify interested developers.
Action 1.3d: Complete an evaluation and report of housing development on a regular basis to ensure that adequate services and facilities, including water, wastewater, and neighborhood infrastructure are available.	Planning Department; Public Works Department	Annually	Provide a status report on housing development and infrastructure to the Town Council annually.
Policy 2. Effectively Engage and Educate the Community			
Program 2.1. Undertake effective and informed public participation to engage all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.			
Action 2.1a: Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.	Planning Department	Annually and on an as-needed basis	Send public notices related to Housing Element implementation to the Housing Element mailing list.
Action 2.1b: Continue to use online tools such as maps. social and Balancing Act to better understand community	Planning Department	Annually	Conduct annual campaigns to promote the use of tools such

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
preferences and collect feedback about specific housing opportunity sites.			as map.social and Balancing Act to engage the community on Housing Element implementation.
Action 2.1c: Continue to provide housing related surveys to gather a consensus on housing preferences in San Anselmo.	Planning Department	Bi-Annually	Conduct online questionnaires bi- annually to determine whether the Town's housing preferences have evolved.
Action 2.1d: Work with local schools to share information with the families of students regarding the formulation and review of housing and land use policy issues.	Planning Department	Annually and on an as-needed basis	Coordinate with local schools to send notification to families of students at least once per year regarding new housing and land use policies under consideration and to solicit feedback.
Program 2.2: Build support for the development of new housing in the community.			
Action 2.2a: Require developers to have neighborhood meetings with residents early in the discretionary land use permit process as part of the application submittal to undertake problem solving and facilitate more informed, faster, and constructive development planning and review.	Planning Department	Ongoing as project applications are received	Make mailing addresses for properties in close proximity to potential development sites available to developers in order to facilitate developer outreach and successful neighborhood meetings.
Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	Planning Department	Annually	In partnership with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce develop an annual article for the Town's e-newsletter about the community benefits of recent affordable housing, mixed-use, and pedestrian-oriented development.
Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	Planning Department	Annually and on an as-needed basis	Coordinate with local community groups and schools (to send notification to families of students in an effort to reach out to residents representing a broad range of socio-economic groups) at least once per year regarding new housing and land use policies under consideration and to solicit feedback.
Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.			
Program 3.1: Seek ways specific to each neighborhood and consistent with the AFFH analysis to provide new housing opportunities as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals.			
Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	Planning Department	July 2023	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts. The Town estimates that 20 missing middle housing units will be constructed during the planning period, as missing middle housing types were not explicitly permitted by right in these districts previously.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhoods.	Planning Department	July 2023	Adopt objective design standards for all housing types, including missing middle housing types.
Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce development costs and streamline the approval of missing middle housing.	Planning Department	July 2024	Adopt pre-approved infill missing middle housing plans.
Program 3.2: Review proposed new housing in order to achieve excellence in development design in an efficient process.			
Action 3.2a: Adopt objective design standards for all housing types to clearly communicate San Anselmo's development design standards and streamline development approval processes. Within the objective design standards, include specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process.	Planning Department	July 2023	Adopt objective design standards for all housing types including specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process. The Town estimates that 40 units will be created during the planning period through the objective design standards, as streamlined, ministerial housing projects were not previously permitted by right.
Program 3.3: Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighborhood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties and avoids impairing access to light and air of structures on neighboring properties.			
Action 3.3a: Amend the Town's Planned Unit Development process to clarify standards for review and streamline processes to better accommodate innovative housing opportunities.	Planning Department	July 2024	Adopt amended Planned Unit Development (PUD) standards and procedures. The Town estimates that 25 units will be constructed through the PUD process during the planning period due, in part, to the change in regulations.
Action 3.3b: Conduct a feasibility analysis to evaluate the Town's ability to provide affordable housing through an inclusionary housing program that is consistent with the Town's Regional Housing Needs Allocation.	Planning Department	Completed May 2023 (Presented to the Town Council and Inclusionary Ordinance adopted via Reso- 4497 and Reso-4498)	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	Planning Department	July 2023	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district. The Town estimates that 20 SROs will be constructed during the planning period, as SROs were not previously a by-right use in the R-3 zoning district.
Policy 4. Support the Preservation of Housing			
Program 4.1: To the extent permitted by law, limit the conversion of residential units to other uses and regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.			
Action 4.1a: Support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.	Planning Department	Annually	As a part of annual budget development, assess opportunities to support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
			housing units.
Action 4.1b: Assess the feasibility of adopting strategies to preserve affordable housing stock, such as Right of First Refusal (to give qualified entities priority to purchase a property with an expiring rental subsidy contract), property tax incentives, a one-to-one replacement ordinance, and housing preservation funds.	Planning Department	July 2025	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 4.1c: When housing developments are identified as "at-risk" of converting from affordable to market- rate, work with MHA to reduce the potential of conversion and preserve or replace units, as needed, through the following strategies: • Monitor the status of "at risk" units pursuant to Action 4.1d. If property owners indicate the desire to convert the units, consider providing technical assistance, when possible, to support preservation of the "at risk" units at an affordable price. • Work with Marin Housing Authority and other agencies and non-profits to seek funding to subsidize the long-term affordability of the "at risk" units. To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.	Planning Department	Ongoing as developments are identified as "at-risk"	Regularly monitor the no net loss monitoring mechanism (Action 1.3a) and work with MHA to convert, preserve, or replace units, as needed, utilizing funding from the Affordable Housing Impact Fee program (Program 5.5).
Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking "at risk" units in order to preserve their affordability.	Planning Department	July 2023; Annually	Establish a no net loss monitoring mechanism. Assign a Planning Department staff person to update the monitoring mechanism and track "at risk" units.
Program 4.2: Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, conserve existing multifamily rental housing supply.			
Action 4.2a: Prohibit conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.	Planning Department	July 2024	Establish a mechanism to prohibit conversions of rental developments to condominium ownership except under the identified conditions.
Program 4.3: Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.			
Action 4.3a: Coordinate with the MHA, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	Planning Department	Quarterly	Include information regarding MHA, PG&E, or Marin Clean Energy loan programs in the Town's e-newsletters and website on a quarterly basis.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	Planning Department	July 2025	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
Program 4.4: Facilitate adaptive reuse of existing buildings on small parcels.			
Action 4.4a: Allow for modified development standards where multifamily projects include the preservation of an existing building.	Planning Department	July 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances to development standards under certain circumstances.
Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	Planning Department	October 2024	As a part of the nexus study conducted to support the establishment and structure of an Affordable Housing Impact Fee program (Action 5.5a) assess the feasibility of utilizing related funds to provide property tax incentives for maintaining existing residences.
Program 4.5: Encourage and carry out creative strategies for the rehabilitation, adaptation, and reuse of residential, commercial, and industrial structures for housing in the spirit of retaining the mass, scale, and character of the Town.			
Action 4.5a: Evaluate, and if appropriate, amend the Zoning Code and other portions of the Municipal Code to remove potential constraints for adaptive reuse, such as the review/approval process, design requirements, and parking standards.	Planning Department	July 2025	As a part of a full Zoning Code update, evaluate whether barriers to adaptive reuse exist and eliminate identified barriers as appropriate. Assist 40 units with rehabilitation opportunities during the planning period.
Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing			
Program 5.1: Strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.			
Action 5.1a: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Planning Department	October 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a renter match program.
Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Planning Department	October 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
Action 5.1c: Work with Marin County and neighboring jurisdiction to explore the feasibility of establishing a multi-lingual flier and/or email blast regarding housing opportunities.	Planning Department	October 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a multi-lingual flyer and/or email blast regarding housing opportunities.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Program 5.2: Support mixed-use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas in accordance with California Government Code section 65583.2, subdivisions (h) and (i).			
Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a minimum density of 20 dwelling units per acre and a maximum density of up to 30 dwelling units per acre in accordance with California Government Code section 65583.2, subdivisions (h) and (i). In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2.	Planning Department	July 2023	Adopt Zoning Code amendments to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a density minimum density of 20 and maximum density of up to 30 dwelling units per acre. In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.
Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts and maximum FAR in the C-1, C-L, and C-3 districts to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt Zoning Code amendments to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in the C-L and C-3 districts. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.
Action 5.2c: Amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097.	Planning Department	July 2023	Adopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half- mile of public transit. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units within a half-mile of public transit to meet the Town's Regional Housing Needs Allocation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 5.2d: Amend the Zoning Code to include flexible parking requirements in areas not located within a half-mile of public transit such as joint use parking, off-site parking (currently allowed), allowances for reduced standards if developers do not bundle the cost of parking with the cost of rent, reducing parking stall dimensions, allowing public overnight parking on Town streets, and "grandfathering" non- compliant buildings and uses.	Planning Department	July 2023	Adopt Zoning Code amendments to establish minimum parking requirements reductions.
Action 5.2e: Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, (4) offering expedited permit processing for lot consolidations, and (5) offering fee waivers for the consolidation of housing opportunity sites.	Planning Department	Annually	Conduct an annual assessment to identify priority sites for lot consolidation where common ownership occurs, contact property owners of contiguous vacant and underutilized sites, and conduct outreach to affordable housing developers when property owners are interested in redevelopment. Support 10 lot consolidations during the planning period to improve housing mobility and increase the supply of affordable housing in higher opportunity areas.
Action 5.2f: Conduct an analysis of fees collected for recent multifamily housing projects and compare to the actual time it took for plan check and inspections by staff and outside consultants to provide expedited review of desired housing developments and waivers or reductions of development fees where feasible and necessary.	Planning Department	Annually	As a part of annual budget development, conduct an analysis of fees collected for recent multifamily housing projects and compare it to the actual time it took for plan check and inspections by staff and outside consultants.
Program 5.3: Incentivize the development of affordable and special needs housing on identified housing opportunity sites.			
Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code for properties zoned SPD, C-3, and R-3 to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low, very low-income, or extremely low-income households. In addition, the Town will waive the rezoning fees and expedite the permitting process for property owners' requests to be rezoned within the Affordable Housing Overlay District to incentivize affordable housing creation. The nondiscretionary, administrative approval process will utilize objective design standards, as detailed in Actions 3.1b and 3.2a.	Planning Department	July 2025	As a part of a full Zoning Code update, adopt an Affordable Housing Overlay District. Facilitate development opportunities for 150 affordable units.
Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.	Planning Department	July 2024	Prior to the commencement of a full Zoning Code update, conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District, especially affordable units with three or more bedrooms.
Action 5.3c: Apply resale controls and rent and income restrictions to ensure that affordable housing provided through	Planning Department	July 2025	As a part Affordable Housing Overlay District standards adopted

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).			as a part of a full Zoning Code update, establish requirements for affordable units to be deed restricted to the income group for which it is intended.
Action 5.3d: Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of below market rate housing and senior housing. Work with non-profits and property owners to seek opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Undertake the following actions to encourage development of multi-family, affordable, and senior housing: • Meet with non-profit housing developers and property owners of housing opportunity sites to identify housing development opportunities, issues, and needs during 2023. • Select the most viable sites during 2023 and 2024. • Undertake community outreach in coordination with potential developers and property owners during 2023 and 2024. • Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. • Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, lot consolidation, and assistance in development review. • Apply for and/or allocate state and local affordable housing funds to the project. • Require affordable units to be affirmatively marketed to communities of color and protected classes. Utilize publications, venues, and community groups, such as Canal Alliance, that serve Black and Hispanic/Latinx communities, including outside of Marin County.	Planning Department	Actions as identified in the action and development of housing sites by 2030	Develop 150 very low and low income housing units.
Program 5.4: Modify fees and reduce costs for affordable housing projects.			
Action 5.4a: Develop a policy to waive a percentage of project review, permit, and impact fees based on the project's level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving a percentage of project review, permit, and impact fees based on the project's level of affordability and pass waiver allowances, as appropriate.
Action 5.4b: Evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.	Planning Department	July 2025	As a part of a full Zoning Code update, evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.
Program 5.5: Establish an Affordable Housing Impact Fee Program.			
Action 5.5a: Conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee to be levied upon new, above moderate- income housing development and to research and identify funding mechanisms to subsize underground utilities for affordable housing development.	Planning Department	October 2024	Hire a consultant to conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee and identify funding mechanisms for undergrounding utilities for affordable housing developments.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.5b: Review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.	Planning Department	October 2024	Direct the hired consultant (Action 5.5a) to review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.
Action 5.5c: Draft potential revised ordinance language and conduct community outreach for feedback.	Planning Department	January 2024	Direct the hired consultant (Action 5.5a) to draft ordinance language and facilitate public outreach.
Action 5.5d: Based on the outcomes of Actions 5.5a through 5.5c, present to Town Council for consideration and adoption, language establishing an Affordable Housing Impact Fee Ordinance.	Planning Department	April 2025	Direct the hired consultant to revise the draft ordinance language per public feedback received and present the revised language to Town Council for consideration and adoption.
Action 5.5e: Upon Town Council approval, establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.	Planning Department; Administration and Finance Department	April 2025	Establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.
Program 5.6: Monitor the disposition of publicly owned land for potential future use for housing development.			
Action 5.6a: After the adoption of zoning amendments proposed herein, fund and conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings available to the public and interested developers via the Town's website.	Planning Department	January 2023	Conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings of the study available on the online dashboard (Action 1.3b).
Action 5.6b: Using the findings of the study referenced in Action 5.6a, develop a comprehensive program to support reuse of identified sites for housing purposes.	Planning Department	July 2024	Establish a program to support reuse of identified sites for housing purposes utilizing the online dashboard (Action 1.3b) and housing related outreach efforts (Policy 2).
Program 5.7: Amend the Town's Zoning Code to accommodate higher density and affordable housing in accordance with California Government Code section 65583.2, subdivisions (h) and (i).			
Action 5.7a: Rezone the Opportunity Sites to R-2, R-3, C-L, C-3, or SPD as shown in Appendix B to accommodate the Regional Housing Needs Allocation in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Amend the Zoning Map and the General Plan Land Use Designation Map. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.
Action 5.7b: Amend the standards for the R-3 district to allow up to 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Amended standards for the R-3 district to allow up to 30 dwelling units per acre by right.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.7c: Amend the standards for the C-L district to require 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt amended standards for the C-L district to allow up to 30 dwelling units per acre by right.
Action 5.7d: Amend the standards for the C-3 district to require 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt amended standards for the C-3 district require 30 dwelling units per acre by right.
Action 5.7e: Amend the standards for the SPD district to allow up to 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt amended standards for the SPD district to allow up to 30 dwelling units per acre by right.
Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development.	Planning Department	Completed May 2023 (Presented to the Town Council and adopted via Reso- 4497 and Reso-4498)	Adopt an inclusionary housing ordinance. The Town estimates that 60 units will be constructed during the planning period, as inclusionary housing units were not previously required by the Town.
Action 5.7g: Permit low-barrier navigation centers for residents who need housing as a by-right use in areas that the Town has zoned for mixed uses as well as nonresidential zones that permit multifamily land uses pursuant to AB 101.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with AB 101. Reach out to non-profits and affordable housing developers to provide low-barrier navigation centers in Town.
Program 5.8: Amend the Town's Zoning Code to comply with recently adopted state legislation.			
Action 5.8a: Amend the Zoning Code to comply with the Lanterman Disabilities Services Act.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with the Lanterman Disabilities Services Act.
Action 5.8b: Amend the Density Bonus section of the Zoning Code to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.
Action 5.8c: Amend the Zoning Code to comply with the Employee Housing Act.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with the Employee Housing Act.
Action 5.8d: Amend the Town's definition of transitional and supportive housing in the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with AB 2162 and other State law pertaining to transitional and supportive housing.
Action 5.8e: Amend the Town's definition and standards pertaining to emergency shelters to ensure compliance with SB 2, AB 2339, and AB 139.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with SB 2 and AB 139.
Program 5.9: Streamline the project review process for housing-related applications.			
Action 5.9a: Continue to utilize permit tracking software that is streamlined, user-friendly, web-based, and accessible to applicants 24-hours/day, 365 days/year.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 5.9b: Update all housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).	Planning Department	July 2023	Adopt updated housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).
Action 5.9c: Continue to evaluate and improve the streamlined processing system to facilitate residential development.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.
Action 5.9d: Utilize CEQA exemptions for infill development sites to shorten the entitlement review time.	Planning Department	Ongoing as applications are received	As a part of initial application review, assess whether CEQA exemptions can be utilized.
Program 5.9: Streamline the project review process for housing-related applications.			
Action 5.9e: Evaluate and update the design review findings in the Zoning Code to be objective in order to remove barriers to housing development. Remove and replace the following findings with objective findings: • Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. • Provides for protection against noise, odors, and other factors which may make the environment less desirable. • Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area. • Will not unreasonably impair access to light and air of structures on neighboring properties. • Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks. • Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood. • Adequacy of screening. • Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile. • Will not be materially visible offsite. • Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood. • Internal efficiency and/or space utilization problems exist. Amend the following findings to be objective: • Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.	Planning Department	July 2024	Update the Zoning Code to remove subjective design review findings.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 6. Promote the Construction and Affordability of Accessory Dwelling Units (ADUs)			
Program 6.1: Adopt pre-approved ADU plans to expedite approval and lower costs associated with ADU construction.			
Action 6.1a: Conduct community outreach to determine the preferred ADU design style of San Anselmo residents.	Planning Department	July 2024	Facilitate at least one in-person event and conduct web-based community outreach to determine the preferred ADU design style of San Anselmo residents. The in-person and online engagement will be scheduled, formatted, and located to be accessible and convenient for community members, both in person and online. The online outreach will use communication techniques to assist those without time to ability to attend in person meetings.
Action 6.1b: Adopt sample ADU plans for the construction of ADUs throughout San Anselmo, based on the feedback received from Action 6.1a.	Planning Department	October 2024	Based on the feedback received during outreach (Action 6.1a) develop ADU plans.
Action 6.1c: Work with the various Town departments to pre-approve the ADU plans.	Planning Department; Building Department; Public Works Department	October 2024	Pre-approve the ADU plans developed as a part of Action 6.1b. Facilitate the creation of 20 ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Program 6.2: Further streamline the ADU and JADU permitting process.			
Action 6.2a: Assess the feasibility of waiving all fees associated with ADU permitting when the property owner deed restricts their ADU to be rented at rates affordable to extremely low- and very low-income households.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving fees associated with the development of deed restricted affordable ADUs and pass waiver allowances, as appropriate.
Action 6.2b: Establish an ADU Review Team comprised of representatives from the Town's various departments including Planning, Fire, and Public Works and conduct regular weekly meetings to ensure efficient review of ADU applications.	Planning Department	July 2023; Weekly	Establish the ADU review team. Conduct weekly meetings to review ADU applications, prioritizing review of permits for ADUs proposed in geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Action 6.2c: Continue to incentivize ADUs and JADUs to be constructed along with new single-family detached housing by allowing concurrent permit review and approval.	Planning Department	Ongoing as applications are received	Inform property owners of ADU allowances and streamline permitting when applications for new home construction and rehabilitation are received.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 6.2d: Consider allowing objective, administrative exceptions for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs. In addition, amend the Zoning Code as needed to comply with State law.	Planning Department	July 2025; Ongoing as State ADU law is adopted	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs.
Action 6.2e: Enhance the Town's Summary Guide to ADUs to include diagrams, calculators, and other tools to help walk residents through the ADU/JADU permitting process.	Planning Department	April 2024	Hire a consultant to develop an interactive web-based tool to guide residents through the ADU construction process in a streamlined and user-friendly manner. Once established, the web-based tool will facilitate the creation of 10 additional ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Action 6.2f: Establish an ADU/JADU Information and Resources webpage on the Town's website.	Planning Department; Communications	April 2023	Update the Town's website to include an ADU/JADU Information and Resources webpage and update it on an as-needed basis.
Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1C, and R-1H districts.			
Action 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state.	Planning Department	July 2025	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
Action 6.3b: Based on the findings of Action 6.3a, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.	Planning Department	July 2025	As a part of a full ordinance update, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.
Action 6.3c: Present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.	Planning Department	July 2025	As a part of a full ordinance update, present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 6.3d: Amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.	Planning Department	July 2025	As a part of a full ordinance update, amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.
Action 6.3e: Conduct a study of jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state to evaluate the feasibility of deed restrictions for ADUs. Based on this study, consider modifying requirements to implement these changes as appropriate.	Planning Department	October 2025; January 2025	After the completion of the full Zoning Code update, assess the feasibility of deed restrictions for ADUs. Present to the Town Council the feasibility study and options for implementation.
Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services			
Program 7.1: As appropriate, assist service providers to link together services for special needs populations to provide the most effective response to persons experiencing homelessness or at risk of homelessness, youth needs, farmworkers, seniors, persons with disabilities and developmental disabilities, substance abuse problems, HIV/AIDS, and multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.			
Action 7.1a: Identify, evaluate, and implement strategies to reduce the number of individuals experiencing homelessness both Town and Countywide in partnership with the Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations.	Planning Department	January 2024	Partner with Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations to develop a regional plan to prevent and end homelessness.
Action 7.1b: Work with and promote the Marin County Health and Human Services Crisis Stabilization Unit which provides 24-hour service to Marin County residents and visitors experiencing a mental health crisis.	Planning Department	July 2023	Update the Town's website to include information about the Marin County Health and Human Services Crisis Stabilization Unit.
Action 7.1c: Work with housing providers to ensure that housing needs for special needs groups are addressed for seniors, persons with disabilities and developmental disabilities, single parent-headed households with children, large households, and extremely low-income households. The Town will seek to meet special housing needs through a combination of regulatory incentives and zoning standards. Actions 5.7a through 5.7 g, 5.3a, and 6.2c contain additional incentives the Town plans to implement.	Planning Department	January 2024; Annually thereafter	Seek funding opportunities beginning in 2024 and annually each year that follows. Incentivize and support the creation of 20 units for those with special needs to reduce displacement risk and expand mobility options.
Program 7.2: Ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies, allowing seniors to "age in place."			
Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all zoning districts that allow single family units.	Planning Department	July 2023	Adopt Zoning Code amendments to allow residential care facilities in all multifamily and commercial districts. The Town estimates that one residential care facility will be constructed during the planning period due, in part, to the change in regulations.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 7.2b: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	Planning Department	Annually	Establish an annual day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners in partnership with local non-profits. The Town estimates that 5 homes will be repaired or renovated annually to combat displacement during the planning period.
Program 7.3: Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).			
Action 7.3a: Continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.	Planning Department	Ongoing as needed; Annually	Provide letters of support, as needed, for the use of Marin Community Foundation funds for affordable housing. Reaffirm annually the Town's participation in MHA's Housing Stability program.
Action 7.3b: Work with the MHA to promote the Housing Choice Voucher program regularly through public outreach.	Planning Department; Communications	July 2023	Update the Town's website to include information regarding Housing Choice Vouchers and to promote their acceptance by landlords and use by residents. A total of 20 lower- and moderate-income households access rental opportunities with Section 8 housing assistance to facilitate housing mobility.
Program 7.4: Actively engage with other jurisdictions in Marin County to support long-term housing solutions for homeless individuals and families in Marin County and implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals.			
Action 7.4a: Allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, consider allocating funds for County and non-profit programs providing emergency shelter and related support services.
Action 7.4b: Continue to provide resources that support local and regional solutions that meet the needs of individuals experiencing homelessness. Continue to collaborate with other agencies to support shelters and programs, such as Housing First and Rapid Rehousing, and provide housing resources and opportunities for individuals experiencing homelessness and displacement.	Planning Department	Annually	As a part of annual budget development, consider allocating funds to support local and regional solutions that meet the needs of individuals experiencing homelessness.
Program 7.5: Combat homelessness and support re-housing of people experiencing homelessness.			
Action 7.5a: Encourage a dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.	Planning Department	Ongoing as siting a facility is discussed or considered by the Town, Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non- profit organizations	As needed, advocate for the dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 7.5b: Encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.	Planning Department	Annually	As a part of housing related community outreach (Policy 2), provide emergency shelters, transitional housing programs and community care facilities with the opportunity to engage with and build positive relations with San Anselmo residents.
Action 7.5c: As the opportunity arises, the Town will participate in the funding of multi-jurisdictional emergency shelter projects such as the Project Homekey project at 1251 South Eliseo Drive and the Homeward Bound of Marin Workforce and veteran Housing project in Novato.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, consider allocating funds for multi-jurisdictional emergency shelter projects.
Action 7.5d: Conduct a study to identify appropriate sites in the C-L, C-3, and PF zones with adequate capacity for emergency shelters in accordance with AB 2339.	Planning Department	July 2024	Engage a consultant to conduct a study to identify appropriate locations in residential areas of the community for emergency shelters.
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas			
Program 8.1: Continue to support Ross Valley Fire Department (RVFD) plan review.			
Action 8.1a: Enhance communications to residents regarding the required RVFD plan review.	Planning Department, Communications	July 2023	Update the Town's website to provide clarified information regarding required RVFD plan review.
Action 8.1b: Continue to require all new proposed landscape plans on properties in designated WUI areas to submit a vegetation management plan and receive approval by RVFD.	Planning Department	Ongoing as applications are received	Update application requirements to ensure that properties in designated WUI areas submit a vegetation management plan and receive approval by RVFD.
Program 8.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).			
Action 8.2a: Establish a "Firewise San Anselmo" webpage to provide residents with valuable information about how to stay wildfire ready.	Administration and Finance Department; Fire Department	January 2023	Update the Town's website to include a "Firewise San Anselmo" webpage.
Action 8.2b: Provide a link on the "Firewise San Anselmo" webpage to access information on which residential property insurance companies may be currently offering discounts for fire hardened homes.	Administration and Finance Department; Fire Department	January 2023	Establish, post on the "Firewise San Anselmo" webpage, and regularly update a list of insurance companies that offer discounts for fire hardened homes.
Action 8.2c: Consider participation in the Firewise USA Community, as recognized by the National Fire Protection Association (NFPA).	Administration and Finance Department; Fire Department	January 2023	Assess and present to the Town Council the advantages and disadvantages of participation in the Firewise USA Community program.
Program 8.3: Establish and enforce safety standards for structures and landscaping in WUI areas.			
Action 8.3a: Continue to ensure that RVFD reviews proposed plans for all new buildings and major additions to ensure the construction complies with fire access requirements and makes recommendations for modifications to reduce fire hazards.	Planning Department; Building Department	Ongoing as project applications are received	Update application requirements to ensure that properties in designated WUI areas submit proposed plans for all new buildings and major additions and receive approval by RVFD.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 9: Affirmatively Further Fair Housing			
Program 9.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.			
Action 9.1a: Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.	Planning Department	Annually	Annually adopt a resolution to support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.
Action 9.1b: Assemble and promote the distribution of information to landlords regarding fair housing.	Planning Department. Communications	July 2023; Quarterly	Update the Town's website to include information regarding fair housing for landlords. Provide information on a quarterly basis in the Town Manager's newsletter.
Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Planning Department	Ongoing as requested	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Planning Department; Town Attorney	Ongoing as requested	As needed, direct all complaints related to housing discrimination to the Town Attorney.
Action 9.1e: Amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation to comply with the Americans with Disabilities Act. In particular, the Town will revise the reasonable accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval to be consistent with State law.	Planning Department	July 2025	Amend Chapter 13 (Reasonable Accommodation) of the Zoning Code to include objective findings and procedures to facilitate adequate housing conditions for persons with disabilities.
Action 9.1f: Provide maximum flexibility in the development of housing for persons with physical disabilities and developmental disabilities. Establish an Administrative Exceptions process to allow for expedited permitting and ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities.	Planning Department	July 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities. Assist with the creation of 20 units for those with special needs, including those persons with developmental disabilities, to reduce displacement risk and expand mobility options.
Action 9.1g: Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including Town Hall and the library.	Planning Department; Communications	July 2023; Annually	Update the Town's website to include information regarding fair housing law. Annually work with Marin County Mediation Services to make flyers and literature regarding fair housing law available at key Town facilities.
Action 9.1h: Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Planning Department; Communications	July 2023	Update the Town's website to include information regarding reasonable accommodation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 9.1i: Work with the County of Marin and other Marin jurisdictions to develop strategies that protect tenants from rapidly rising rents and displacement. These may include: • Rent stabilization: Currently, the State imposes rent caps on some residential rental properties (AB 1482) through 2030. Evaluate a permanent policy and/or expansion to units not covered by AB 1482, as permitted by law. • Just cause for eviction: AB 1482 also establishes a specific set of reasons that a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4) criminal activity; 5) subletting without permission; 6) refusal to provide access; 7) failure to vacate; 8) refusal to sign lease; and 9) unlawful purpose. Evaluate expansion of these protections or extension if State protections expire. • Local relocation assistance: Evaluate a countywide relocation assistance program that provides greater relocation assistance to special needs groups (e.g., seniors, disabled, female-headed households) and reasonable accommodation for persons with disabilities. • Right to Purchase: When tenants are being evicted due to condominium conversion or redevelopment, offer first right to purchase to displaced tenants to purchase the units. • Right to Return: When tenants are being evicted due to rehabilitation/renovation of the property, offer first right to displaced tenants to return to the improved property. • Tenant Bill of Rights: Adopt a tenant's bill of rights that considers extending protections for subletters and family members and addresses severe habitability issues and market pressures. This provision could also provide anti-retaliation protection for tenants that assert their rights and a right to legal representation in the case of evictions. The Town will take the following actions: 1. Participate in countywide meetings with planning staff from all Marin jurisdictions to review best practices and develop model ordinances for the tenant protection strategies identified above in 2024. Work with Fair Housing of Northern California and Legal Aid of Marin to develop strategies and prepare model ordinances. 2. Conduct study sessions with the Planning Commission and Town Council to understand needs and best practices for the tenant protection strategies identified above in 2025. Invite Fair Housing of Northern California and Legal Aid of Marin to present at and participate in the study sessions. 3. Prepare ordinances at Town Council direction and bring forward for Planning Commission recommendation and Town Council adoption in 2025.	Planning Department	December 2024	Adopt ordinance for tenant protection strategies.
Program 9.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.			
Action 9.2a: Require that any development within the Affordable Housing Overlay District be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Planning Department	July 2025	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non-English speakers.
Action 9.2b: Require that any development within the Affordable Housing Overlay District prepares and publicizes paper and digital versions of multi-lingual applications, and that all websites containing application information be accessible.	Planning Department	July 2025	As a part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multilingual applications be made available and accessible.

Table 8.2: Residential Building Permits Issued (2019-2022)			
Income	New Construction[1]	Rehabilitation[1]	Conservation/ Preservation[1]
Extremely Low-	0	0	0
Very Low-	5	0	10
Low-	6	0	12
Moderate-	7	0	12
Above Moderate-	19	0	54
TOTAL	**37**	**0**	**88**

[1] Affordability level of permits issued are set by the State density bonus law or California Department of Housing and Community Development (HCD) and Association of Bay Area Governments (ABAG) direction regarding safe harbor methodology to estimate the anticipated affordability distribution of ADUs.

Table 8.3: Quantified Objectives			
Income	New Construction[1]	Rehabilitation[2]	Conservation/ Preservation[3]
Extremely Low-	126	8	10
Very Low-	127	8	10
Low-	145	8	12
Moderate-	121	8	12
Above Moderate-	314	8	54
TOTAL	**833**	**40**	**98**

[1] Corresponds to Regional Housing Needs Allocation (RHNA) projections.
[2] Corresponds to Quantifiable Metric for Action 4.5a.
[3] Corresponds to number of Town building permits issued from 2019-2022.

This page left intentionally blank

A

APPENDIX A: PUBLIC PARTICIPATION

Public Outreach During the 30-Day Public Review Period

HEAC Meeting 6

The following PowerPoint slides are from the HEAC Meeting 6 on December 15, 2022.



Meeting Agenda

- Housing Element Purpose and Update Process
- Public Review Draft Housing Element Overview
- Next Steps



HOUSING ELEMENT PURPOSE AND UPDATE PROCESS



What is a Housing Element?

- Provides an assessment of the City's housing needs and identifies how to accommodate the housing needs of existing and future residents.
- Sets citywide policies, programs, and actions for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

Why are Housing Elements Updated?

- Ensure the City complies with State housing laws
- Demonstrate San Anselmo's ability to meet future housing growth needs
- To adopt and implement policies addressing local housing issues
- Allow the community to further engage in the planning process



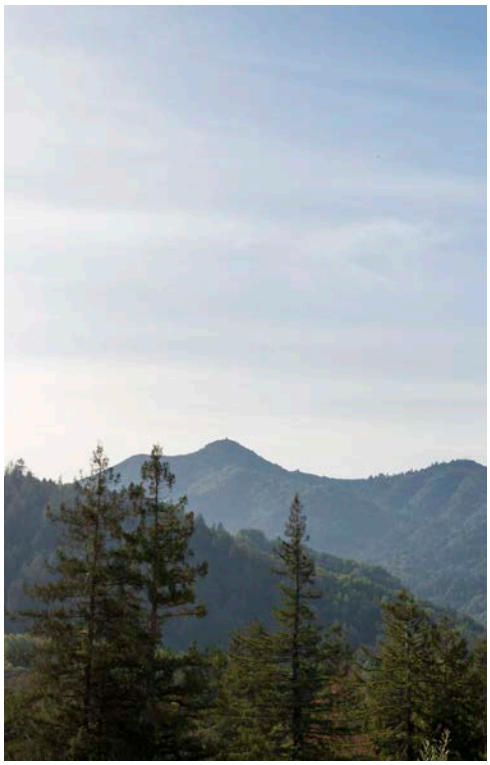
What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

Association of Bay Area Governments

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
TOTAL:	*833*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	

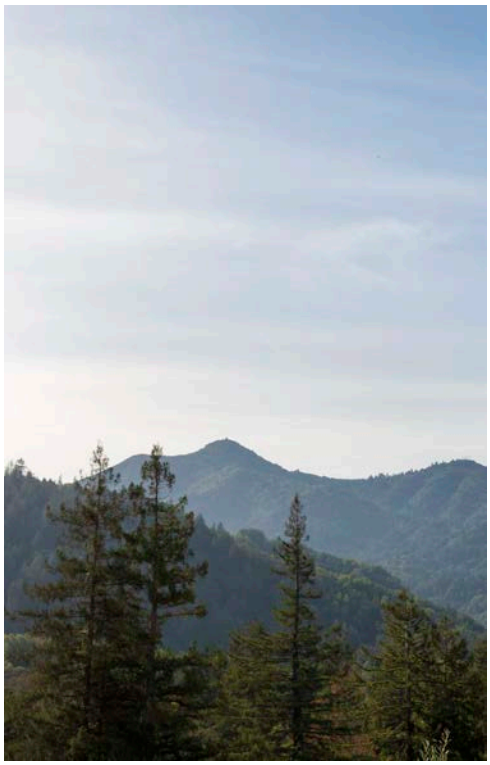


Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 43

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	194
Low Income	145	97	88
Moderate Income	121	73	69
Above Moderate Income	314	298	279
TOTAL:	*833*	673	630
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			



20% No Net Loss Buffer

- 630 units remaining after subtracting ADUs and pipeline projects
- 630 x .20 = 126
- Total remaining RHNA and 20% no net loss buffer: 754

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1
- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2
- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1
- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2
- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Introductory and Informational Meetings

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting

Housing Opportunity Sites Analysis and Finalization

- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting

Housing Opportunity Sites Analysis and Finalization

- 11/3/2022 – HEAC Meeting 5

Policies, Programs, and Actions Discussion

- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting

Housing Opportunity Sites Analysis and Finalization

- 11/3/2022 – HEAC Meeting 5

Policies, Programs, and Actions Discussion

- 12/15/2022 – HEAC Meeting 6

Public Review Draft HE Overview

PUBLIC REVIEW DRAFT HOUSING ELEMENT OVERVIEW

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

SETTING THE STAGE: Background and Identification of Housing Conditions, Needs, Barriers, and Resources

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

SETTING THE STAGE: Background and Identification of Housing Conditions, Needs, Barriers, and Resources

THE MAIN ACT: Identification of Housing Opportunity Sites and Plan for Accommodating Additional Housing in San Anselmo

Housing Opportunity Sites Identification Process

1. Preliminary housing opportunity sites were identified by Town staff.
2. Staff identified sites were brought to the HEAC for review and initial consideration.
3. Staff identified sites were brought to the public at a virtual workshop for initial consideration.
4. Staff identified sites were refined based on the feedback from the HEAC and the public.
   - *For example, staff identified sites in the R-1H and R-1C zoning districts were eliminated based on community concerns regarding environmental degradation and wildfire hazard.*
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis.

Housing Opportunity Sites Identification Process

1. Preliminary housing opportunity sites were identified by Town staff.
2. Staff identified sites were brought to the HEAC for review and initial consideration.
3. Staff identified sites were brought to the public at a virtual workshop for initial consideration.
4. Staff identified sites were refined based on the feedback from the HEAC and the public.
   - *For example, staff identified sites in the R-1H and R-1C zoning districts were eliminated based on community concerns regarding environmental degradation and wildfire hazard.*
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis.

Housing Opportunity Sites Identification Process

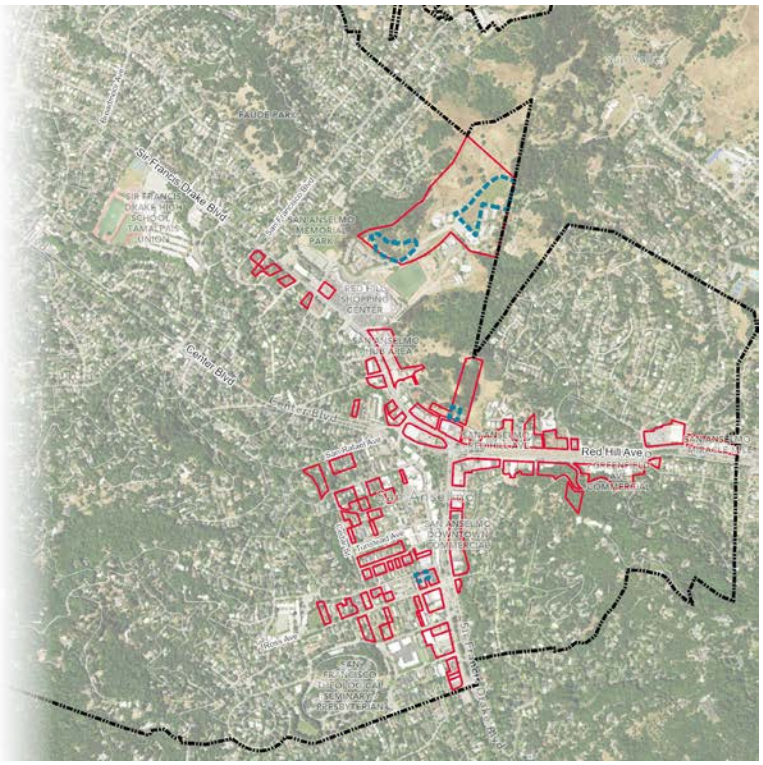
7. The results of the sites inventory analysis were presented to the HEAC at their 4th meeting for further review and refinement. Necessary zoning ordinance amendments to accommodate the density needed on the identified housing opportunity sites were also presented to and discussed by the HEAC. At meeting, the HEAC made a motion to recommend the sites to the Town Council.
8. The Town Council considered the sites recommended by the HEAC and made a motion to move forward with all sites with the exception of the dog park.
9. Town staff conducted meetings with the schools to discuss the potential of housing on the portion of their sites included in the Town Council approved list of housing opportunity sites. Based on the feedback received from these meetings, the school sites were removed from the list of housing opportunity sites.

Housing Opportunity Sites Identification Process

10. To make up for the deficit from eliminating the school sites, Town staff reached out to Side by Side, a local nonprofit organization and major property owner in the community to determine whether they were still interested in constructing affordable housing on a portion of their site. Side by Side had originally proposed affordable housing be constructed on a portion of their site in RHNA Cycle 5 but were met with barriers to development approval. Side by Side expressed continued interest if the Town worked to eliminate the barriers to development approval it had previously faced. Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing includes programs and actions to eliminate said barriers thus the additional site was included.
11. The updated housing opportunity sites were brought to the HEAC for final review and consideration at HEAC meeting 5.

Housing Opportunity Sites

- Total Housing Opportunity Sites: 62
- Total Parcels: 172
- Total Projected Units: 837
  - *Lower Income: 354*
  - *Moderate Income: 271*
  - *Above Moderate Income: 212*
- Proposed Zoning Amendments to Accommodate Development of Projected Units: increase maximum density in the R-3, C-3, C-L, and SPD districts from 20 dwelling units an acre to 30



San Anselmo's RHNA 6 Allocation

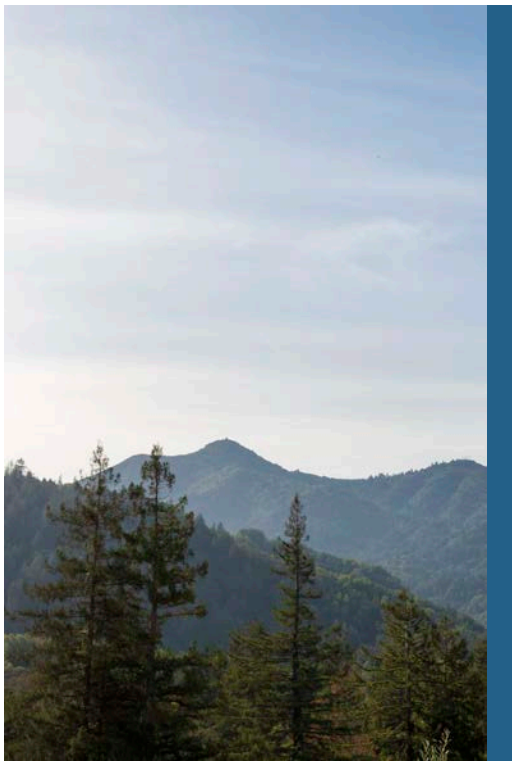
Income Level	RHNA 6 Less ADUs & Pipeline, Plus 20% Buffer	Housing Opportunity Site Units	Unit Surplus / Deficit
Very Low Income	233	354	15-unit surplus
Low Income	106		
Moderate Income	83	271	188-unit surplus
Above Moderate Income	335	212	123-unit deficit
TOTAL:	756	837	80-unit surplus
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Policies, Programs, and Actions

- Policies: Statements that declare the Town's goals for increasing housing availability and affordability in the next 8 years.
- Programs: Programs the Town will employ to realize policy.
- Actions: Specific actions the Town will take to complete programs and realize policy.
- Action Matrix:
  - *Town Lead*
  - *Completion Time Frame*
  - *Quantifiable Metric*

QUESTIONS?

NEXT STEPS



Next Steps

- December 19: Planning Commission Public Meeting
  - *Review of Draft Housing Element*
- January 10: Town Council Public Meeting
  - *Preliminary consideration of public comment*
- January 12: Public Comment Period Closes
  - *Feedback incorporated into document per Town Council direction*
- January 24: Town Council Public Meeting
  - *Consider adoption of revised Housing Element*
- January 26: Submit Adopted Housing Element to HCD
  - *90-day review period begins*

THANK YOU!

Planning Commission Meeting

The following staff report is from the Planning Commission Meeting on December 21, 2022.

TOWN OF SAN ANSELMO
PLANNING COMMISSION
MEETING OF DECEMBER 19, 2022

To: Chair Tunny and members of the Planning Commission

From: Heidi Scoble, Planning Director

Subject: Review of the Draft 6th Cycle Housing Element

Recommendation

Receive a presentation on the Draft Housing Element, receive public comment, and provide comment and/or recommendations to the Draft Housing Element.

Planning Commission Review of Draft Housing Element:

Background

The Housing Element is one of seven mandatory elements that must be included in the Town of San Anselmo's General Plan. The Housing Element outlines goals, polices, implementation programs, and quantified objectives that will help plan for the housing needs of all segments of San Anselmo's population. State law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Unlike other mandatory General Plan elements, the Housing Element is required to be updated every eight years and must be reviewed and certified by the California Department of Housing and Community Development (HCD).

The Housing Element serves as San Anselmo's blueprint for meeting the housing needs of its residents at all economic levels and addressing segments of the population with special housing needs. The Housing Element is required to include:

- Assessment of the unique characteristics of the San Anselmo's population and households
- Inventory of sites suitable for residential development
- Assessment of financial and programmatic resources
- Analysis of constraints to housing production
- Affirmatively furthering fair housing analysis
- Comprehensive set of goals, policies, and programs to address current and projected housing needs

California Government Code Section 65583 establishes the content requirements of a Housing Element (***see Attachment 2***). Additionally, consistent with Government Code Section 65583.2, HCD has published a memorandum regarding a Housing Element Site Inventory Guidebook that details the requirements for the Town's inventory of residential sites to accommodate the Regional Housing Needs Assessment (RHNA) (***see Attachment 3***). The Town's RHNA allocation for Cycle 6 is 833 Units. Lastly, new to Housing Element, the 6th Cycle Housing Element will address Affirmatively Furthering Fair Housing (AFFH) requirements (***see Attachment 4***). AFFH is a set of federal and state laws which required jurisdictions to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that restrict access to foster inclusive communities, achieve racial equity, and guarantee fair housing choice.

In 2022, the Town began the 6th Cycle Housing Element Update process. In May 2022, the Town Council approved a Professional Services Agreement for Houseal Lavigne to help prepare the Draft Housing Element and Update the Safety Element. In June 2022, the Town Council established the HEAC and appointed two councilmembers, one planning commissioner and four residents. To date, there have been two community workshops, the HEAC has conducted five public meetings, and the Town Council has received an update and confirmed the Housing Opportunity sites. Town Staff has also participated in two community pop-up events (On the Avenue and the Goblin Spooktacular).

Primary Components of the 6th Cycle Housing Element

The San Anselmo Draft Housing Element includes eight sections that cover topics required by State law, in addition to two appendices to show public participation and a Map Book to show the Housing Opportunity Sites. Specifically, the Draft Housing Element includes the following:

1. **Section 1: Introduction**. Provides an overview of the purpose and requirements of a Housing Element, key housing terms, sources of housing data, consistency with the San Anselmo General Plan, public participation overview, and a review of the Cycle 5 past performance.

2. **Section 2: Housing Needs and Constraints Executive Summary**. Overview of Housing Needs discussed in Section 3 and Housing Constraints discussed in Section 4.

3. **Section 3: Housing Needs**. Examines demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds)

4. **Section 4: Housing Constraints**. Analyzes and recommends remedies for existing and potential governmental and nongovernmental barriers to housing development

California Government Code Section 65583 establishes the content requirements of a Housing Element (***see Attachment 2***). Additionally, consistent with Government Code Section 65583.2, HCD has published a memorandum regarding a Housing Element Site Inventory Guidebook that details the requirements for the Town's inventory of residential sites to accommodate the Regional Housing Needs Assessment (RHNA) (***see Attachment 3***). The Town's RHNA allocation for Cycle 6 is 833 Units. Lastly, new to Housing Element, the 6th Cycle Housing Element will address Affirmatively Furthering Fair Housing (AFFH) requirements (***see Attachment 4***). AFFH is a set of federal and state laws which required jurisdictions to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that restrict access to foster inclusive communities, achieve racial equity, and guarantee fair housing choice.

In 2022, the Town began the 6th Cycle Housing Element Update process. In May 2022, the Town Council approved a Professional Services Agreement for Houseal Lavigne to help prepare the Draft Housing Element and Update the Safety Element. In June 2022, the Town Council established the HEAC and appointed two councilmembers, one planning commissioner and four residents. To date, there have been two community workshops, the HEAC has conducted five public meetings, and the Town Council has received an update and confirmed the Housing Opportunity sites. Town Staff has also participated in two community pop-up events (On the Avenue and the Goblin Spooktacular).

Primary Components of the 6th Cycle Housing Element

The San Anselmo Draft Housing Element includes eight sections that cover topics required by State law, in addition to two appendices to show public participation and a Map Book to show the Housing Opportunity Sites. Specifically, the Draft Housing Element includes the following:

1. **Section 1: Introduction**. Provides an overview of the purpose and requirements of a Housing Element, key housing terms, sources of housing data, consistency with the San Anselmo General Plan, public participation overview, and a review of the Cycle 5 past performance.

2. **Section 2: Housing Needs and Constraints Executive Summary**. Overview of Housing Needs discussed in Section 3 and Housing Constraints discussed in Section 4.

3. **Section 3: Housing Needs**. Examines demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds)

4. **Section 4: Housing Constraints**. Analyzes and recommends remedies for existing and potential governmental and nongovernmental barriers to housing development

4. **Other:** Any other comment, suggestions, and/or request for additional information to be included in the final Draft Housing Element.

Attachments

1. Draft Housing Element
2. Government Code Section 65583
3. Housing Element Site Inventory Guidebook
4. Affirmatively Furthering Fair Housing
5. Public Outreach Post Card

Town Council Meeting

The following staff report is from the Town Council Meeting on January 10, 2023.

Town of San Anselmo

Staff Report

525 San Anselmo Avenue
San Anselmo, CA 94960

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

FROM:
Heidi Scoble, Planning Director

SUBJECT:
Review the Public Draft 6th Cycle Housing Element and Approve by Motion the Submittal of the Draft to the California Department of Housing and Community Development

RECOMMENDATION

Approve by motion the submittal of the Public Draft 6th Cycle Housing Element to the California Department of Housing and Community Development (HCD) for review at the close of the 30-day public review period ending on January 12, 2023. Prior to submittal to HCD, allow staff to make the following changes to the document if necessary:

1. Changes responding to Town Council feedback on January 10, 2023
2. Non-substantive changes responding to public input received by January 12, 2023.

If there are no changes to the document, as required by HCD, the final draft may be submitted to HCD 10-days after the close of public comment, on January 22, 2023.

BACKGROUND

The Housing Element is one of seven mandatory elements that must be included in the Town of San Anselmo's General Plan. The Housing Element outlines goals, polices, implementation programs, and quantified objectives that will plan for the housing needs of all segments of San Anselmo's population. The Housing Element serves as San Anselmo's blueprint for meeting the housing needs of its residents at all economic levels and addressing segments of the population with special housing needs. Unlike other mandatory General Plan elements, the Housing Element is required to be updated every eight years and must be reviewed and certified by the California Department of Housing and Community Development (HCD).
State law does not require municipalities to construct new housing units; however, local governments must plan for and demonstrate adequate sites to satisfy their share of projected housing needs for all economic segments of the community, known as the Regional Housing Needs Assessment or "RHNA". HCD determines the total number of housing units necessary for each region in California over an 8-year period, which are then allocated to each individual jurisdiction by the regional government association. For the current Housing Element cycle the Association of Bay Area Governments (ABAG)

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

has allocated San Anselmo a total of 833 housing units, divided by various income levels.

The Housing Element is required to include:

- Assessment of the unique characteristics of the San Anselmo's population and households
- Inventory of sites pursuant to California Government Code Section 65583, which establishes the content requirements of a Housing Element (***see Attachment 2***). Additionally, consistent with Government Code Section 65583.2, HCD has published a memorandum regarding a Housing Element Site Inventory Guidebook that details the requirements for the Town's inventory of residential sites to accommodate the RHNA (***see Attachment 3***). Noted above, the Town's RHNA allocation for Cycle 6 is 833 Units. Lastly, the 6th Cycle Housing Element will for the first time, address Affirmatively Furthering Fair Housing (AFFH) requirements (***see Attachment 4***). AFFH is a set of federal and state laws which require jurisdictions to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that restrict access to foster inclusive communities, achieve racial equity, and guarantee fair housing choice.

In 2022, the Town began the 6th Cycle Housing Element Update process. In May 2022, the Town Council approved a Professional Services Agreement for Houseal Lavigne to help prepare the Draft Housing Element and update the Safety Element. In June 2022, the Town Council established the Housing Element Advisory Committee (HEAC) and appointed two councilmembers, one planning commissioner and four residents. Prior to the release of the Public Draft Housing Element, there have been two community workshops (July 21, 2022 and August 25, 2022), the HEAC has conducted five public meetings (July 11, 2022, July 21, 2022, September 1, September 26, 2022, and November 3, 2022), and the Town Council received an update and confirmed the Housing Opportunity Sites on October 11, 2022. Town Staff has also participated in two community pop-up events (On the Avenue (October 14, 2022) and the Goblin Spooktacular (October 28, 2022)).

On December 12, 2022 the Public Draft Housing Element was released. The Public Draft was made accessible on the Town of San Anselmo homepage and the Town's Housing Element Update website. A town-wide postcard was mailed to all residents informing them of the release of the Public Draft Housing Element and providing information about submitting comments.

On December 15, 2022, the HEAC conducted a public meeting to receive a presentation from staff, accept public comment, and provide a recommendation to the Town Council regarding the Public Draft Housing Element. The comments from the HEAC included a request to ensure the Housing Element will address ownership equity to facilitate making home ownership more realistic (e.g., consideration of a down payment assistance program) and recommended the draft document move forward to the Town Council for consideration.

On December 19, 2022, the Planning Commission conducted a public meeting to receive a presentation from staff, accept public comment, and provide a recommendation to the Town Council regarding the Public Draft Housing Element. The Planning Commission unanimously recommended the Town Council consider the adoption of the Draft Housing Element as proposed. A member of the public also

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

provided public comment requesting that the existing R-1 Housing Opportunity Sites proposed to be rezoned to either R-2 and R-3 not be permitted and that the existing R-3 densities remain at 20 units to the acre instead of the proposed 30-units to the acre. The public comment received was focused on the following Housing Opportunity sites between Tamalpais Avenue to the North, Ross Avenue to the South, San Anselmo Avenue to the East and Sunnyside Avenue to the West (refer to Appendix B of the Public Draft Housing Element): 24, 25, 32, 33, 34, 35, 36, 37, 38, 39, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, and 56.

DISCUSSION

The San Anselmo Public Draft Housing Element has been written to include eight sections that cover topics required by State law, in addition to two appendices to reflect public participation and a Map Book to show the Housing Opportunity Sites. Specifically, the Public Draft Housing Element includes the following:

1. **Section 1: Introduction**. Provides an overview of the purpose and requirements of a Housing Element, key housing terms, sources of housing data, consistency with the San Anselmo General Plan, public participation overview, and a review of the Cycle 5 past performance.
2. **Section 2: Housing Needs and Constraints Executive Summary**. Overview of Housing Needs discussed in Section 3 and Housing Constraints discussed in Section 4.
3. **Section 3: Housing Needs**. Examines demographic, employment and housing trends and conditions and identifies existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds).
4. **Section 4: Housing Constraints**. Analyzes and recommends remedies for existing and potential governmental and nongovernmental barriers to housing development.
5. **Section 5: Housing Resources**. Identifies a list of federal, state, and local programs to achieve the policies, programs, and actions listed in the Housing Element, in addition to opportunities for energy conservation.
6. **Section 6: Housing Opportunities**. Identifies existing and opportunity sites for housing development or redevelopment to ensure there is adequate land zoned for housing to meet the future need at all income levels.
7. **Section 7: Affirmatively Furthering Fair Housing**. Provides an analysis of existing fair housing and segregation issues and includes a plan to address any identified disparities in housing needs, displacement, or access to opportunity.
8. **Section 8: Polices, Programs, and Actions**. Identifies an Action Matrix with coordinated policies, programs, and actions to reduce barriers to housing and promote a variety of housing types and levels of affordability throughout the community. The Action Matrix identifies the Town lead, time frame, and quantifiable

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

metrics for each action to ensure the Town is held accountable for Housing Element Implementation.

9. **Appendix A: Public Participation**. Includes past presentations at various public meetings and community workshops, summary of the community responses to an Accessory Dwelling Unit (ADU) Questionnaire (March through May 2022) prepared for both owner and residents, and a Housing Element Community Feedback Form (October through November 2022).
10. **Appendix B: Map Book**. Identifies 170 Housing Opportunity Sites, realistic capacity, existing units, and new net units that could be developed.

Staff is requesting the Town Council review the public draft and provide staff with any comments or recommended changes that can be incorporated into the final draft.

Additionally, the Town Council is required to consider public comment received during the Draft Housing Element's 30-day public review period. The Town has received two public comments, which are included below for the Council's consideration. As explained below, staff does not recommend modification of the Housing Element in response to these public comments.

First, Public Comment was received regarding the proposed Housing Opportunity Sites requesting less density. Housing Opportunity Sites are shown in the spreadsheet (***see Attachment 5***) that includes three tables that are sorted by Site, Street Name, Realistic Density/Acre, and Existing Density by Zoning. In summary, the public comment relates to 62 residential lots, 35 of which will have a "Realistic Density/Acre" of less than 20 units/acre, 11 lots would have a density of 20 units/acre, and 16 lots would have more than 20 units/acre.

Existing zoning density for the subject Housing Opportunity Sites would allow for 69 additional units and there are currently 71 existing units. The proposed rezoning included in the Public Draft Housing Element would result in an increase of 103 new units (of the 833 allocated RHNA units) for a total of 174 units in the subject area.

After respectful consideration of the public comment, staff suggests the increase in units included in the Public Draft Housing Element is reasonable given the location and proximity to public transportation and services; therefore staff does not recommend any changes to the Draft. Staff also notes that because the Housing Element focuses on policies, programs, and actions that include a strong emphasis on maintaining the Town's small-town character, ambiance, and visual and aesthetic qualities, developmental changes to the surrounding area would be consistent with the tenets of the General Plan's Land Use Goals.

Second, the Town received public comment regarding proposed actions to facilitate home ownership equity, such as providing a down payment assistance program. Home ownership equity is important to the Town. However, since any down payment assistance program will be a cost to the General Fund, staff suggests that this discussion occur at a later date outside of consideration of the Housing Element. Also, the Public Draft Housing Element includes policies to further affordable housing such as Policy 5, Eliminate Barriers to the Development of Market Rate and Affordable Housing", and Program 5.5, Establish an Affordable Housing Impact Fee Program (AHIFP). The purpose of the AHIFP is to levy a fee upon the construction of new

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

above-market housing development to create a funding mechanism to subsidize or offset certain construction costs for affordable housing. Staff estimates that the proposed AHIFP will be presented to the Town Council in Fall 2024.

FISCAL IMPACT

The fiscal impacts associated with the Housing Element Update include the preparation of the Housing Element by the consultant, Houseal Lavigne, in the amount of $283,453 (May 10, 2023, Town Council approval) and staff time.

GENERAL PLAN CONSISTENCY

The Housing Element Update is intended to bring elements of the General Plan into conformance with State law.

ENVIRONMENTAL REVIEW

Consideration of the Public Draft Housing Element and direction to staff to submit to HCD for review is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378 as it does not constitute a "project".

CONCLUSION

Next steps will include the incorporation of Town Council direction and public comments received into the final Draft Housing Element to be sent to HCD for the legally required 90-day review. The Housing Element will then be brought back to the Town Council.

ATTACHMENTS

1. Draft Housing Element
2. Government Code Section 65583
3. Housing Element Site Inventory Guidebook
4. Affirmatively Furthering Fair Housing
5. Residential Density Analysis in Response to Public Comment
6. Public Outreach Post Card

Public Comments

The following Table is public comments received during the 30-day public comment period from December 12, 2022 to January 11, 2022.

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 1: Introduction	Page 2 - The Housing Element states "The Town is largely developed per the prescribed zoning". This statement is true, but it is incomplete as the prescribed zoning is a community choice. Downzoning in the 60's and 70's was a decision based on Supreme Court laws prohibiting explicit racial segregation. San Anselmo, along with the other Marin jurisdictions, can readily address all RHNA regulations by liberalizing its prescribed zoning. We do commend that San Anselmo moves in the right direction by upzoning multi-family areas and permitting missing-middle housing. We'd encourage San Anselmo to more clearly identify the impact of zoning on development and its roles in segregation.	The AFFH Chapter of the element includes an Integration and Segregation section, which provides a regional and local analysis of the dispersion of various demographics with special housing needs. This analysis informs policies that affirmatively further fair housing for communities with special housing needs. Program 9.1 and subsequent actions aim to eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation. Program 9.2 and subsequent actions aim to proactively increase access to affordable housing options for historically marginalized and underrepresented groups. In addition, Program 5.7 and subsequent actions aim to amend the Town's Zoning Code to accommodate higher density and affordable housing.	142
	Page 19 - San Anselmo's performance on its last Housing Element appears stronger than many jurisdictions. According to this data, the town built more than its required units, and only missed building sufficient low-income units. However, on Page 60, the element states that San Anselmo had 20 less housing nits in 2020 than in 2010. It would be useful for San Anselmo to provide clarity here. It would also be helpful for San Anselmo to break out ADUs from non- ADUs to get a stronger understanding of development trends.	The chart data was corrected to reflect housing units for 2010 and 2020.	66
	San Anselmo notes the decline in lower-income households, but asserts that because population has remained stable, it's most likely that incomes have risen rather than lower income households being pushed out. This interpretation of the data is not supported by research on gentrification. Stable populations with rising home prices is a prime condition for displacement of low income people.	Included "The increased number of residents who attained a bachelor's degree between 2010 and 2020 could support this statement. In 2010, 49 percent of residents achieved a bachelor's degree or higher compared to 84 percent in 2020. This data could explain the increase in median income from $92,260 in 2010 to $146,179 in 2020."	53
	San Anselmo states strong reasoning for incentivizing larger affordable rental units. I'm really glad to see this. When I was a single mom with young children, there were very few options for 3+ bedroom housing options in Marin.	No change made	N/A
	San Anselmo notes that the growing population of seniors will increase demand for senior living. All Marin jurisdictions have aging populations, and most are planning for it with ADUs and assisted living. The seniors I know that have chosen to downsize don't want an ADU or assisted living. They want a high end multi-family housing option, with amenities and service. Many residents complain about the development of "luxury" apartments, but this is a very good option for seniors looking to downsize. This should be incorporated into the Housing Plan.	Given the RHNA assigned to San Anselmo, the Town's focus is providing opportunities for mixed housing types. The development of above moderate-income units will occur regardless.	53
	Page 48 - We commend San Anselmo's recognition of community resistance as a constraint to housing and the adoption of Objective Design and Development Standards, especially for all building types, to address this.	The element has identified community resistance to new housing as a constraint to exceptionally affordable housing. Action 3.1C will require the Town to adopt pre-approved plans for missing middle housing types. In addition, Action 3.2a will require the Town to adopt objective design standards for all housing types, and Program 6.1 will require the Town to adopt pre-approved ADU plans.	54
	While the general plan is largely the same, society has changed and we should do more on theme 5: accommodate the housing needs of a socially and economically diverse population (take an aggressive approach to AB 686). SA should lead Marin on diversity	The element includes Policy 9: Affirmatively Further Fair Housing, along with subsequent programs and actions which address how the Town is addressing AB 686. Policy 9 is on page 246 of the element in the Policies, Programs, and Actions chapter.	7

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 2: Housing Needs and Constraints Executive Summary	Climate change problems are reduced when people live near work. SA should prioritize housing affordable for those doing low paid service jobs. Overnight parking should be allowed: its hard for families who become homeless to stay in their community/cars	Included "allowing public overnight parking on Town streets" to Action 5.2d	248
Section 3: Housing Needs	Page 60 - Chart 3-7 is mislabelled - perhaps it is housing and population in 2020? It definitely does not reflect housing units for 2010 - 2020.	The chart data was corrected to reflect housing units for 2010 and 2020.	66
	Page 62 - The discussion on vacancy rates is confusing. What is the source for saying that 5% rental vacancy rates and 2% own housing vacancy rates are healthy? Those rates sound very low. My personal experience is that the housing market in Marin is extremely tight. The Zillow data seems to support that it is a tight housing market, but the percentages provided seem to suggest that it is a healthy market. It is indisputable that housing costs have increased far more quickly than inflation over the past 20 years. The vacancy rate discussion seems to downplay our very serious housing issues.	The element included updated benchmarks for healthy vacancy rates to five percent for renter-occupied units and 1.5 percent for owner-occupied units. The element cited the California Department of Finance (DOF) and HCD for these benchmarks.	68
	Page 75 - San Anselmo states that housing for seniors is an issue given our aging population and that even seniors in fully owned homes are at risk for displacement if they cannot afford costly repairs. There is very little about San Anselmo's plans for seniors going forward. There is mention that increased seniors increases demand for assisted living, but no discussion on how that demand will be met. Just as importantly, seniors need options for downsizing beyond ADUs and assisted living. Most seniors wish to live in mixed age communities until they truly need hands-on care that they cannot get at home. But many seniors cannot afford the costs or challenges of a single family home. I know a number of seniors who prefer to downsize into "luxury" multi-family housing - that is, developments with amenities, services and a doorman/ coincerge. This provides security, assistance, and far less maintenance work.	The element refers to Program 7.2, Action 7.2b, Policy 9, Program 9.1, Action 9.1e, and Policy 6 and its subsequent programs and actions on Page 75.	81

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 3: Housing Needs	Page 82 - San Anselmo provides a good and honest description of the challenge of community resistance, particularly the inclusion that the stated resistance does not necessarily reflect the reality of development. Program 2.2 to encourage Public Engagement is not a solution to this issue. Increasing public engagement does not solve the problem of public engagement being unrepresentative of the community, biased against change and uninformed in how to address the problems facing the community. Specifically, action 2.2a is likely to worsen the situation, not improve it. San Anselmo needs to build political will and to bring community sentiment in line with current knowledge on community planning and development. Some more effective solutions might include: Community education, including hosting public speakers and hosting documentaries on building strong towns and reducing car dependency. Many residents wrongly believe that suppressing housing will solve traffic and improve sustainability. This is objectively wrong, and education may be a better tactic. Bringing experts into public meetings to discuss how common concerns can be addressed. Refusing to build housing cannot fix traffic, water and fire issues. Objective Design and Development Standards and pre-approved plans are excellent solutions to the constraint of community resistance.	Public engagement includes education to increase awareness and understanding of housing issues and combat community resistance. Public engagement is promoted because community resistance often stems from a need for more knowledge. The element added "Education" to Policy 2 to clarify that the element includes education as part of its outreach efforts.	88
	Many homeless people aren't counted in the PIT - SA has more than people realize. We should be doing more to create shelter, transitional housing, and permanent supportive housing here, even if bed counts are low it makes a difference	The element refers to Program 7.4 and Program 7.5, subsequent actions, and action 5.8d in the element's Policies, Programs, and Actions. The element also recognizes policies H4.5 and H4.9 of the Town's previous Housing Element in this Housing Element.	75

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 4: Housing Constraints	Page 84 - San Anselmo states that "the Town's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community". This white-washes the reality that much of the downzoning of Marin and other Bay Area communities was for the purpose of economically (and racially) segregating communities. There is no health, safety or welfare benefit of segregating single family housing from multi-family housing. And the segregation of housing from everyday retail (such as markets and cafes) has increased our car dependency, increased pollution and harmed our quality of life. People are willing to pay a large premium to be within walking distance of downtown. The above statement should be stricken from the Housing Element. San Anselmo claims that current density limits aren't a constraint, but then proposes to add housing by loosening limits in the housing overlay. It's extremely unlikely that development standards aren't a constraint. But if San Anselmo truly believes they aren't, then it should be pursuing other solutions. Lastly, San Anselmo claims that various development requirements don't limit density because the lots can all accommodate their single family homes. This is not true. San Anselmo can enact many changes that would increase density in single family zoned areas. Set-backs, height limits, lot coverage, FAR and minimum lot sizes all combine to reduce density in single family zoned areas. If all of these development standards were eliminated, far more housing could be built. I'm not advocating for the elimination of all of these standards, but San Anselmo could do more to promote housing through the community by loosening these standards. The legalization of middle market housing is a good first step. If housing does not materialize, San Anselmo should commit to adjusting these other constraints.	The element addresses discriminatory zoning practices in the AFFH section. The Town is pursuing numerous solutions to address housing constraints which are listed in the Policies, Programs, and Actions chapter of the element. The Town's statement conveys that the existing development standards are feasible to allow development at the prescribed maximum density. This is demonstrated through the single-family development approved in town each year.	90
	Page 87 - Single-Family Residential Conservation District. The purpose described for this district - require design review, reduce development - sound far more geared to propping the home values of these home-owners than furthering a public interest. I would question the existence of this zoning category. There is no health or safety reason to require an architectural design review. Architectural design review is most frequently used for neighbors to extract concessions to homeowners making improvements to their homes. It rarely, if ever, results in better design. It should be discontinued.	The Town does not encourage substantial development in R-1-C due to the environmental constraints associated with land in that zone. Land in other zones should be prioritized for housing over the R-1-C zone due to natural hazards related to these areas. Furthermore, the findings for the design review include two specific findings that focus on protecting emergency vehicle access and the health/safety of property and surroundings. The last statement is an opinion.	93
	Page 88 - I would encourage San Anselmo to reconsider the decision not to allow more density in C-1 and C-2 zoned land. C-1 is intended to be neighborhood scale commercial. Additional pedestrian traffic via slightly more dense housing (30 units/acre is not very dense) will help these businesses thrive. More dense housing and building up in the C-2 area is not in conflict with maintaining the cute, old-town charm of downtown San Anselmo. There is far less noise and traffic here than on Sir Francis Drake and Red Hill. Historically, downtowns have grown higher as they have achieved commercial success, and many very attractive downtowns are 4-5 stories high. There is no conflict between density and charm.	The public agreed at a public meeting not to induce change in the C-2 zone due to the historical context of Downtown San Anselmo. The C-1 areas of Town are critical neighborhood-serving commercial land uses. The Town believes that some commercial-only sites should be preserved to provide essential services and necessities for residents.	94

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 4: Housing Constraints	Page 89 - San Anselmo notes that the majority of households are 1-2 member households. Yet, most housing units require 2 or more parking spaces. San Anselmo should reduce parking standards. A reduction in parking standards does not eliminate spaces or prevent needed future spaces from being built. It just allows land that is not needed for parking to be used for better purposes.	The element includes Action 5.2c to amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit per AB 2097. The element also includes Action 5.2d, which will amend the Zoning Code to include flexible parking requirements and reductions in areas outside a half-mile of public transit under certain circumstances.	85
	Page 90 - We strongly support pre-approved ADU and missing-middle plans.	No change made	N/A
	Page 101 - San Anselmo provides one of the clearest explanations of the permitting process, and this explanation shows how complicated it is. While the permitting process explanation is clear, it is not clear how San Anselmo calculated the “typical” permitting times. Are these staff estimates or based on a review of permits processed? San Anselmo should provide data based on actual projects, including for projects with or without variances. If San Anselmo cannot provide this data, it should implement programs that can provide real data on how long permitting takes.	The Town does not have the capacity to consistently track permitting time for each project given the nuances of projects, so staff testimony is all that is available. Staff follows the 30-day requirement for project review in the Permit Streamlining Act.	107
	Page 102 - San Anselmo lists its design requirements and states that they are intended to be objective. This is an inaccurate description. Different people would reasonably have very different opinions on what is “functionally and aesthetically compatible with existing improvements…” San Anselmo should correctly identify these standards as subjective. The move to Objective Design and Development Standards is a significant improvement.	The element modified the design review narrative not to include "objective."	108
	Community resistance is an important barrier. We should use innovative approaches to counter this, in addition to what is outlined here. It's also important to do all we can to attract nonprofit developers. Innovative incentives beyond what we see here?	Program 5.3 will incentivize the development of affordable and special needs housing on identified housing opportunity sites.	88
Section 5: Housing Resources	Could poorly used commercial buildings be put forward for Project Homekey? Can we do more to encourage landlords to work with MHA to take Housing Choice vouchers/Shelter+Care??	The element recognizes policies H4.7, H4.8, and H4.9 from the 5th cycle element. In addition, Program 7.3 will Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).	115
Section 6: Housing Opportuni-ties	The ADU program seems like a great opportunity. Do we fully understand why uptake hasn't been greater? Is it just awareness or could we do more?	No change made	N/A

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 7: Affirmatively Furthering Fair Housing	Page 117 - San Anselmo should include a table that lists the number of units that are included on the site inventory, by income level, compared to the RHNAs.	Table 6.9 and conclusion included.	136
	Page 233 - Action 1.1b - Establishing a database of units with restrictions is a very important first step in monitoring these housing units. I would encourage San Anselmo to expand this program to include all rentals, or at a minimum, all affordable rentals. San Anselmo is projecting a significant percentage of affordable housing to be provided by ADUs. As such, it needs a mechanism to monitor that these are being rented as expected. This is particularly true as San Anselmo's survey showed that only 48% of ADU owners planned to rent their ADUs, and of those renting, 47% planned to rent to a family member. Action 1.3a - No net loss monitoring - San Anselmo acknowledges the need for a monitoring mechanism. A rental registry would be an important component of monitoring for No Net Loss. Action 1.3b - A dashboard would be great, and even better if San Anselmo makes it public.	The Town does not have the resources or staff capacity to monitor all rentals in Town. The MHA monitors affordable rentals that exist in San Anselmo. The Town will track ADU creation through the APR. Monitoring affordability is not feasible, given staff capacity.	249
	Page 224 - San Anselmo provides extensive analysis regarding the distribution of the site inventory across census tracts. Based on this analysis, it would appear that housing is distributed. However, the picture of the housing tells a different story. It appears that 100% of the affordable housing is on Sir Francis Drake or Red Hill Avenue. These are major, four lane thoroughfares with significant, fast moving traffic. This is not a distribution of affordable housing throughout the community. Living on a busy street contributes to asthma and has other negative health effects. Most families with small children are averse to living directly on a busy road. San Anselmo should target some affordable housing off these roads.	See the earlier comment about our reasoning for the location of lower-income units and why it is beneficial to the intended occupants and the greater community.	210
	The poor Fair Housing Testing results mirror lived experience of people of color and other groups. I don't get a clear picture of transformational change plans from the housing element. We should do more.	The element included Policy 9: Affirmatively Fair Housing and subsequent programs and actions.	146-147
Section 8: Policies, Programs, and Actions	After reading the latest draft, we note that the issue around number of stories was raised in one of the sessions, i.e. 2 vs. 3 stories and we wanted to see what the public's and Commission's reaction was to allowing 3 stories in some areas such as 233 San Anselmo Ave? We would like to advocate for 3 stories in this area, instead of just 2, because we feel this one change would really help break things open around this area and make it much easier and more efficient to produce new housing and also energize the street level. Also, the existing height is 30', the street is wide, the location is at the bottom of the valley and there are existing 30' tall and taller buildings on the same and adjacent blocks. As such, there will be no or negligible impact on massing, views and shadows.	Actions 5.7a through 5.7e address zoning amendments that increase density in numerous residential and commercial zones. Actions 5.7a through 5.7e were updated to include the sentence, "The zoning amendment will include updating other development standards to accommodate additional density." The "other development standards" include building height standards which may be updated to accommodate additional density.	256-257
	San Anselmo is taking a big step forward by legalizing "missing middle" housing, including pre-approved plans, in R1 zoned areas. Since most of San Anselmo is zoned R1, this will open up multi-family housing to much of the town. Although this is a significant and important change, we do not expect it to dramatically change the housing stock this cycle, as the rate of redevelopment of single family homes is low. I'd encourage San Anselmo to monitor the update of this program and to amend setbacks, lot sizes and/or building heights if the program is underutilized.	The Town will consider monitoring the program in the next housing element cycle but, given limited staff capacity, will be focused on drafting, adopting, and implementing the plans during the 6th cycle.	251

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 8: Policies, Programs, and Actions	Objective Design and Development Standards. San Anselmo commits to move to Objective Design and Development Standards for all housing types. This is a very positive response to the public comments on permitting times. This has the potential to significantly streamline the building of housing. Since this is a very different way of permitting projects, San Anselmo should monitor the program to ensure that the standards set will support the housing that is financially feasible to build.	Objective design standards are being studied and adopted to facilitate and streamline the development of various housing types, including those affordable to lower-income residents.	251
	The Site Inventory is incomplete and is missing analysis. HCD requires a site inventory list, with prescribed data points. San Anselmo has a map book, but no site list is included. There is no place that states how many units by income category are planned for on the sites. City staff has confirmed that a site inventory is being prepared for the HCD draft. However, the lack of a site inventory makes the review of the public draft much more challenging. I'd encourage city staff to release this as soon as possible. There are two additional site inventory issues that need to be addressed: It appears that over 50% of sites planned for lower income housing are on sites with existing uses. As such, San Anselmo must provide analysis that the existing use is likely to discontinue during the 6th housing cycle. Alameda is the only jurisdiction with a HCD-approved housing plan. Their analysis was in-depth, including conversations with land-owners, entitlements and substantial evidence that projects would happen. San Anselmo has no detailed information on its sites. It's possible that San Anselmo has done this analysis. If so, it needs to be included in the Housing Element. If not, it needs to be completed. It appears that all of the sites intended for lower income housing are located either on Sir Francis Drake or Red Hill Avenue. These are major, four lane thoroughfares with significant, fast moving traffic. This is not a distribution of affordable housing throughout the community. While convenient to transit, living on a busy street contributes to childhood asthma and has other proven negative health effects. Most families with small children are averse to living directly on a busy street. San Anselmo should target some affordable housing off these arterial streets.	▪The Town will wait to see what HCD says. ▪The Town is proposing sites that are more accessible for lower-income households within the center of the Town rather than the outskirts.	B1-B64

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 8: Policies, Programs, and Actions	Page 235 - Program 2.2: San Anselmo identifies community resistance as a problem. Program 2.2a primarily serves as a vehicle to increase community resistance and to make it easier for opponents to organize against projects. Program 2.2b is a step in the right direction, but an annual newsletter article isn't nearly sufficient to change the political will to build housing. I would suggest making this a community education plan that includes the following: The invitation of various experts to contentious meetings to discuss how frequently cited issues are most successfully addressed. For example: transit and traffic experts to discuss how communities have successfully reduced traffic. (As a note, Seattle reduced traffic 4% while increasing housing 20%. Traffic is not related to the volume of housing). The fire department or other fire-safety experts to contentious meetings to discuss how fire risks can be mitigated. Members of the Water Board to explain why new development has only a trivial impact on water usage Broader public programs that educate the population on modern planning, including speakers from Strong Towns, Marin Bike Coalition, and other groups working to create more integrated, less car-dependent communities. If San Anselmo has funds for climate-action, these sorts of programs should qualify for funding. Program 2.2c is necessary to help counterbalance the small minority of residents who strongly fight housing. San Anselmo lists this on a case-by-case basis. It should commit to a minimum usage of this tactic and some guidelines of when it will be deployed.	Updated language to include outreach and education. The Town frequently brings subject matter experts, such as the Ross Valley Fire Department and engineers from the Building and Public Works Departments, to meetings on relevant topics. When information about water is requested, the Town cites the Marin Municipal Water District facts for water supply. In instances where expert intel is beneficial and available, the Town brings that testimony to public meetings. The comment regarding climate-action funding is outside the scope of the Housing Element. The Town's Climate Action Commission addresses environmental and sustainability objectives.	251
	Page 239 - Policy 5.3 - We highly support San Anselmo's plan to rezone. San Anselmo should include a plan to evaluate the effectiveness of the rezoning and to loosen restrictions if it doesn't generate the expected level of development.	The Town will track development creation through the APR.	255
	Page 240 - Action 5.7a - This states to rezone R2 to 12 units/acre. It's currently at 6-12, so this does not feel like an upzoning. We would suggest a true upzoning, perhaps 12-18 units/acre.	Policy revised to "Amend R-1 to R-2 standards to allow up to 12 dwelling units per acre on these parcels."	256
	Page 242 - Policy 6 - Given that San Anselmo is planning on a significant number of ADUs for its low income housing, we believe it needs a program for monitoring ADU rentals and affordability.	The Town will track ADU creation through the APR. Monitoring affordability is not feasible, given staff capacity.	252
	Actions 1.1a-c are important. Are regular planning calls enough? This doesn't sound like strong leadership for change. Actions 1.2a-c should be more frequent	No change made	N/A
Appendix A: Public Participation	San Anselmo's public outreach was most successful in its ADU survey, which received 320 responses. It is important that San Anselmo acknowledge that most ADUs built will not be rented to the general public (48% will not be rented, 47% of rented will be to a family member). San Anselmo's housing plan should reflect this knowledge.	The Town uses HCD/ABAG's safe harbor methodology to estimate ADU production and income levels.	A140
	I appreciated the varied forms the public's participation was solicited - from informal tabling at community events to email and paper mail	No change made	N/A
Appendix B: Map Book	As mentioned above, the San Anselmo Housing inventory is missing a consolidated sites inventory and has not completed the analysis that HCD requires for a compliant housing element. The absence of a consolidated list makes analysis of the inventory much more difficult. I've pulled out a few of the issues below, but it is exhaustive. I will do a complete review when the list is available.	See cells below:	N/A
	▪Sites with existing uses need analysis that the site is likely to be redeveloped during the period. While San Anselmo describes its general process and mentions that some owners are interested, there is no site specific analysis provided.	The element will include this analysis during the revision period after the Town receives comments from HCD.	125

HE Section	Public Comment	How Comment was Addressed	Page Number
Appendix B: Map Book	▪The Sites inventory does not state whether rezoning will be done, even on commercial sites.	The Policies, Programs, and Actions chapter includes Program 5.7: Amend the Town's Zoning Code to accommodate higher density and affordable housing, and subsequent actions address the Town's efforts to rezone.	256
	▪The Sites Inventory description of existing use is insufficient - it must be more detailed than "industrial - improved"	This is an opinion. The Town includes information about the existing use pertinent to the sites inventory analysis.	125
	The Sites inventory has just one income level (low income, moderate income, etc.) per inventory site. This is atypical and unlikely to reflect how development will happen. San Anselmo should provide a more detailed assessment of income levels of the sites. A thorough site analysis requires that San Anselmo determine that sites with existing uses are likely to redevelop. Given the low rate of development in recent years, this will likely require conversations with property owners on what zoning changes will make the development of housing feasible. Given the current presentation of housing sites, it does not appear that San Anselmo has done this.	This is the requirement per HCD. No change.	239
	Site 6 - 300 Sunny Hills Drive - this is listed for 117 low income units. If a development is more than 20% affordable, subsidies must be offered. This is not done. There is no evidence of analysis that this will happen.	The Town relies on HCD's prescribed density requirements to ensure sites are zoned at appropriate densities for lower-income housing. As part of the HE Update, the Town must make land available at this density to allow for low-income housing. The element provides a realistic development capacity analysis.	B7
	Site 13 - 100 Center Drive - This states that an Andronico's will be converted to 100% affordable housing. San Anselmo would need to provide analysis that the existing use will be discontinued, and to confirm it would subsidize this 100% affordable project.	The element will include this analysis during the revision period after the Town receives comments from HCD.	B14
	Site 22 - 100 Red Hill Avenue - This states that an United Markets will be converted to 44 lower income units. This appears financially infeasible. San Anselmo will need to provide analysis that the existing use will be discontinued, and to confirm it would subsidize this 100% affordable project.	The element will include this analysis during the revision period after the Town receives comments from HCD.	B23
	Site 26 - 9 parcels at the intersection of RedHill/ Greenfield and Sir Francis Drake for 36 moderate income units. San Anselmo will need to provide analysis that the existing use will be discontinued. But beyond that, this seems like a particularly bad place for residential construction. It's at the intersection of two large, busy thoroughfares. Maybe the back half of these lots could be developed, but few people would like their houses to face out on these roads.	The element will include this analysis during the revision period after the Town receives comments from HCD.	B27
	The map layout is easy to read - I like the map and aerial photo views	No change made	N/A

Public Outreach During Housing Element Development

Town Council Introduction Meeting

The following PowerPoint slides are from the Town Council Introduction Meeting.

CONSULTANT TEAM

HOUSEAL LAVIGNE

Lead Consultant
Housing Element
Land Use Element
Environmental Justice Policies

Kimley»Horn

Housing Element

Public Safety Element

CHPlanning

CEQA

HOUSEAL LAVIGNE TEAM



Robert Kain
Project Principal



Jackie Wells, AICP
Project Manager



Daniel Tse, AICP



Chris Murphy

Kimley»Horn

Housing Element Support
Lead: David Barquist, AICP

Public Safety Element
Lead: Aaron Pfannenstiel, AICP

CHPlanning

CEQA
Lead: Charnelle Hicks, AICP

HOUSING ELEMENT REQUIREMENTS

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all

PROJECT TIMELINE (TENT.)

Month	Tasks
June	• Establish HEAC
July	• Community Workshop #1 • HEAC Meeting #1
August	• Community Workshop #2 • HEAC Meeting #2 • Draft Opportunity Sites & Housing Policies
September	• HEAC Meeting #3 • Finalize Housing Policies and Actions • Town Council Project Update
October	• Public Review Draft • Planning Commission Meeting #1
November	• HEAC Meeting #4 • Planning Commission Meeting #2 (Recommendation Hearing) • Submit for HCD Round 1 Review – 90-Days
December	• Town Council First Reading
January	• Town Council Adoption Hearing (Deadline January 31, 2023)

PROJECT TIMELINE (TENT.)

Month	Tasks
June	• Establish HEAC
July	• Community Workshop #1 • HEAC Meeting #1
August	• Community Workshop #2 • HEAC Meeting #2 • Draft Opportunity Sites & Housing Policies
September	• HEAC Meeting #3 • Finalize Housing Policies and Actions • Town Council Project Update
October	• Public Review Draft • Planning Commission Meeting #1
November	• HEAC Meeting #4 • Planning Commission Meeting #2 (Recommendation Hearing) • Submit for HCD Round 1 Review – 90-Days
December	• Town Council First Reading
January	• Town Council Adoption Hearing (Deadline January 31, 2023)

HEAC Meeting 1

The following PowerPoint slides are from HEAC Meeting 1.



Town Team Introductions

- Dave Donery – Town Manager
- Sean Condry – Public Works Director
- Heidi Scoble – Planning Director

TOWN OF
SAN ANSELMO
EST. 1907

Consultant Team

Lead Consultant

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

Project Oversight



Jackie Wells, AICP

Project Manager

HEAC Member Introductions

- Please share your:
  - *Name*
  - *Unique perspective you bring to the HEAC*

Meeting Agenda

- HEAC Roles and Responsibilities
- Housing Element & RHNA 6 Introduction
- Q & A Opportunity 1
- Poll Questions
- Upcoming Town Hall Overview
- Next Steps
- How to Spread the Word
- Q & A Opportunity 2
- Public Input Opportunity



HEAC ROLES & RESPONSIBILITIES

Housing Element Advisory Committee (HEAC)

- Role
  - *Ad hoc advisory committee to the Town Council*
- Responsibilities
  - *Review and provide feedback on draft Element components*
  - *Attend and participate in HEAC Meetings*
  - *Spread the word about community engagement opportunities*



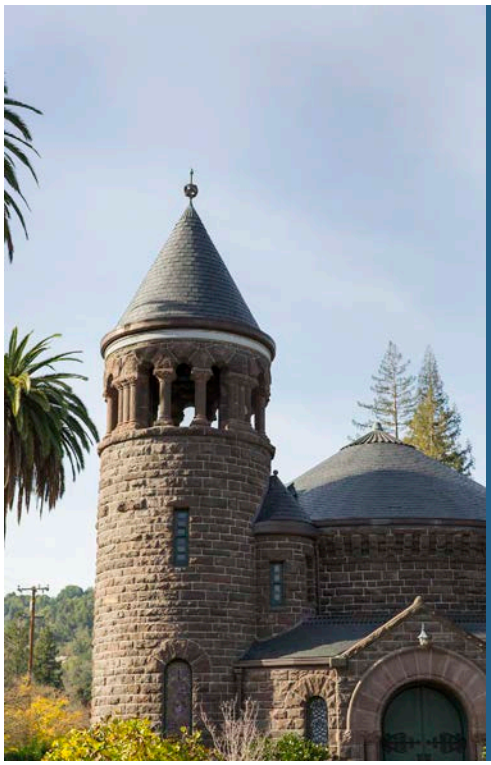
HOUSING ELEMENT INTRODUCTION

How is the Housing Element related to the rest of the General Plan?

Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.

General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services, infrastructure, etc.

Each Element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



What is a Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents.
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

Why are Housing Elements Updated?

- Ensure the City complies with State housing laws
- Demonstrate San Anselmo's ability to meet future housing growth needs
- To adopt and implement policies addressing local housing issues
- Allow the community to further engage in the planning process



Housing Element Requirements

- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choice for all
- Accommodate projected housing demand, as mandated by the State (RHNA)

What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

Association of Bay Area Governments

RHNA 5 Success

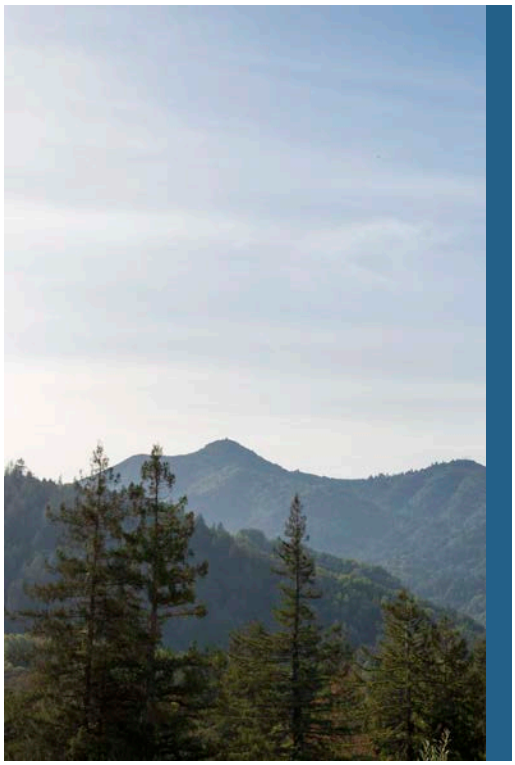
Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	*12 Remaining*
Low Income (51-79% AMI)	17	33	*Exceeded by 16*
Moderate Income (80-119% AMI)	19	31	*Exceeded by 12*
Above Moderate Income (120% AMI +)	37	46	*Exceeded by 9*
TOTAL:	*106*	*131*	*Exceeded by 25*

RHNA 5 Success

Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	*12 Remaining*
Low Income (51-79% AMI)	17	33	*Exceeded by 16*
Moderate Income (80-119% AMI)	19	31	*Exceeded by 12*
Above Moderate Income (120% AMI +)	37	46	*Exceeded by 9*
TOTAL:	*106*	*131*	*Exceeded by 25*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

- ADUs
- Pipeline Projects

Counting ADUs

- HCD Methodology
  - *Average the number of ADUs permitted in the last 3 years*
  - *Multiply the average by 8 (number of years in RHNA Cycle)*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*
  - *3-year average: ~20 ADUs*
  - *3-year average x 8 years in RHNA Cycle: 160 ADUs*



ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*

ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*
- San Anselmo ADU Distribution
  - *Very Low Income: 48*
  - *Low Income: 48*
  - *Moderate Income: 48*
  - *Above Moderate Income: 16*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs
Very Low Income	253	205
Low Income	145	97
Moderate Income	121	73
Above Moderate Income	314	298
20% Not Net Loss Buffer	167	167
TOTAL:	*1,000*	840
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*		

Why is RHNA 6 different?

- Increase in Regional Allocation
  - *RHNA 5 = 187,990*
  - *RHNA 6 = 441,176 units*
  - *Δ = 253,186 units (135% increase)*
- Fair Housing Requirements
  - *Affirmatively Furthering Fair Housing (AFFH) requires jurisdictions to demonstrate that they are actively working to both dismantle the legacy of segregation and create equal housing opportunities.*
- Site Identification Constraints
  - *Limits on reuse of sites from RHNA 5*
  - *Stricter ADU Requirements*
- Inclusion of Safety Element
  - *Every 8 years must update climate vulnerability and adaptation, fire, flooding, and evacuation sections*
  - *Jurisdictions in the State Responsibility Area and the Very High Fire Hazard Severity Zone must address specific wildfire requirements*

What happens if San Anselmo does not comply?

- Monetary Impacts
  - *Fines ranging between $10,000-$600,000/month*
  - *Freeze on state grant funds*
- Restriction or Loss of Local Control of Land Use





Housing Element Introduction: Synopsis

- RHNA = Regional Housing Needs Allocation
- Each RHNA cycle is 8 years
  - Currently in the 5th RHNA Cycle (RHNA 5: 2014-2022)
  - Planning for the 6th RHNA Cycle (RHNA 6: 2023-2031)
- Town's RHNA 6 Allocation is 883 units over 8 years
  - *20% No Net Loss Buffer brings RHNA 6 Allocation to 1,000 units over 8 years*
- HE = Housing Element
  - Chapter of General Plan
  - Must be updated at each 8-year RHNA cycle to plan for new allocation

POLL QUESTIONS

TOWN HALL OVERVIEW

Town Hall #1

- Town Hall #1 will be hosted on July 21
- Event Format
  - *Housing Element Introduction*
  - *Facilitator Guided Conversation*



Facilitated Discussion

- What strategies could the town consider using in order to successfully meet the state mandate?
- What do you think is the best way to address the state's affordability requirements?
- What about the RHNA 6 process are you most concerned about?
- What opportunities do you see for the Town as a part of the RHNA 6 process?



NEXT STEPS

Project Timeline & Next Steps

Month	Tasks
June	Establish HEAC
July	HEAC Meeting #1- Housing Element Introduction
	Community Workshop #1 - Intro and Strategies Review
	ADU Questionnaire
	HEAC Meeting #2- Strategies Review
August	Community Workshop #2 - Opportunity Sites Review
	HEAC Meeting #3 - Opportunity Sites Review
	Draft Opportunity Sites & Housing Policies
September	HEAC Meeting #4 Policies, Programs, and Actions Review
	Finalize Policies, Programs, and Actions
	Town Council Project Update
October	Housing Element Drafting
	Internal Review Draft
November	HEAC Meeting #5 Internal Review Draft Overview
	Post Public Review Draft (30 Day Comment Period)
	HCD Review Period (90 days)
	Joint Town Council and Planning Commission Special Meeting
December	Document Formatting
January	Town Council 1st Reading
	HCD Review Comments
	Housing Element Refinement per Public and HCD Feedback
	Town Council Adoption Hearing (Deadline January 31, 2023)

Upcoming HEAC Meeting Scheduling

HEAC Meeting 2

- July 26
- July 27
- July 28

HEAC Meeting 3

- August 30
- August 31
- September 1

Meetings will last approximately 90 minutes and will begin at 4pm.

HOW TO SPREAD THE WORD

Encourage Your Friends and Neighbors to:

- **Visit the Project Webpage:** https://www.townofsananselmo.org/1517/Housing-Element-Update
- **Provide Feedback:** Email questions or comments to: edac@townofsananselmo.org

QUESTIONS?

PUBLIC INPUT OPPORTUNITY

THANK YOU!

Town Hall Meeting 1

The following PowerPoint slides are from the Town Hall Meeting 1.



Town Team Introductions

- Dave Donery – Town Manager
- Sean Condry – Public Works Director
- Heidi Scoble – Planning Director
- Kelley Warner – Community Engagement Coordinator

TOWN OF SAN ANSELMO
EST. 1907

Housing Element Advisory Committee (HEAC)

- Role
  - *Ad hoc advisory committee to the Town Council*
- Responsibilities
  - *Review and provide feedback on draft Element components*
  - *Attend and participate in HEAC Meetings*
  - *Spread the word about community engagement opportunities*



Housing Element Advisory Committee Introduction

- Alexis Fineman – Mayor
- Eileen Burke – Town Councilmember
- Tom Tunny – Planning Commissioner
- Kathy Ogren – HEAC Member
- Richard Redmond – HEAC Member
- Robin Poppers – HEAC Member
- Sandra Becker – HEAC Member

Consultant Team

Lead Consultant

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

Project Oversight



Jackie Wells, AICP

Project Manager

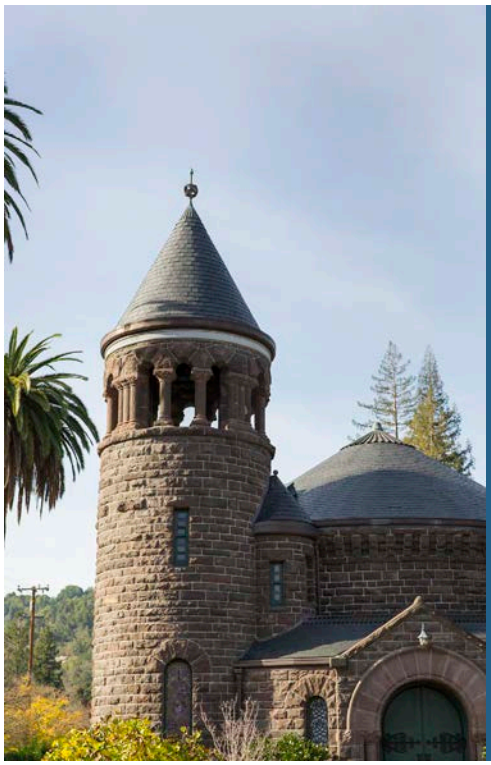
HOUSING ELEMENT INTRODUCTION

How is the Housing Element related to the rest of the General Plan?

Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.

General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services, infrastructure, etc.

Each Element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



What is a Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents.
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

Why are Housing Elements Updated?

- Ensure the City complies with State housing laws
- Demonstrate San Anselmo's ability to meet future housing growth needs
- To adopt and implement policies addressing local housing issues
- Allow the community to further engage in the planning process



Housing Element Requirements

- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choice for all
- Accommodate projected housing demand, as mandated by the State (RHNA)

What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

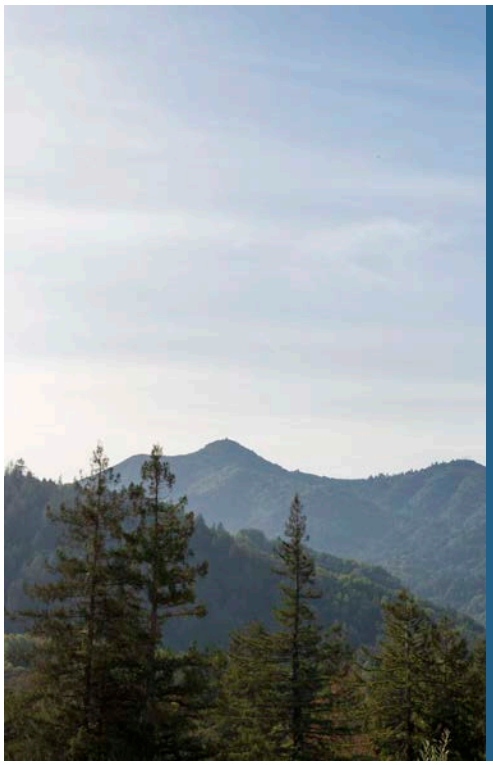
Association of Bay Area Governments

RHNA 5 Success

Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	*12 Remaining*
Low Income (51-79% AMI)	17	33	*Exceeded by 16*
Moderate Income (80-119% AMI)	19	31	*Exceeded by 12*
Above Moderate Income (120% AMI +)	37	46	*Exceeded by 9*
TOTAL:	*106*	*131*	*Exceeded by 25*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

- ADUs
- Pipeline Projects

Counting ADUs

- HCD Methodology
  - *Average the number of ADUs permitted in the last 3 years*
  - *Multiply the average by 8 (number of years in RHNA Cycle)*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*
  - *3-year average: ~20 ADUs*
  - *3-year average x 8 years in RHNA Cycle: 160 ADUs*



ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*

ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*
- San Anselmo ADU Distribution
  - *Very Low Income: 48*
  - *Low Income: 48*
  - *Moderate Income: 48*
  - *Above Moderate Income: 16*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs
Very Low Income	253	205
Low Income	145	97
Moderate Income	121	73
Above Moderate Income	314	298
20% Not Net Loss Buffer	167	167
TOTAL:	*1,000*	840
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*		

Pipeline Projects

Type of Project	Number of Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
Single-Family Detached	1				1
ADUs	14	4	4	4	2
Multifamily	18	2			16

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	199
Low Income	145	97	93
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	807
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Why is RHNA 6 different?

- **Increase in Regional Allocation**
  - *RHNA 5 = 187,990*
  - *RHNA 6 = 441,176 units*
  - *Δ = 253,186 units (135% increase)*
- **Fair Housing Requirements**
  - *Affirmatively Furthering Fair Housing (AFFH) requires jurisdictions to demonstrate that they are actively working to both dismantle the legacy of segregation and create equal housing opportunities.*
- **Site Identification Constraints**
  - *Limits on reuse of sites from RHNA 5*
  - *Stricter ADU Requirements*
- **Inclusion of Safety Element**
  - *Every 8 years must update climate vulnerability and adaptation, fire, flooding, and evacuation sections*
  - *Jurisdictions in the State Responsibility Area and the Very High Fire Hazard Severity Zone must address specific wildfire requirements*

What happens if San Anselmo does not comply?

- Monetary Impacts
  - *Fines ranging between $10,000-$600,000/month*
  - *Freeze on state grant funds*
- Restriction or Loss of Local Control of Land Use



Housing Element Introduction: Synopsis

- RHNA = Regional Housing Needs Allocation
- Each RHNA cycle is 8 years
  - Currently in the 5th RHNA Cycle (RHNA 5: 2014-2022)
  - Planning for the 6th RHNA Cycle (RHNA 6: 2023-2031)
- Town's RHNA 6 Allocation is 883 units over 8 years
  - *20% No Net Loss Buffer brings RHNA 6 Allocation to 1,000 units over 8 years*
- HE = Housing Element
  - Chapter of General Plan
  - Must be updated at each 8-year RHNA cycle to plan for new allocation

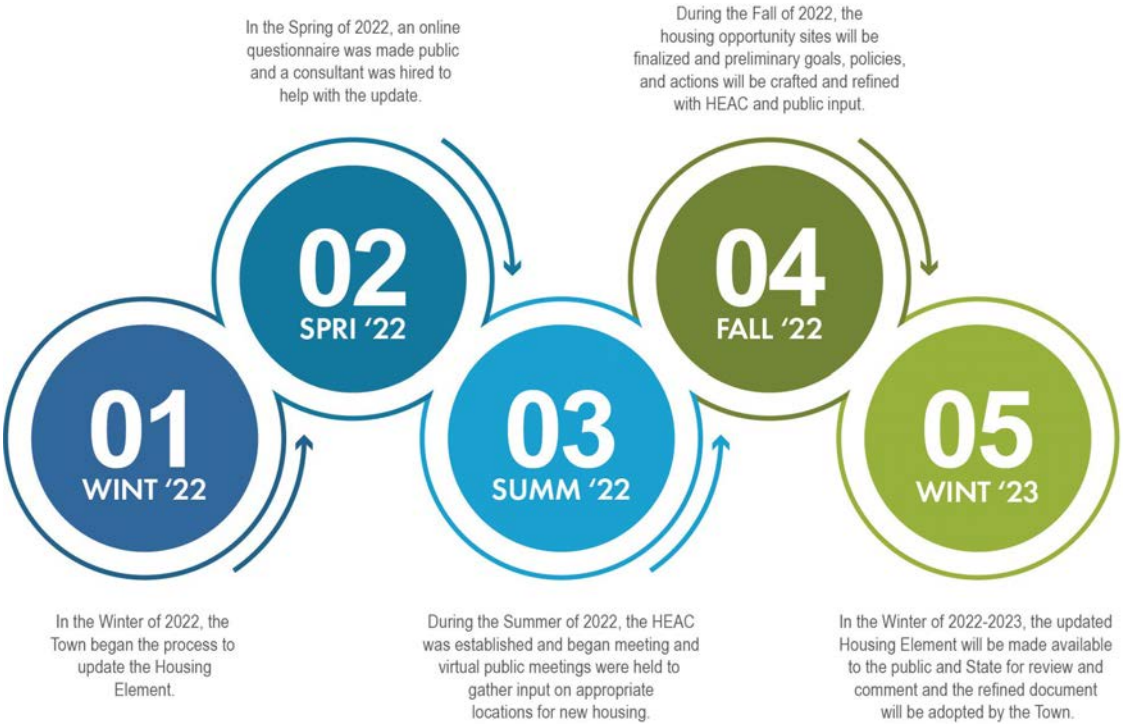
POLL QUESTIONS



Where do we go from here?

Can we develop a community driven plan that accommodates our RHNA number in a way that reflects the character of San Anselmo and maintains local control?

NEXT STEPS


In the Spring of 2022, an online questionnaire was made public and a consultant was hired to help with the update.
During the Fall of 2022, the housing opportunity sites will be finalized and preliminary goals, policies, and actions will be crafted and refined with HEAC and public input.
01
WINT '22
02
SPRI '22
03
SUMM '22
04
FALL '22
05
WINT '23
In the Winter of 2022, the Town began the process to update the Housing Element.
During the Summer of 2022, the HEAC was established and began meeting and virtual public meetings were held to gather input on appropriate locations for new housing.
In the Winter of 2022-2023, the updated Housing Element will be made available to the public and State for review and comment and the refined document will be adopted by the Town.

STAY INFORMED & SPREAD THE WORD

Upcoming Meetings and Events

HEAC Meetings

- Monday, July 25 at 4pm via Zoom
- Thursday, September 1 at 4pm via Zoom

Community Workshop

- Thursday, August 25 at 6pm via Zoom

How to Stay Involved

- Take the ADU Questionnaire: available on the Housing Element Webpage
- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Attend the August 25, 2022 Second Community Workshops: Discuss Housing Opportunity Sites
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

QUESTIONS?

THANK YOU!

HEAC Meeting 2

The following PowerPoint slides are from HEAC Meeting 2.



Meeting Agenda

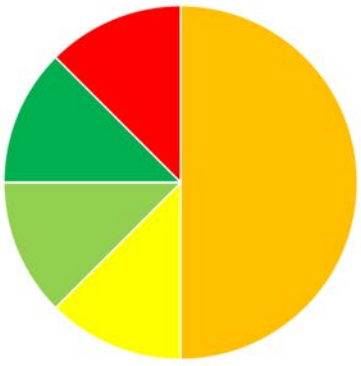
- HEAC Meeting 1 and Public Information Session Poll Results Overview
- Preferred Housing Location map.social Exercise
- Next Steps
- How to Spread the Word
- Q & A



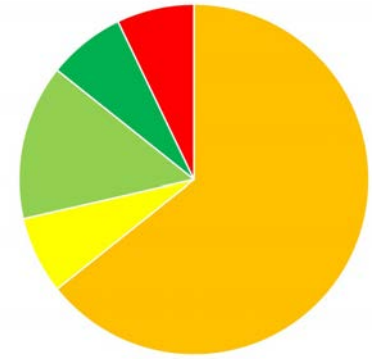
POLL RESULTS

What do you like most about living in San Anselmo?

HEAC Meeting



Public Meeting



- Open space and natural features
- Proximity to amenities (Sonoma-Napa, Golden Gate Ferry, SFO, San Francisco, etc.)
- Sense of community
- Sense of safety & security
- Other- Walk/Bike to Restaurants and Shops

Which housing types do you feel are most appropriate for San Anselmo?

HEAC Meeting



Public Meeting



- Smaller single-family homes on smaller lots
- Townhomes
- Low density multi-family housing (duplex, triplex, quadplex)
- Medium density multi-family housing (5-15 units/site)
- Higher Density multi-family housing (15+ units/site)
- ADUs/JADUs
- Mixed income senior housing
- Interim housing for people looking to transition from homelessness
- Other

How can San Anselmo address housing affordability within Town limits?

HEAC Meeting



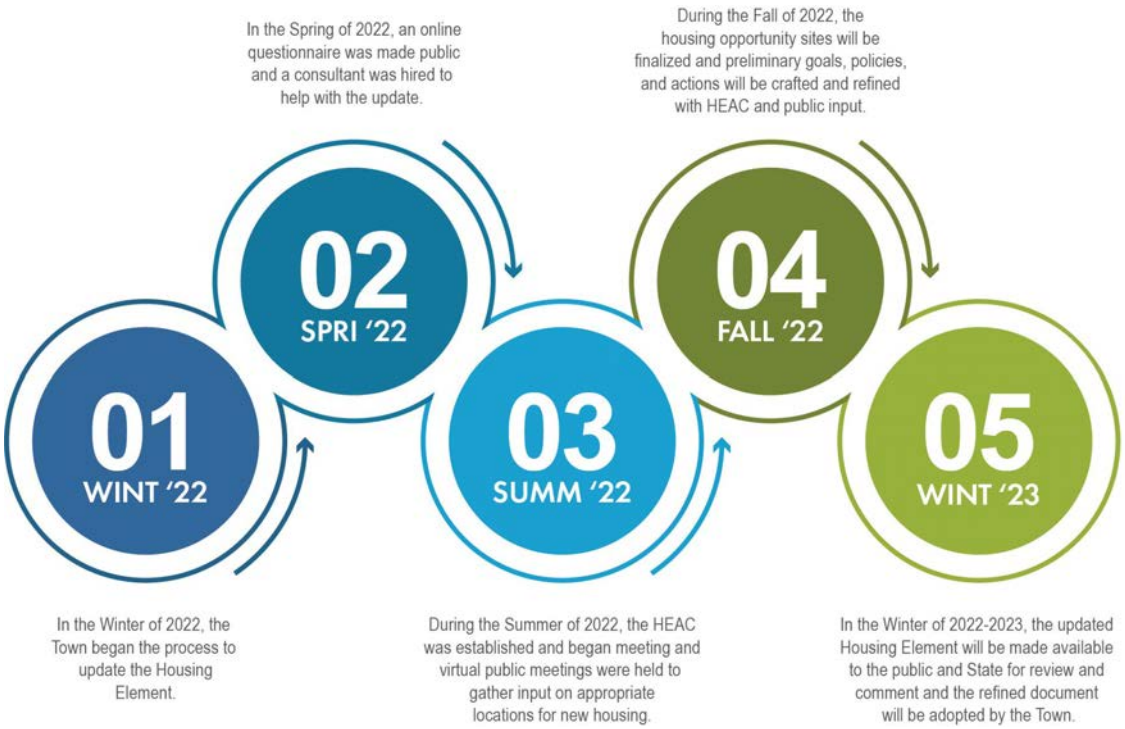
Public Meeting



- Allow for increased density (multiple ADUs/lot, relax development standards, etc.)
- Encourage preservation of existing smaller-scale housing (preventing up-sizing)
- Financial contributions to support development of new housing
- Incentives for private developers to build more affordable housing
- Financial assistance to homeowners to add accessory dwelling units
- Development fee waivers
- Streamline residential approval process (ADRB)
- Develop programs that help people experiencing homelessness find permanent housing
- Other

PREFERRED HOUSING LOCATIONS EXERCISE

NEXT STEPS



Upcoming Meetings and Events

Community Workshop

- Thursday, August 25 at 6pm via Zoom

HEAC Meeting

- Thursday, September 1 at 4pm via Zoom

HOW TO SPREAD THE WORD

Tell you friends and neighbors to:

- Take the ADU Questionnaire: available on the Housing Element Webpage
- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Attend the August 25, 2022 Second Community Workshops: Discuss Housing Opportunity Sites
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

QUESTIONS?

THANK YOU!

Town Hall Meeting 2

The following PowerPoint slides are from the Town Hall Meeting 2.



Town Team Introductions

- Dave Donery – Town Manager
- Sean Condry – Public Works Director
- Heidi Scoble – Planning Director
- Kelley Warner – Community Engagement Coordinator

TOWN OF SAN ANSELMO
EST. 1907

Housing Element Advisory Committee (HEAC)

- Role
  - *Ad hoc advisory committee to the Town Council*
- Responsibilities
  - *Review and provide feedback on draft Element components*
  - *Attend and participate in HEAC Meetings*
  - *Spread the word about community engagement opportunities*



Housing Element Advisory Committee Introduction

- Alexis Fineman – Mayor
- Eileen Burke – Town Councilmember
- Tom Tunny – Planning Commissioner
- Kathy Ogren – HEAC Member
- Richard Redmond – HEAC Member
- Robin Poppers – HEAC Member
- Sandra Becker – HEAC Member

Consultant Team

Lead Consultant

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

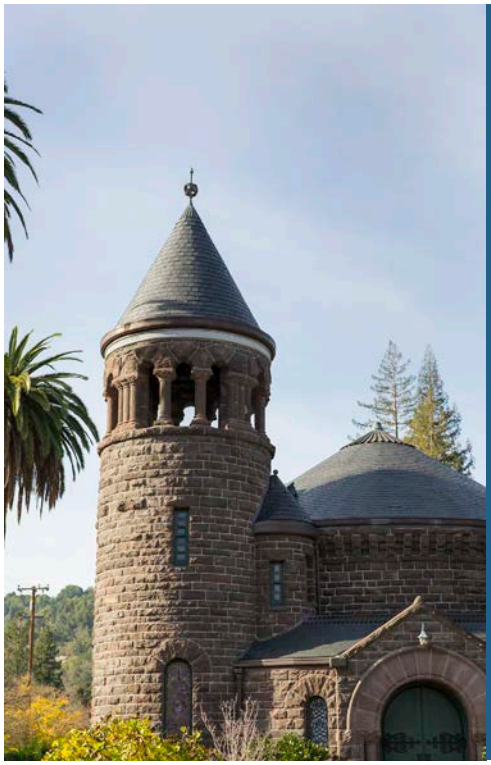
Project Oversight



Jackie Wells, AICP

Project Manager

HOUSING ELEMENT OVERVIEW



What is a Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents.
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

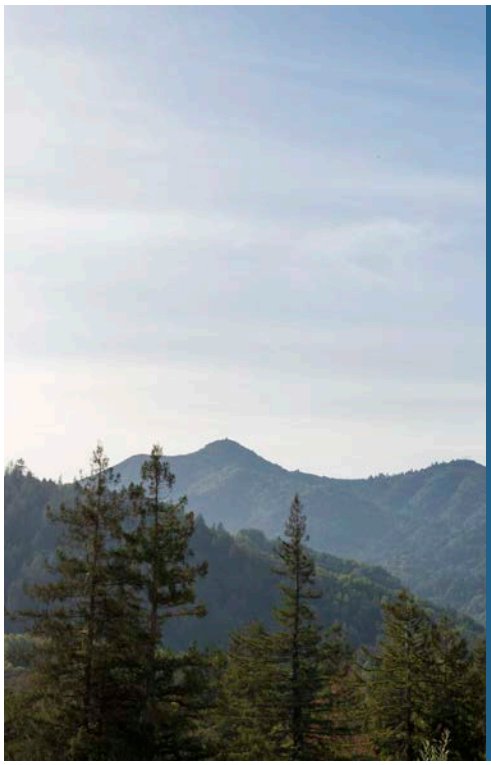
What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

Association of Bay Area Governments

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

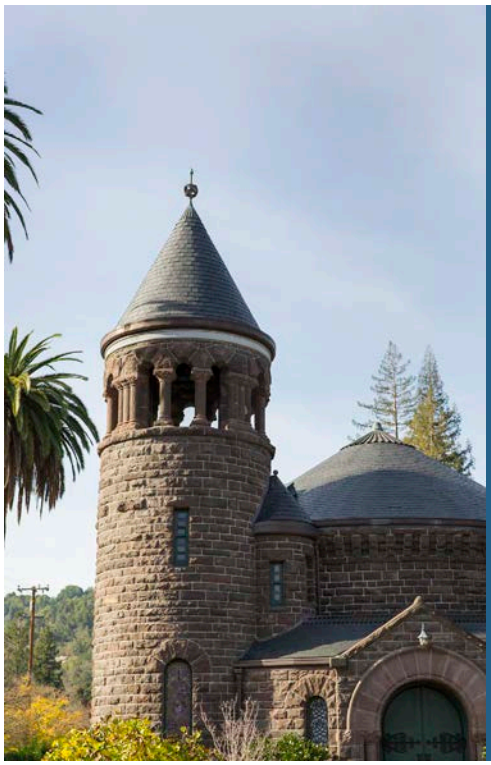
- ADUs - 160
- Pipeline Projects - 33

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	199
Low Income	145	97	93
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	807
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			



HOUSING OPPORTUNITY SITES



What is a Housing Opportunity Site?

- Parcels that will feasibly develop or redevelop with housing over the next 8 years
- Development of sites is not mandatory – property owners may choose when/if to develop or redevelop
- Town is responsible for "setting the stage" only

Housing Opportunity Site Suitability Factors

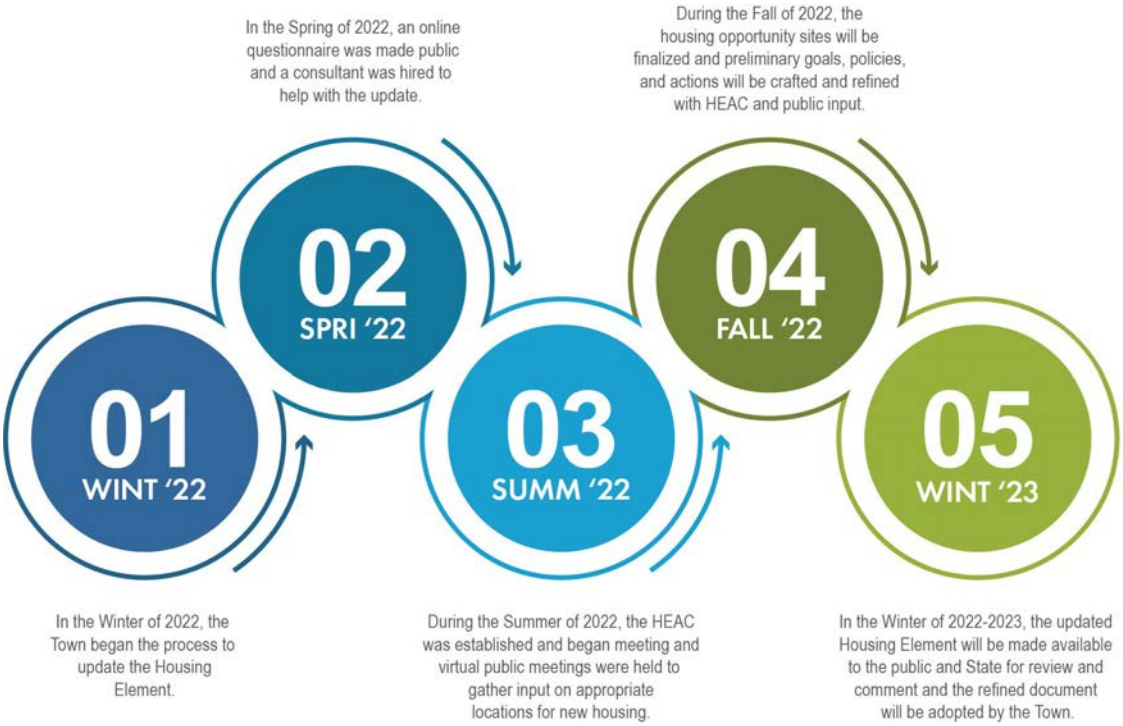
1. Current Zoning. The Town allows a variety residential development types and densities in its residential districts and as a conditional use in its commercial districts. Zoning districts were scored based on the residential density they support and whether it is allowed by-right or as a conditional use.
2. General Plan Land Use. General Plan land uses were scored based on the residential densities supported by each category.
3. Lot Acreage. Based on HCD's guidelines for sites suitable for affordable housing development, lots that are between half-an-acre and ten acres were scored higher compared to the other.
4. Vacancy. Lots were scored based on presence of any physical building or structure on them. This does not take into consideration potentially vacant or abandoned buildings/structures on lots that could be vacant or abandoned.
5. Residual Lot Coverage. Lots were scored based on how much land area is available to accommodate additional development.
6. Fire Hazard or Severity Zones. Lots were scored based on the severity of the fire hazard district it is in.
7. Slope. The lots were scored based on the average slope of the property which would determine how feasible it would be to build on.

Housing Opportunity Site Suitability Factor Weights

1. Current Zoning. 2x
2. General Plan Land Use. 1x
3. Lot Acreage. 1x
4. Vacancy. 2x
5. Residual Lot Coverage. 1x
6. Fire Hazard or Severity Zones. 1x
7. Slope. 1x

MAP EXERCISE

NEXT STEPS


In the Spring of 2022, an online questionnaire was made public and a consultant was hired to help with the update.
During the Fall of 2022, the housing opportunity sites will be finalized and preliminary goals, policies, and actions will be crafted and refined with HEAC and public input.
01
WINT '22
02
SPRI '22
03
SUMM '22
04
FALL '22
05
WINT '23
In the Winter of 2022, the Town began the process to update the Housing Element.
During the Summer of 2022, the HEAC was established and began meeting and virtual public meetings were held to gather input on appropriate locations for new housing.
In the Winter of 2022-2023, the updated Housing Element will be made available to the public and State for review and comment and the refined document will be adopted by the Town.

STAY INFORMED & SPREAD THE WORD

How to Stay Involved

- Take the ADU Questionnaire: available on the Housing Element Webpage
- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Attend the August 25, 2022 Second Community Workshops: Discuss Housing Opportunity Sites
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

THANK YOU!

HEAC Meeting 3

The following PowerPoint slides are from HEAC Meeting 3.

San Anselmo Housing Element Update

HEAC MEETING #3

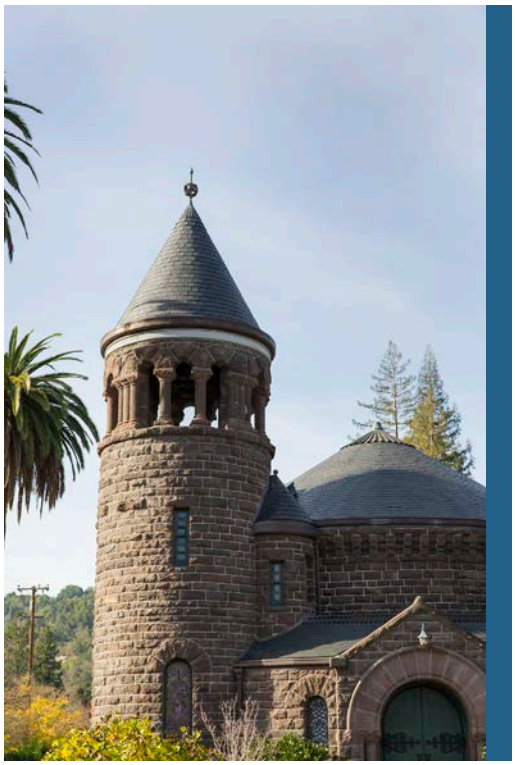
4:00pm
September 1, 2022

Meeting Agenda

- Public Workshop Feedback Overview
- Preliminary Opportunity Sites Yield Analysis and Discussion
- Next Steps
- How to Spread the Word
- Q & A



PUBLIC WORKSHOP FEEDBACK OVERVIEW

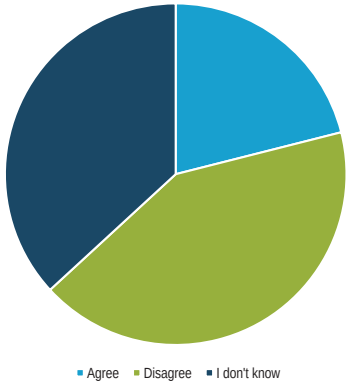


Public Workshop Process

- Housing Element Overview
- Housing Opportunity Sites Introduction
  - *Site Suitability Factors Overview and Poll*
- Map Exercise and Discussion
  - *Commercial Areas*
  - *Downtown*
  - *R-1 Areas*

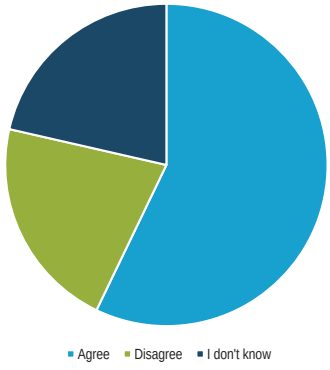
Site Suitability Factors Poll

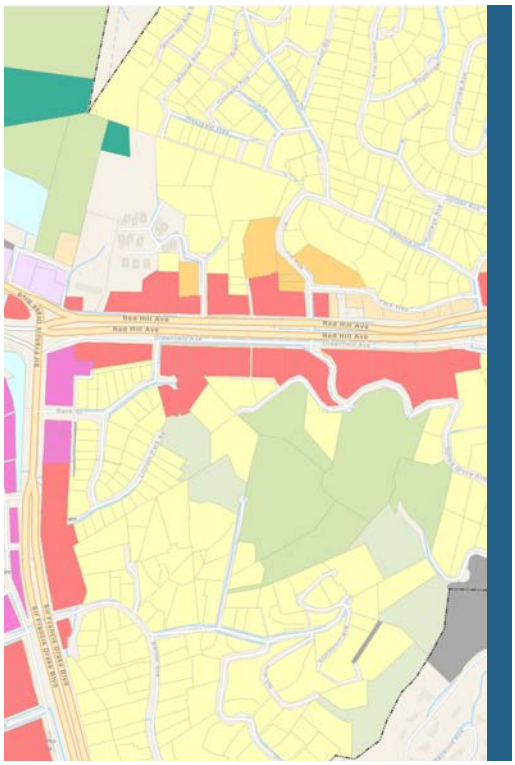
- Question 1: The appropriate site suitability factors were considered in the analysis of housing opportunity sites.
  - *Agree (8)*
  - *Disagree (3)*
  - *I don't know (3)*



Site Suitability Factors Poll

- Question 2: The appropriate amount of weight was given to each site suitability factor.
  - *Agree (4)*
  - *Disagree (8)*
  - *I don't know (7)*





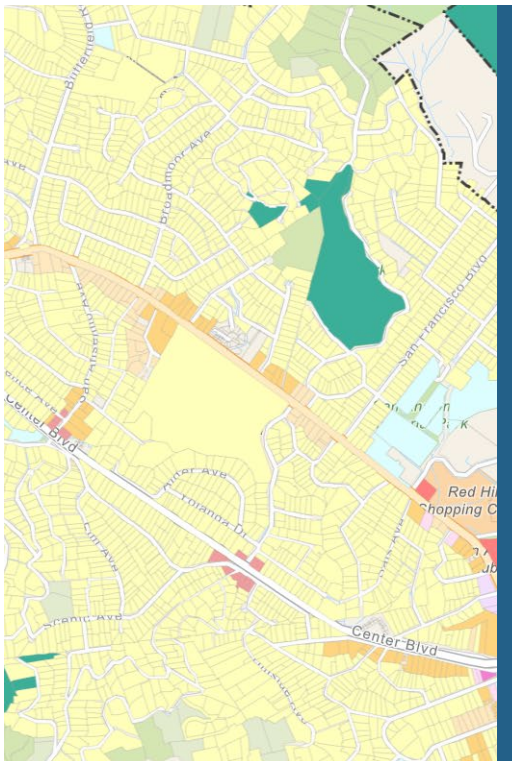
Map Exercise and Discussion

- Commercial Areas
  - *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



Map Exercise and Discussion

- Downtown
  - *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



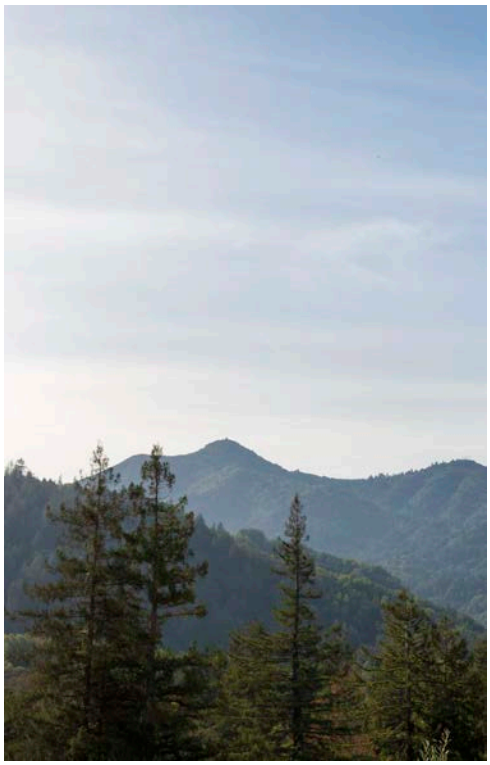
Map Exercise and Discussion

- R-1 Areas
  - *In your opinion, are these neighborhoods a good location for additional housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think other "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes should be allowed? Why or why not?*

PRELIMINARY OPPORTUNITY SITES YIELD ANALYSIS AND DISCUSSION

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 33

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	199
Low Income	145	97	93
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	807
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Commercial Opportunity Sites

- Existing Conditions
  - *20 du/acre allowed with conditional use permit*
  - *No data on existing number of residential units, 0 assumed*



Commercial Opportunity Sites

- Existing Conditions
  - *20 du/acre allowed with conditional use permit*
  - *Data on existing number of residential units forthcoming*
- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*



Commercial Opportunity Sites

- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*



Commercial Opportunity Sites

- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*

Should the Town consider allowing more than 20 du/acre in commercial areas? If yes, are all commercial areas appropriate?



Commercial Opportunity Sites

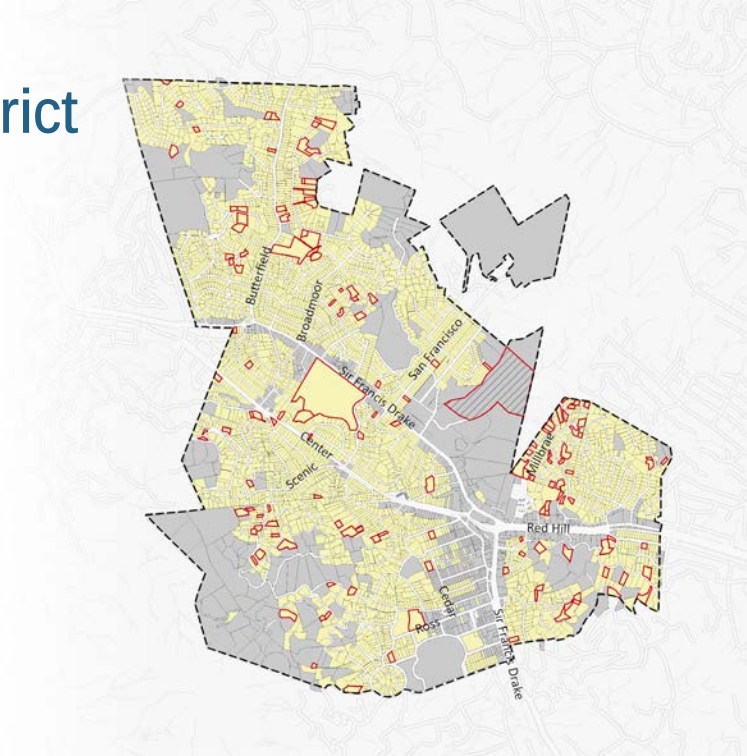
- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*

Should commercial buildings be allowed to be taller than 2 stories? If yes, are all commercial areas appropriate?



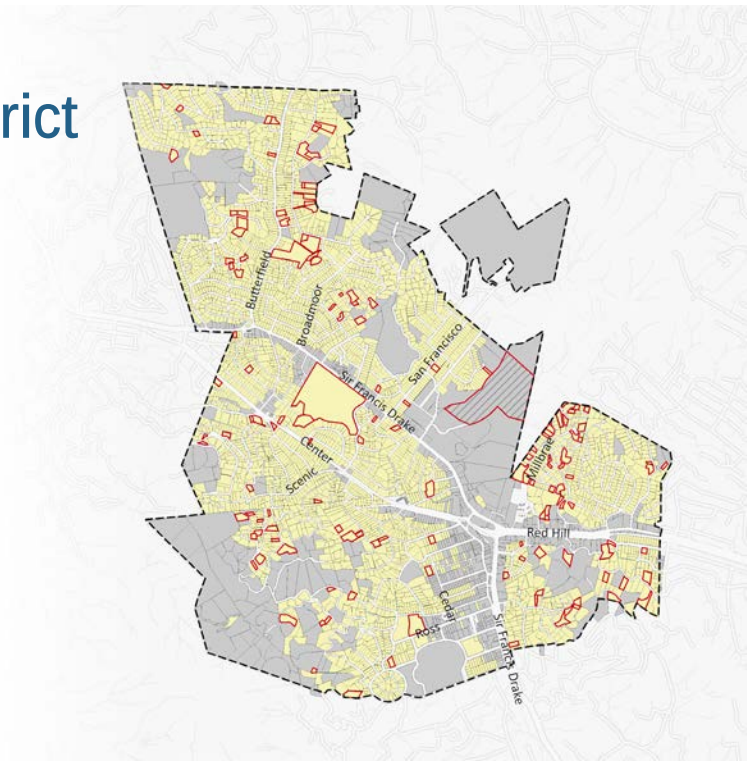
R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
  - *6 du/acre allowed*
  - *112 existing units*
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*



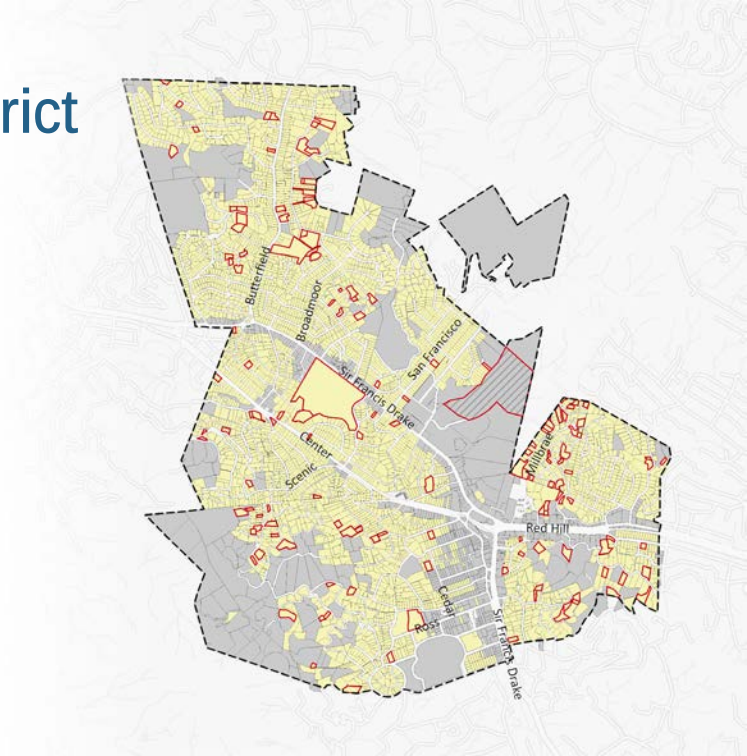
R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
  - *6 du/acre allowed*
  - *112 existing units*
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*



R-1 / PDD R-1 District Opportunity Sites

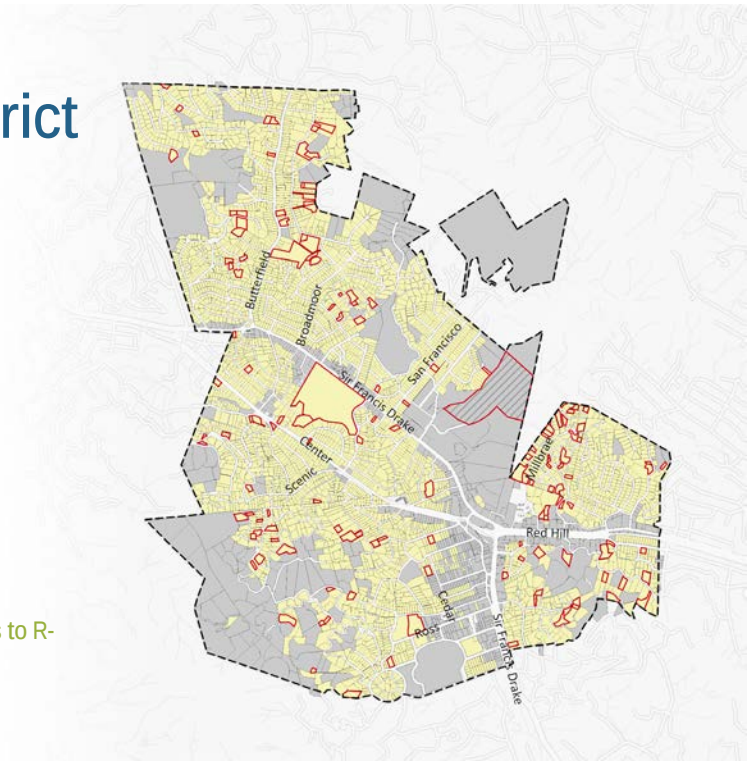
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*



R-1 / PDD R-1 District Opportunity Sites

- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*

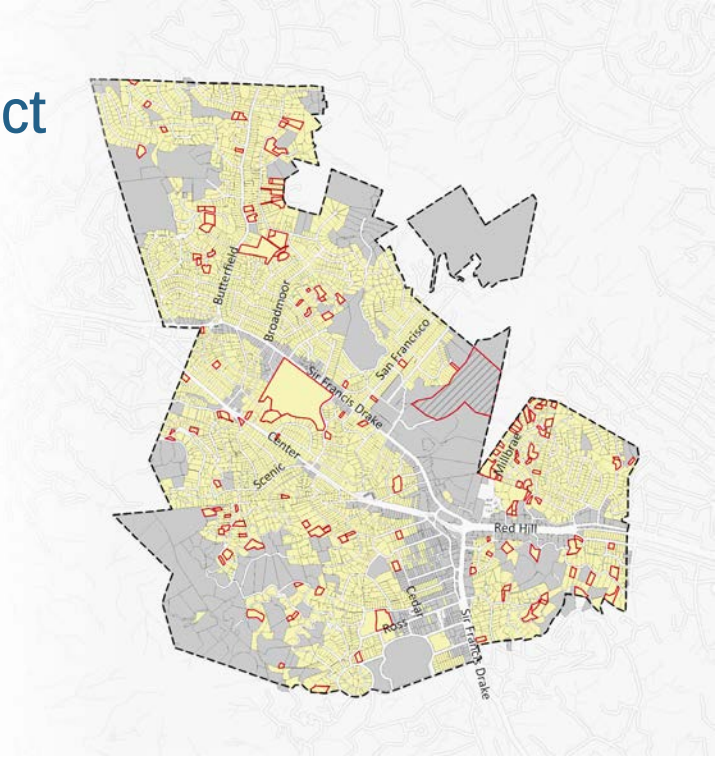
Should the Town consider rezoning R-1 areas to R-2? If yes, are all R-1 areas appropriate?



R-1 / PDD R-1 District Opportunity Sites

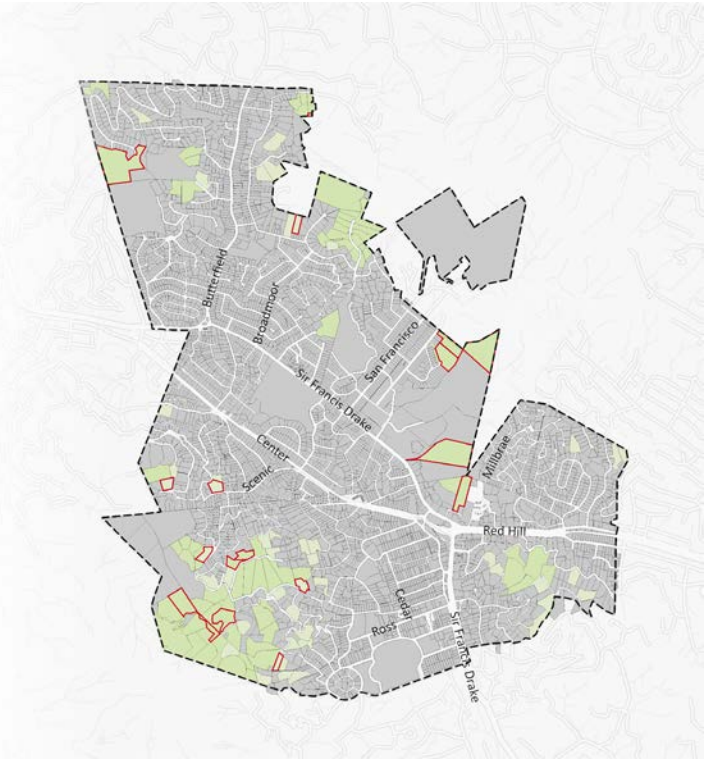
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*

Should the Town consider "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1 areas? If yes, should they be allowed in all R-1 areas?



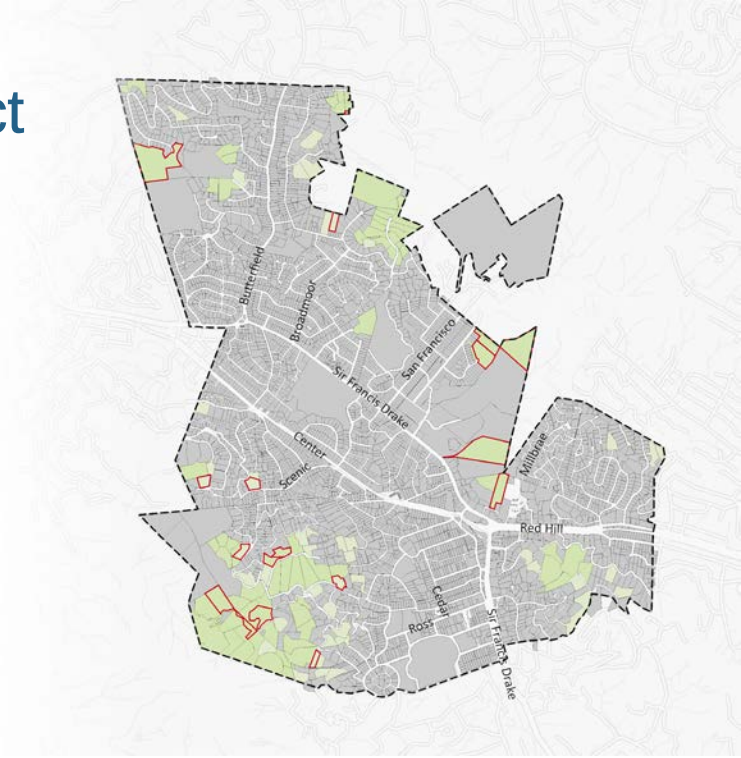
R-1C / R-1H District Opportunity Sites

- Existing Conditions
  - *1 du/acre allowed*
  - *10 existing units*



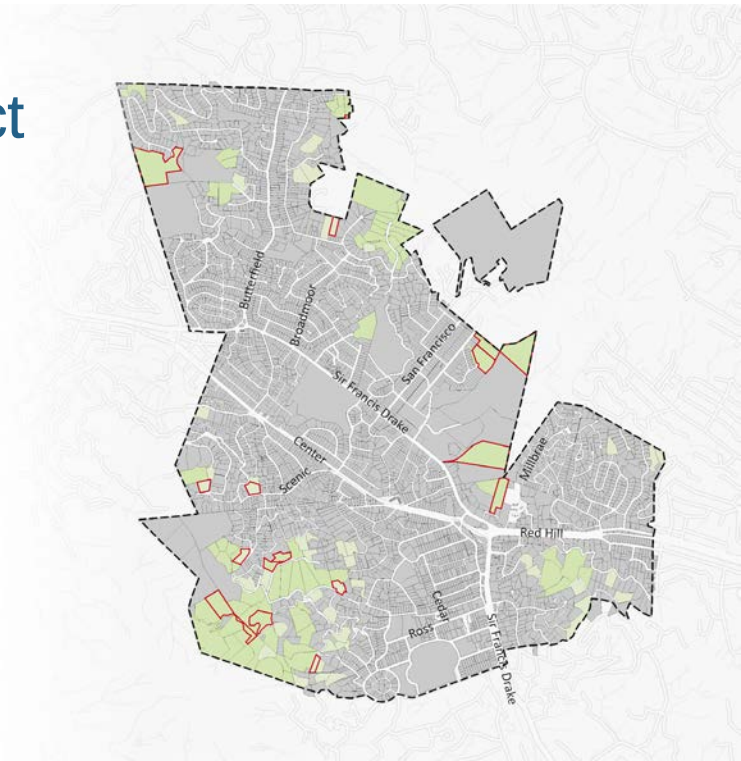
R-1C / R-1H District Opportunity Sites

- Existing Conditions
  - *1 du/acre allowed*
  - *10 existing units*
- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*



R-1C / R-1H District Opportunity Sites

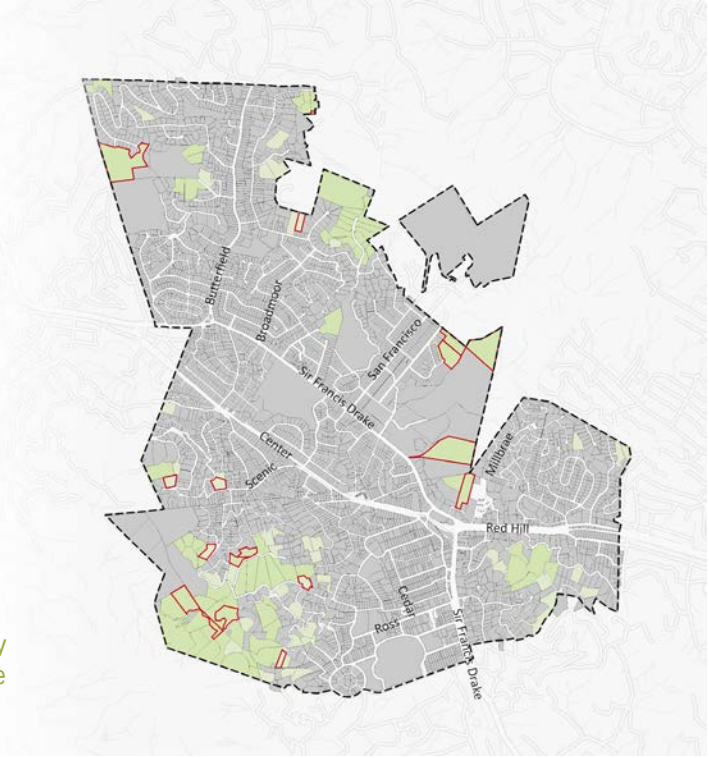
- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*



R-1C / R-1H District Opportunity Sites

- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*

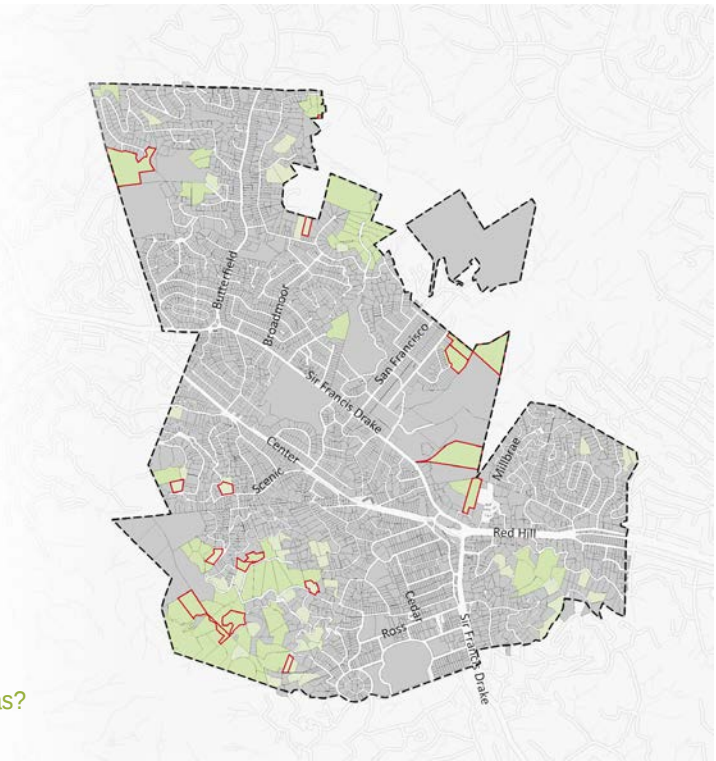
Should the Town consider allowing higher density housing in the R-1C and R-1H districts? If yes, are all R-1C and R-1H areas appropriate?



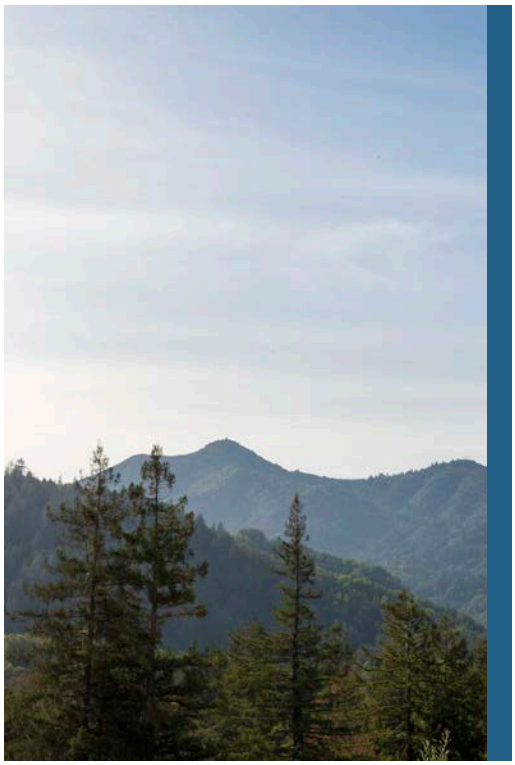
R-1C / R-1H District Opportunity Sites

- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*

Should the Town consider "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1C and R-1H areas? If yes, should they be allowed in all areas?

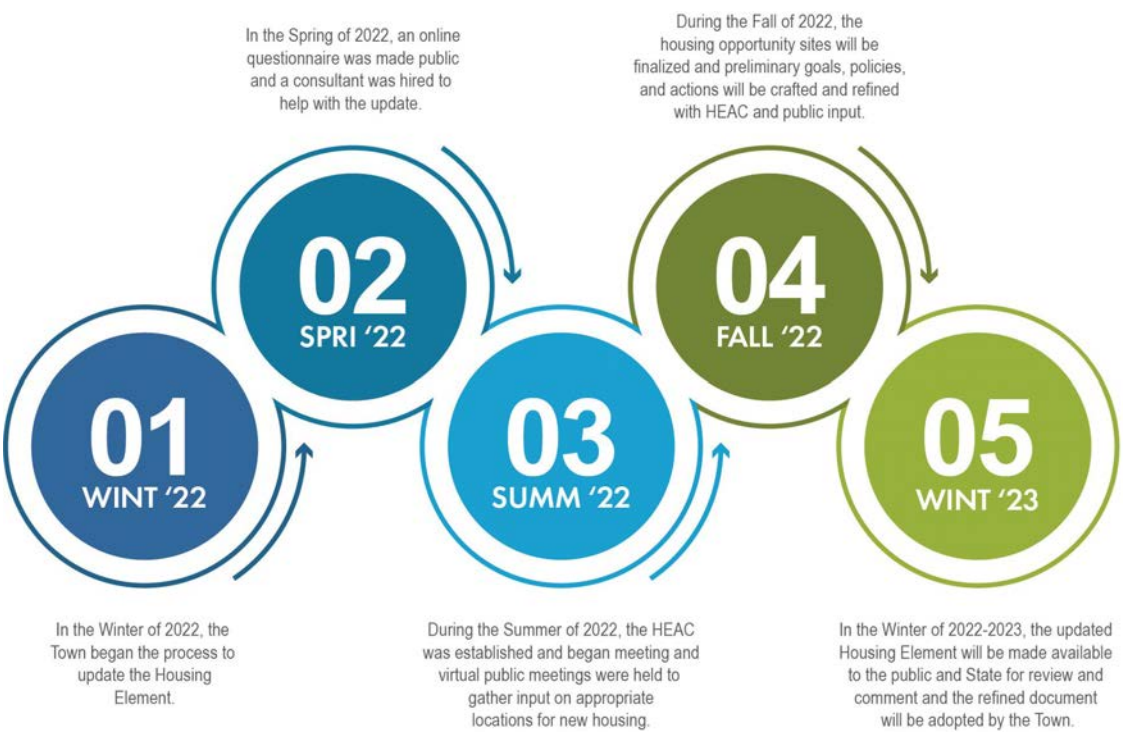


NEXT STEPS



Upcoming Meetings

- September 26: HEAC Meeting #4
  - *Finalize Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- October 11: Town Council Meeting
  - *Confirm Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- November 3: HEAC Meeting #5
  - *Discuss Draft Policies and Programs*



STAY INFORMED & SPREAD THE WORD

How to Stay Involved

- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

THANK YOU!

HEAC Meeting 4

The following PowerPoint slides are from HEAC Meeting 4.

San Anselmo Housing Element Update

HEAC MEETING #4

4:00pm
September 26, 2022

Meeting Agenda

- Final Opportunity Sites Yield Analysis and Discussion
- Next Steps
- Q & A



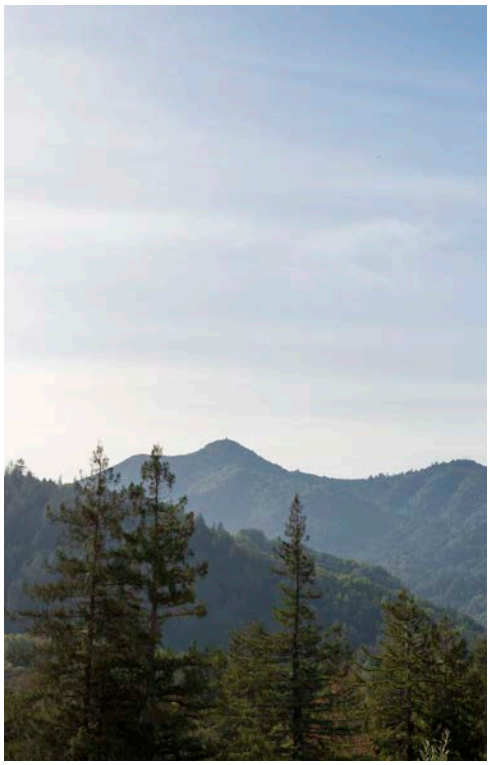
Meeting Goals

- Review and discuss refined Housing Opportunity Sites
- Reach consensus on final Housing Opportunity Sites
- Recommend preferred Housing Opportunity Sites to Town Council for consideration

FINAL OPPORTUNITY SITES YIELD ANALYSIS AND DISCUSSION

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

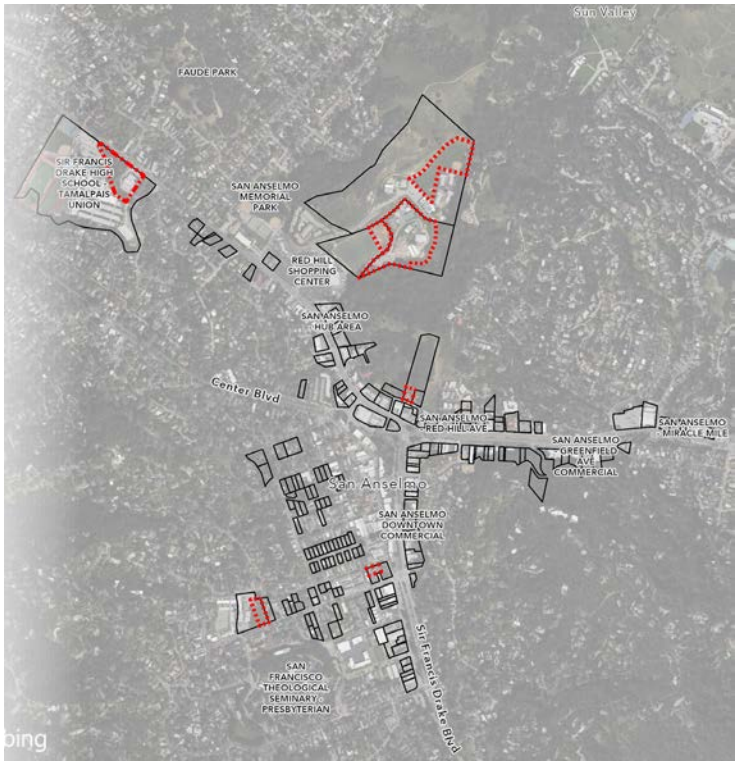
- ADUs - 160
- Pipeline Projects - 43

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	194
Low Income	145	97	88
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	797
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Final Housing Opportunity Sites Refinement

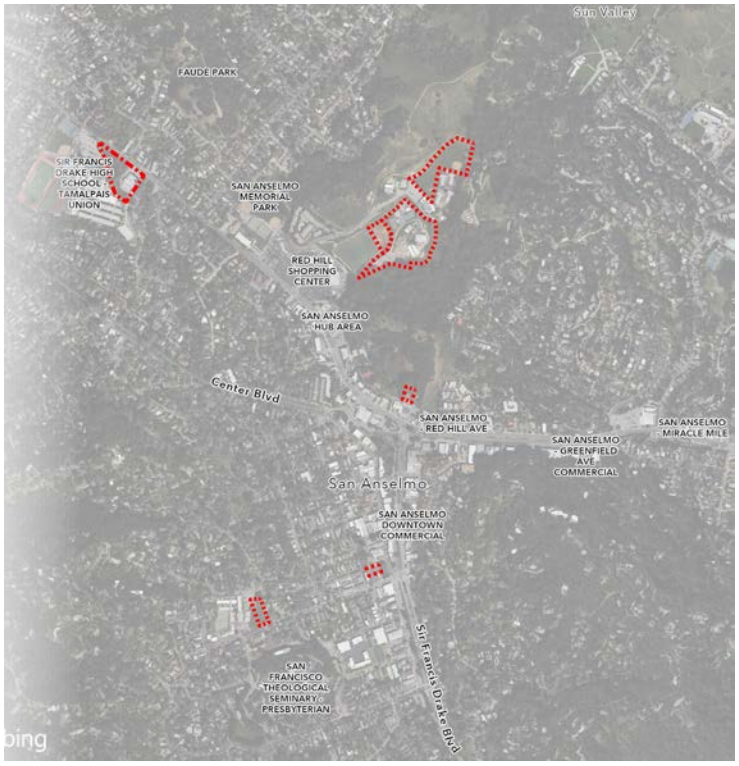
- Eliminated parcels where redevelopment under proposed densities would result in a net loss of units
- Eliminated parcels per property owner requests
- Eliminated parcels due to Town identified issues



Final Housing Opportunity Sites Refinement

Nonvacant Sites

- Yield analysis performed for portion of site only
- Assumes that existing development/use will remain



Final Housing Opportunity Sites Refinement

Archie Williams High School

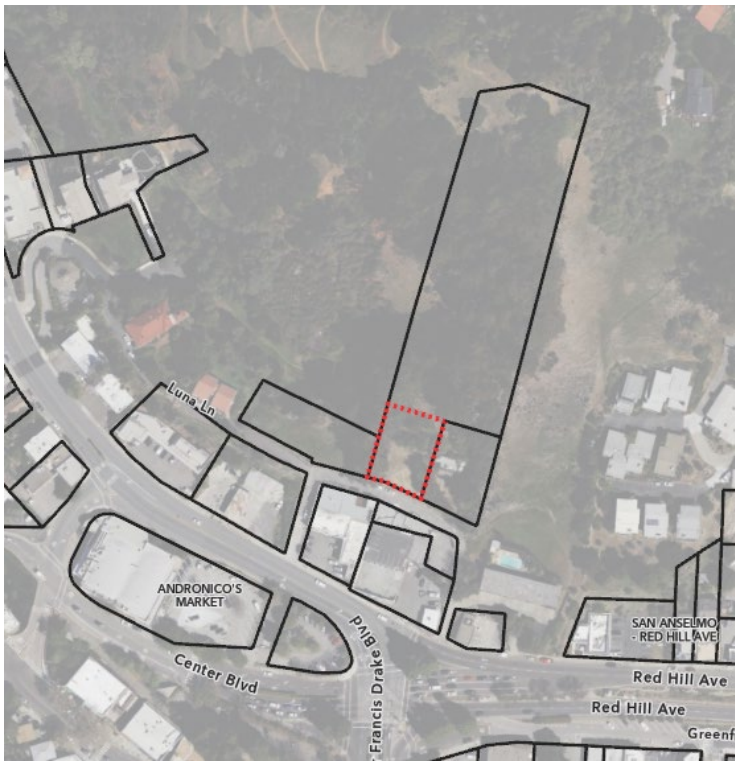
- Assumes redevelopment of modular building
- Constrained by Sleepy Hollow Creek



Final Housing Opportunity Sites Refinement

Spaulding Site

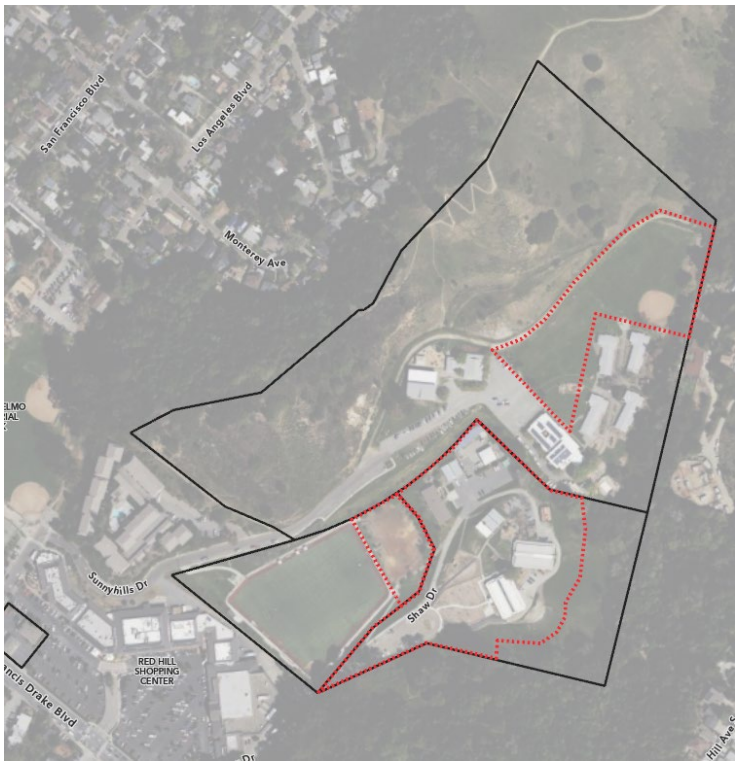
- Developable area assumed to be in line with boundaries of adjacent parcel to east to keep consistent with surrounding developement
- Remaining area too steep and prone to landslide for development



Final Housing Opportunity Sites Refinement

Sunny Hill Site

- Assumes redevelopment of modular offices and Red Hill Community Park (excluding soccer field)
- Northwestern portion of site too steep for development



Final Housing Opportunity Sites Refinement

US Bank Site

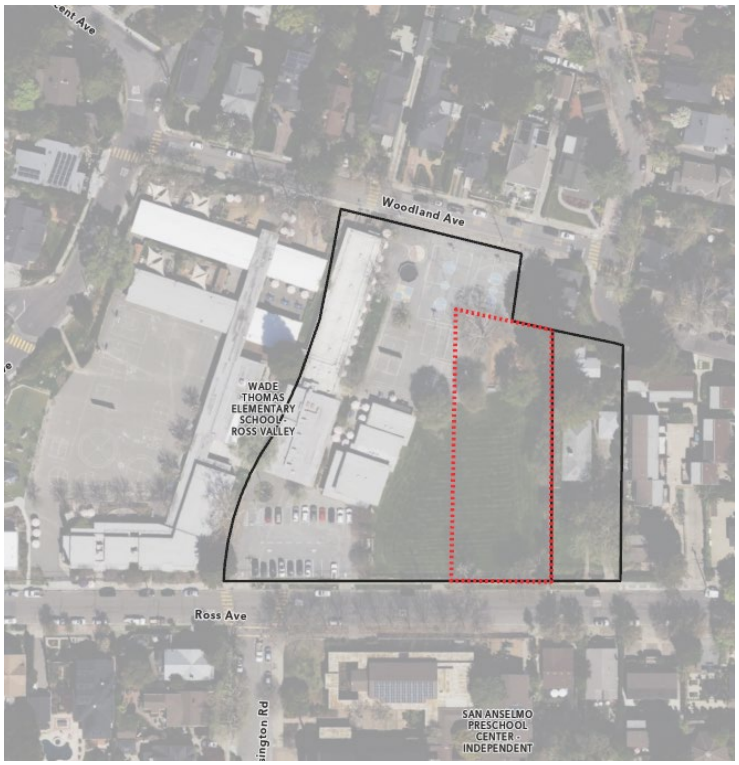
- Assumes adaptive reuse of US Bank building and underground parking to make up for spaces lost from development of surface lot



Final Housing Opportunity Sites Refinement

Wade Thomas Elementary School

- Assumes development of portion of open field area and small portion of blacktop play area



Final Housing Opportunity Sites Yields Analysis

R-2 District

- Parcels Proposed to be rezoned
- Proposed Density: 12 DUA



Current Zoning

R-1 (6 DUA)

Final Housing Opportunity Sites Yields Analysis

R-3 District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning

R-1-H (1 DUA)
R-1 (6 DUA)
R-2 (12 DUA)
R-3 (20 DUA)
C-3 (20 DUA)

Final Housing Opportunity Sites Yields Analysis

C-L District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning

- C-L (20 DUA)
- R-1 (6 DUA)
- SPD

Final Housing Opportunity Sites Yields Analysis

C-3 District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning

- R-1 (6 DUA)
- C-2 (20 DUA)
- C-3 (20 DUA)
- SPD

Final Housing Opportunity Sites Yields Analysis

SPD District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning

- PPD/R-1 (1 DUA)
- R-1 (6 DUA)
- SPD

Final Housing Opportunity Sites Yields Analysis

Affordability Assumptions

- Very Low and Low Income
  - *Acreage: between 0.5 and 10 acres*
  - *Density: Greater than or equal to 30 DUA*
- Moderate Income
  - *Acreage: Greater than 0.5 Acres*
  - *Density: 12-30 DUA*
- Above Moderate
  - *Acreage: Less than 0.5*
  - *Density: 12-30 DUA*

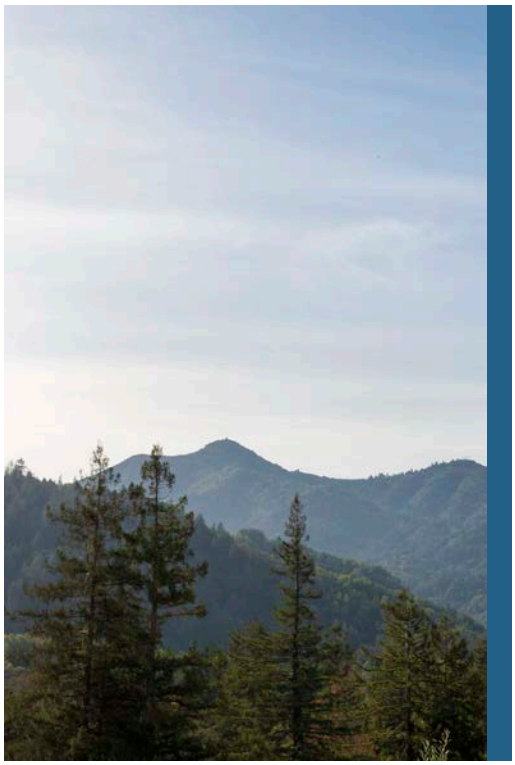
MAP EXERCISE

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs & Pipeline	Opportunity Site
Very Low Income	253	199	345
Low Income	145	93	197
Moderate Income	121	69	271
Above Moderate Income	314	279	212
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	807	833
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

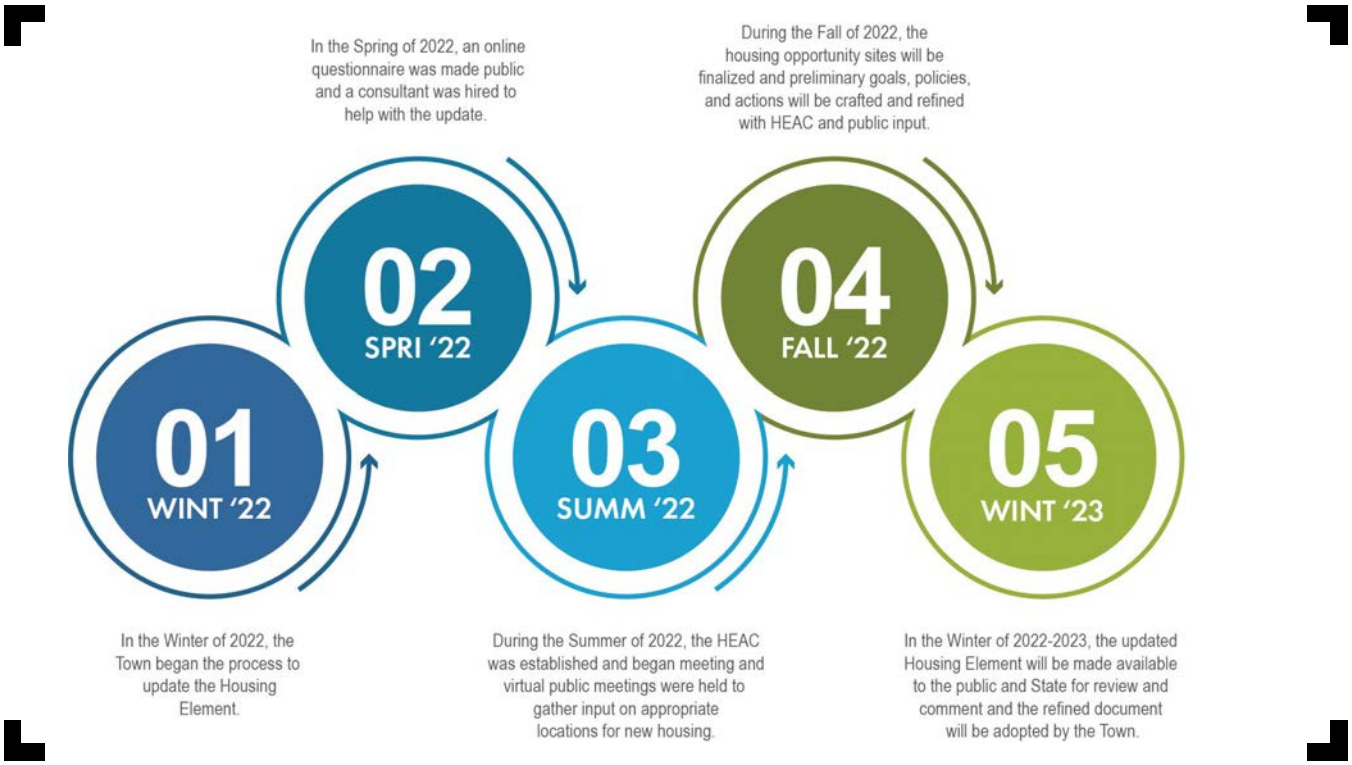
RECOMMENDATION

NEXT STEPS



Upcoming Meetings

- October 11: Town Council Meeting
  - *Confirm Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- November 3: HEAC Meeting #5
  - *Discuss Draft Policies and Programs*
- December 15: HEAC Meeting #6
  - *Review of Draft Housing Element*



THANK YOU!

HEAC Meeting 5

The following PowerPoint slides are from HEAC Meeting 5.



Meeting Agenda

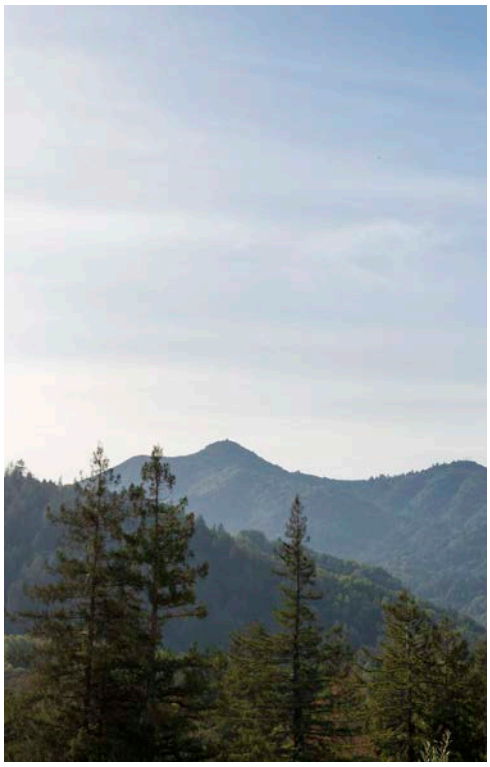
- Housing Opportunity Sites Updates and Alternatives Discussion
- Policies, Programs, and Actions Overview and Discussion
- Next Steps



HOUSING OPPORTUNITY SITES UPDATES AND ALTERNATIVES DISCUSSION

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
TOTAL:	*833*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	

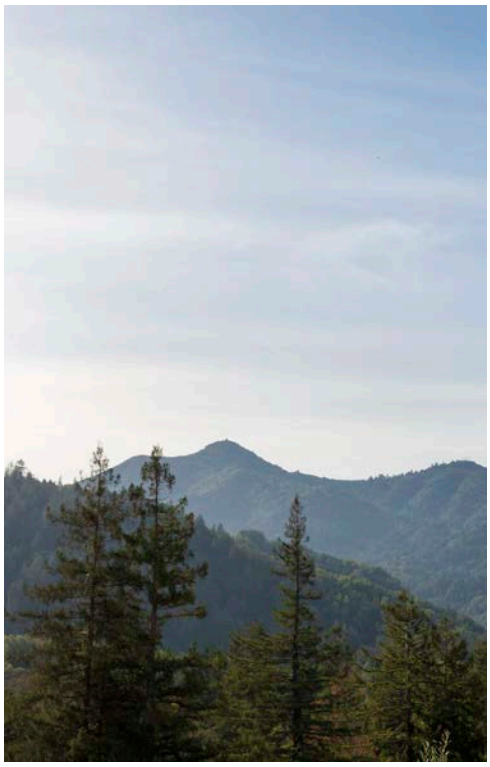


Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 43

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	194
Low Income	145	97	88
Moderate Income	121	73	69
Above Moderate Income	314	298	279
TOTAL:	*833*	673	630
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

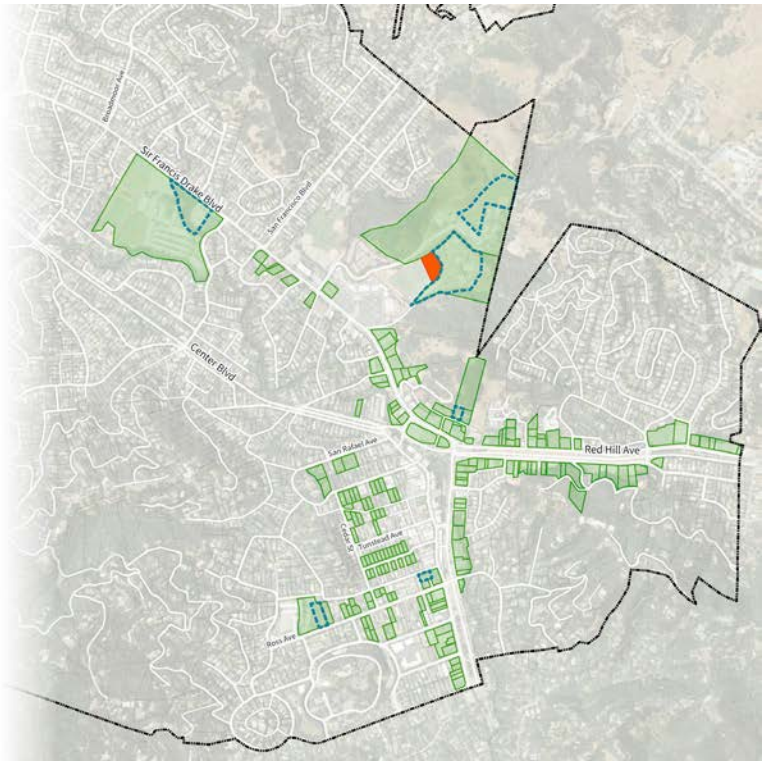


20% No Net Loss Buffer

- 630 units remaining after subtracting ADUs and pipeline projects
- 630 x .20 = 126
- Total remaining RHNA and 20% no net loss buffer: 754

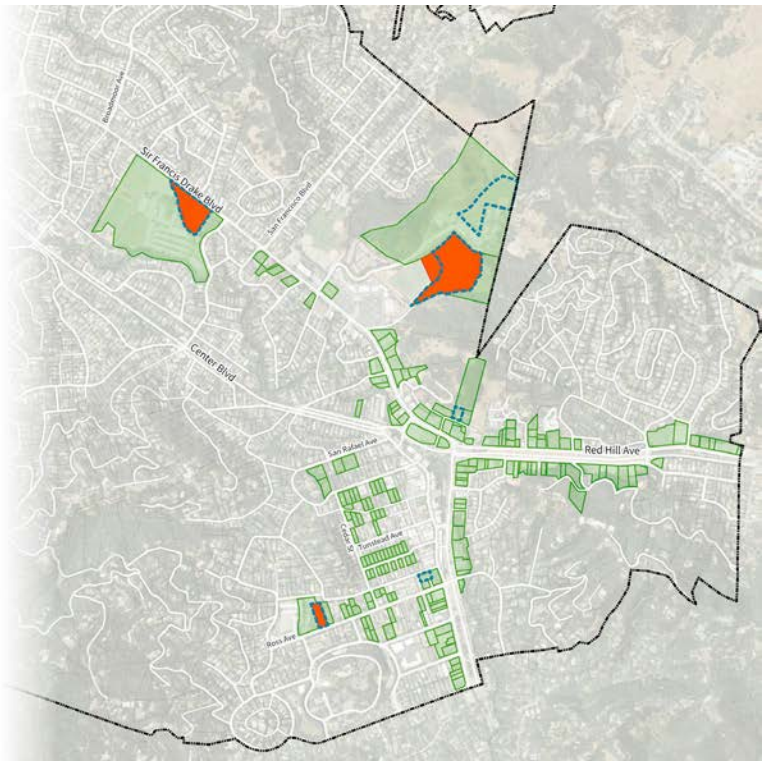
Since we last met…

- Town Council approved the recommended housing opportunity sites, except for the dog park site
- Impact on RHNA:
  1,004 Units
  (Surplus of 250 units)



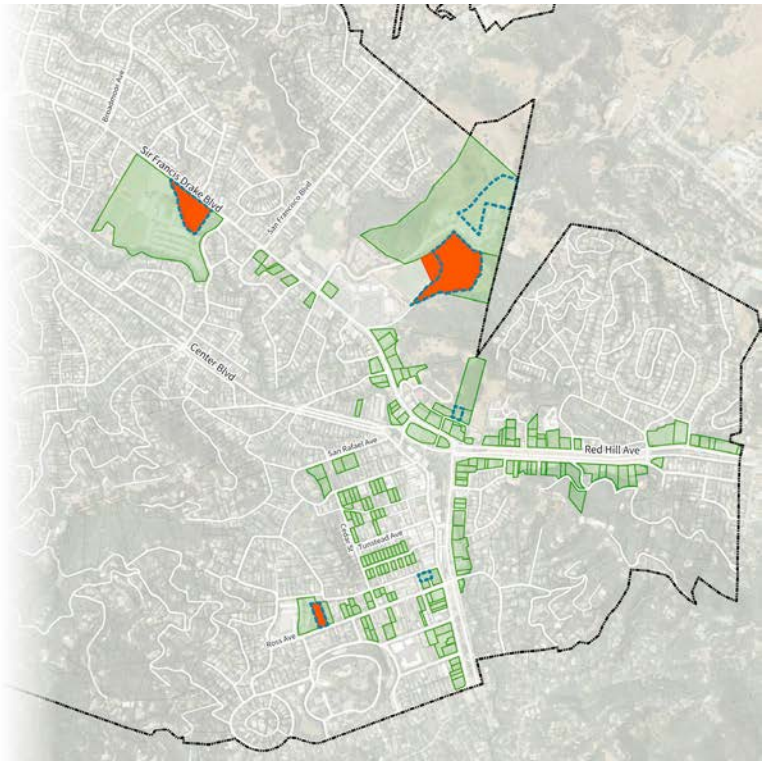
Since we last met…

- Town staff met with the schools and determined that housing on Archie Williams, Wade Thomas and former Redhill School sites is not feasible.



Eliminated Sites Projected Yields

- Archie Williams Site: 56 units
- Wade Thomas Site: 12 units
- Redhill School Site: 139 units
- Impact on RHNA:
  797 units
  (Deficit of 24 Very-low and Low-income units, surplus of 67 Moderate and Above Moderate units)



Revised Sunnyhill Site

- Revised Area: 5.24 acres
  (1.79 acres more)
- Revised Projected Unit Yield: 117
  (40 more than original)
- Impact on RHNA:
  837 sites
  (Surplus of 83 units)



POLICIES, PROGRAMS, AND ACTIONS OVERVIEW AND DISCUSSION

Policies, Programs, and Actions

- Policies: Statements that declare the Town's goals for increasing housing availability and affordability in the next 8 years.
- Programs: Programs the Town will employ to realize policy.
- Actions: Specific actions the Town will take to complete programs and realize policy.

Policy 1: Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs.

- Program 1.1: Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.
- Program 1.2: Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.
- Program 1.3: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in San Anselmo.

Policy 2. Effectively Engage the Community

- Program 2.1. Undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.
- Program 2.2: Work to build support for the development of new housing in the community.

Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.

- Program 3.1: Seek ways specific to each neighborhood and consistent with the AFFH analysis to provide new housing opportunities as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals.
- Program 3.2: Review proposed new housing in order to achieve excellence in development design in an efficient process.
- Program 3.3: Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighborhood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties, and avoids impairing access to light and air of structures on neighboring properties.

Policy 4. Support the Preservation of Housing

- Program 4.1: To the extent permitted by law, limit the conversion of residential units to other uses and will regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.
- Program 4.2: Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, conserve existing multi-family rental housing supply.
- Program 4.3: Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.
- Program 4.4: Facilitate adaptive reuse of existing buildings on small parcels.
- Program 4.5: Encourage and carry out creative strategies for the rehabilitation, adaptation, and reuse of residential, commercial, and industrial structures for housing in the spirit of retaining the mass, scale, and character of the Town.

Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing

- Program 5.1: The Town will strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.
- Program 5.2: Support mixed use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas.
- Program 5.3: Incentivize the development of affordable and special needs housing on identified housing opportunity sites.
- Program 5.4: Modify fees and reduce costs for affordable housing projects.
- Program 5.5: Establish an Affordable Housing Impact Fee Program.

Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing

- Program 5.6: Monitor the disposition of publicly owned land for potential future use for housing development.
- Program 5.7: Amend the Town's zoning ordinance to accommodate higher density housing.
- Program 5.8: Amend the Town's zoning ordinance to comply with recently adopted state legislation.
- Program 5.9: Streamline the project review process for housing-related applications.

Policy 6. Promote the Construction and Affordability of Accessory Dwelling Units (ADUs)

- Program 6.1: Adopt pre-approved ADU plans to expedite approval and lower costs associated with ADU construction.
- Program 6.2: Further streamline the ADU and JADU permitting process.
- Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1H, R-1C, and R-1 districts.

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

- Program 7.1: As appropriate, assist service providers to link together services for special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.
- Program 7.2: The Town will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."
- Program 7.3: Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

- Program 7.4: Actively engage with other jurisdictions in Marin County to support long-term housing solutions for homeless individuals and families in Marin County, and to implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals.
- Program 7.5: Combat homelessness and support re-housing of people experiencing homelessness.

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

ALTERNATIVE PROGRAM REGARDING HOMELESSNESS FOR CONSIDERATION

Policy H-1.9

Housing for the Homeless. Recognizing the lack of resources to set up completely separate systems of care for different groups of people, including homeless-specific services for the homeless or people "at risk" of becoming homeless, the Town will work with other jurisdictions, as appropriate, to develop a fully integrated approach for the broader extremely low-income population. The Town will support countywide programs to provide for a continuum of care for the homeless and those at risk of becoming homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing.

Implementation Program H-1.9.a Countywide Homeless Programs

Actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing Continuum of Care actions in response to the needs of homeless families and individuals. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.

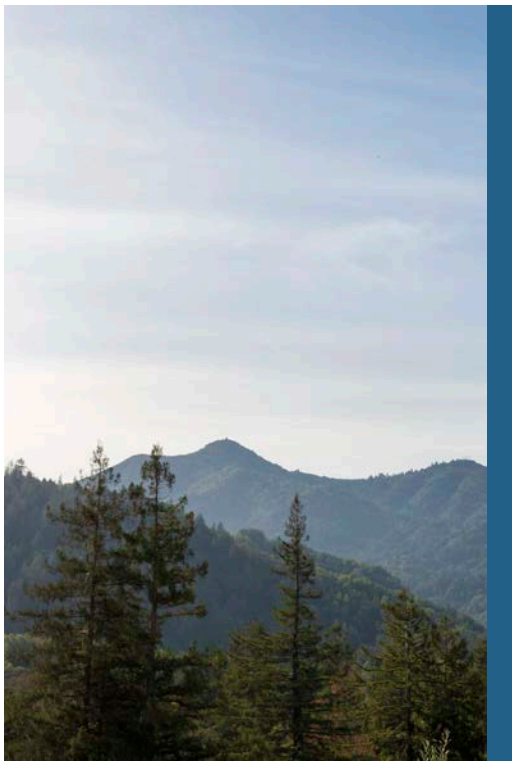
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas

- Program 8.1: Continue to support Ross Valley Fire Department (RVFD) plan review.
- Program 8.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).
- Program 8.3: Establish and enforce safety standards for structures and landscaping in WUI areas.

Policy 9: Affirmatively Further Fair Housing

- Program 9.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.
- Program 9.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.

NEXT STEPS



Next Steps

- November 23: Houseal Lavigne to deliver draft Housing Element to Town Staff for review and refinement
- December 12: Public Release and Notice of Draft Housing Element
  - *Beginning of 30-day public comment period*
- December 15: HEAC Meeting #6
  - *Review of Draft Housing Element*
- December 19: Planning Commission Public Meeting
  - *Review of Draft Housing Element*
- January 10: Town Council Public Meeting
  - *Preliminary consideration of public comment*

THANK YOU!

ADU Questionaire

The following pages are from the ADU Questionnaire Summary.

ADU Questionnaire Summary

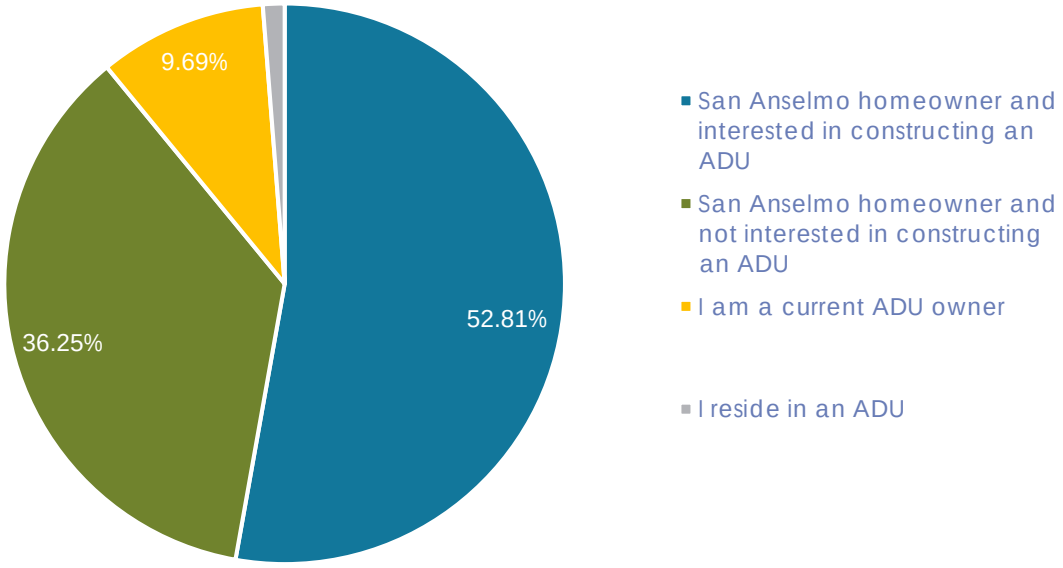
Survey Closed on May 1, 2022

The questionnaire is organized into three parts:

- Part 1: Current ADU Owner Questionnaire
- Part 2: Prospective ADU Owner Questionnaire
- Part 3: Homeowner not Interested in ADU Questionnaire

All Respondents

Question 1: Please choose the best option that describes you.

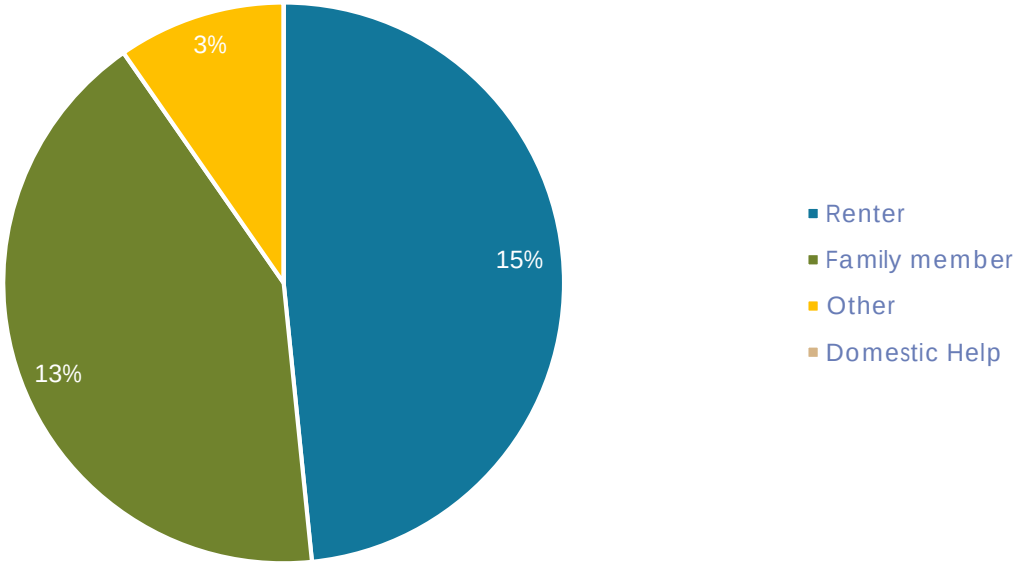


Current ADU Owner Questionnaire

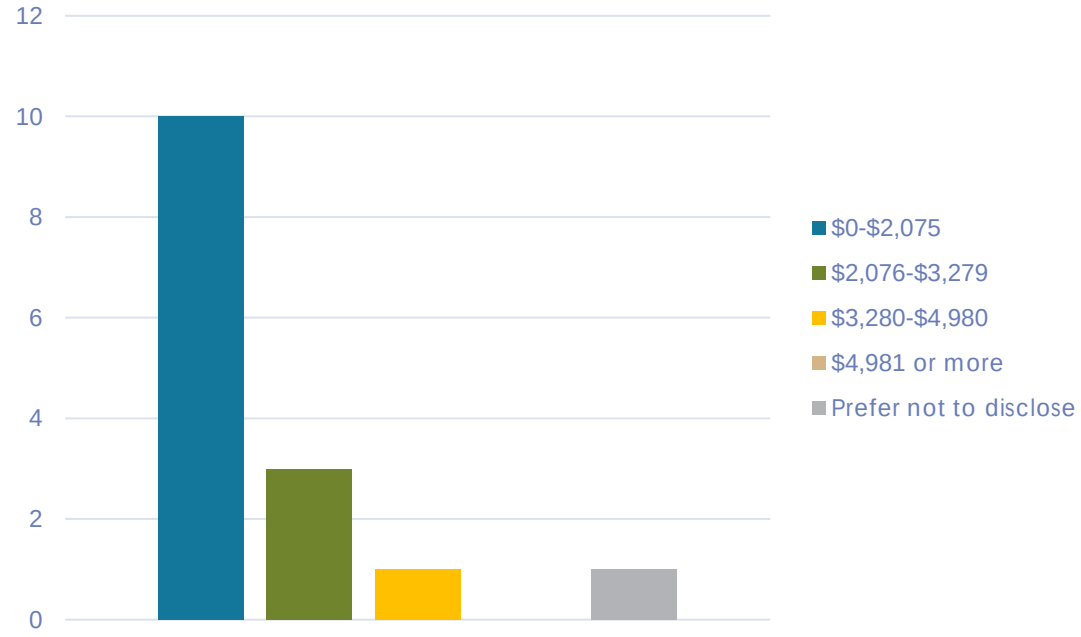
Question 1: What is the current address of your ADU?

Answers omitted from summary to preserve privacy.

Question 2: Who is your ADU intended to be occupied by?



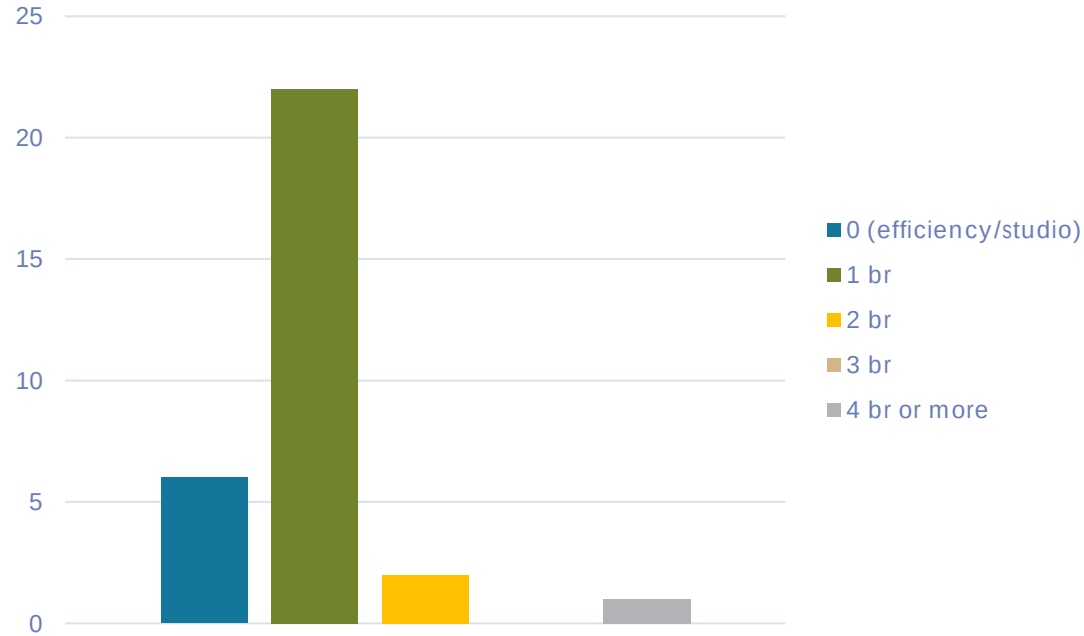
Question 3: What range of monthly rent do you charge?



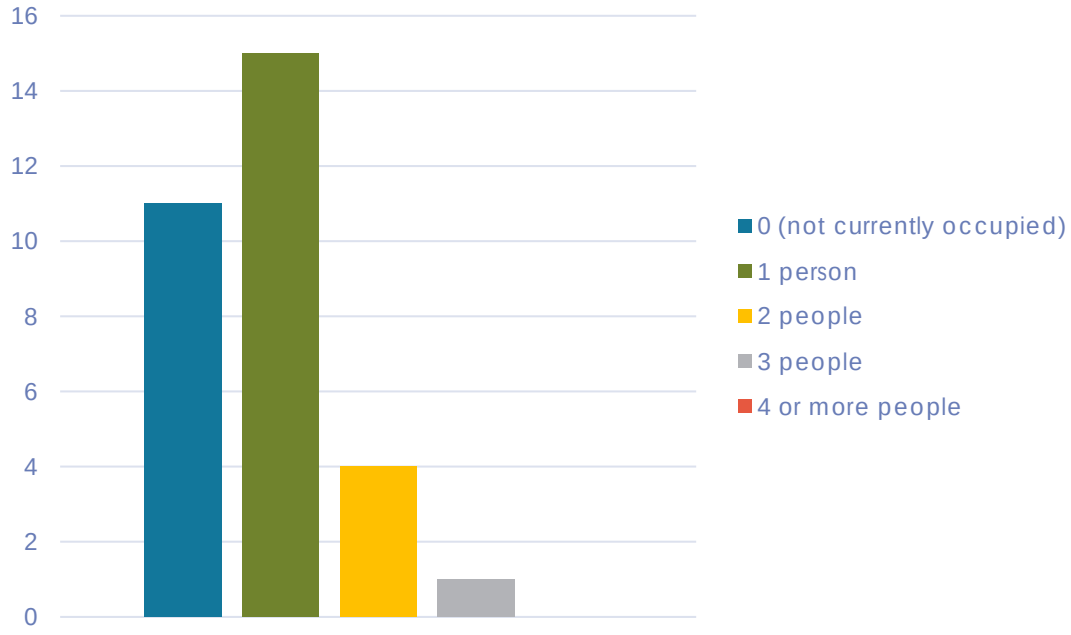
Question 4: How could the Town incentivize you to offer your ADU at a more affordable rental rate?

- You can't because we just break even
- I don't want to offer my ADU below market rate. It is my income source.

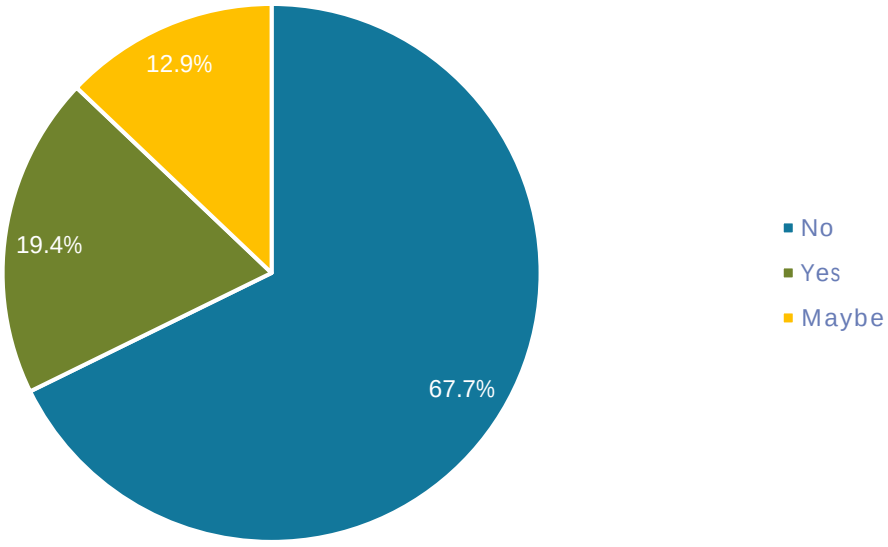
Question 5: How many bedrooms are in your ADU?



Question 6: How many people occupy your ADU?



Question 7: Would you consider building a second ADU or a JADU on your lot?



Question 8: What could the Town do to encourage you to build a second ADU or JADU?

- We don't have space for additional units.
- Uncertain. Address planning, permits, zoning. Utilities, esp. water.
- There isn't enough space on the property to build another unit.
- There are two things to make people do the right thing - make it easy and make it affordable. The current process does neither.
- The town could help me get the first ADU permitted (it was built by a precious owner) and then help make the process easier. The permitting has been extremely tedious and difficult -- and not at all in line with the state regulations for building / permitting ADUs.
- The current process for making changes to one's property in San Anselmo is onerous. The Planning Dept. process seems convoluted, and onerous. Add to that huge, complex, poorly explained wait times and fees, and frankly Town planning structure that that seem *against* getting home owners to "yes." Contractors do not seem to like to work here. Timelines to get even small things done are discouraging. Plus it's been difficult to get answers in order to make plans. We have been paralyzed at the idea of having to do anything involving the SA Planning Department. One person says one thing, another says something else. In the meantime, our ADU will sit empty except for family and friends in need. There would have to be very specific guidelines, variances and a simple cost structure that anyone can understand. Education on the part of everyone to make sure things are understood from high to low and in between would have to be a starting place.
- We have considered renting out our ADU but have chosen to use it as extra work / storage space for now. With Covid + work from home, the extra space has come in handy as a work area. We also have aging parents that we may need to care for in the near future. The prior homeowners (who owned the property for 4+ years) also chose to leave the space vacant and use for their own purposes. The primary reasons we have not rented the space out are (1) uncertainty around our rights as it relates to renters (for example, with Covid emergency designations and eviction moratoriums, would we have any recourse if a renter elected not to pay rent or was engaged in illegal or unsafe behavior?), and (2) potential anger from neighbors as it relates to parking, etc. If the Town wants

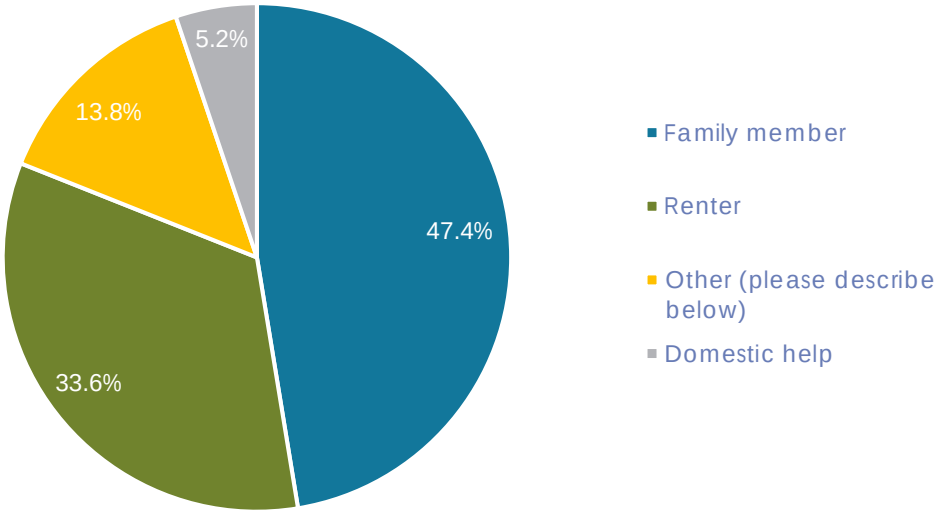
homeowners to create and manage ADU/JADUs, it will need to give formal encouragement and reassurance that legal protections will not be one-sided against them and that they will not be vilified as "greedy landlords."
- Reviewing permitting requirements.
- Relax setbacks even more
- Nothing. The lot coverage ratio is maximized.
- Nothing. No more space on property. We have previously allowed a friend who could not afford to continue to live in San Anselmo to live there for 4 years rent free
- Nothing. I have off-street parking for both our cars. Right now I have trouble seeing down the street when I exit my driveway or passing another car because of all the vehicles parked on the street. Another ADU would make that worse. I think they're great, but the walls of parked cars are dangerous.
- Nothing. My ADU is an in-law apartment over our garage
- Not seriously thinking about it now
- Make clear and simple rules and aim to help the process.
- Lower my property taxes a lot.
- Loosen development square footage building to lot size restrictions and expedite mid-construction change order approval process.
- I have had so much trouble and added unexpected expenses that I would advise anyone planning an ADU to forget it. The county has made it difficult and expensive, the construction costs have ballooned over original estimates, and delays have added frustration. As a senior, I wish I had moved into a senior facility.
- Accelerated permit process for standard units.
- EDUCATE! Educate people on the advantages of having ADUs. We have an existing, legal "2nd unit" which is part of our square footage and therefore our assessed value - so we are taxed (heavily) on it. Do ADUs count as square footage? Assessed value? Is taxation different for ADUs? Are there other advantages people might not know about?

Prospective ADU Owner Questionnaire

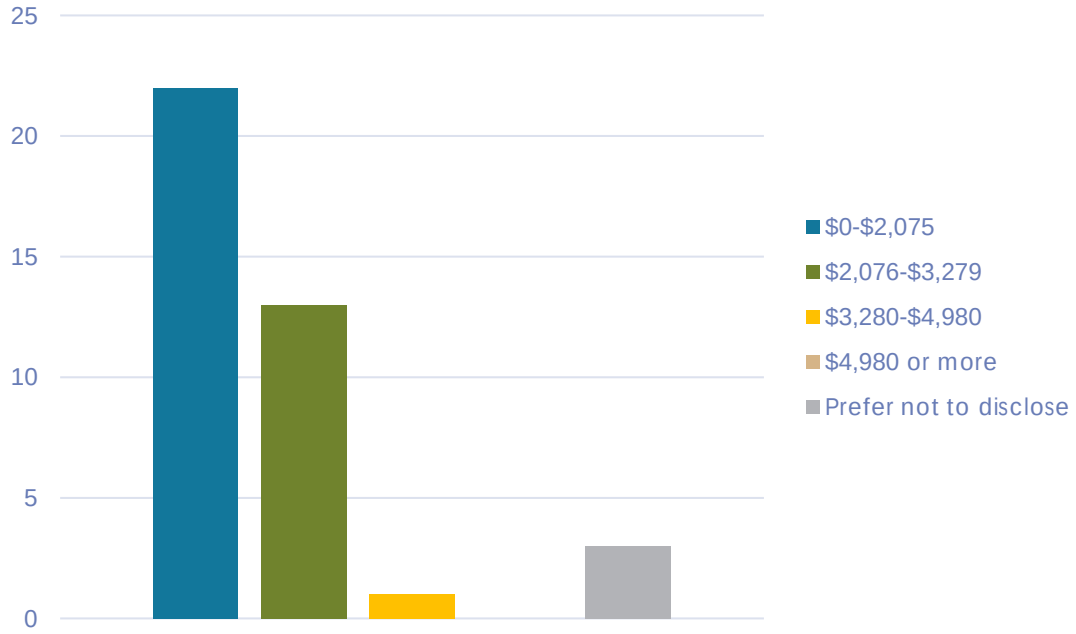
Question 1: What is the address of the property you are considering building an ADU on?

Answers omitted from summary to preserve privacy.

Question 2: If you were to construct an ADU, who would you intend for it to be occupied by?



Question 3: What range of monthly rent would you intend to initially charge?



Question 4: How could the Town incentivize you to offer your ADU at a more affordable rental rate?

- Lower taxes, ta break, etc.

Question 5: What could the Town do to encourage you to build an ADU or JADU on your lot?

- What happens if there is no more room?
- We would like to rent out a downstairs 'granny' type SADU but our home is old and we worry that the permit process would be costly and inspectors would penalize us for old out of code work and require us to fix everything. If we were assured that old out of code work would somehow be grandfathered in to allow a permitted SADU, we would be interested in renting
- Water, sewer and electrical connection; waive setback requirements
- Waive planning and license fees
- Waive permit fees. A big incentive would be to waiver permit fees on all property construction if an ADU is added as we remodel a bathroom/kitchen or any remodeling project.
- Waive building permit fees
- Nothing, we have no space to appropriately add an ADU to keep up with the high standards of San Anselmo.

- Unsure
- Town has reputation of being very arduous/difficult to manage regarding permits and building process. Would be useful to have a liason or "path" by which people can easily understand the process, how their situation fits into the process, and what are the definitive steps to move forward. Should be website that owners can find easy instruction, tips and information/feedback about their particular project. An example is a Tesla Solar roof. You can literally do most of the analysis/planning on-line. Information, price etc. is all easily available. You don't have to keep going down to a "brick and mortar" location or talk to someone live unless it is useful to do so.
- The previous planning director and current fire dept told us in early 2021 that we could not build an ADU anywhere on our property due to access issues. The Fire official said they would not allow any ADUs on Forest Ave. As the Firewise co-leader of my neighborhood, I am highly aware of the fire danger. However, when we purchased the house in 1997, we were told by the seller/builder that we could build down/ add another level at some point. That access would be off of Creek Rd, which a fire truck would have /now has very little ability to access as it is off Glen Dr and is very narrow/ has sharp turns. However, there are many houses on Creek already, some with extra units. I'm not sure what the answer is but thought I should share our plight.
- The planning manager is already helping my family - I just now see the Town Jan Pdf info on website- looks good
- The permitting process needs to be clear and streamlined. IF we were to build, it would be in our existing detached garage and it would only be for family if they needed housing.
- The need is here for sure, with limited space to build in community. Tax breaks in some form might give us motivation to fix up our water tower. Might be for family member rental first, and when time comes, open up to community once security measures enforced ((since women and children live here currently).
- The cost of permitting should be low and the permitting process should be expedited to minimize the duration it take to get a permit.
- Tax savings
- Subsidy, tax break, easy permit process.
- Subsidized building or permitting, revise set back restrictions, have more clarity around set back restrictions, provide ADU feasibility inspections or partner with a consultancy to do those.

- Streamline the process and provide property tax exemption. Substantially reduce permitting and inspection costs. Provide a thorough boilerplate of expected costs and work to reduce them. Amend nighttime parking rules for the reality that almost no-one actually parks a car in their garage and that there will be more cars that need to park if more ADU's are built.
- Streamline permitting and clear definitions of what is and isn't allowed
- Streamline easements; we would convert the garage which sits close to the property line. Subsidize cost of adding sewer lateral connection. Collect RFPs of local design/build firms to conduct free assessment of ADU feasibility and cost.l for homeowners.
- State funded subsidies for construction of ADU through holiday of property taxes for a period of time. Also, we need better roads and infrastructure to accommodate heavier uses that come from higher density.
- Simplify permitting process and building regulations
- Set precedence for others in the approval process by making choices that are conducive to growing families. Allowing maximized square footage that still complies with set backs. In other words if the height and setbacks are compliant, what difference does it make on the square footage that is counted.
- Seminars on how to start the process, costs, rules, etc would be great. I look at online articles and builders, but gets overwhelming
- Review of current permitting process with an eye to speed it up and it more efficient. Financial support. Ie, leave property tax assessment unchanged.
- Remove setback, lot coverage, and parking requirements
- Relax requirements for parking spaces on property
- Reduce setback restrictions and other limits to building
- Reduce permit fees
- Reduce parking reqs
- Reduce fees
- Quick/subsidized permitting process; make it easy to expand driveway and curb cut/other creative solution for adding off-street parking; be flexible with property line setbacks
- Public/private finance. Streamline the process. No hassles.
- Provide simplified guide and examples of constraints and potential costs (permits, etc)
- Provide me with a list of things the Town is willing and able to do to encourage me.
- Provide easy permitting. Provide a courtesy inspection to see if our property lends itself to an ADU or a JADU. Provide us with resources to proceed as well as contractors who have been vetted. Provide

us with possible sources of funding.
- Provide clear guidelines, provide site evaluation, consultation and suggestions. Recommend vendors. Show examples of ADUs with approximate budgets. Make low interest loans available to those of us of fixed/lower incomes.
- Provide architectural or other support to consult with homeowners on the most cost effective way to build an ADU on their property.
- Provide additional parking options nearby.
- Provide a rebate (similar to the sewer lateral replacement program) so I can develop an ADU and stay in my current home versus trying to buy a bigger home in San Anselmo.
- Provide a low-interest loan.
- Provide a low interest loan or property tax rebate so that I could justify it financially.
- Property tax credits
- Offset cost of construction with state or federal subsidy, tax credit, or low cost financing.
- Office space. My neighbors and I really do not want more housing in San Anselmo. There is already too much traffic. Anecdotally, most ADU's are constructed for home offices or short term rentals.
- Offer incentives or breaks on taxes and permits. Also maybe grants for closing costs. Discount on fixed or adjustable interest rates. Maybe have contractor's to offer discounts on foundation work or sewer and utilities hook ups. Make it easy on the home owner to have ADUs on their lot.
- Offer Grants to take burden of financing with higher interest rates. Make it easy on the home owner to get permits and any financial help would be helpful. Keep taxes low or hold off on any increase
- Obviously, reduce application fees, and no property appraisal change.
- Not sure.
- Not sure, but possibly streamline the approval process.
- Not be so strict and charge so much. I don't think I can afford to do this but will explore.
- No property tax increase for seniors.
- Negative number 1 - My understanding is that the current requirement pretty much requires using an architect to do the plans. Nagative number 2 - costs and time required to trudge through planning and building department rules and incredibly thicker building code books. Negative number 3 - increasing population while drought hangs over us. Negative 4 - forcing reliance on PG&E electric. No natural gas is allowed for homeowners while refineries and landfills burn off methane/natural gas constantly.
- Make the process easier. We have been trying to add solar to our home all year and it has

been a nightmare of a process. Given how challenging it has been, it is very discouraging to attempt additional projects.
- Make the permitting process more clear and manageable given the short supply of contractors and other professionals with time to schedule such a project.
- Make the permit process easy and affordable!
- Make the permit process easier.
- Make the permit process easier , Decrease fees for adus, offer tax credits Have a workshop on the ins and outs of adu in SA
- make the codes and restrictions easier
- Make the building permit and fees reasonable instead of what they are today
- make permitting process simple and easy to understand -referrals to contractors
- Make permitting process easy.
- Make permitting process easier and more transparent.
- Make permits easy, potentially tax credits, provide education resources and reputable suppliers (what's involved in building an ADU, typical costs, things to think about, who can help, etc.).
- Make permit process simple
- Make it easier to understand related planning guidelines. My ADU would be built on a garage in the hillside—all new construction. I have requested guidance from the planning department via email but received no response.
- Make building ordinances, permit process less complicated and less expensive
- Lower permit fees.
- Loosen the restricts and make it easier to accomplish.
- Less red tape, no additional tax, fees, forced upgrades
- Last I checked we were limited in our square footage although if you look at our property you will see it's quite large. In order to make this affordable the allowed square footage would have to increase. We've looked into building and have spoken with builders and attended zoom information meetings so we are serious but when we punch out the numbers, it doesn't make sense to add for only 1100 square feet which is about what we are allowed. We're on a hill so that adds to cost. But if clearing out an area and could add more square footage the initial costs starts to make more sense. I have a recent college grad (engineer) and his girlfriend I'd love to see move back to California but it's too expensive for them, even if they are renting.
- Keep the involvement of MMWD, Ross Valley Sanitary, and Ross Valley Fire at bay, and prevent them from imposing too many restrictions, fees and infrastructure requirements.
- Keep the fees and cost to build down

- Keep taxes low.
- It's just too expensive. So rebates and making it easy and quick to build. Less $ for permits.
- Issue permits in a timely fashion
- Increase the building envelopes and have less regulations around building. Make getting permits easier without such long wait times.
- I think I would need a parkin waver.
- I run a nonprofit housing organization that supports local jurisdictions connect with homeowners interested in building an ADU/JADU. We currently support jurisdictions in San Mateo County and Alameda County and I would be thrilled to help bring our expertise to San Anselmo where I live. You can learn more about our programs at this link: https://www.hellobright.org/sponsored-programs. We have know the process can be overwhelming and the risks of getting it wrong can have significant financial impacts. Happy to connect and share more about Hello Housing and the work we do if you think it would help to streamline your process and support more homeowners create affordable places to live within the fabric of existing communities.
- I have found the review process cumbersome. Town has made it impossible to get clear path to approval. When we submit revised plans (with revisions requested) only to get flagged on data that was approved in earlier submission shows issues with outsourcing the process for review. It also puts home owners at disadvantage vs other projects town has approved. I feel town has not adherents to CA law passed on ADU and overburdens homeowners applying based on state law.
- I don't know. The fundamental problem is that the cost of construction is too high, so the rent we would have to charge is too high. We would want to rent to someone middle-income (teacher?), but there's no way to make that even close to pencil out.
- I am interested but with the cost of building so high right now, I can't afford to do the project.
- Help with permit fees. Remove current obstacles to construction- ie urban interface rules, requiring sprinkler systems for adding the square footage, reassessments, etc. Advice on where to locate unit wIthin town's building policies (ie- setbacks). We have looked into this but it's seems it would take 10+ years to break even with current cost of construction.
- Help me find a consultant who can advise me on constructing and adu with the least amount of complications from the city , applicable agencies and finally neighbors.

- Guide for the highest value with least costs.
- Grants
- Grant money
- Follow models from other cities such as San Rafael that facilitate the process.
- Familiarity with permit process
- Facilitate permitting process for electric and plumbing.
- explain the procedure in simple terms. iLow cost permit. We are 89 and 84 and would like to stay in our home. I am presently caring for my husband who has alzheimers.
- Enable me to be closer to the property line in front since my front yard is shallow
- Easy permitting and help with sewer lateral
- Easier & less expensive permits
- Decrease fees and wait times for permits.
- Currently cannot add another ADU due to limits, can only do JADU in main house
- Change the 8' setback requirement so that families can fit in a unit without it taking over their entire backyard.
- Because our home is located in a flood zone, we seek SA Town policy for ADU / JADU, which addresses both safety for occupant, and economic possibility for property owner. Right now, based upon our initial explorations, Town requirements are not economically prudent for many home owners who can / would invest in a living space for a renter / caregiver / family member.
- Approve our permit. We have been trying to get this through for over a year. The renovation required would not change the structure for our neighbors.
- agree to a legal unit that could already be used for that
- Adjust setback requirement to be able to have ADU closer to the fence.
- Add sewer and water hookups to Alderney St which runs at the back of my property where the ADU would be built

Homeowner not Interested in ADU Questionnaire

Question 1: What could the Town do to encourage you to build an ADU or JADU on your lot?

- Nothing
- Nothing.
- You could buy the property from me. Otherwise I wouldn't want to build an adu on my lot.
- Will not
- Where is the water coming from to have a reliable supply for San Anselmo? No more building or water hookups should be allowed until this is addressed.
- We should not be encouraging ADUs.
- We have a parking problem on our street - this aspect of increasing density is hard to ameliorate, so not sure what you can do to help with that - possibly increasing flexibility of issuing overnight parking permits.
- We don't have any room at all. Please consider neighbors if ADU's are treated as Airbnb's.
- waive permit fees and accelerate permit process
- Waive developer fees
- This town makes it SO difficult and expensive and slow to do anything. Why try?
- They couldn't
- There is nowhere to put one
- There is no room to build an ADU on our lot. As a general issue, I believe the addition of multiple ADUs would increase population density (with a knock-on effect on traffic, services, etc.) and undermine the town's esthetics.
- The town needs to create a holistic plan on how ADUs effect neighborhoods, parking, traffic, fire evacuation and the cost of improving infrastructure to support ADUs.
- The Town might hold informative sessions where they presented examples and designs of ADU or JADU. There could be displays on the Town hall lawn as in the past also.
- The problem in our neighborhood is parking. We have many Homes without off street parking and many homes have more than2 cars and some won't use the parking decks they have. I would love to build one, I feel the town really needs to address the parking in the hills.
- The problem for us is that our backyard is tiered and not really suitable. But if it were, it would be the arduous permitting process many towns have.
- The downstairs of my home could be converted into an JADU as it has a separate entrance, laundry facilities and a bathroom. What it lacks is cooking facilities. I would like to read about how I could create a JADU, what is the permit process, do I need cooking facilities? What are the anticipated costs? Would the JADU be allowed to park

overnight on my street? Hampton Avenue in SA.
- Tax break
- Subsidize funding for the project.
- Streamline the permitting process and give me a tax break
- Sorry, I don't have enough room as creek (easement) runs through the middle of my backyard.
- Simplify permit process.
- Reform the Town's building code. It is absurd. Then make the front end process of pulling a permit easier for homeowners and contractors. The individual building inspectors are professional, but the underlying code and processes significantly increase the cost of housing in SA.
- Reduce the overwhelming burden of design review and regulatory red tape that prevents any construction work in the city. The cost of getting permits is beyond outrageous snd unjustifiable. Career bureaucrats appear to be encouraged to maximize inflows to pay for bloated pension costs.
- Reduce cost
- Probably nothing. I don't think that I have room.
- Pay us for the kitchen it made us remove from our studio when we bought or house in 2012
- Our property is not feasible for another unit. There is a long narrow driveway and it is the only way to enter and leave the property.
- Our neighborhood is already so dense and our neighbors so close that I can't imagine adding more buildings and people into the mix.
- Our lot is too small.
- Our lot is not really big enough. What it the took the space behind red hill s over field and build there. It would give people access to the only affordable place to shop -Safeway
- Our house is on a steep sloop and there is no usable land for building an ADU. We now have three generations living in our home, and if our child, his spouse and grandchild ever moved out we would consider converting the lower floor to a rental unit. It was an "illegal" rental unit when we purchases the house 25 years ago, and the Town made the seller remove the stove before closing.
- on hill. cannot accomodate
- Offer property tax relief
- Offer planning/permitting support team to help streamline the process and reduce costs.
- Nothing….don't want the responsibility. I've already had difficult experiences with renters.
- Nothing. Too much government interference currently.
- Nothing. There is insufficient space available on my parcel to construct a second unit.
- Nothing. San Anselmo is already very crowded. Just drive around at night and count the vast number of cars parked on street.

- Nothing. No space. My yard is my favorite space.
- Nothing. No room on my lot
- Nothing. My lot is too small and I have no interest in adding to the density in what is already a relatively dense neighborhood.
- Nothing. I wouldn't want to add to the congestion of Butterfield by adding a unit.
- Nothing. I don't want one.
- Nothing. I don't believe we should rely on ADU but instead, allow multi-family home/ projects to proceed more quickly.
- Nothing. Don't want them.
- Nothing. But these units must be permitted and built to code, unlike 32 Fern Lane
- Nothing. At this time I'm not interested.
- nothing. town should not encourage more density.
- Nothing. ADUs just might be the end of safe streets as well as reasonable access to on-street parking for guests of current residents. Look at how impossible the parking is in many old neighborhoods of Seattle. They are like NYC for parking spots
- Nothing, too many people & vehicles on the road now.
- nothing, lot is too small
- Nothing, I don't think my property can support one
- Nothing that I'm aware of. I don't believe there is financial assistance and we simply can't invest that kind of money at this time. BTW, we are unincorporated SA so not sure this survey is applicable to your assessment.
- Nothing my lot is too small.
- Nothing but I believe it is a good ifea
- Nothing at this time. The neighborhood in which we live already has way too many cars parked on the hilly and narrow streets. Adding any additional housing per lot would only increase the number of cars on the street further increasing any safe corridors for fire or flood evacuation.
- Nothing - however the building located at 703-707 Sir Francis Drake Bl could be purchased by the town and turned into housing. It is in close proximity to Andronicos and the transit hub.
- Not sure. I love that we are working on this but don't think it works for our home
- Not much. Our land is too steep.
- Not much. I love my little house on a small lot and am not interested in adding another unit to it. I use almost all of my lot for gardening and enjoy the small extra space for me and my pets without having to have another family or person sharing my property. I love my open driveway where family and guests can park without cluttering up the street. I am sad to see that more housing can or will be built on "single family zoned lots" and realize that the single family zoning is no longer going to be acceptable. Too

bad. I have owned and lived in my house since 1976 and to not care to see changes that more units on existing lots will probably create.
- Not much.
- Not much, since I have no interest in becoming a landlord. If I was interested, the key thing would be to make it fairly easy to evict a tenant. Since an ADU would likely be connected to my home, a "bad neighbor" tenant would be a big problem. Thinking about 3 people moving in instead of 1, 3 cars instead of 1, loud noises late at night or early in the morning, etc.
- not much
- Not increase my property taxes as a result of adding livable space. Also, not allow them to be used as Air B&B, etc short term rentals
- Not feasible, but ADUs are a great solution to the housing crunch.
- not feasible due to site constraints
- Not enough space
- No room...
- no room on our lot for ADU
- No permit fees or any other fees.
- Nada. It's too crowded already. I hunk more units would be a safety risk, especially in the event of a fire in San Anselmo.
- NA. Don't have enough land to build an ADU.
- N/a do not have space
- My yard space is way too small to build on, so the only way to build would be to add above my detached garage, which would by quite expensive, I would think. If the Town wanted to pay for someone to complete some rough construction sketches and the related financial analysis for me, that would be helpful-- cost of construction, including soft and hard costs, and fees, and what the rental income stream could be -- so I could see when it could ever pay for itself. I really have no incentive to add a unit to my small lot and would not want to pay for an architect and Town fees only to possibly find out it may not pencil out.
- My question is, why won't you issue my neighbor across the street a permit to build her ADU??
- My lot isn't conducive because of a large sewer easement on the north side. However, I have no problem with others building one.
- My lot is too small to accommodate either
- My lot is too small to accommodate an ADU. If that were not the case, I would be VERY interested in building one.
- My lot is too small for an ADU but perhaps an expedited planning and building permit process would make it more attractive to others.
- Most of my lot is a hill and I don't think it's safe to build on it.
- make the process pain free. Make the process work for the homeowner.

- Make the process and costs clear and transparent. Show examples of successful ADU/JADU project as models.
- Make the permit process easy. Perhaps subsidize water bill for a certain period.
- Make the permit process as easy and straight forward and simple as possible. All homeowners to be creative with their ADUs to allow for the variety of lots in this historic and hilly city.
- Make the building permit process easier and allow for more variances on setbacks and other regulations/rules ie: FAR, parking, etc.
- Make project permitting efficient
- Make Planning Department permission process faster and cheaper. San Anselmo Planning has the worst reputation in the County for housing and dwelling repair permit process.
- Make permitting a lot easier. Give tax advantage.
- Make my lot bigger.
- Make it less steep and actually accessible for a construction team without costing a fortune.
- Make it affordable, wave fees.
- Make hurdles to building clear.
- Major financial incentives (we can't afford to do any upgrades or renovations- would need to have the whole project paid for by town to convert our detached garage into an ADU)
- Lower permit and fire department feed.
- Loosen the general permitting guidelines for all construction / remodels.
- Loosen overnight parking restrictions.
- loosen nighttime parking restrictions
- Loosen all the rules and costs to allow hard working people to actually enjoy their houses and what land they have. It is unfathomable the amount of red tape and regulations that are needed to complete the smallest changes and improvements to ones property. If you relax the regulations then the trust will improve! It is almost unaffordable to survive in San Anselmo and Marin County any more!
- It just seems overwhelming with financial costs, finding the right designs and contractors, and dealing with angry neighbors who want zero construction in the neighborhood.
- It could update the excessive parking requirements in our driveway, in relation to the street.
- info about streamlined permitting and clear requirements/info about any incentives re: affordable income units, etc
- If our lot was bigger, I'd be open to the idea, but our lot is too small to accommodate one.
- If I needed additional housing for a family member I would consider a tiny house on my property
- I'm not interested

- I'm not in favor of ADU's unless the property owner has sufficient off street parking for themselves and tenant, has large property that qualifies under current rules of lot coverage for additional living space. The majority of San Anselmo houses, once be know as weekend house are on small lots, owners have increased these to suit their family sized, this has caused overcrowded streets and neighborhoods.
- I would need more land. Lot too small
- I would need an easement through through or between parcels I don't own for access to undeveloped area of my lot.
- I would consider an ADU but don't have enough room on property to construct
- I think your survey needs one more answer for the first question: I am a homeowner interested in building an ADU, but cannot do so financially right now. We hope to do so in another 5-10 years.so for us, the barrier is financial.
- I love on a hill so I assume the construction costs would be too high and I couldn't afford to build one. If I had the resource to build I would definitely want an ADU.
- I live on a steep, slide-prone hillside up Oak Avenue which is unsuitable for a second unit.
- I live on a hillside in an almost 1500 sq. ft. home. There really is no way to add an ADU or JADU without doing some very expensive construction to add to the size of the home or to build a separate unit on a steep hillside. Plus some kind of parking would have to be created since there is no parking available along the narrow street accessing the property.
- I live in Sleepy Hollow, not within town limits. I don't believe I could put an ADU on my property because of laws/rules about construction near creek banks. Even if I could, I wouldn't. We already do not have enough water; and traffic is a nightmare, with no public transit out here.
- I live in an HOA, so not allowed and already fairly dense housing. Fully support ADU/JADUs. Make permitting process and fees reasonable.
- I highly support ADU and JADU building in San Anselmo. We own a condo in the town of San Anselmo, so we aren't in a position to build. To encourage others: Hold workshops and offer online information to educate the community about the process, laws, available funding programs etc. Support those who want to build by making the permitting process clear and efficient.
- I have a separate lower level apartment which work nicely. However, I can neither afford (on a fixed income) to put in sprinklers in my home, nor do I want to do that.
- I don't know.

- I don't have sufficient unused land. I suppose eliminating the offset requirements might make it possible to convert my garage. However, I would need additional financial incentives like low interest loans and waiving permit fees.
- I don't have enough room. Our street is one way and has no extra parking. Plus, we are in a drought and should not be building a bunch of new housing. How about converting empty town buildings into apartments, homes, etc?
- I don't have enough room on my lot or I would do that!
- I do not think the town should be encouraging this
- I currently live in a condominium.
- I already rent out a room in my home so don't feel like I would want to also have an additional family. I don't have adequate parking to have off street parking for another car.
- Hold workshops detailing how-to guidance. Create/promote webpage(s) dedicated to ADU development
- HELP WITH COST OF CONSTRUCTION/PREPARTATIONS, ETC
- Grants, tax relief, ease of permitting.
- Give me a bigger lot! Seriously, there is no room.
- Everyone says the Town's Bldg. Dept. is a nightmare to deal with. Do something to make it more user friendly.
- Ensure all the illegal overnight on street parked vehicles are ticketed or towed. It is bad enough when residents convert their garage spaces into living areas, & then park their cars on the street. But, encouraging homeowners to add ADUs etc without parking is a public nuisance and safety hazard. When the EMTs, police or fire department can't reach my house to provide life saving emergency services, and I or one of my family members die, who will the attorneys look to for cause & accountability.
- Enlarge my backyard? ;) No room....
- eliminate costs for permits, etc.
- Easy permitting process
- Easy and quick approval of plans.
- Currently, there are too many restrictions and hoops one has to go through for any such project. Plus, the number of inspections, requested engineering reports, fire inspections and regulations to tire any potential home owner interested plus the associated costs of these reports makes any reasonable project not affordable.
- Considering how challenging the town makes it just to build a shed including g a 20' variance requirement from the back fence I cannot imagine the frustration entailed in building an adu. The town has a bad reputation for being difficult and slow.

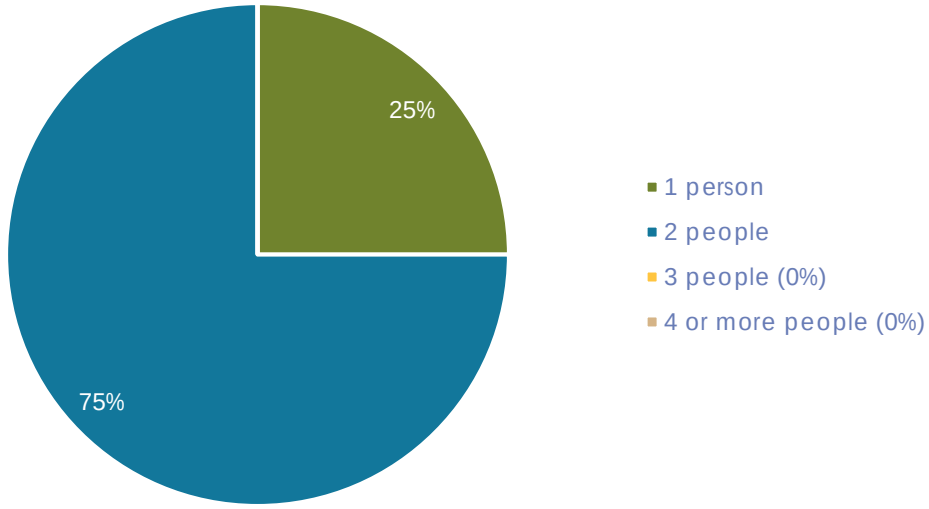
- Change the regulations. I don't have a lot of space.
- Change the permitting process. Construction in San Anselmo is more expensive than other Marin towns because of the burdensome permitting system.
- Change set back rules and relax street parking restrictions on sufficiently wide streets
- Build more housing that is not ADU / JADU
- Approved existing structue.
- Allow shared water line so no extra MMWD charge. Allow one story ADUs to be within 3' of side property lines; two story stay at 8' side setback. Do not allow conversion of existing on site parking as our streets are too narrow to accommodate so much parking. It is beginning to feel like Rohnert Park. Street sweeper can't even clean the streets. Cars are not going away.
- 1. Streamline approvals. I built a home office (almost an ADU) and approvals took 12 months. Get that down to 30 days. 2. Waive property tax increase on reassessment after ADU completion.

ADU Resident Questionnaire

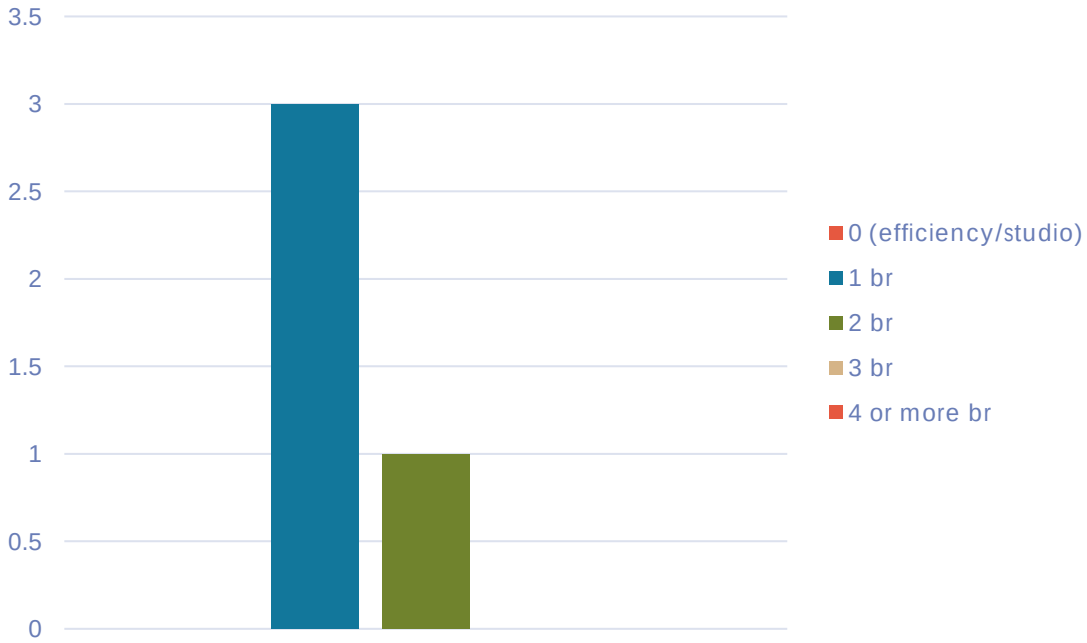
Question 1: What is the address of the ADU you reside in?

No responses to this question.

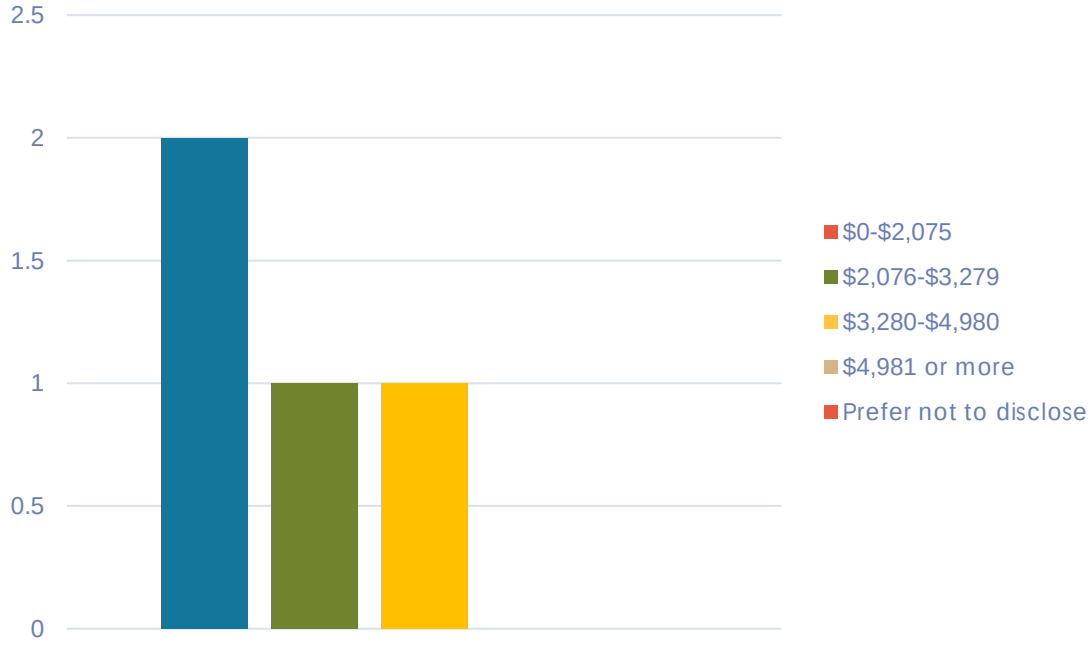
Question 2: How many people are in your household?



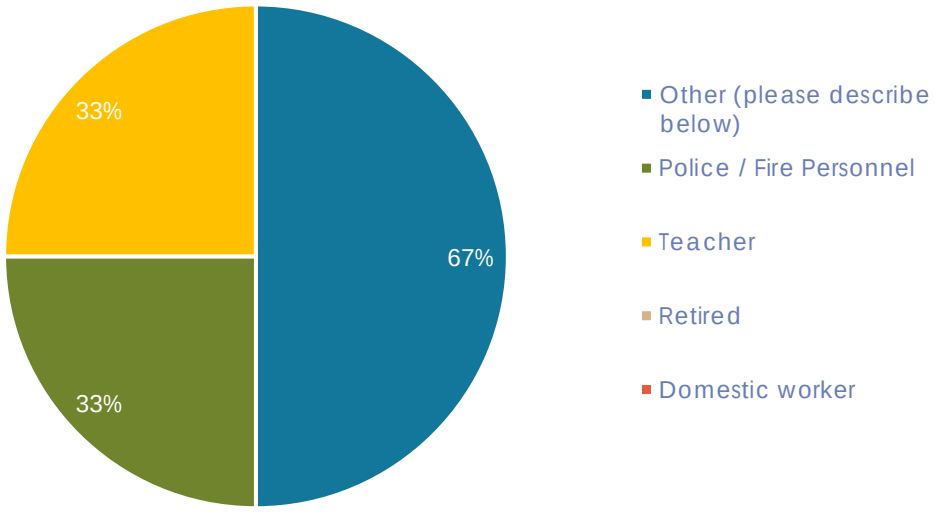
Question 3: How many bedrooms are in your ADU?



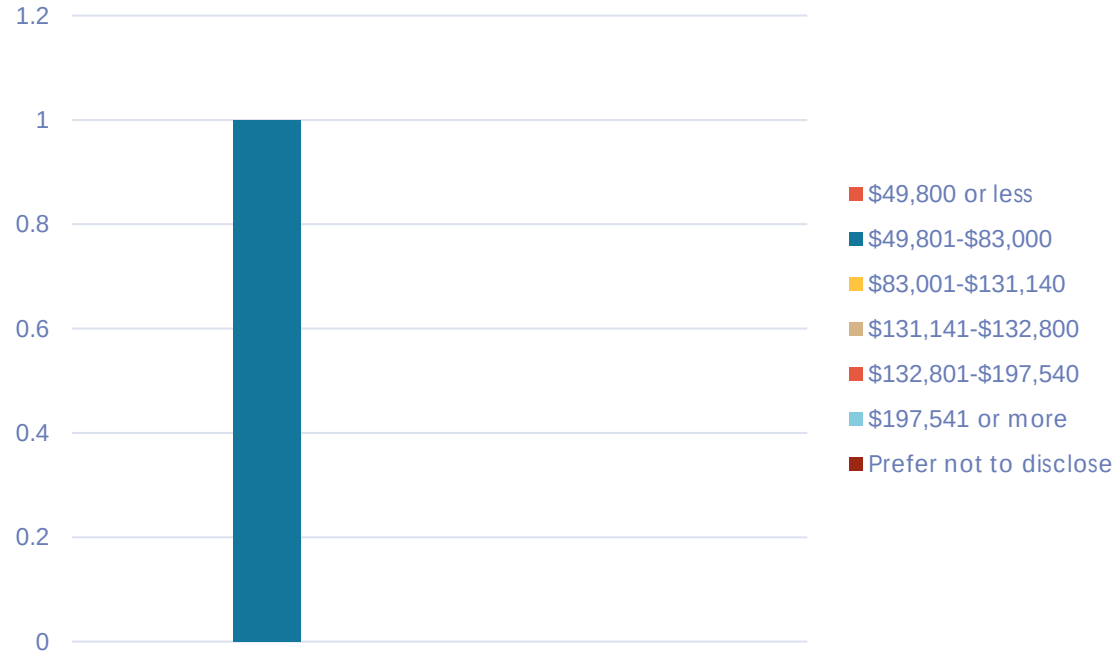
Question 4: What range of monthly rent do you pay?



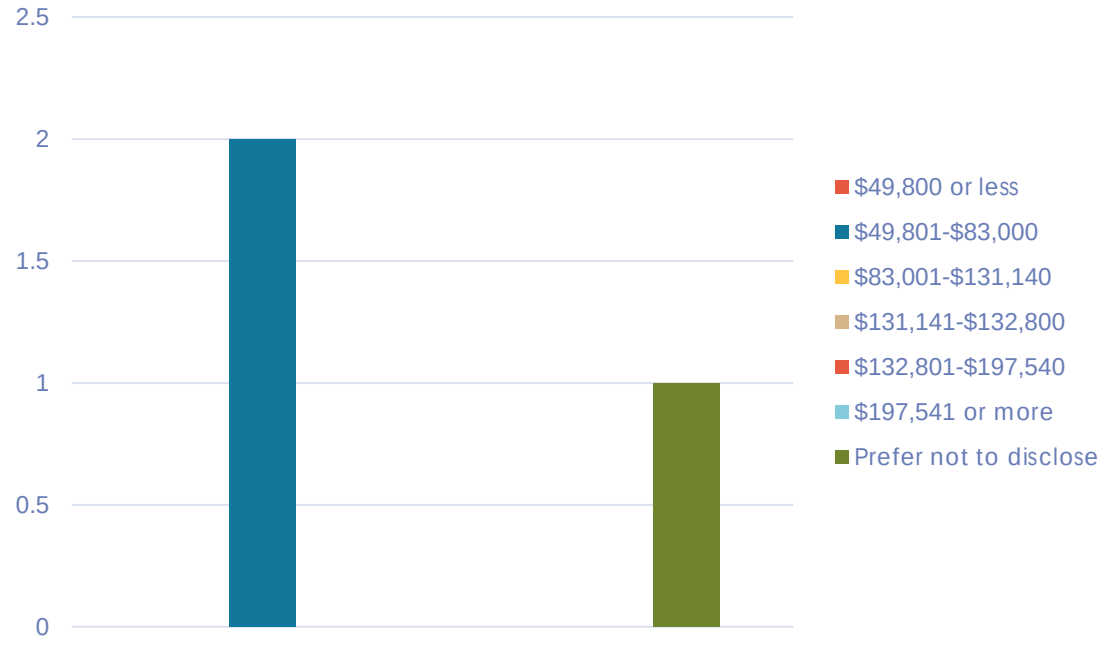
Question 5: What option best describes you?



Question 6: What is the annual income range of your household?



Question 7: What is your annual household income range?



Question 8: What income range does your household fall into?

No responses to this question.

Question 9: What annual income range best describes your household?

No responses to this question.

All Respondents

Question 10: Please share any other ideas you have on how the Town can promote ADUs and JADUs as a viable affordable housing option in San Anselmo.

- Zoom & In person (Hybrid) meetings providing information. Invite people who have built ADUs and JADU's and had positive experiences to share those, perhaps there are contractors, architects that also may offer info. photos and designs. Financial benefits
- You have to convince NIMBY residents that this is a good and necessary thing.
- We've also had family members live in our adu in the past. That was a key reason we bought the property.
- We do not have enough water to add to our population. Also, It is already a dangerous situation with the population we have if we have an emergency evacuation. Our streets and other infrastructure cannot handle increased population.
- We are trying to build an ADU but have had several challenges with the permitting process and great expense.
- We are having a Marin Green Home Tour this fall. It might be useful to have an ADU home tour (probably across Marin, not just in Town), so people could see the possibilities. Perhaps promote them at an Age Friendly meeting - long-time residents might be interested in them as a source of income.
- Waive the public review process .
- Waive permit fees for any project associated with ADU if the owner makes the ADU available to rent to school district employees for min 5 years after construction completed.
- Use uninhabited schools and other structures, ie; old storefronts and restaurants that are no longer in business due largely to online shopping.
- This makes so much sense to build community. When the land space is used more efficiently and equally than the elitism that builds in other communities, such as Mill Valley as an example, means the character of what used to be a great town changes negatively. Mill Valley used to have a healthier community (even in the 90's) but has evolved into the land of the haves and the have-nots. This leads to the people, like myself and my husband, who have a valuable service to offer even the elite

(teaching) being unable to simply survive. As the old song goes, "you don't know what you've got 'til it's gone". The community, to be strong, needs all kinds of people (like teachers) and yet many of us (working folks) are just fleeing California for good.

- This is the affordable future for Marin/Sonoma counties. It a win-win for both owners/renters/seniors. I think private/public financing would be the way to go. SB's 9/10/11 have opened the doors, it's time for SA to help people who wouldn't be able to live here otherwise. It's not about rent control but housing or lack of affordable housing as there is not enough. I think ADU's could have a rent cap of $1200 to $1500 for example. Again, based on low rate loans. We need to think outside of the box. The future is here now.
- This is a duplex rental lot with no space to build more.
- there are many downtown locations that could be changed into apartment complexes
- There are a non-profits and programs available to assist people with understanding the feasibility and cost of adding an ADU or JADU. It would be helpful to share these resources to provide information and promote the idea. One organization is Hello Bright: https://www.hellobright.org/
- The unit was originally used as a studio and genealogical study base. Now it is for guests and back up for income or/or potential care giver residence. One serious issue is space for another car as Durham Road is already illegally used for resident overnight parking, and although there are usually 12' for fire and security access the town does not enforce it's parking restriction.. I suspect this situation exists throughout the community, and any increase in car using occupied units will exacerbate already potentially intolerable parking conditions.
- The town should keep a close eye on the number of ADU/JADU's, in order for these not to put too much strain on the existing logistics of the town. I.e. curbing the amount of (additional) traffic these additional housing units will create.
- The Town should consider the quality of life before promoting / allowing new units to be built. Parking, traffic, water and sewer are critical elements.
- The Town needs to not just rely on ADUs to meet the State's requirement. ADUs primarily adversely impact the small flatland lots in terms of bulk and parking. Look at sites such as above the commercial spaces at Red Hill Shopping Center, the storage building on Mariposa, United Market and Andronico's,

above the Recreation building, etc.

- The town has to be supportive in the laws and regulations put forth for anyone to be interested. The town may entice potential interested parties but then they put any and all rocks in front of one's feet to restrict the process.
- The town could sponsor in-person or Zoom workshops to guide and prepare homeowners who wish to add a ADU to their property.
- the area I'm wanting to build it a steep slope so the cost of building is probably cost prohibitive
- The approval process for ADUs in San Anselmo needs improvement. Once a proposal is reviewed, ALL additional information required should be identified in one pass. The continual reviews with incremental requests for information has worn us out. We are not sure we are going to continue the process. This ADU is intended to provide an affordable home for a family member who is disabled and unable to care for themselves.
- The ADU concept eliminates the concept of Urban Planning by ignoring the associated needs for developing housing - some of those elements are: environment, traffic, schools, shopping, parking, fire access, police access, urban/wildfire interface, demand for water etc, etc. It is a dangerous policy that will create greater problems than just a shortage of housing as it pits neighbor against neighbor at so many levels and introduces potentially dangerous elements into quiet, stable neighborhoods.
- Tax breaks Renter vetting
- Talk to people who are currently renting out ADUs as short-term rentals and see what it would take for them to convert to long-term rental
- streamlining the permit process
- Streamline the application process and impose a 30-day permitting deadline.
- Streamline permitting. The added parking would be a problem too. Wondering if the town would have any way of ameliorating that if we add ADUs. ADUs definitely do seem like a way to keep our small town feel while adding units so overall, I'm in favor of this.
- Stop ruining neighborhoods with these cheap projects. Build higher density housing near public transit hubs and leave low density neighborhoods alone!!!!!
- solve parking issues associated with ADU development... already too many cars on many roadways to allow emergency vehicles and safe travel by car and bicycle
- Simplify all aspects of the building process. People have been living in non-code houses for thousands of years and managed to overpopulate the world.

- Set up a task force or advice line for people who want to do this. Unfortunately the town building department has a reputation of being very difficult to deal with, requiring multiple plan revisions and putting up other obstacles that make people reluctant to take on projects like this.
- Send postcards to all households inviting residents to attend in-person and/or virtual workshops. The postcard would also allow residents to enter a portal with FAQ as well as resources. I'd want to speak with three residents who have recently put up ADUs or JADUs. Perhaps this could be accomplished with an open house. An entry fee could benefit a local charity.
- See previous comment
- See previous answer and lower permitting costs.
- Review the parking limitations in town and re-evaluate what streets need to have no parking 2am-6am instead of it being a town wide rule regardless of the dimensions of your street. I understand it's for emergency vehicles to be able to get through. In my neighborhood people park every day and night on the street and just pay the very occasional ticket. This would help with parking for extra units to lift this rule where it was safe to do so
- Require offstreet parking on properties that add ADUs. Limit them to areas of San Anselmo with larger lots, wider streets, closer to main transportation arteries (i.e. SFD)
- Remove silly unenforced regulations like changes parking limits (car space from the street). No existing construction abides these rules. Also enforce speed rules and parking off-site to improve pedestrian and cyclist safety. Promote non motorized transport for the added population that would live in ADUs but permit adjustments for transport and solar approvals that limit greenhouse impacts of expanded population. The current framework is exploitative and reflects an effort to milk money from citizens rather than reflect costs. Friends who have tried to do an ADU were overwhelmed by red tape and undue and unnecessary citations and work stoppages (none of which were outside of code) by Keith Angermann. Everyone in Marin recognizes that San Anselmo is the absolute worst place to do construction. The town and their capture from career architects and contractors who exploit the regulatory system to ensure a monopoly on the system and extract money from taxpayers is obscene.
- Reduce the number of permits required, and make the permitting process for all projects (not just ADUS) easier and accessible for DYI projects. San

Anselmo residents often skip permits because it is virtually impossible to get one if you are not a licensed contractor that works with the Town's system. The Town has a reputation as one of the most difficult to work with. Consider undertaking a permitting reform process like San Rafael and the County of Marin did.

- Reduce permit cost
- Reduce or eliminate planning and permit fees.
- Public listing of avalible ADUs; rent pricing ranges (tell homeowners what they can charge that the orices aren't outrageous)
- Provide tax incentives to homeowners or other financial assistance related to permitting/construction costs
- Provide people the opportunity to legalize their illegal ADU/JDU without fines or punishment.
- Provide no-cost pre-approved ADU plans, and support with design, permitting, and project management for ADU construction.
- Provide improved service at towns permit department by: 1) increasing walk in hours 2) ensuring emails are responded to within 24-48 hrs 3) speeding up permit review timelines, especially of the fire department 4) consider over-the-counter permit for certain 'standardized' ADU conversions Reconsider street parking ordinances, I.e. only street parking allowed over night under emergency circumstances
- Provide examples of actual adu's - different types, problems, costs
- Property tax breaks
- Promote sites with plans that will have a streamlined approval process, like what LA county does with its ADU site ladbs.org
- promote financial incentives and social values of the project
- Promote examples of single family homes having been successfully converted to a 2 unit dwelling. In particular, reactions to owners, new occupants, and, importantly, neighbors.
- Please take parking into consideration, especially in the hills.
- Please make more affordable housing available in SA.
- Please make it as easy and affordable to build ADUS esp that are accessible and easy access to transportation. Please consider limiting ADUS for vacation rentals. Thank you
- Please keep all up to code and with permits Notify neighbors
- Please include a requirement for reinspection (at 1, 2, 3 years) of ADUs to ensure that's really what they are. I have seen multiple people in SF and Mill Valley build "ADUs" in order to get fast approval for expansion/easement, then remove kitchens/doors and reintegrate the fake ADU space into the primary residence

immediately after final inspection. There could be a penalty of 2x the permit fee per year until violations are remedied. We need more housing, not an easier way for people to make big houses even bigger.

- Plans and prefabricated options that can be placed easily, discounted options for plumbing/electrical hookups, etc
- Permit additional parking and help set up well lighted pathway to ADU
- Perhaps there could be a streamlined process to planning; discounted or even Town supported "scholarships" for fees; grandfathering in anything with a clear, specific checklist to bring things up to whatever code; establishing a waiver or variance structure prioritizing these types of structures; a series of videos done by the Town that takes homeowners step-by-step through the process; perhaps a dedicated person in the Planning Department could spearhead these projects; lots of social media, and press blitzes to get the word out.
- Per a potential rental ADU / JADU, in a flood zone, establishing design requirements which account for how rare flood events actually are... (for us, once in 27 years...) i.e. requirements emphasis safety, and possibility for an owner to make this investment. How can design and materials requirements be designed for both safety and a wash out that more easily / quickly gets someone back in their rental? Not the 9 months it took in 2006, for us to raise up our older home, and renovate it...
- People that want one will come to the town for permits.. Offer them some discounts for local related businesses. Also, over 50% of surveyed residents said they did not want to be told how to power their homes. No one talks about the generators,or solar panels or battery waste. Do you think there would be a star rated restaurant in San Anselmo without a gas stove? No.
- Partner with Marin Housing Authority to place vetted tenants
- Partner with approved contractors that better understand the JADU and ADU regulations and process.
- Parking, noise, garbage on the streets is an issue and will only get worse. We are adamantly opposed to this. You need to implement mandates and ordinances that allow us - who pay exorbitant property taxes - to enjoy our properties and neighborhoods first and address this increasing problem. 1: Noise 24/7 Parties, construction, leaf blowers continual. It's impossible to spend time outside without interruption on weekends. 2: Garbage and cans left out 24/7 by neighbors - in particular on

Spring Grove Avenue. This will increase with your proposal. 3: Lack of Parking. Obviously there is a huge problem already.

- Over the years I have heard many complaints about code enforcer man... Offer detailed tax incentives
- Ours was already here. We had a large problem with the town about it. We used it as a place for the aide that helped my father who was living with us until his death. We then rented it to a former friend for $700/mo. The town needs to be friendlier to these units. We do not plan to rent it again.
- Offer workshops on ADU construction,/regs have a specific liaison in charge of ADUs who could offer guidance, ADU specific website with rules and recommendations as well as building resources.
- off street parking requirements are a disincentive; setback requirements are a significant problem. If we want more density we need to allow for it.
- Notice board by Creek Park. Photos of what is/isn't proposed/viable. What increase density could/won't look like.
- not sure how to deal with limited parking situation as already so many homes have too many personal vehicles and street parking is tight. maybe partnerships with GG transit to provide discounted transit passes for ADU renters without cars?
- Not sure ADUs are the best solution to increase housing options. I personally think other higher-density solutions should be approved more quickly. I watch in dismay as old/failed retail sites (close to Red Hill, elsewhere along SFD) languish in various review processes for years, when they could be repurposed for a good number of people. It seems like the traffic issue is reduced by making a property residential vs. retail. (San Rafael has been doing this very successfully.)
- Not in favor of ADU's
- Not certain. Need to look into further.
- None.
- None
- No idea.
- No area.
- NA
- N/A
- My total impression of the planning department in San Anselmo is that they will do enerything they can to keep one from creating separate living units. I have lived here for thirty years and have tried.
- More ADU's along with the large amount of short term rentals are creating chaos on our streets. Parking is near to impossible on small streets already. Snd traffic is terrible. We do not need more residents in town. A better idea would be to allow ADU's for properties along the freeway corridors only or proper housing.

- Maybe defer property tax on the improvements?
- Maybe a way of streamlining the process from permitting to finding contractors.
- Matching funds.
- Make the process MUCH smoother and less expensive.
- Make the process easier. Hire more processors?
- Make the process easier
- Make the permitting easy. And include tiny houses.
- make sure there is on property parking so cars don't clog up streets and slow down emergency vehicles
- Make permitting easier, grant money
- Make permitting easier
- Make it easier and faster to get permits. Grandfather in existing ADUs, especially if there are no major and immediate safety concerns.
- Lower the fees to build one.
- Lower permit fees.
- Limit number than cane used as airbnb. Provide relief on permit fees and other financial incentives to build non-airbnb units. Property tax breaks??
- Let people know the advantages!
- Keep taxes low particularly if for family.
- Keep talking about them!
- Keep it top of mind with homeowners — create a social media presence, offer semi regular virtual workshops, study successful models of towns that have increased their adus, collaborate with the county to dovetail processes and permitting.
- Just because someone builds an ADU, it doesn't mean that the living space will be affordable. I don't see anything anywhere that says the extra housing will actually be helpful!
- It seems there are chronically-vacant commercial properties that could be used for affordable housing.
- It seems the fire danger would increase with more dwellings packed into small lots
- It seems that actually many people have already taken advantage of this option.
- Increasing the number of ADUs is a better option than building new homes on undeveloped land, but it will negatively affect parking, and traffic, and alter the feeling of community in our neighborhoods. It will also increase water consumption, already on the verge of failing. The RHNA is a power grab by developers to reduce local control of our communities. Building more houses in San Anselmo and increasing the population by 18% will destroy the small town feel of the town and make existing traffic and parking problems that much worse.
- If the town / county were to offer a tax break to people who build them I think that would help. And

minimizing the hoops you'd have to jump through for approvals, permits, inspections, zoning laws, Landscaping requirements, etc. would be very helpful.

- If the intent is to provide housing to help meet RHNA, the "plan" needs to specify that. I.E., basically giving people a green light to build doesn't necessarily mean owners will rent to fulfill the requirements of the state. They may want it for a relative or a guest house when people visit. Just a thought. If the ADU is permitted it has to help in fulfilling RHNA requirements.
- I would like to see fees reduced and waitlimes for permits to be shortened. I also feel like there is a negative stigma against ADUs. We want to build one to increase our living footprint for household care and then use it for guests or grandparents visits because housing is too expensive to rent nearby.
- I wonder if adu builders could do presentations and show models that fall within san anselmo's regulations
- I think we all know that the town has more rental an they know about. Is there a way to give folks who are currently renting out units in their homes / on their property a way to avoid penalties/ permitting if they "fess up" about these units? I think if there was some sort of short-term/ one-time amnesty for these units we might be surprised how many there are and hopefully we could put those towards our RHNA. Just a thought!
- I think the town should try to exceed the RHNA minimum, and I don't think ADUs are a particularly interesting way to do that.
- I think the town is already considering the best way to comply with the state's housing mandates without negatively affecting the small town character of our town that we love so much. A large apartment building would stand out like a sore thumb. I also would recommend placing as many units as possible east of the Hub intersection which is already backing up traffic on Sir Francis Drake much of the day.
- I think the current concessions for ADUs and JADUs are encouragement enough. I do think that the free pass on parking should take the area and the availability of street parking or lack thereof should be taken into account,
- I think maintaining the town's character supersedes our housing needs.
- I think it's a very sustainable concept. Parking is always an issue esp on narrow hilly streets.
- I support subdivision where it makes sense Build housing close to town-above businesses, work with owner of San Anselmo Printing property and a local builder to turn that into studio

appts, work with U of Redlands to locate other properties to do the same -Tam theater? Get state to help with cost to build? Convert hard to rent commercial space into residential- eg. along creek/sir Francis Drake corridor. Get homeowners to register their existing ADU's. Love the housing near Stapleton for 55+ so more of that small development works with the town feel.

- I suggest building apartments along the miracle mile.
- I need to be convinced that we have the infrastructure to support ADU's. Currently we do NOT even have safe routes in most of our town to escape a fire storm. It is really asking for trouble. California is not growing so why is ABAG still forcing the same new housing numbers. I am all for regenerating old buildings for low and extra low income folks. I wonder how many people in San Anselmo that build ADU's will rent them. Is there commitments? Most neighbors I know do not have the room or the interest. The planet is burning up. We need to think holistically and FIRST set our Town up resilience for flooding, drought, fires. Electrify, replace hot water heaters with heat pump versions should be happening now. No new gas appliances. We are on fire and we need to act like it. The alternative is no future, especially for our kids.
- I hear the building permit process is difficult or lengthy and possibly expensive. Maybe there could be a stream lined process?
- I have no ideas.
- I don't see how ADUs or JADUs would automatically become "affordable". Landlords need to cover their costs and typically charge market rates for units. What exactly would incent someone to charge below market rates?
- I don't have any.
- I do not support ADU's unless sufficient lot size and off street parking is provided for both home owner and tenant. Many home owners use their garages as storage or living spaces.
- I can't share I used to promote these because we already have issues with not enough water not enough parking too much traffic! I feel like this will just exacerbate the problem! I understand the need for affordable housing but I do not think structure can handle it at this time.
- I am an owners rep on a larger parcel in Yolanda Area, and am meeting directly with other owners to get a accessory dwelling ministerialy that had no previous Town records, my guess is there are at least 400 or more of these types of scenarios in city limits
- I am adamantly opposed to Sacramentos one size fits all SB 9 and SB 10 due to issues with on going water draught and traffic

density in communities, such as San Anselmo, with many hills and narrow passageways
- How about some kind of funds to help older homeowners with the cost to build an ADU or JADU. Many are on a fixed income and could use the extra income but can't afford to pay the high prices to convert a garage or JADU, etc.
- Hold regularly scheduled sessions with the Planning Director to educate town residents on the process and facilitate conversions and new construction.
- Hold a class - and educate people. Pros and Cons.
- Historically the town has taken a very conservative approach on building requirements, making it difficult to achieve the spirit of accommodating more housing in San Anselmo. We hope the town planner is more interested in the end goal than conservatively interpreting (and in some cases creating) building requirements.
- Help with determining if an additional JADU is feasible
- Have Redwood Credit or banks offer easy and good terms to finance units. Also show owners how simple and efficient and effective ADUs are.
- Have ADU tours of local ones. More examples of projects, with timelines, costs, etc.
- Grants and making the permitting process easier
- Grandfather any existing ADU and JADU properties that are currently being rented to continue being rented, even if built without permits.
- From what I understand ADUs also increase our property taxes. Many seniors like myself are on limited set incomes, and would benefit from ADU income, but if their cost of living is further increased with utility fees etc. and property taxes, it's not so helpful. The option of establishing an ADU for seniors who have raised their family in San Anselmo and live in larger homes may be possible if there is an incentive program for seniors. This could be a benefit for the town and homeowner, and offer more housing for our community so we don't have to cram apartments everywhere.
- Flexible parking requirements.
- Fix review process
- FAR exemption (smaller than the state) for ADUs above garages. State regulations currently exclude these types of DUs as part of FAR exemptions.
- Expedite plan check and permit time. Check with neighbors (get input) on possibly relaxing some requirements if suitable.
- Ensure via regulation and fines that they will be used for LT rentals and not short term, as in AirBnB or VRBO
- Encourage people to convert spaces

- Eliminate plan check and permit fees. Have staff designers draw up and submit plans for residents. Organize a team of volunteers to help with light construction much like Habitat for Humanity. Homeowners using this option would offer below market rent to locally employed people and students.
- Education seminars on the ADU development process, how best to finance an ADU, how to find and vet contractors.
- Education on options, inspectors helping by waiving fees to build right, etc.
- Ease the permit process. Low fees.
- Don't want ADUs. If I wanted to be all cramped up, living on top of my neighbors, I'd live in the City, with no privacy.
- Don't oversell them. Most people probably don't want to be landlords and their neighbors don't want them to be landlords either. Also, working with people on the parking issue would be key. The town may need to invest in some infrastructure to expand parking options for tenants. On my street, there really isn't much room for many additional cars.
- Do not pursue this.
- Discourage short term rental, such as Airbnb
- Cut the red tape!
- Cost is obviously an issue. I do not have any extra space so for me it would mean new construction, which is expensive. If a consultant were hired to work with homeowners to discuss costs to build on their property vs what the units could rent for, that would be helpful.
- Convert unoccupied commercial buildings/spaces to studio apartments. Does the US Bank building on San Anselmo Avenue qualify? Does the BofA building qualify (but keeping the old, interesting exterior)? Buy existing apartment buildings when they go up for sale, with federal/state/local grants? Make sure that any affordable housing units stay a part of the affordable housing program if/when units are resold. Not sure how to address increased water usage, though. Composting toilets (and not just for the ADUs and JADUs)? Can the town join the other municipalities in CA that are opposing state-mandated growth? I do want the town to have affordable housing. I don't want the town to build on open space. Nature suffers enough, already.
- Consider zoning for more multiple housing units downtown
- Consider grants for property owners who have financial limitation, tax relief for property taxes, ease of permitting process, clear pathway instructions/guidance from the Town to help homeowners know how to create ADUs/JADUs
- Clear language on Town website about building an ADU

- Change the overnight parking rules for some areas of San Anselmo that currently do not allow such parking. Encourage the building of ADUs and JADUs to be rented to family members of all ages, particularly seniors for independent or assisted living, for caregivers of seniors or disabled folks. It is a "hard sell" to home owners when they are considering renting to "strangers". If there were some kind of "vetting" system available to homeowners, this would be a help. Perhaps an organization such as PRANDI Property Management that specializes in ADU & JADU rentals. Home Match is a program whereby senior home owners can find housemates through a vetted system. Vivalon has more information. https://covia.org/programs/home-match/
- Building and doing business in Marin and California is so expensive that it is impossible to construct affordable housing here. If an 800 SF ADU costs $267,200 @$334 per square foot, then the rent is going to be at least $2500. That is not affordable housing. Traffic is horrible and adding more housing is only going to make it worse. It is time to fight back against ABAG and the ridiculous RHNA numbers assigned to Marin County.
- Build separate, dedicated projects to create affordable housing. Don't expect homeowners to do it.
- Build on space that is suitable. Consult with neighbors. Get the necessary permits
- Build more densely in town, not on small and or steep residential streets. More ADUs just might be a terrible, horrible city planning crime we cannot undo.
- Bring in vendors who create ADU's and showcase them at SA streets night, or larger facilities such as school parking lots. Parking is a limiting factor that may need more proposed solutions, knowing additional residents will join our town. Thank you for extending a creative way to do this!
- Be rational as you consider regarding short term rentals. One size does not fit all.
- Be more landlord friendly.
- An expedited approval process timeline outlined for companies to use and homeowners to clearly follow.
- An alternative parking option for those who don't have space for more cars. Financial help to afford the cost of building an ADU.
- Allow yurts as ADU options
- Allow some acceptance of existing units which are livable without requiring hundreds of dollars of upgrades.
- Again, either bring the Town's Bldg. officials under control or clean house and start over.

- ADUs tend to be single bedroom and are at the lower end of the rental market -- but that still means rents of 2K plus. Given the high cost of mortgages and property taxes in SA, I don't think people build ADUs to offer them at rents below market.
- ADUs are a better idea than building new homes, especially on undeveloped land.
- ADSs maintain charm and coziness of SA, especially if the footprint is not enlarged. I love SA's variety of bungalows. ADSs would allow multi-generational homes, affordable choices, and addt'l income. It is sustainable living. The town needs to support the reasonable remodel of existing conditions. Dwellings need to be safe, but quirky is cool, small is sweet! It's not the quantity in life, but the quality. Parking is tough; many streets are too narrow/crowded. PLS LOOK AT THE CORNER OF SFD and OAK KNOLL- DANGEROUS! CURBS NEED TO BE RED, TOO NARROW, TOO MUCH PARKING ON BOTH SIDES OF STREET The Historical Society has charming pictures showing what we used to be; work towards persevering SA. I love the parks downtown, the flower baskets, the replanting of the Miracle Mile, the Sugar Foot signage, love the roof top dining. Miss shops with variety and weren't so expensive. If rents were affordable it could encourage a variety of shops to come back. Thanks GOOD JOB!
- Additionally, there might be the ability to bring "bonus rooms" up to code for human dwelling. I'd like to better understand how doing this (including back permitting or the waiving of those fees) might work.
- Add the units to existing structures along SFD Blvd, Red Hill and Greenfield where there is ON-street parking. Please answer, just why anyone would think the ADUs or JADUs would be "Affordable Housing"? The market rental rate will prevail, owners will want to recoup their costs & earn a profit just like all other rentals.
- Add more allowable square footage and increase distance to public trans for construct without a parking space/garage. A mile is nothing for us Marinites:) Those are the things that are in your ordinances that need to change but there are also some things we need to do to accommodate healthy living to those that move into these ADUs. When bringing in additional people they will look for open space. We live near Robson Park. I believe there is opportunity here for both dogs, gardeners and children. Currently the gardeners have very large (in my opinion) lots utilizing some of the best views and fencing them off with padlocks to everyone except themselves. Off leash dogs and

small children do not mix so the lower area is a dog park. The terraces are crumbling and no longer safe for children to wander with their imagination which was all that was left in the park without a set play area.

- A study should be completed to identify locations in the town that are conducive to having ADUs. Lot size that support on site parking and access to public transportation. The town currently can afford to maintain our streets, sidewalks, parks and other public amenities. With a deficit of tens of millions of dollars its difficult to understanding how allowing ADU's without addressing the impact make sense.
- - partnerships with pre-fab builders -increase size of unit that don't need a permit -referral network

Question 10: Please provide your email address below to stay engaged in the San Anselmo Housing Element Update project.

Answers omitted from summary to preserve privacy.

Housing Element Feedback Form

The following pages are from the Community Feedback Form Summary.

SAN ANSELMO HOUSING ELEMENT UPDATE

Community Feedback Form Summary

October – November 2022

The purpose of the San Anselmo Housing Element Update is to guide how the Town seeks to produce new housing, preserve existing housing, ensure fair access to housing, prevent displacement of existing residents, and meet other critical housing needs over the next 8 years as required by California's Department of Housing and Community Development. To gather feedback and reach a broader audience, an online and hard copy feedback form was prepared to gather input from the San Anselmo community in addition to other ongoing engagement efforts. The feedback form was translated into Spanish.

The feedback form was made available digitally on the project website (townofsananselmo.org/1517/Housing-Element-Update) and as hard copies from October 29th through November 7th 2022. The feedback form was shared to community members through a hardcopy flyer at various community events such as the **Goblins' Spooktaculatar** at San Anselmo Avenue on October 28th where staff were available to answer questions and provide updates on the Housing Element process. A total of **35 responses** were received. The feedback received helped inform the content of future outreach efforts and guided the development of the Housing Element.

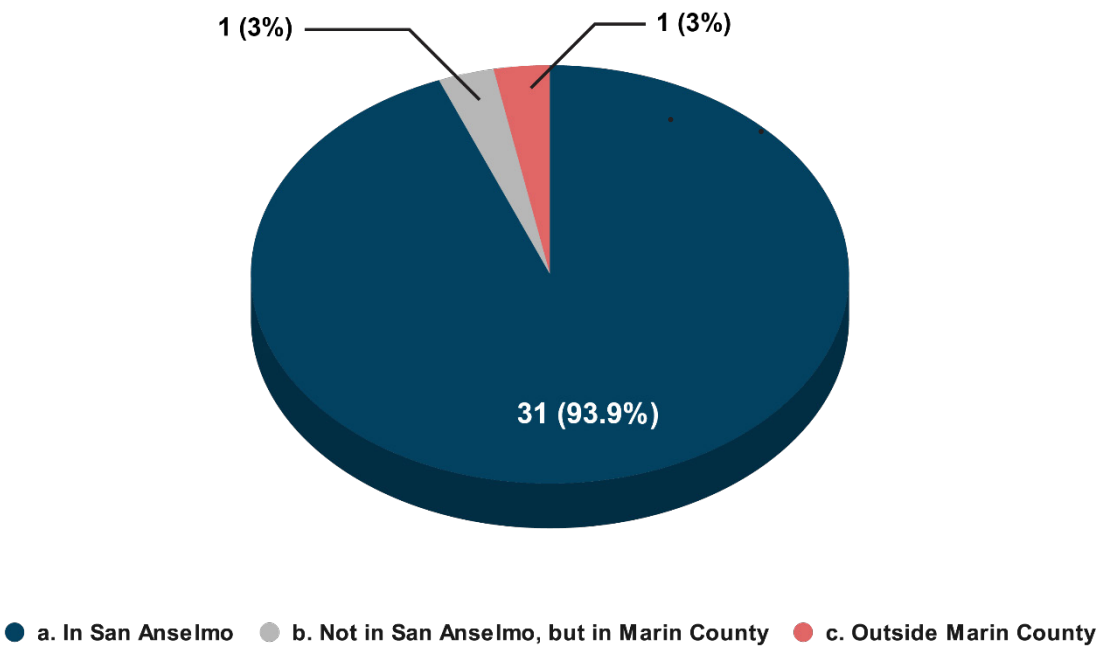
The following questions were included in the online feedback form:

1. *Where do you live?*
2. *Where do you work?*
3. *If you work in San Anselmo, how long is your commute?*
4. *What is your housing situation?*
5. *What type of housing do you live in?*
6. *What is your age?*
7. *Which bracket best describes your household income?*
8. *Race and Ethnicity.*
9. *What do you think are the most critical housing issues in San Anselmo?*
10. *Have you ever faced discrimination in renting or purchasing housing?*
11. *What do you think are the housing types most needed in San Anselmo?*
12. *What are the most important considerations to address when planning new housing in San Anselmo over the next 10 years?*
13. *How well does your current housing meet your needs (choose all that apply)?*
14. *Please identify any barriers to affordable housing (choose all that apply).*
15. *Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)*

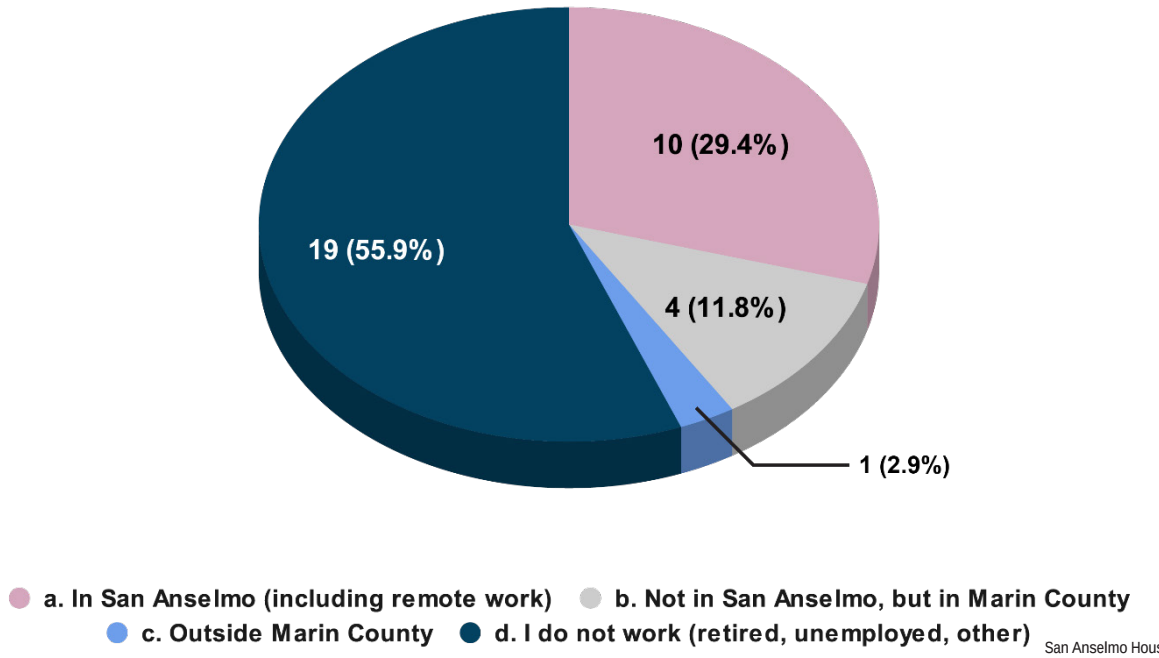
Below is a summary of the input received through the multiple choice questions, followed by open ended "Other" responses that accompanied questions 8-14.

FEEDBACK FORM SUMMARY

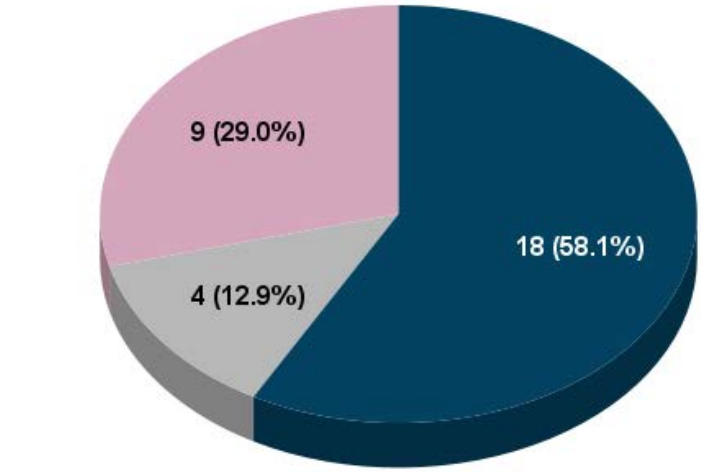
1. WHERE DO YOU LIVE?



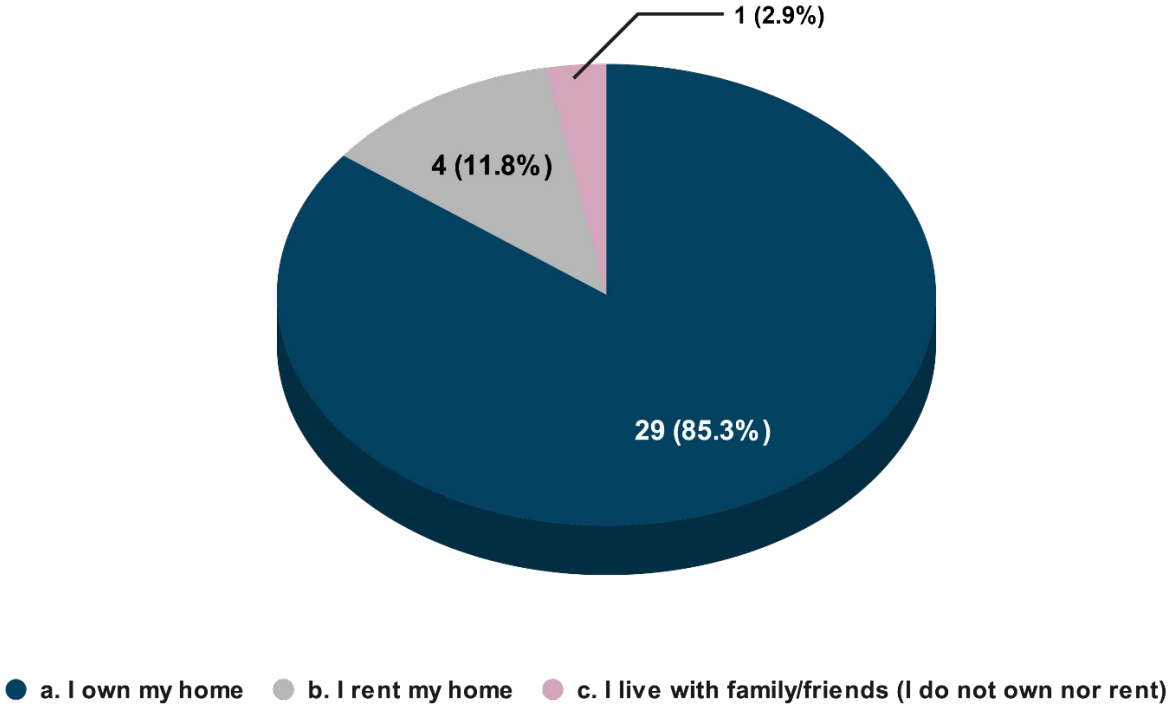
2. WHERE DO YOU WORK?



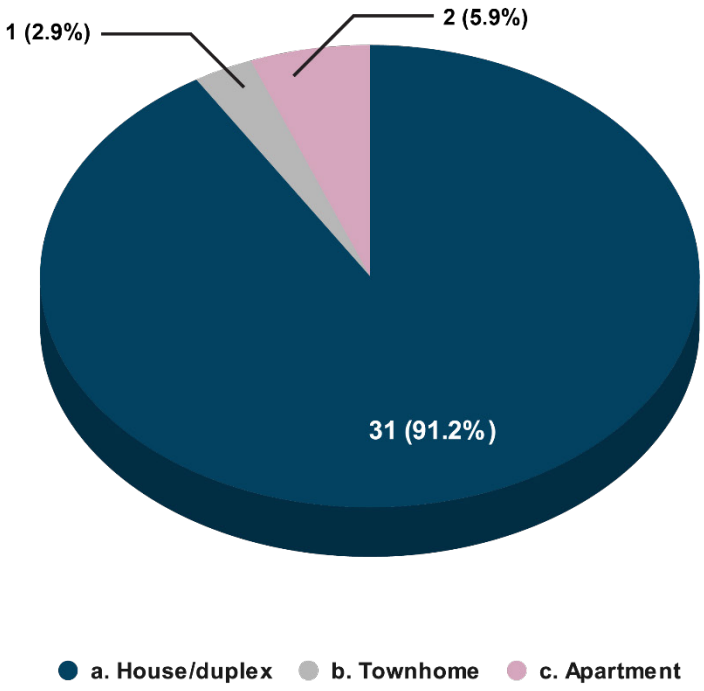
3. IF YOU WORK IN SAN ANSELMO, HOW LONG IS YOUR COMMUTE?



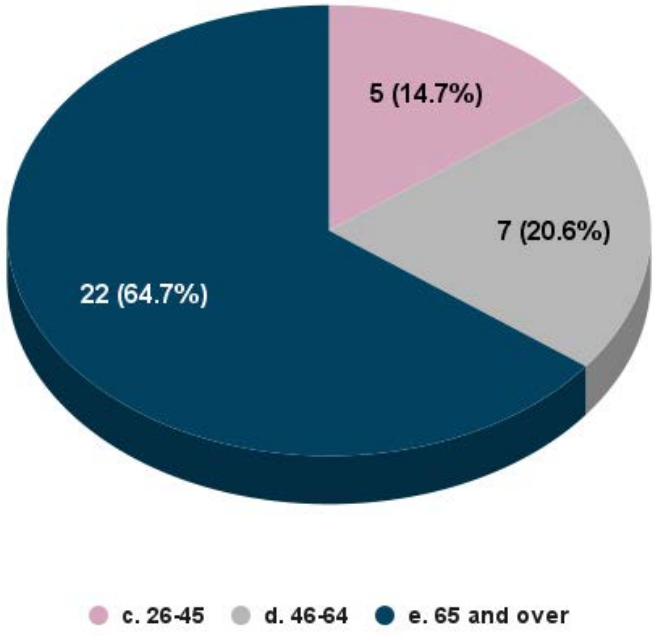
4. WHAT IS YOUR HOUSING SITUATION?



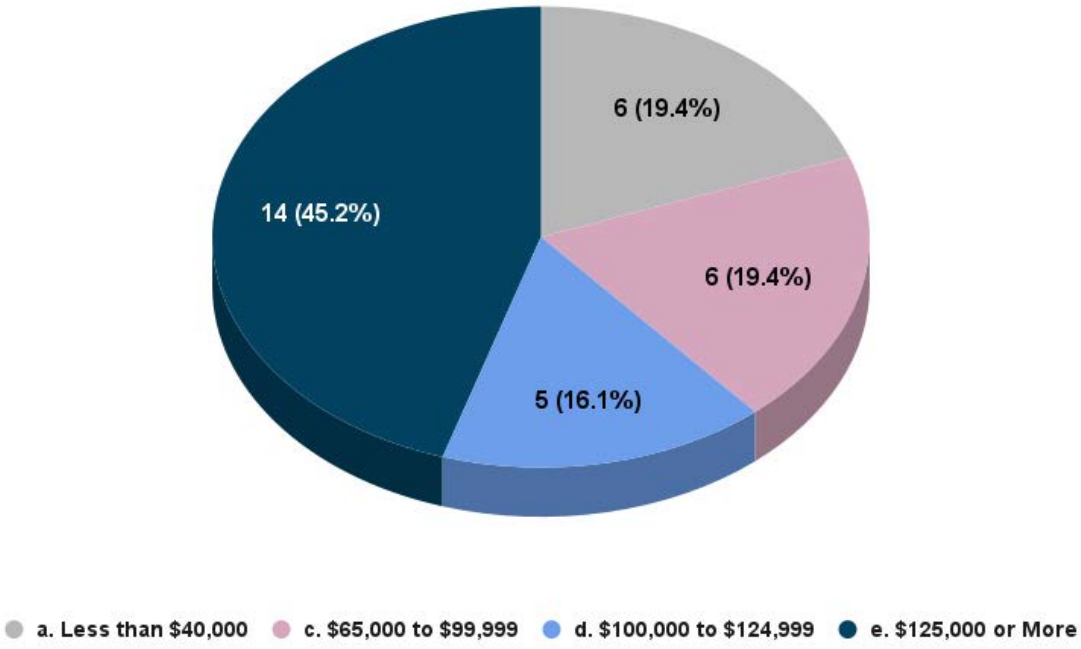
5. WHAT TYPE OF HOUSING DO YOU LIVE IN?



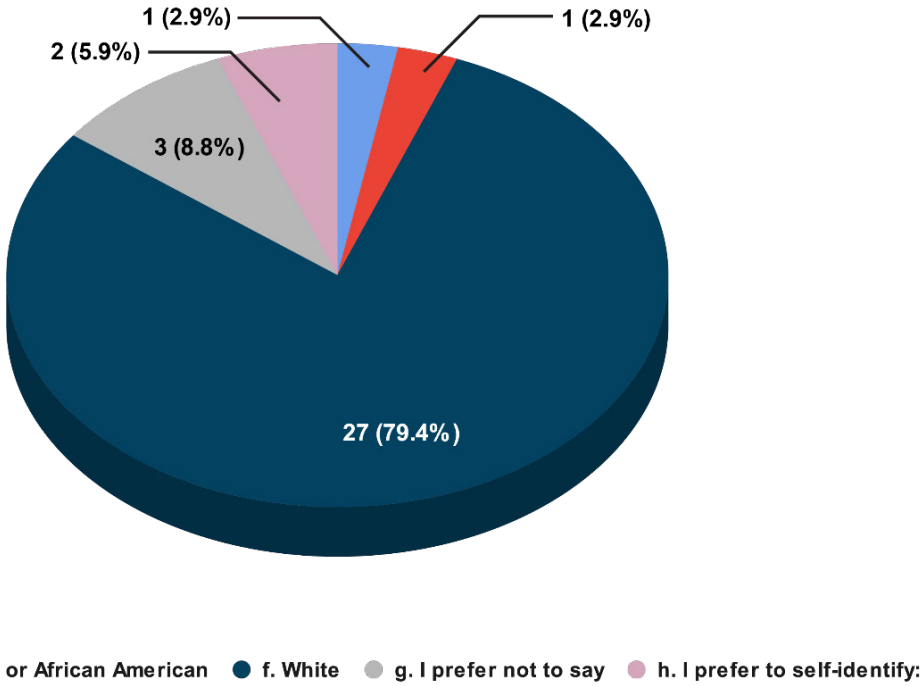
6. WHAT IS YOUR AGE?



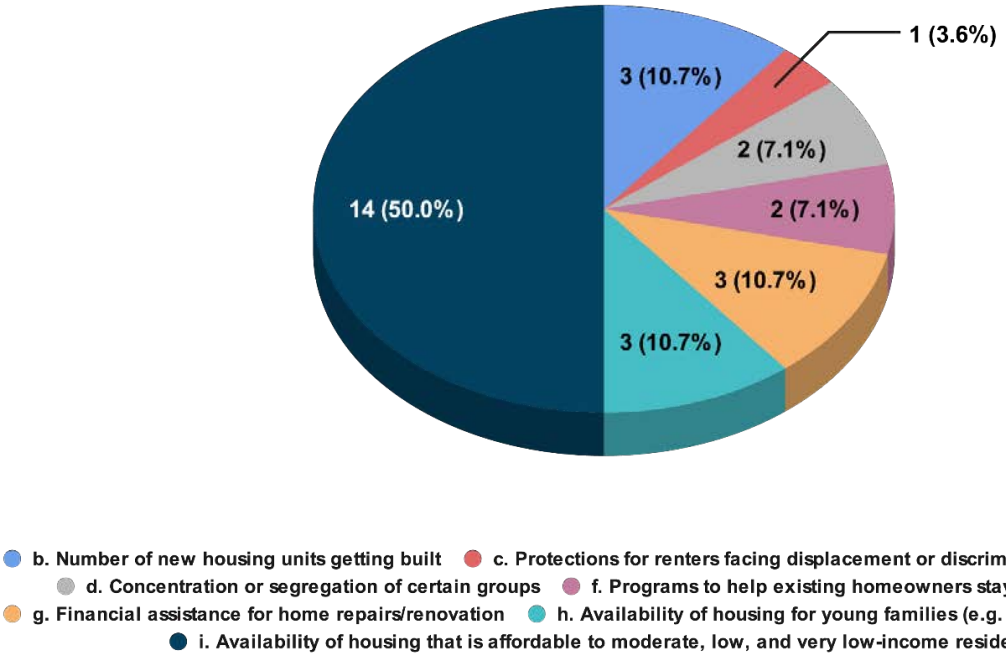
7. WHICH BRACKET BEST DESCRIBES YOUR HOUSEHOLD INCOME?



8. RACE AND ETHNICITY



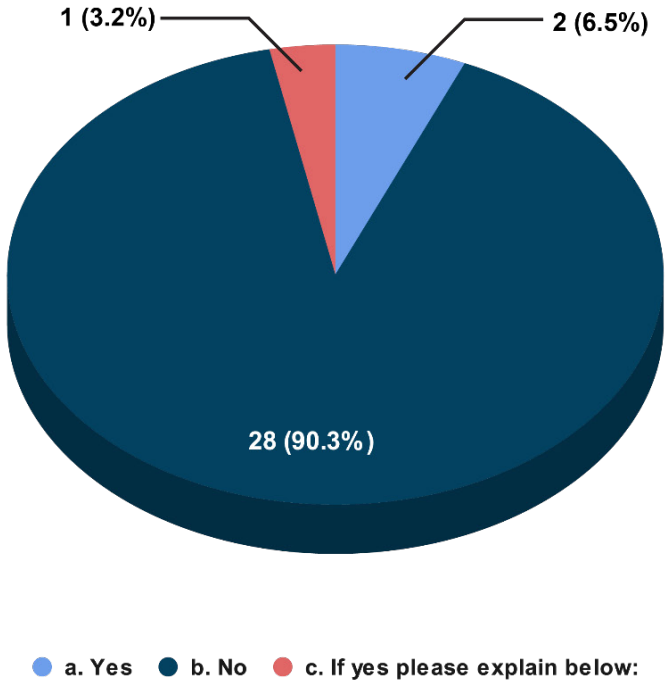
9. WHAT DO YOU THINK ARE THE MOST CRITICAL HOUSING ISSUES IN SAN ANSELMO?



'Other':

- *If I could, I would select ALL of the answers, a through j.*
- *Relatively Poor Condition of Houses & Town Infrastructure*
- *Water availability for people competing for housing in Marin*
- *Approval of new housing units in old commercial settings*
- *Availability of smaller units for those who want to downsize.*
- *Construction trucks delivering supplies, not obeying speed signs*

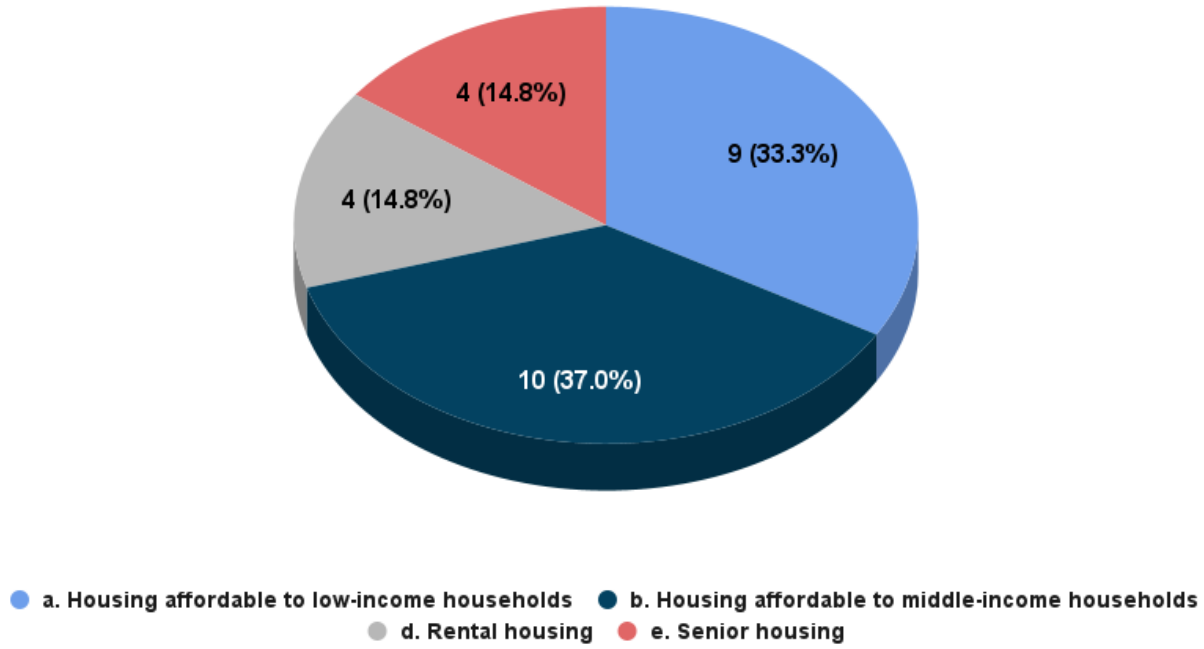
10. HAVE YOU EVER FACED DISCRIMINATION IN RENTING OR PURCHASING HOUSING?



'If yes please explain':

- *My husband was part Mexican. Owner asked his ethnicity.*
- *Not discrimination, but did experience a neglectful landlord in S.F.*

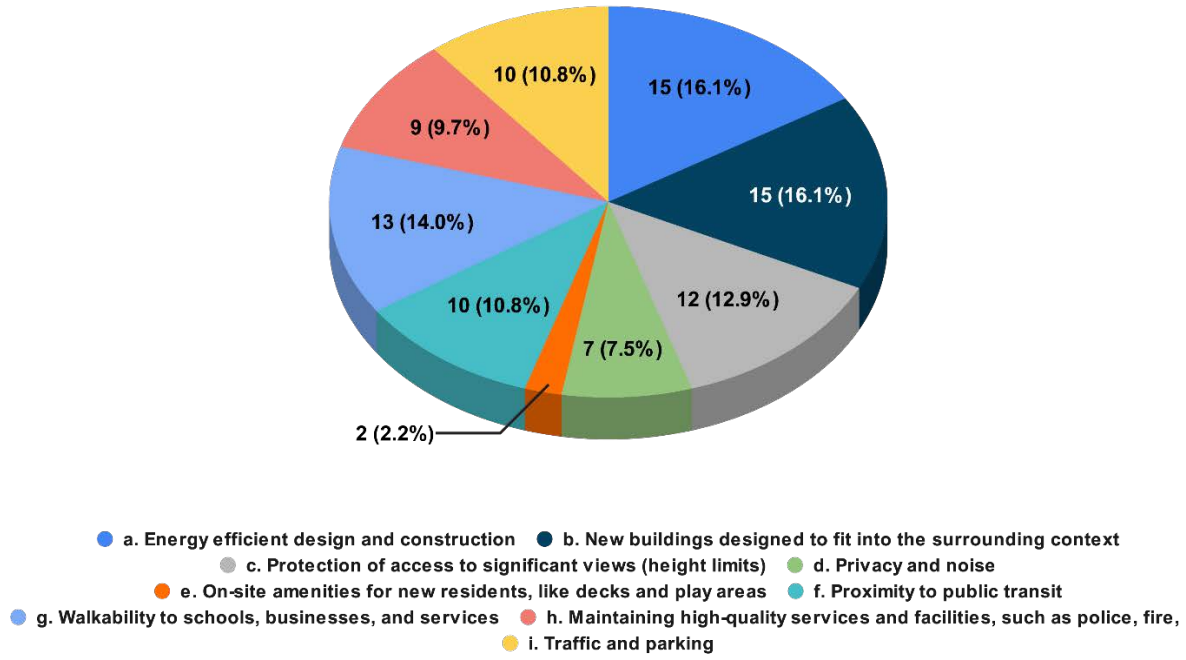
11. WHAT DO YOU THINK ARE THE HOUSING TYPES MOST NEEDED IN SAN ANSELMO?



'Other':

- *High quality ADU's that don't impact the nature of the town. This is NOT a low income housing town or area.*
- *Housing available to low and middle income families .The median home prices that Marin loved to print on the cover of the Marin IJ are gross and completely tone def. So sad to think that makes people here so happy and really how can you say you care about equity yet promote median home prices most across the Nation could never afford*
- *It's tough to choose the "most needed" housing. All are needed.*
- *probably all the above, there's just not enough for everyone*
- *What happened tom "No more population growth" . We're full here. Traffic, construction trucks, speed*
- *All of these*

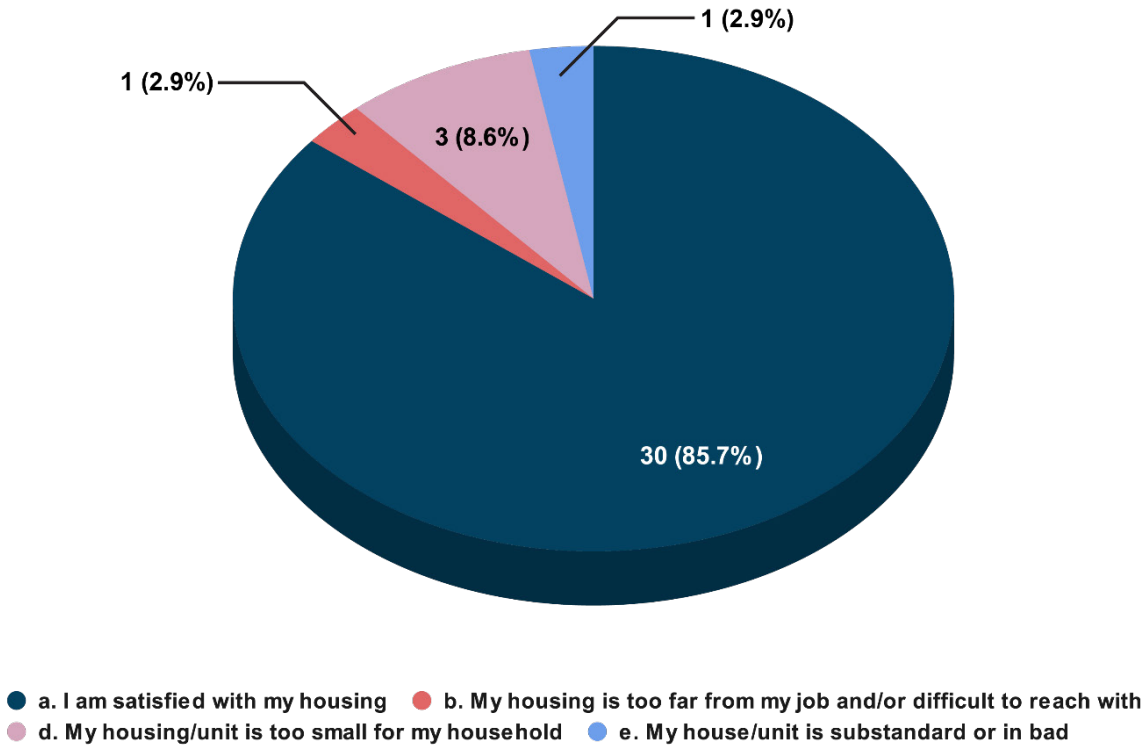
12. WHAT ARE THE MOST IMPORTANT CONSIDERATIONS TO ADDRESS WHEN PLANNING NEW HOUSING IN SAN ANSELMO OVER THE NEXT 10 YEARS



'Other':

- *Water*
- *We use to have designated bike lines painted on S.F.D. Now it's the speed and broken side mirrors*

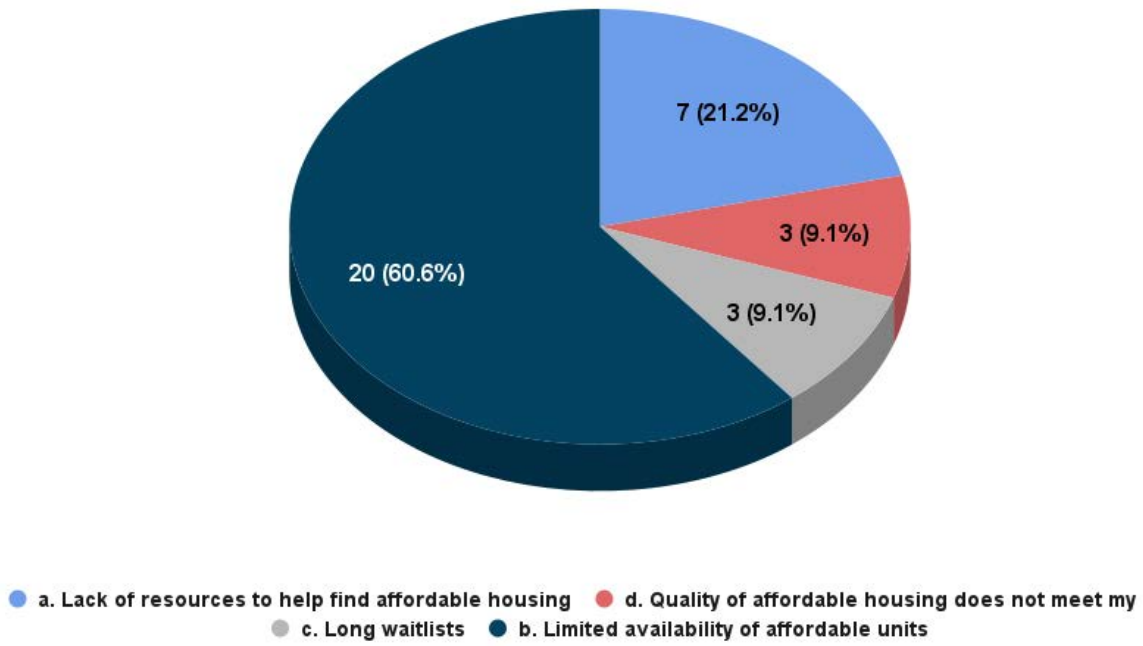
13. HOW WELL DOES YOUR CURRENT HOUSING MEET YOUR NEEDS (CHOOSE ALL THAT APPLY)?



'Other':

- *Climate change alters my satisfaction of housing in a fire , earthquake , flood. ... zone*

14. PLEASE IDENTIFY ANY BARRIERS TO AFFORDABLE HOUSING (CHOOSE ALL THAT APPLY)



Common themes captured from 'Other':

- *Expectations that affordable housing means "low income" housing in affluent neighborhoods. Affordable housing is where you can afford to live.*
- *Not clear whether this question refers to subsidized affordable housing or simply cheap housing. This conflation of the two meanings makes answering this challenging and the results not particularly meaningful.*
- *Once again, for my friends having limited income, ALL the above.*

QUESTION 15 - COMMON THEMES FROM OPEN-ENDED RESPONSES

Below are common themes established from the **14** responses received for Question 15.

15. Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)

- *Consider building or approving plans for under utilized sites such as run down malls or obsolete shopping centers prior to developing on single family parcels*
- *Provide subsidies for teachers, police, firefighters, town staff and others so they can live in San Anselmo*
- *Home ownership is hard to obtain in Marin County unless it was inherited or have a very high paying job (tech, finance etc.)*
- *Create incentives for homeowners to build ADU's which could provide more housing for San Anselmo or keep large families together on one parcel.*
- *Consider impacts that more housing will have on the Town such as traffic and resources*
- *Focus on smaller, affordable units rather than traditional single family homes*
- *Reduce parking standards and add bicycle parking minimums for apartment/multifamily developments.*
- *Focus more on diversity and ways to engage those who don't live in San Anselmo but would want to if issues were addressed.*

Appendix

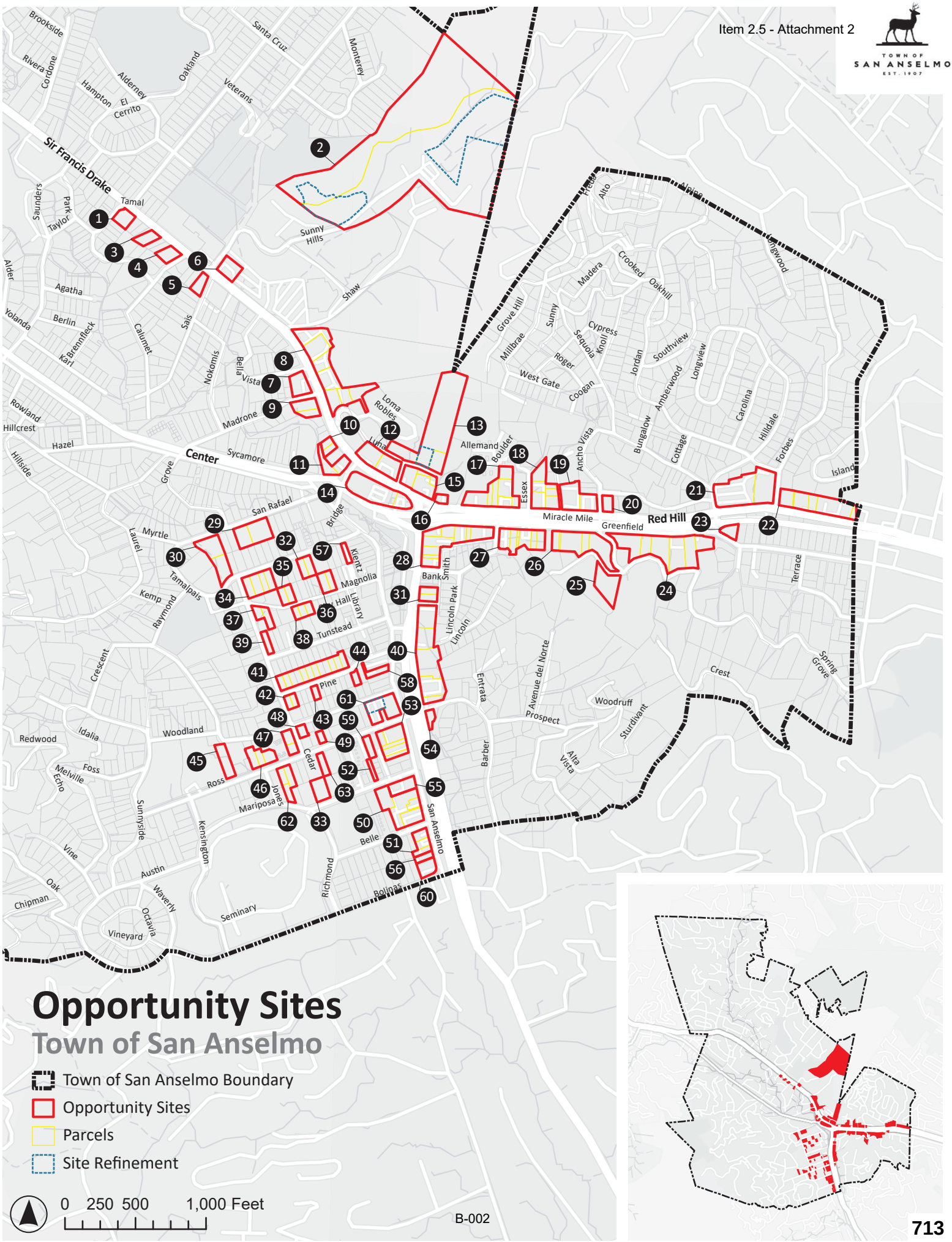
Question 15 Responses:

Approve proposed plans for old strip malls or obsolete shopping areas, rather than rely on single-family homeowners to build ADUs!
As a child of displace parents, born in a refugee camp, who arrived in the U.S. with nothing but what fit in a small crate - we lived where we could afford. Which was a small one room cottage in Pacifica for the first year, and then we eventually progressed to an apartment in the Sunset - when the Sunset was the "outerlands," and so forth to the point we could afford to live the dream of Ross Valley / San Anselmo. Why is there an expectation that Ross Valley should be anything other than an aspirational address? This is not a "low income" area. Everyone should earn their ability to live here, as we did. That may include teachers, police, firefighters, town staff who commit to accountable community service and receive pay or subsidies that afford them the ability to live in the community with the community. Before moving here we spent time in the Canal district of San Rafael and other locales. Those were the affordable housing areas, and to a relative extent still are.
How can my Marin county employee son and his San Rafael 3rd grade teacher wife ever dream of owing a home in the county to which they've dedicated their careers? Minor: re commute time: mine is < one minute (home office). Did not see that option.
I checked the highest income bracket box available on this survey. My wife and I both work great full-time jobs. We were together for 13 years before having a kid. I have a PhD and she has a MPA and we could still never dream of buying a house in San Anselmo or pretty much anywhere in Marin County. Homeownership in this area has become completely unobtainable for anyone who didn't inherit a home or large sums of money (unless they struck it big in tech or finance).
I encourage the Town of San Anselmo to continue to educate, support and pave the way for homeowners to create ADUs and JADUs. This, I think, is one of the great ways to provide more housing in tiny S.A. while potentially keeping nuclear and extended families together.
I think it's good to find a way to channel potential pushback into positive contributions. I'm not exactly sure how to do that, but if there was a way to find the likely pockets of resistance and help them feel like their input matters without them totally digging in their heels this process will have the best outcome.
I think these multiple choice answers limit the info you can collect
Isn't the town meeting the needed housing by now ? Is it more money for your retirements and pensions. We tried to get you to listen to us. A group of 6 of us that just gave up. Kay Coleman used the $250,000.00 for something in Ross borders. It was suppose to help with children waiting at bus stops, as barriers WE GAVE UP . No more housing.
It's already hard to get through san anselmo at times. We don't need more people/traffic.
Need need smaller affordable units that don't cost as much to build as market rate units. Don't need more single family homes.
Reduce or eliminate off-street car parking minimums and implement improved bicycle parking minimums. People who live in apartments need a secure place to park an e-bike and and don't otherwise have access to a garage
This survey focuses on housing, but doesn't necessarily touch one of the topics most associated with housing: income and racial diversity. Because of historic redlining policies designed to limit wealth from people of color, many diverse families cannot afford housing. Given the demographics of San Anselmo, some focus should be given to the many benefits to living in a truly diverse town. I know that the lack of diversity is literally the only reason I am unsatisfied with living in San Anselmo and I sometimes contemplate leaving.
What about making better use of the area around Memorial Park and upgrading Cook housing so that it was nicer for the folks living there. What about all of the vacant store fronts on SFD both across from Creek Park where the

townhomes and apartments for more families to move into. It is sad in a community as affluent as San Anselmo is that there isn't more of this for all people. I wish George Lucas would have taken that same money he put into planting the center divide and instead took some of the vacant and dilapidated buildings along SFD and fixed them up for families to live in
WITH NEW CATEGORIES OF HOUSING VEHICULAR TRAFFIC AND CONGESTION AND PARKING INCREASE, AND CONDITIONS ARE ALREADY EXTREME AND NOT CONTROLLED BY POLICE AND TOWN OFFICIALS. IN A MAJORITY OF INSTANCES DRIVERS PLACE PERSONAL CONVENIENCE OVER CIVIC RESPONSIBILITY ESPECIALLY WHEN PARKING.

B

APPENDIX B: MAP BOOK



Opportunity Sites

Town of San Anselmo

- Town of San Anselmo Boundary
- Opportunity Sites
- Parcels
- Site Refinement

0 250 500 1,000 Feet

B-002

Housing Element Opportunity Site - 1

Town of San Anselmo



Opportunity Sites Parcels

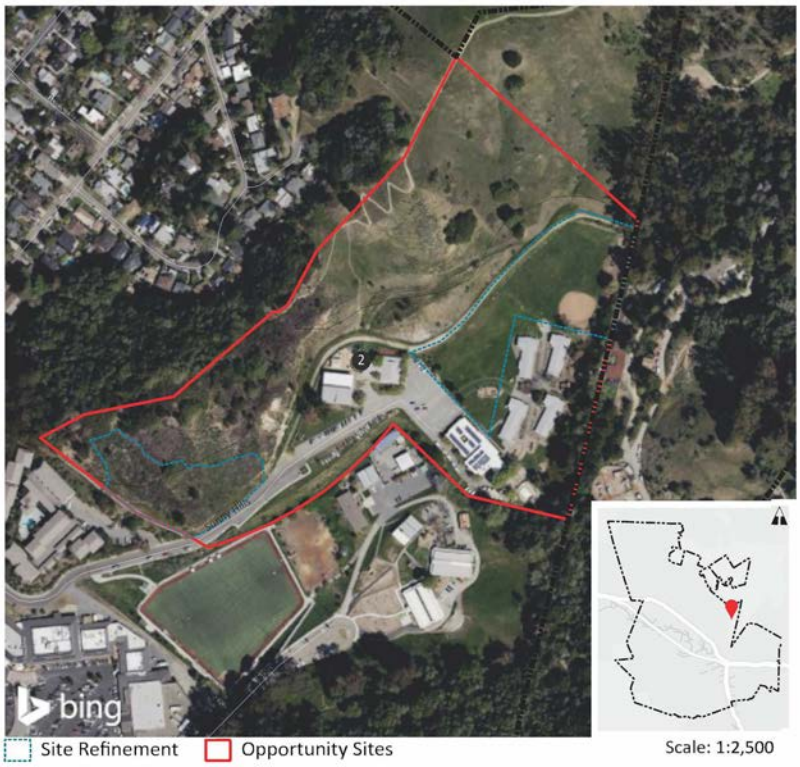
Scale: 1:2,500

This site includes an aging single-family home (constructed in 1915 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. This site is within close proximity to residential uses and existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
1	9 Tamal Ave	006-042-28	R-1	Single-Resid. - Improved	SF	No	N	N	0.305197	Above Moderate Income	R-2	6	12	3	1	2

Housing Element Opportunity Site - 2

Town of San Anselmo



This large site is largely undeveloped, with a small portion currently used as a site for two specialized non-profit schools for developmentally disabled children and at-risk children. The remainder of the site is available for development, and the property owners proposed a housing project in 2016. Due to the regulatory barriers associated with the zoning on the site, the owners rescinded their application. Due to the rezonings proposed on this site (from PPD/ R-1 to R-3/SPD per Action 5.7a), the regulatory barriers will be removed. In addition, the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
2	300 Sunny Hills Dr	006-061-33	PPD/R-1	Exemption - Improved	SF/ VLD	No	N	N	5.33	Lower Income	R-3/SPD	20	30	112	0	112

Housing Element Opportunity Site - 3

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed in 1925 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment toimprove and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. This site is within close proximity to residential uses and existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
3	1019 Sir Francis Drake Blvd	006-042-05	R-1	Single-Resid. - Improved	SF	No	N	N	0.265964	Above Moderate Income	R-2	6	12	2	1	1

Housing Element Opportunity Site - 4

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed in 1926 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
4	1001 Sir Francis Drake Blvd	006-042-08	R-1	Single-Resid. - Improved	SF	No	N	N	0.283255	Above Moderate Income	R-2	6	12	2	1	1

Housing Element Opportunity Site - 5

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed in 1922 without significant improvements since that time). The parcel is underutilized as the small single-family home sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. This site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
5	8 Sais Ave	006-072-13	R-1	Single-Resid. - Improved	SF	No	N	N	0.247401	Above Moderate Income	R-2	6	12	2	1	1

Housing Element Opportunity Site - 6

Town of San Anselmo



This site includes a gas station and a large, underutilized parking lot. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing building is lower in height and density than what would be allowed upon rezoning this parcel. The parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. At the time of drafting the Housing Element, the Town has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
6	930 Sir Francis Drake Blvd	006-061-31	C-3	Commercial Improved	GC	No	N	N	0.403423	Moderate Income	No change	20	30	8	0	8

If environmental remediation is required on the site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 7

Town of San Anselmo

SAN ANSELMO



This site includes a partially-vacant commercial building and a large, underutilized parking lot. In recent years, the property owner and real estate management team have reported to Town staff that they are encountering issues attracting and retaining commercial tenants at this location. As of 2023, tenants include a professional office use and two neighborhood-serving retail and service uses. All three leasable spaces have experienced tenant turnover at least once during the last planning period and two of the spaces have experienced prolonged periods (six months or more) of vacancy. The inability to lease these spaces to long-term tenants points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the Vivian Street project in San Rafael, and all three projects in Novato had similar existing uses on the project site as Site 7 prior to redevelopment. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Min Proposed Density (DUA)	Max Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
7	805 Sir Francis Drake Blvd	006-082-40	C-L	Commercial Improved	LC	No	N	N	0.43209	Above Moderate Income	No change	20	30	9	0	9

Housing Element Opportunity Site - 8

Town of San Anselmo

SAN ANSELMO



Parcel IDs 13 and 14 include small, aging commercial structures (each over 50 years old) with restaurant uses and large, underutilized parking lots. Parcel ID 10 is an aging commercial structure (constructed in 1953) with office uses, Parcel ID 9 is a commercial structure with office spaces that are predominantly vacant as of 2023. Parcel IDs 11 and 12 are developed with single-family residential uses that could be redeveloped with higher-density housing, given the flexible development standards associated with the existing SPD Zoning District and the higher density underlying General Plan land use designation on the sites. Furthermore, recent market trends in San Anselmo point to redevelopment of single-family residential housing with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. Parcel ID 8 has a vacant commercial structure, previously a Walgreens, and large, underutilized parking lot. As of 2023, the property owner representative of Parcel ID 8 has expressed interest in purchasing the adjacent properties and redeveloping the property with housing. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the two housing projects in San Rafael had similar existing uses on the project site as Site 8 prior to redevelopment. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
8	820 Sir Francis Drake Blvd	006-061-13	C-3	Commercial Improved	GC	No	N	N	0.48715	Moderate Income	No change	20	30	10	0	10
9	790 Sir Francis Drake Blvd	006-091-68	SPD	Commercial Improved	LC	Yes	N	N	0.304825	Moderate Income	C-I./SPD	20	30	6	0	6
10	800 Sir Francis Drake Blvd	006-061-06	C-L	Commercial Improved	LC	No	N	N	0.420714	Above Moderate Income	No Change	20	30	8	0	8
11	4 Loma Robles Dr	006-091-70	SPD	Single-Resid. - Improved	HDR/ VDR	Yes	N	N	0.367566	Above Moderate Income	R-3/SPD	20	30	7	1	6
12	2 Loma Robles Dr	006-091-69	SPD	Single-Resid. - Improved	HDR	Yes	N	N	0.215221	Moderate Income	R-3/SPD	20	30	5	1	4
13	810 Sir Francis Drake Blvd	006-061-22	C-3	Commercial Improved	LC	No	N	N	0.288284	Moderate Income	No Change	20	30	6	0	6
14	830 Sir Francis Drake Blvd	006-061-38	C-3	Commercial Improved	GC	No	N	N	0.480058	Moderate Income	No Change	20	30	10	0	10

Housing Element Opportunity Site - 9

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes a small auto repair shop, an aging commercial structure that is partially vacant, and two underutilized parking lots. The existing buildings are lower in height and density than what would be allowed upon rezoning these parcels. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
15	761 Sir Francis Drake Blvd	006-083-02	C-L	Commercial - Improved	LC	No	N	N	0.164205	Above Moderate Income	No Change	20	30	3	0	3
16	781 Sir Francis Drake Blvd	006-083-01	C-L	Industrial - Improved	LC	No	N	N	0.304049	Above Moderate Income	No Change	20	30	6	0	6

Housing Element Opportunity Site - 10

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging commercial structures that have not been rented for commercial uses within the past few years. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
17	727 Sir Francis Drake Blvd	006-083-07	C-L	Single-Resid. - Improved	LC	No	N	N	0.11107	Above Moderate Income	No Change	20	30	2	1	1
18	729 Sir Francis Drake Blvd	006-083-06	C-L	Commercial - Improved	LC	No	N	N	0.107951	Above Moderate Income	No Change	20	30	2	0	2

Housing Element Opportunity Site - 11

Town of San Anselmo



This site contains aging commercial structures (constructed in 1964 and 1975) with office uses and parking lots. Most office spaces on Parcel ID 20 are chronically vacant, and many of the office spaces on Parcel ID 19 have a relatively high tenant turnover rate. This points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the 1515 Fourth Street project in San Rafael had similar existing uses on the project site as Site 11 prior to redevelopment. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
19	6 Bridge Ave	006-083-37	C-L	Commercial Improved	LC	No	N	N	0.263671	Above Moderate Income	No Change	20	30	5	0	5
20	707 Sir Francis Drake Blvd	006-083-09	C-L	Commercial Improved	LC	No	N	N	0.210637	Above Moderate Income	No Change	20	30	4	0	4

Housing Element Opportunity Site - 12

Town of San Anselmo



This site includes an aging, predominantly vacant commercial structure, a gas station, and two underutilized parking lots. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. At the time of drafting the Housing Element, the Town has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues. If environmental remediation is required

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
21	754 Sir Francis Drake Blvd	006-091-39	SPD	Commercial Improved	LC	No	N	N	0.462008	Above Moderate Income	C-I/SPD	20	30	9	0	9
22	750 Sir Francis Drake Blvd	006-091-40	C-L	Commercial Improved	LC	No	N	N	0.47883	Above Moderate Income	No Change	20	30	10	0	10

on the site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 13

Town of San Anselmo



Site Refinement | Opportunity Sites | Parcels

Scale: 1:2,500

This site includes a small, aging single-family home (constructed in 1929 without significant improvements since that time). The site is underutilized as the aging structure sits on a largely undeveloped lot, and the existing building is lower in height and density than what would be allowed upon rezoning the site. In addition, the one structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The parcels are near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. This site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that the property owner is interested in residential development on portions of the site, as shown in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
23	129 Spaulding St	006-091-65	SPD	Multiple-Resid. - Unimproved	LC	Yes	N	N	0.405709	Above Moderate Income	R-3/SPD	20	30	8	0	8
24	No Address	006-091-05	R-1-H	Single-Resid. - Unimproved	VLD	Yes	N	N	0.28	Above Moderate Income	R-3	20	30	5	0	5
25	113 Spaulding St	006-091-15	R-2	Multiple-Resid. - Improved	MDR	No	N	N	0.328609	Above Moderate Income	R-3	20	30	6	2	4

Housing Element Opportunity Site - 14

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This is an existing grocery store with a large, underutilized parking lot. The existing building is aging and the building is lower than the height that would be allowed with the additional development capacity on this site with rezoning. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development of the site under the development standards that would apply upon rezoning this site for the Housing Element (see renderings below), and the community was receptive to this change on the site. This site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. Furthermore, the existing Andronico's grocery store is owned by Safeway, which has a larger Safeway location approximately 0.3 miles away on Sir Francis Drake Boulevard. The close proximity of these two stores creates redundancies and oversaturates the market with grocery store options. Future consolidation of the two stores into one establishment at the larger location would not reduce local access to fresh food.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
26	613 Sir Francis Drake Blvd	006-101-05	C-3	Commercial - Improved	GC	Yes	N	N	0.256546	Moderate Income	No Change	20	30	5	0	5
27	100 Center Blvd	006-101-04	C-3	Commercial - Improved	GC	No	N	N	1.020464	Lower Income	No Change	20	30	21	0	21





Housing Element Opportunity Site - 15

Town of San Anselmo

SAN ANSELMO



This site includes an auto repair shop, an aging commercial structure that is partially vacant, and an underutilized parking lot. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing building is lower in height and density than what would be allowed upon rezoning those parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. The Town has received feedback that the property owner is interested in residential development on the

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
31	640 Sir Francis Drake Blvd	006-092-08	C-L	Commercial Improved	LC	No	N	N	0.305963	Above Moderate Income	No Change	20	30	6	0	6
28	112 Spaulding St	006-092-03	C-L	Commercial Improved	LC	No	N	N	0.13647	Above Moderate Income	No Change	20	30	2	1	1
30	606 Sir Francis Drake	006-092-09	C-L	Commercial Improved	LC	No	N	N	0.432158	Above Moderate Income	No Change	20	30	9	0	9

Site, as shown in Table 6.10. At the time of drafting the Housing Element, the Town has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues. If environmental remediation is required on the site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 16

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes a small, aging commercial structure (constructed in 1966) that currently has neighborhood-serving retail uses and a large, underutilized parking lot. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, both Grant Avenue projects in Novato, and the Fourth Street project in San Rafael had similar existing uses or site characteristics as Site 16 prior to redevelopment. The existing building is lower in height and density than what would be allowed upon rezoning the site. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
29	604 Red Hill Ave	006-091-57	C-3	Commercial - Improved	GC	No	N	N	0.123436	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 17

Town of San Anselmo



Parcel ID 37 is occupied by an aging commercial structure (over 50 years old) with a restaurant use and a large, underutilized parking lot. Parcel ID 35 contains an aging, vacant commercial structure (constructed in 1928) that was previously a neighborhood-serving retail and service use. According to Town business license records, this space has not been occupied by a commercial tenant in at least 8 years. Parcel ID 34 contains an aging, vacant office and commercial retail building (constructed in 1956). Parcel ID 36 contains an aging commercial building (constructed in 1946) with multiple office spaces and an underutilized parking lot, and Parcel ID 33 has been occupied by office uses in the past but, according to the Town's business license records, no longer contains a commercial use. The leasable spaces on both parcels have experienced tenant turnover multiple times during the last planning period, pointing to a nationwide shift from in-person work towards remote work, described in detail in Chapter 6, Housing Opportunities. Lastly, Parcel ID 32 is developed with a relatively small, aging single-family residential unit (constructed in 1930) on a large lot. Recent market trends in San Anselmo indicate potential for redevelopment of aging, single-family homes with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
32	5 Palm Ln	006-121-05	C-3	Single-Resid. - Improved	GC	No	N	N	0.295233	Moderate Income	No Change	20	30	6	1	5
33	504 Red Hill Ave	006-121-02	C-3	Single-Resid. - Improved	GC	No	N	N	0.095983	Moderate Income	No Change	20	30	2	1	1
34	520 Red Hill Ave	006-091-09	C-3	Commercial - Improved	GC	No	N	N	0.172695	Moderate Income	No Change	20	30	4	1	3
35	526 Red Hill Ave	006-091-60	C-3	Commercial - Improved	GC	No	N	N	0.129538	Moderate Income	No Change	20	30	3	1	2
36	510 Red Hill Ave	006-121-01	C-3	Commercial - Improved	GC	No	N	N	0.166553	Moderate Income	No Change	20	30	3	0	3
37	580 Red Hill Ave	006-091-61	C-3	Commercial - Improved	GC	No	N	N	0.375981	Moderate Income	No Change	20	30	7	0	7

improve and conform to those standards. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that the property owner is interested in residential development on portions of the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur and both Grant Avenue projects in Novato had similar existing u site characteristics as Site 17 prior to redevelopment.

Housing Element Opportunity Site - 18

Town of San Anselmo

SAN ANSELMO



Parcel ID 43 is vacant but featured in this inventory due to its proximity to the other sites listed here. Parcel IDs 38 and 39 site contain aging single-family homes (constructed in 1920 and 1900, respectively, without significant improvements since that time). Recent market trends in San Anselmo indicate potential for redevelopment of aging, single-family homes with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. Parcel ID 40 contains an aging office building (constructed in 1965) with multiple tenants ranging from skin care services to therapists to piano teachers and more. The Town observes at least one new business in the building annually, pointing to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. Therefore, the Town has identified an opportunity to consider other land uses (i.e., housing) that support long-term occupancy on the parcel. Parcel ID 42 contains a large, underutilized parking lot associated with the uses at Parcel ID 40. Parcel ID 41 contains a one-story, aging office building (constructed in 1979) and an underutilized parking lot. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the Grant Avenue projects in Novato, the Fourth Street project in San Rafael, and the Third Street project in San Rafael had similar existing uses as Site 18 prior to redevelopment. All of the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
38	17 Buena Vista	006-121-17	R-1	Single-Resid. - Improved	SF	No	N	N	0.05854	Above Moderate Income	R-3	20	30	1	1	0
39	9 Buena Vista	006-121-16	R-1	Single-Resid. - Improved	SF	No	N	N	0.104348	Above Moderate Income	R-3	20	30	2	1	1
40	412 Red Hill Ave	006-121-14	C-3	Commercial Improved	GC	No	N	N	0.266012	Moderate Income	No Change	20	30	6	0	6
41	400 Red Hill Ave	006-121-15	C-3	Commercial Improved	GC	No	N	N	0.211733	Moderate Income	No Change	20	30	4	0	4
42	No Address	006-121-13	C-3	Commercial Improved	GC	No	N	N	0.176831	Moderate Income	No Change	20	30	4	0	4
43	50 Essex St	006-121-12	R-1	Single-Resid. - Unimproved	SF	No	N	N	0.263878	Above Moderate Income	R-3	20	30	6	0	6

Housing Element Opportunity Site - 19

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging commercial structure (constructed in 1937 without significant improvements since that that time) that currently operates as a funeral home and a large, underutilized parking lot. The parcel is underutilized as the aging structure sits on a large lot, and the existing building is lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Vivian Street and Fourth Street projects in San Rafael had similar existing uses on the project site as Site 19 prior to redevelopment. Furthermore, the site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
44	330 Red Hill Ave	006-121-31	C-3	Commercial Improved	GC	No	N	N	0.583407	Lower Income	No Change	20	30	12	0	12
45	306 Red Hill Ave	006-161-05	C-3	Commercial Improved	GC	Yes	N	N	0.328941	Moderate Income	No Change	20	30	6	0	6

Housing Element Opportunity Site - 20

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging, partially vacant office building (constructed in 1913 without significant improvements since that time), and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition,the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The parcel is near Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. Furthermore, this lot is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
46	292 Red Hill Ave	006-162-01	C-3	Commercial Improved	GC	No	N	N	0.190318	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 21

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels

Scale: 1:2,500

This is an existing grocery store (Parcel ID 47) and the adjacent lot (Parcel ID 48) is a large, underutilized parking lot. The existing building is aging, and the building is lower than the height that would be allowed with the additional development capacity on this site with rezoning. The Town has received developer interest in this site over the years, but the lack of certainty surrounding the discretionary approval process for residential uses has curbed development proposals. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development of the site under the development standards that would apply upon rezoning this site for the Housing Element (see renderings below), and the community was receptive to this change on the site. As shown in the ODDS renderings, the existing grocery store would remain on the ground floor of the project site and the project site would be developed with residential uses on the 2nd and 3rd stories above it. In addition, the renderings depict redevelopment of the parking lot with 3-story residential buildings. Using the development standards applied upon rezoning the site for the Housing Element, the rendering could achieve the density projected in Table 6.8, Opportunity Site Characteristics, with the grocery store on the ground floor. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
47	100 Red Hill Ave	006-167-04	C-3	Commercial Improved	GC	No	N	N	0.771783	Lower Income	No Change	20	30	16	0	16
48	No Address	006-167-06	C-3	Commercial Unimproved	GC	No	N	N	1.234847	Lower Income	No Change	20	30	25	0	25





Housing Element Opportunity Site - 22

Town of San Anselmo

SAN ANSELMO



Parcel ID 50 has a vacant, aging retail building (constructed in 1943), and Parcel ID 49 has multiple aging retail buildings (all constructed before 1950) that are either vacant or partially vacant as of 2023. Multiple tenant spaces on both properties have been chronically vacant in recent years. This points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. Therefore, the Town has identified an opportunity to consider other land uses (i.e., housing) that support long-term occupancy on the parcel. Parcel ID 52 contains an aging one-story office building (built in 1948), and Parcel ID 53 contains a two-story office building. In addition, there are multiple large, underutilized parking lots, distributed across Parcel IDs 49, 51, 52, and 53. As demonstrated in Table 6.9 and the text that followed it, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the 1005 Northgate Drive and the Grant Avenue projects in Novato and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 22. Parcel ID 51 is an automotive shop with infrastructure for gas pumping stations. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations statewide have been converted to other uses. In addition, the Town adopted a temporary ban on gas stations in the past two years and is in the process of adopting a permanent gas station ban in 2023 to support the local transition to clean energy sources. Therefore, the existing gas pumping infrastructure will no longer be useful and redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. All existing buildings on this site are lower in height and density than what would be allowed upon rezoning those parcels. In addition, all of the structures on the site do not conform with today's building standards and would require significant reinvestment to improve and conform to those standards. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that property owners are interested in residential development on the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
49	6 Red Hill Ave	006-201-56	C-3	Commercial Improved	GC	No	N	N	0.671628	Lower Income	No Change	20	30	14	0	14
50	2 Red Hill Ave	006-201-01	C-3	Commercial Improved	GC	No	N	N	0.081778	Moderate Income	No Change	20	30	2	0	2
51	90 Red Hill Ave	006-201-46	C-3	Commercial Improved	GC	No	N	N	0.264203	Moderate Income	No Change	20	30	6	0	6
52	60 Red Hill Ave	006-201-04	C-3	Commercial Improved	GC	No	N	N	0.287077	Moderate Income	No Change	20	30	6	0	6
53	50 Red Hill Ave	006-201-55	C-3	Commercial Improved	GC	No	N	N	0.164282	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 23

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes one aging commercial office structure (over 50 years old) and an underutilized parking lot on a lot that has unrealized residential and commercial development potential. The site is adjacent to Greenfield Avenue and Red Hill Avenue, two major thoroughfares and bus routes in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this lot is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Furthermore, as demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the 1301 Grant Avenue project in Novato and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 23 prior to redevelopment.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
54	275 Greenfield Ave	006-211-21	C-3	Commercial Improved	GC	No	28	N	0.21342	Moderate Income	No Change	20	30	4	0	4

Housing Element Opportunity Site - 24

Town of San Anselmo



Parcel ID 56 has an aging mini-storage facility (constructed in 1925), Parcel ID 59 has an aging commercial retail use (constructed in 1947), Parcel ID 60 include retail, office, and gym uses in an aging commercial building (constructed in 1966), Parcel ID 58 has ground floor retail and upper floor office uses in an aging commercial building (built prior to 1950), and Parcel ID 55 has a gym in an aging commercial structure (constructed in 1951). Parcel 57 does not contain any structures, with only an underutilized parking lot that occupies a third of the parcel. Some of the office spaces on Parcel ID 58 are vacant, which points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. In addition, vacant land sits behind the existing buildings on Parcel IDs 55, 56, 58, 59, and 60, leaving the sites underutilized. The existing buildings are all lower in height and density than what would be allowed upon rezoning those parcels. In addition, one of the structures on the site (Parcel ID 56) does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is adjacent to Greenfield Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that a property owner is interested in residential development on some parcels (Parcel IDs 58 and 60), as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the three projects in Novato, the Vivian Street project in San Rafael, and the Tamal Vista Boulevard project in Corte Madera had similar existing uses as Site 24 prior to redevelopment.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
55	230 Greenfield Ave	006-173-07	C-3	Commercial Improved	GC	No	27	N	0.435113	Moderate Income	No Change	20	30	9	0	9
56	208 Greenfield Ave	006-173-11	C-3	Commercial Improved	GC	No	N	N	0.571342	Lower Income	No Change	20	30	11	0	11
57	270 Greenfield Ave	006-173-22	C-3	Commercial Unimproved	GC	Yes	N	N	0.28561	Moderate Income	No Change	20	30	5	0	5
58	224 Greenfield Ave	006-173-17	C-3	Commercial Improved	GC	No	N	N	0.594514	Lower Income	No Change	20	30	12	0	12
59	210 Greenfield Ave	006-173-04	C-3	Commercial Improved	GC	No	N	N	0.23807	Moderate Income	No Change	20	30	4	0	4
60	222 Greenfield Ave	006-173-16	C-3	Commercial Improved	GC	No	N	N	0.526385	Lower Income	No Change	20	30	11	0	11

Housing Element Opportunity Site - 25

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This is a vacant site adjacent to other residential development. The site is near Sir Francis Drake Boulevard and Greenfield Avenue, two major thoroughfares with a bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
61	5 W Hillside Ave	006-172-02	R-1	Single-Resid. - Unimproved	VLD	Yes	26	N	0.718721	Lower Income	C-3	20	30	15	0	15

Housing Element Opportunity Site - 26

Town of San Anselmo

SAN ANSELMO



This site includes two aging commercial commercial (retail with a vacant office space above on Parcel ID 64 and offices with some vacant tenant spaces on Parcel ID 65) structures constructed between 1934 and 1963. These vacancies point to a nationwide shift from in-person work towards remote work, described in detail in Chapter 6, Housing Opportunities. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur and the 1301 Grant Avenue project in Novato had similar existing uses as Site 26 prior to redevelopment. The site also includes two aging single-family residential structures (both constructed before 1933 without significant improvements since that time). The parcels with commercial uses have large, underutilized parking lots. The parcels with existing residential uses are underutilized as the small, aging single-family homes sit on large lots. Furthermore, recent market trends in San Anselmo point to redevelopment of single-family residential housing with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. All of the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Greenfield Avenue, a major thoroughfare and bus route

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
62	144 Greenfield Ave	006-171-07	C-3	Single-Resid. - Improved	GC	No	N	N	0.165904	Moderate Income	No Change	20	30	3	1	2
63	6 W Hillside Ave	006-171-08	C-3	Single-Resid. - Improved	GC	No	N	N	0.595664	Lower Income	No Change	20	30	12	1	11
64	128 Greenfield Ave	006-171-05	C-3	Commercial Improved	GC	No	N	N	0.158832	Moderate Income	No Change	20	30	3	0	3
65	130 Greenfield Ave	006-171-06	C-3	Commercial Improved	GC	No	25	N	0.508352	Lower Income	No Change	20	30	10	0	10

in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Housing Element Opportunity Site - 27

Town of San Anselmo

SAN ANSELMO



Parcel ID 66 includes a vacant commercial building, most recently operated as a restaurant, and a large, underutilized parking lot. Parcel ID 68 also includes a restaurant use and an underutilized parking lot. Site 70 is occupied by a large, underutilized parking lot. Site 69 and 67 include commercial structures with a studio use, which are largely underutilized given the amount of unoccupied space remaining in each building. Both Site 69 and 67 have undergone tenant changes relatively often. Lastly, Site 71 operates a neighborhood-serving service use on the narrow lot between the large parking lot and one of the studios. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment. The site is adjacent to Greenfield Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development of the 60 Greenfield Avenue portion of the site under redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur and the two projects in San Rafael had the development standards

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
66	60 Greenfield Ave	006-254-13	C-3	Commercial Improved	GC	No	N	N	0.25836	Moderate Income	No Change	20	30	5	0	5
67	118 Greenfield Ave	006-171-03	C-3	Commercial Improved	GC	No	N	N	0.186737	Moderate Income	No Change	20	30	3	0	3
68	114 Greenfield Ave	006-171-02	C-3	Commercial Improved	GC	No	N	N	0.128964	Moderate Income	No Change	20	30	3	0	3
69	70 Greenfield Ave	006-254-14	C-3	Commercial Improved	GC	No	N	N	0.194214	Moderate Income	No Change	20	30	4	0	4
70	No Address	006-171-12	C-3	Commercial Unimproved	GC	No	N	N	0.245434	Moderate Income	No Change	20	30	5	0	5
71	90 Greenfield Ave	006-171-13	C-3	Commercial Improved	GC	No	N	N	0.049589	Moderate Income	No Change	20	30	1	0	1

that would apply upon rezoning this site for the Housing Element (see rendering below), and the community was receptive to this change on the site. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.



Housing Element Opportunity Site - 28

Town of San Anselmo

SAN ANSELMO



Parcel ID 76 contains an aging commercial office building (constructed in 1974) with multiple tenant spaces, many of which are currently vacant and undergo tenant changes relatively often. Parcel ID 77 includes a gym use in an aging commercial building (constructed in 1923). Parcel ID 80 consists of a large, underutilized parking lot. Parcel ID 78 provides a studio in an aging commercial building (constructed prior to 1924) with multiple tenant spaces, many of which are currently vacant. Parcel IDs 75 and 79 contain neighborhood-serving services and retail in aging commercial buildings (constructed in 1930 and 1924, respectively) and an underutilized parking lot. Parcel ID 72 contains an aging commercial building (constructed in 1922) that has been vacant since 2012, previously operating as a retail use. Parcel ID 73 contains an aging commercial building (constructed in 1921) that currently operates as a gym use. This lot has experienced prolonged periods (six months or more) of vacancy and undergone multiple tenant changes during the previous planning period. Parcel ID 74 includes an aging commercial building (constructed in 1912) with multiple retail spaces that are currently vacant. These vacancies point to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the Grant Avenue projects in Novato, and both housing projects in San Rafael had

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
72	316 Sir Francis Drake Blvd	006-251-03	C-2	Commercial Improved	CC	No	N	N	0.17984	Moderate Income	C-3	20	30	3	0	3
73	312 Sir Francis Drake Blvd	006-251-02	C-2	Commercial Improved	CC	No	N	N	0.07021	Moderate Income	C-3	20	30	1	0	1
74	300 Sir Francis Drake Blvd	006-251-01	C-2	Commercial Improved	CC	No	N	N	0.179605	Moderate Income	C-3	20	30	3	0	3
75	340 Sir Francis Drake Blvd	006-251-05	C-2	Commercial Improved	CC	No	N	N	0.151127	Moderate Income	C-3	20	30	3	0	3
76	40 Greenfield Ave	006-251-10	C-3	Commercial Improved	GC	No	N	N	0.330668	Moderate Income	No Change	20	30	6	0	6
77	34 Greenfield Ave	006-251-09	C-3	Commercial Improved	GC	No	N	N	0.0736	Moderate Income	No Change	20	30	2	0	2
78	14 Greenfield Ave	006-251-28	C-3	Commercial Improved	GC	No	N	N	0.177424	Moderate Income	No Change	20	30	3	0	3
79	324 Sir Francis Drake Blvd	006-251-27	C-2	Commercial Improved	CC	No	N	N	0.346566	Moderate Income	C-3	20	30	7	0	7
80	No Address	006-251-08	C-3	Commercial Unimproved	GC	No	N	N	0.233804	Moderate Income	No Change	20	30	4	0	4

Housing Element Opportunity Site - 28 (Continued)

Town of San Anselmo

similar existing uses as Site 28 prior to redevelopment. All existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. All of the structures except those on Parcel ID 76 do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Sir Francis Drake Boulevard and Greenfield Avenue, two major thoroughfares with a bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and adjacent to Downtown San Anselmo. The Town has received feedback that property owners are interested in residential development on the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Housing Element Opportunity Site - 29

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes two, aging single-family homes (constructed in 1902 and 1905 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sit on large lots, and the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
81	55 San Rafael Ave	007-211-04	R-1	Single-Resid. - Improved	DMR	No	N	N	0.341729	Above Moderate Income	R-2	6	12	2	1	1
82	43 San Rafael Ave	007-211-05	R-1	Single-Resid. - Improved	DMR	No	N	N	0.52587	Above Moderate Income	R-2	6	12	4	2	2

Housing Element Opportunity Site - 30

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes two, aging single-family homes (both constructed in 1910 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sit on large lots, and the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
83	71 San Rafael Ave	007-211-01	R-1	Single-Resid. - Improved	SF	No	N	N	0.486363	Above Moderate Income	R-2	6	12	4	1	3
84	76 Tamalpais Ave	007-211-36	R-1	Single-Resid. - Improved	SF	No	N	N	0.403005	Above Moderate Income	R-2	6	12	3	1	2

Housing Element Opportunity Site - 31

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

The site includes two aging commercial buildings constructed in 1912 and 1913 with no significant improvements since that time. Both buildings contain restaurant uses and Parcel ID 85 also includes some vacant, leasable office spaces. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, 1301 Grant Avenue project in Novato, and Fourth Street project in San Rafael had similar existing uses as Site 31 prior to redevelopment. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
85	206 Sir Francis Drake Blvd	006-252-02	C-2	Commercial - Improved	CC	No	36	N	0.14685	Moderate Income	C-3	20	30	3	1	2
86	214 Sir Francis Drake Blvd	006-252-03	C-2	Commercial - Improved	CC	No	N	N	0.149688	Moderate Income	C-3	20	30	3	0	3

Housing Element Opportunity Site - 32

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes two single-family homes (one constructed in 1910 and the other in 1985 without significant improvements since that time). The parcels are underutilized, and the single-family structures sit on large lots, and the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
87	43 Tamalpais Ave	007-212-13	R-1	Single-Resid. - Improved	DMR	No	31	N	0.161294	Above Moderate Income	R-3	20	30	3	1	2
88	41 Tamalpais Ave	007-212-14	R-1	Single-Resid. - Improved	DMR	No	N	N	0.174633	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 33

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes an aging single-family home (constructed in 1904 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot, and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
89	50 Mariposa Ave	007-284-50	R-2	Single-Resid. - Improved	DMR	No	N	N	0.36497	Above Moderate Income	R-3	20	30	7	1	6

Housing Element Opportunity Site - 34

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1900, 1903, and 1905 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sits on larger lots that could be combined for housing redevelopment through Action 5.2e. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
90	69 Tamalpais Ave	007-212-07	R-1	Single-Resid. - Improved	DMR	No	29	N	0.226514	Above Moderate Income	R-3	20	30	4	1	3
91	77 Tamalpais Ave	007-212-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.197187	Above Moderate Income	R-3	20	30	4	1	3
92	63 Tamalpais Ave	007-212-09	R-1	Single-Resid. - Improved	DMR	No	N	N	0.177684	Above Moderate Income	R-3	20	30	4	1	3

Housing Element Opportunity Site - 35

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1907 and 1930 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development on the 58 Magnolia Avenue portion of the site under the development standards that would apply upon rezoning this site for the Housing Element (see rendering below), and the community was receptive to this change on the site. Located in Downtown San Anselmo, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
93	54 Magnolia Ave Apt 3	007-212-50	R-3	Multiple-Resid. - Improved	DMR	No	30	N	0.150644	Above Moderate Income	R-3	20	30	3	0	3
94	58 Magnolia Ave	007-212-43	R-1	Single-Resid. - Improved	DMR	No	N	N	0.148554	Above Moderate Income	R-3	20	30	4	1	3



Housing Element Opportunity Site - 36

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1920 and 1940) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
95	36 Magnolia Ave Unit 2	007-212-37	R-2	Multiple-Resid. - Improved	DMR	No	32	N	0.197522	Above Moderate Income	R-3	20	30	4	2	2
96	30 Magnolia Ave	007-212-36	R-1	Single-Resid. - Improved	DMR	No	N	N	0.141577	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 37

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1900 and 1910) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. One of the existing buildings is lower in height and density than what would be allowed upon rezoning the parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
97	69 Magnolia Ave	007-213-08	R-1	Single-Resid. - Improved	DMR	No	33	N	0.180264	Above Moderate Income	R-3	20	30	3	1	2
98	73 Magnolia Ave	007-213-57	R-1	Single-Resid. - Improved	DMR	No	N	N	0.128441	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 38

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes aging single-family homes (constructed in 1916, 1924, and 1938) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
99	41 Magnolia Ave	007-213-17	R-1	Single-Resid. - Improved	DMR	No	N	N	0.106389	Above Moderate Income	R-3	20	30	2	1	1
100	43 Magnolia Ave	007-213-16	R-1	Single-Resid. - Improved	DMR	No	34	N	0.108554	Above Moderate Income	R-3	20	30	2	1	1
101	47 Magnolia Ave	007-213-15	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096597	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 39

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes an aging single-family home (constructed in 1934 without significant improvements since that time). The parcel is underutilized as the aging, existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
102	196 Tunstead Ave	007-213-50	R-2	Single-Resid. - Improved	DMR	No	35	N	0.160963	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 40

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-story commercial structures, four of which are more than 47 years old (Parcel IDs 103, 104, 105, and 106) and one of which is partially vacant (Parcel ID 103). Parcel IDs 103, 105, and 107 are office buildings, Parcel ID 104 is an outdoor nursery, and Parcel ID is a restaurant. All of the existing buildings that are lower in height and density than what would be allowed upon rezoning those parcels. In addition, all parcels include large, underutilized parking lots. All of the commercial structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. The Town has received feedback that property owner of Parcel ID 104 is interested in residential development on the site.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
103	160 Sir Francis Drake Blvd	006-241-05	C-3	Commercial - Improved	CC	No	37	N	0.429	Moderate Income	No Change	20	30	9	0	9
104	130 Sir Francis Drake Blvd	006-241-56	C-3	Commercial - Improved	CC	No	N	N	0.757108	Lower Income	No Change	20	30	16	0	16
105	190 Sir Francis Drake Blvd	006-241-06	C-3	Commercial - Improved	CC	No	N	N	0.470075	Moderate Income	No Change	20	30	9	0	9
106	120 Sir Francis Drake Blvd	006-241-61	C-3	Commercial - Improved	CC	No	N	N	0.519079	Lower Income	No Change	20	30	10	0	10
107	100 Sir Francis Drake Blvd	006-241-63	C-3	Commercial - Improved	CC	No	N	N	0.145303	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 41

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed between 1907 and 1926) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that property owners are interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
108	182 Pine St	007-251-37	R-1	Single-Resid. - Improved	DMR	No	N	N	0.107203	Above Moderate Income	R-3	20	30	2	1	1
109	170 Pine St	007-251-34	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105921	Above Moderate Income	R-3	20	30	2	1	1
110	140 Pine St	007-251-27	R-1	Single-Resid. - Improved	DMR	No	N	N	0.120261	Above Moderate Income	R-3	20	30	3	1	2
111	160 Pine St	007-251-32	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105384	Above Moderate Income	R-3	20	30	2	1	1
112	184 Pine St	007-251-38	R-1	Single-Resid. - Improved	DMR	No	N	N	0.114634	Above Moderate Income	R-3	20	30	2	1	1
113	150 Pine St	007-251-29	R-1	Single-Resid. - Improved	DMR	No	N	N	0.10549	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 42

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1917 and 1922) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
114	171 Pine St	007-252-02	R-1	Single-Resid. - Improved	DMR	No	N	N	0.090982	Above Moderate Income	R-3	20	30	1	1	0
115	177 Pine St	007-252-01	R-1	Single-Resid. - Improved	DMR	No	N	N	0.095997	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 43

Town of San Anselmo



This site includes an aging single-family home (constructed in 1925) and has had no significant improvements since that time, resulting in a low improvement value relative to the value of the land. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards.

Opportunity Sites Parcels Scale: 1:2,500

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
116	155 Pine St	007-252-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105224	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 44

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1914) and has had no significant improvements since that time, resulting in a low improvement value relative tothe value of the land. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment toimprove and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
117	129 Pine St	007-252-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.11306	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 45

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed prior to 1924 without significant improvements since that time). The parcel is underutilized as the existing single-family home sits on a large lot, and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
118	110 Ross Ave	007-281-21	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.401478	Above Moderate Income	R-3	20	30	8	2	6

Housing Element Opportunity Site - 46

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1900, 1935, and 1968) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. One of the existing buildings is lower in height and density than what would be allowed upon rezoning the parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
119	80 Ross Ave	007-281-13	R-2	Single-Resid. - Improved	DMR	No	N	N	0.173087	Above Moderate Income	R-3	20	30	4	2	2
120	88 Ross Ave	007-281-14	R-2	Single-Resid. - Improved	DMR	No	N	N	0.126553	Above Moderate Income	R-3	20	30	3	1	2
121	102 Ross Ave	007-281-19	R-2	Exemption - Improved	DMR	No	N	N	0.202971	Above Moderate Income	R-3	20	30	4	1	3

Housing Element Opportunity Site - 47

Town of San Anselmo



This site includes aging single-family homes (constructed in 1912 and 1953) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
122	68 Ross Ave	007-281-12	R-2	Single-Resid. - Improved	DMR	No	N	N	0.121124	Above Moderate Income	R-3	20	30	3	1	2
123	1 Cedar St	007-281-11	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.161667	Above Moderate Income	R-3	20	30	3	2	1

Housing Element Opportunity Site - 48

Town of San Anselmo



This site includes an aging single-family home (constructed prior to 1924 without significant improvements since that time). The parcel is underutilized as the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Opportunity Sites Parcels Scale: 1:2,500

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
124	61 Woodland Ave	007-282-23	R-1	Exemption - Improved	DMR	No	N	N	0.127062	Above Moderate Income	R-3	20	30	3	0	3

Housing Element Opportunity Site - 49

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1940) and has had no significant improvements since that time, resulting in a low improvement value relative tothe value of the land. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to thosestandards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
125	50 Ross Ave	007-282-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096159	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 50

Town of San Anselmo

SAN ANSELMO



This site includes aging single-story commercial structures including a mini-storage facility, post office, and food establishments (constructed between 1934 and 1970 without significant improvements since that time) and multiple underutilized parking lots. Parcel ID127hasahuge, underutilized parking lot and is leased by the property owner to serve as the post office. However, the property owner has expressed interest in terminating the lease and considering redevelopment opportunities, as listed in Table 6.10. The aging structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e, which utilizes staff assistance, fee waivers, and expedited permitting processes to facilitate lot consolidations. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
126	21 Mariposa Ave	007-301-06	C-3	Commercial Improved	GC	No	N	N	0.351434	Moderate Income	No Change	20	30	7	0	7
127	121 San Anselmo Ave	007-301-19	C-3	Commercial Improved	GC	No	N	N	0.641202	Lower Income	No Change	20	30	13	0	13
128	115 San Anselmo Ave	007-301-18	C-3	Commercial Improved	GC	No	N	N	0.130048	Moderate Income	No Change	20	30	3	0	3
129	101 San Anselmo Ave	007-301-20	C-3	Commercial Improved	GC	No	N	N	0.331349	Moderate Income	No Change	20	30	6	0	6

Housing Element Opportunity Site - 51

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging commercial structures (constructed between 1934 and 1950 without significant improvements since that time) and multiple underutilized parking lots, and the aging structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e, which utilizes staff assistance, fee waivers, and expedited permitting processes to facilitate lot consolidation. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
130	55 San Anselmo Ave	007-302-13	C-3	Commercial Improved	GC	No	N	N	0.161742	Moderate Income	No Change	20	30	3	1	2
131	35 San Anselmo Ave	007-302-14	C-3	Commercial Improved	GC	No	N	N	0.133195	Moderate Income	No Change	20	30	3	1	2
132	29 San Anselmo Ave	007-302-15	C-3	Commercial Improved	GC	No	N	N	0.128609	Moderate Income	No Change	20	30	3	1	2

Housing Element Opportunity Site - 52

Town of San Anselmo



This site is underutilized as it includes an aging single-family home (constructed in 1908) and has had no significant improvements since that time, resulting in a low improvement value relative to the value of the land. In addition, the existing building is lower in height and density than what would be allowed upon rezoning the parcel. Furthermore, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
133	22 Mariposa Ave	007-284-22	C-3	Single-Resid. - Improved	GC	No	N	N	0.097345	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 53

Town of San Anselmo

SAN ANSELMO



Parcel ID 134 and Parcel ID 135 contain office buildings (constructed in 1919 and 1983) with multiple spaces that are currently vacant and undergo tenant changes often and a parking lot. Parcel ID 138, Parcel ID 136, and Parcel ID 137 include aging commercial buildings (built in 1906, 1890, and 1906, respectively) with retail tenants. The buildings at Parcel ID 136 and 137 have undergone tenant changes relatively frequently in the previous planning period. These vacancies and frequent tenant turnover point to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the two Grant Avenue projects in Novato, and Tamal Vista Boulevard project in Corte Madera had similar existing uses and site characteristics as Site 53 prior to redevelopment. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. In addition, multiple structures on the site do not conform

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
134	217 San Anselmo Ave	007-284-17	C-3	Commercial Improved	GC	No	N	N	0.114673	Moderate Income	No Change	20	30	2	0	2
135	223 San Anselmo Ave	007-284-49	C-3	Commercial Improved	GC	No	N	N	0.20257	Moderate Income	No Change	20	30	4	0	4
136	243 San Anselmo Ave	007-284-13	C-3	Commercial Improved	GC	No	N	N	0.351073	Moderate Income	No Change	20	30	7	0	7
137	15 Ross Ave	007-284-12	C-3	Commercial Improved	GC	No	N	N	0.119283	Moderate Income	No Change	20	30	3	0	3
138	233 San Anselmo Ave	007-284-14	C-3	Commercial Improved	GC	No	N	N	0.114378	Moderate Income	No Change	20	30	2	0	2

with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores. The Town has received feedback that some property owners are interested in residential development on the site, as shown in Table 6.10.

Housing Element Opportunity Site - 54

SAN ANSELMO

Town of San Anselmo



This site includes a gas station and parking lot, and the building was constructed in 1957 without significant improvements since that time, resulting in a low improvement value relative to the value of the land. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing building is lower in height and density than what would be allowed upon rezoning this parcel. The parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10. At the time of drafting the Housing Element, the Town

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
139	98 Sir Francis Drake Blvd	006-191-36	C-3	Commercial Improved	CC	No	N	N	0.143618	Moderate Income	No Change	20	30	3	0	3

has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues. If environmental remediation is required on this site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and the use of the Objective Development and Design Standards (ODDS).development and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 55

Town of San Anselmo



This site includes three commercial buildings constructed in 1926 (without significant improvements since that time) with multiple retail and office spaces that are currently vacant and undergo tenant changes often. These vacancies point to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. To the Town's knowledge, the second-story commercial spaces are not occupied by businesses, making this site a good candidate for redevelopment to address housing demand. Furthermore, as demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 55 prior to redevelopment. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
140	151 San Anselmo Ave	007-301-07	C-3	Commercial - Improved	GC	No	N	N	0.378581	Moderate Income	No Change	20	30	7	7	0

Housing Element Opportunity Site - 56

Town of San Anselmo



This site includes a small, one-story commercial building with office spaces and a parking lot. The office spaces have experienced tenant changes multiple times during the previous planning period, and the building was constructed in 1953 without significant improvements since that time, resulting in a low improvement value relative to the value of the land. Frequent tenant turnover points to a nationwide shift from in-person work towards remote work, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the 1301 Grant Avenue project in Novato and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 56 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
141	25 San Anselmo Ave	007-302-16	C-3	Commercial Improved	GC	No	N	N	0.142562	Moderate Income	No Change	20	30	2	0	2

Housing Element Opportunity Site - 57

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1930) and has had no significant improvements since that time. The parcel is underutilized as the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
142	19 Tamalpais	007-212-20	C-2	Commercial - Improved	CC	No	N	N	0.118882	Above Moderate Income	C-2/SPD	20	30	2	0	2

Housing Element Opportunity Site - 58

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes a commercial structure with two retail storefronts and a large, underutilized parking lot. The building was constructed in 1926 without significant improvements since that time, and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the Fourth Street project in San Rafael had similar existing uses and site characteristics as Site 58 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
143	341 San Anselmo Ave	007-252-16	C-2	Commercial Improved	CC	No	N	N	0.191952	Above Moderate Income	C-2/SPD	20	30	4	0	4

Housing Element Opportunity Site - 59

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels

Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1900) and has had no significant improvements since that time, resulting in a low improvement value relative to the value of the land. In addition, the existing building is lower in height and density than what would be allowed upon rezoning the parcel. Furthermore, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
144	23 Ross Ave	007-284-10	C-3	Single-Resid. Improved	GC	No	N	N	0.182828	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 60

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging commercial building (constructed in 1954) with three spaces including a gym use, retail use, and a vacant retail space and a large, underutilized parking lot. This vacancy points to a nationwide shift from in-person shopping towards online retail, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the two Grant Avenue projects in Novato, and the Fourth Street project in San Rafael had similar existing uses and site characteristics as Site 60 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
145	21 San Anselmo Ave	007-302-17	C-3	Commercial Improved	GC	No	N	N	0.310291	Moderate Income	No Change	20	30	7	0	7

Housing Element Opportunity Site - 61

Town of San Anselmo



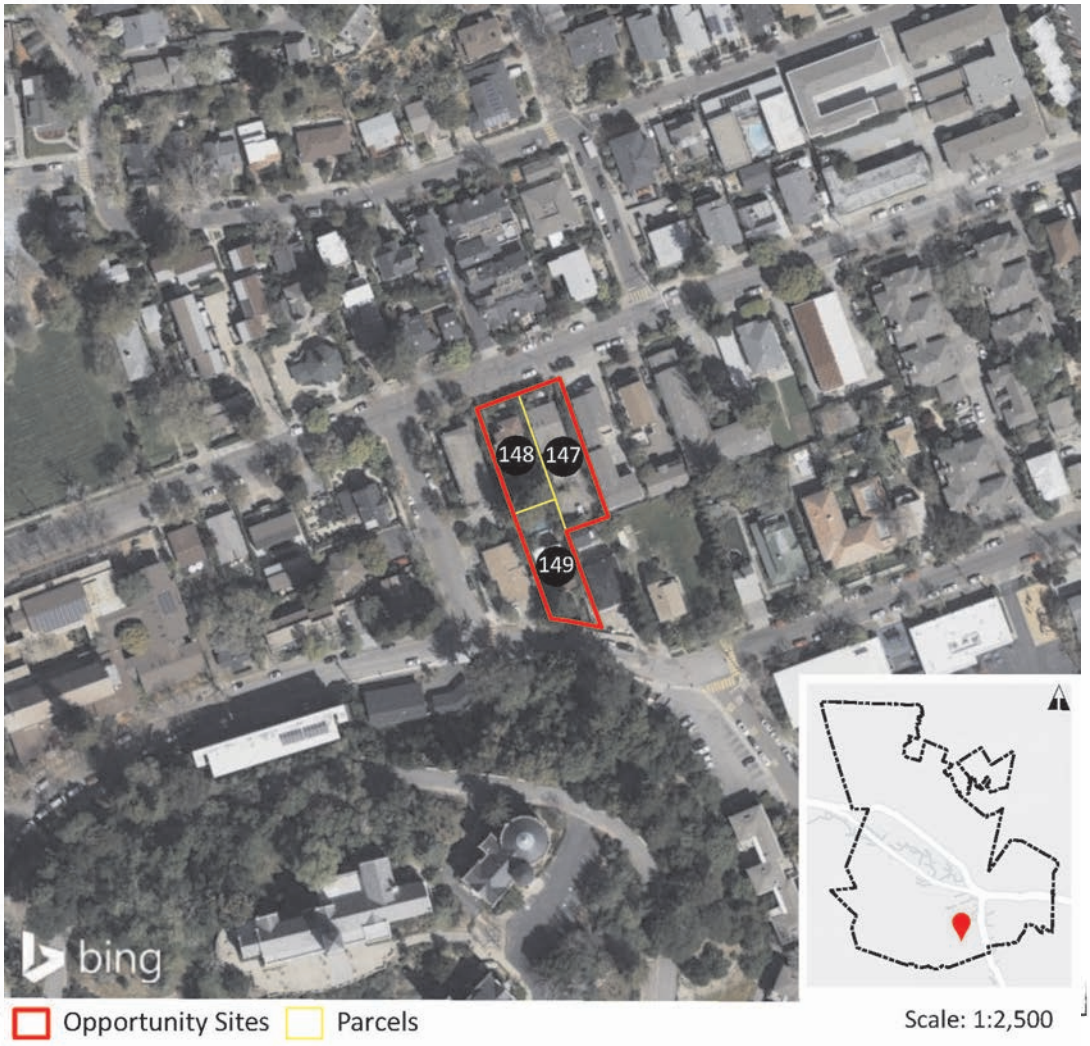
Opportunity Sites Parcels Scale: 1:2,500

The site includes a vacant, three-story commercial bank building (constructed in 1962) and a large, underutilized parking lot. The bank tenant terminated their lease and vacated the building in 2023. Leading up to and following the lease termination in 2023, the Town has received multiple inquiries from developers interested in converting or razing the existing structure for redevelopment with housing. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
146	305 San Anselmo Ave	007-282-20	C-2	Commercial - Improved	CC	No	N	N	0.752177	Lower Income	C-3/SPD	20	30	16	0	16

Housing Element Opportunity Site - 62

Town of San Anselmo



This site is underutilized as it includes aging single-family homes (constructed in 1926 and 1934 with no significant improvements since that time). Multiple structures have a low improvement value relative to the value of the land. In addition, the structures on the site do not conform with today's building standards and would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
147	71 Ross Ave	007-284-03	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.178096	Above Moderate Income	R-3	20	30	3	2	1
148	73 Ross Ave	007-284-02	R-2	Single-Resid. - Improved	DMR	No	N	N	0.136358	Above Moderate Income	R-3	20	30	2	1	1
149	70 Mariposa Ave	007-284-34	R-2	Single-Resid. - Improved	DMR	No	N	N	0.149609	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 63

Town of San Anselmo

SAN ANSELMO



This site includes an aging commercial building (constructed in 1954) with three spaces including a gym use, retail use, and a vacant retail space and a large, underutilized parking lot. This vacancy points to a nationwide shift from in-person shopping towards online retail, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the two Grant Avenue projects in Novato, and the Fourth Street project in San Rafael had similar existing uses and site characteristics as Site 60 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
150	51 Ross Ave	007-284-07	R-1	Multiple-Resid. Improved	DMR	No	N	N	0.185137	Above Moderate Income	R-3	20	30	3	2	1

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

April 26, 2023

Heidi Scoble, Planning Director
Town of San Anselmo
525 San Anselmo Ave.
San Anselmo, CA 94960

Dear Heidi Scoble,

RE: Town of San Anselmo's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the Town of San Anselmo (Town) draft housing element received for review on January 26, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the Town fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the Town should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have

previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the Town will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the Town to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD is committed to assisting the Town in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at Fidel.Herrera@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

Enclosure

APPENDIX
TOWN OF SAN ANSELMO

The following changes are necessary to bring the Town's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/planning-and-community-development/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs Resources and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

   Projected Extremely Low-Income (ELI) Households: While the element quantifies the existing housing needs of ELI) households, it must still quantify projected ELI housing needs. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of very low-income households qualify as ELI households.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Approved/Pending Sites: The housing element relies on approved/pending projects to accommodate the Town's regional housing need for lower-income households. The element should describe the status of the project, including any necessary approvals or steps prior to development, development agreements, conditions, or requirements such as phasing or timing requirements that impact development in the planning period; and the affordability of the project's units based on anticipated rents, sales prices or other mechanisms (e.g., financing, affordability restrictions) ensuring their affordability.

   Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site for example "commercial improved, single-family improved, single-family unimproved or exemption improved." This alone is not

adequate to demonstrate the potential for redevelopment in the planning period. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element needs to also analyze the extent that existing uses may impede additional residential development. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the Town and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, low improvement to land value ratio, and other factors.

In addition, if nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the Regional Housing Needs Allocation (RHNA).

Realistic Capacity: The element provides assumptions of realistic capacity of 70 percent on nonvacant sites; however, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in the Town, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element includes two project examples on page 130 to demonstrate realistic capacity; however, it is unclear if the two examples represent a trend for all developments at similar affordability levels in the Town. In addition, site 53 on Table 6.8, page 128 calculates realistic capacity at 115 percent of the maximum dwelling units per acre. The element should provide support for this assumption or revise the element as necessary.

Infrastructure: The element must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the Town’s regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).)

Environmental Constraints: The element should describe any known environmental constraints to the development of housing within the Town. Also, describe mitigation measures, if any, to the environmental constraints.

Replacement Housing Requirements: The sites inventory includes nonvacant sites that include single-family units. The element must identify whether the units are affordable to lower-income households or describe whether the additional residential development on the site requires the demolition of the existing residential use. For nonvacant sites with

existing, vacated, or demolished residential uses and occupied by, or subject to an affordability requirement for, lower-income households within the last five years there must be a replacement housing program for units affordable to lower-income households (Gov. Code, § 65583.2, subd. (g)(3)). Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program has the same requirements as set forth in Government Code section. 65915, subdivision (c)(3). The housing element must be revised to include such analysis and a program, if necessary.

Zoning for a Variety of Housing Types:

- *Manufactured Housing*: Page 92 of the element states that manufactured housing is subject to the same standards and regulations that apply to other single-family homes. However, Per Table 4.4 manufactured homes are not allowed in the same zones where single-family homes are allowed. The housing element must demonstrate the Town's zoning code allows and permits manufactured housing in the same manner and in the same zone as a conventional or stick-built structures are permitted.
- Emergency Shelter: While housing element law does allow a jurisdiction to limit the number of beds or persons permitted to be served nightly by a facility, standards must be designed to encourage and facilitate the development of, or conversion to, an emergency shelter. The element must analyze the 17-bed limit as a potential constraint for the development of emergency shelters. Chapter 654, Statutes of 2022 (AB 2339), adds additional specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. While the element includes Program 7.5d to study potential residential zones to allow emergency shelters, this program in of itself does not satisfy these requirements, future submittals of the housing element may need to address these statutory requirements. For example, the program should identify the zones the town is considering and the potential capacity for emergency shelters in those zones. For additional information and timing requirements, please see HCD's memo at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf.

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the Town must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. Please note, the Town must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The Town can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building*

codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).).

Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. While Program 5.3.a commits to establish an Affordable Housing Overlay District in the Zoning Code to incentivize the development of affordable housing by allowing greater building height, the element should clarify if three stories is allowed in multifamily zones.

Fees and Exaction: The element provides a cumulative analysis of fees on various housing types but should also list all the various planning and impact fees to better evaluate the impacts on housing development costs.

Processing and Permit Procedure: The element states that design review is required for multifamily residential projects and to construct new single-family residences. The element includes the findings for approval on page 102; however, the following findings should be analyzed as potential constraints on approval certainty and should include a program(s) to address or remove the identified constraints:

- Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
- Provides for protection against noise, odors, and other factors which may make the environment less desirable;
- Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
- Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
- Will not unreasonably impair access to light and air of structures on neighboring properties;

Housing for Persons with Disabilities: The element notes group homes for seven or more persons are only permitted subject to a Conditional Use Permit. The element should analyze the process as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty. Secondly, it appears based on Table 4.4, page 91 that residential care facilities for six or fewer are not treated the same as single family. The element should ensure that residential care facilities for six or fewer are treated the same as single-family units and should include programs as necessary. Finally, the element states the Town has a reasonable accommodation procedure and lists the findings of approval; however, finding number five, “whether the requested reasonable accommodation would

adversely impact surrounding properties or uses" should be analyzed as a potential constraint on approval certainty and consistency with HUD guidance related to reasonable accommodation and should include a program(s) to address or remove the identified constraints.

Priority Water and Sewer: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).

SB 35 Streamlined Ministerial Approval Process: The element states that the Town has not adopted specific SB 35 regulations in the zoning code and follows State requirements to provide ministerial review of projects that meet SB 35 eligibility criteria. However, the element should add a program to identify and analyze written procedures for the SB 35 Streamlined Ministerial Approval Process.

4. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   Seniors: While the element includes a quantification of the senior population, it must also analyze their special housing needs. For a complete analysis, the element should discuss challenges faced by the senior population, the existing resources to meet those needs (availability senior housing units, # of deed restricted units, etc.,), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

   Persons with Developmental Disabilities: While the element includes a quantification of persons with developmental disabilities, it must also include a qualitative description of the need (including a description of the potential housing problems faced by the special needs group), a description of any existing resources or programs, and an assessment of unmet needs.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply*

with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the Town may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Rezone Program for Adequate Sites: The element appears to rely on rezoning of sites (Program 5.7) to accommodate the regional housing need, including for lower-income households; however, rezoning programs to accommodate the RHNA must identify the shortfall of sites, minimum acreage to be rezoned, candidate sites for rezoning and completion dates. Rezoning programs to accommodate the RHNA for lower-income households must meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). Examples include nondiscretionary approval, requiring minimum densities, permitting at least 16 units per site and residential performance standards.

2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   Assist in Development Programs: The element must include specific actions to assist in the development of ELI households and persons with special needs including farmworkers, homeless, and persons with disabilities, including developmental. The element includes several programs for lower income but should also include extremely low income and special needs.

   Affordable Housing Overlay Zone: The element appears to rely on Program 5.3 to establish an Affordable Housing Overlay District in the Zoning Code to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low and very low-income households. The element should also specify where the overlay will be applied, describe the permitting procedures that will apply to the residential development in the overlay and describe incentives to encourage and facilitate the development of housing affordable to lower-income households. In addition, the element should list and evaluate the objective design and development standards that will be applied.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for*

housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Finding A3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the Town may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

   While Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix includes contributing factors, and geographic targeting, the Program actions do not include metrics. Table 7.37 should be revised to include metrics with clear commitments.

   In addition, goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, milestones and geographic targeting; and, as appropriate must address housing mobility enhancement, new housing choices and affordability in higher opportunity or higher income areas; place-based strategies for community preservation and revitalization and displacement protection. The element acknowledges that Racially Concentrated Areas of Affluence (RCAA) exists within the Town, and that the Town is predominantly in the high resource category according to TCAC/HCD Opportunity Maps and is predominantly higher income, the Town must include a significant and robust suite of actions (not limited to the RHNA) to promote housing mobility and improve new housing opportunities throughout the Town for existing residents and the broader region.

5. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

   While the element includes Programs 6.1 and 6.2 to promote the construction and affordability of Accessory Dwelling Units, the programs should include metrics and geographic area.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element must include quantified objectives estimating the number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. This requirement could be addressed by utilizing a matrix like the one illustrated below:

Income	**New Construction**	**Rehabilitation**	**Conservation/ Preservation**
Extremely Low-			
Very Low-			
Low-			
Moderate-			
Above Moderate-			
TOTAL			

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 1, 2023

Heidi Scoble, Planning Director
Town of San Anselmo
525 San Anselmo Ave.
San Anselmo, CA 94960

Dear Heidi Scoble,

RE: Town of San Anselmo's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the Town of San Anselmo (Town) revised draft housing element received for review on June 2, 2023, along with revisions received on August 1, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 19, 2023 with you, Lindsey Klein, Senior Planner and consultants Jackie Berg and Robert Klain.

The revised draft element addresses most statutory requirements in HCD's April 26, 2023; however, additional revisions are necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) as follows:

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Nonvacant Sites: As noted on the previous review the element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site for example "commercial improved, single-family improved, single-family unimproved or exemption improved." This alone is not adequate to demonstrate the potential for redevelopment in the planning period. Appendix B provides a picture of the sites but does not provide any description of the existing uses. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period.

In addition, for methodology to demonstrate the potential for redevelopment of nonvacant sites the element was revised to include how sites were selected. If a site met at least three of the factors, then they were selected; however one of the factors included is if the opportunity site is subject to the Town's Objective Design and Development Standards (ODDS). While having objective standards is critical for removal of governmental constraints, it is unclear how this factor demonstrates the redevelopment potential of the selected sites in the inventory. As you are aware there are several sites that do not meet the Town's methodology threshold of meeting at least three factors if the ODDS factor is not considered. The element must clearly demonstrate the methodology, including selection factors, supports potential residential development of nonvacant sites within the planning period.

Furthermore, if nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the Regional Housing Needs Allocation (RHNA).

Realistic Capacity: As noted on the previous review the element provides assumptions of realistic capacity of 70 percent on nonvacant sites. To provide support for these assumptions the element includes two project examples in the Town, one in Sausalito and the other in Larkspur. The element states the developments were approved between 2016 and 2023; however it is unclear if the four examples represent a trend for all developments at similar affordability levels in the Town, Sausalito, and Larkspur. The element should provide support for this assumption or revise the element as necessary. Please see HCD's prior review for additional information.

2. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   Program 5.3a should be revised to include specific metrics and objectives, quantified where appropriate (e.g., facilitate how many affordable housing units).

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

   While programs identified in Table 7.37 Affirmatively Furthering Fair Housing (AFFH) Implementation Matrix were revised to include metrics as noted on the previous review goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. The element should include additional commitments for new housing choices and affordability in higher opportunity or higher income areas. In addition, while no areas have been identified as sensitive communities at risk of displacement. The element should still include actions to protect existing residents from displacement. For example, including actions for first right of return to existing residents and policies that include moving expenses; rent stabilization programs beyond what is required by California Civil Code 1946.2; and just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2.

Based on email communication with you it appears the Town has approved the rezonings associated with the Housing Element Opportunity Sites. A copy of the resolution or ordinance should be transmitted to HCD for review. Please note, pursuant to AB 1398, a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivision (c) are completed including all the by-right requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the Town should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, Affordable Housing and Sustainable Communities programs, and the Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government

Code section 65400. With a compliant housing element, the Town will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the Town to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates your diligent efforts and cooperation provided during the review. We are committed to assisting the Town in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at Fidel.Herrera@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

October 26, 2023

Heidi Scoble, Planning Director
Town of San Anselmo
525 San Anselmo Ave.
San Anselmo, CA 94960

Dear Heidi Scoble,

RE: Town of San Anselmo's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the Town of San Anselmo (Town) revised draft housing element received for review on August 30, 2023, along with revisions received on October 19, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on October 10, 2023 with you, Lindsey Klein, Senior Planner and consultant Jackie Berg.

The revised draft element addresses most statutory requirements in HCD's August 1, 2023; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code) as follows:

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09.

   Nonvacant Sites: As noted on previous reviews the element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, several opportunity sites such as opportunity sites 7, 8, 11, 16, 17, 18, 19, 22, 23, 24, 26, 27, 28, 31, 53, 55, 56, 58 and 60 say "commercial building," "commercial structure," "aging commercial structure,"

"aging retail buildings" or "partly vacant commercial structures." This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The description of existing uses in Appendix B should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. Secondly, other opportunity sites such as sites 6, 12, 15 and 54 have a gas station or auto repair shop. The element should clarify if there are any environmental issues associated with these sites.

In addition, as mentioned on previous reviews the element needs to analyze the extent that existing uses may impede additional residential development. The element can elaborate on current information regarding development trends in the Town and nearby communities and should include market conditions and trends that demonstrate redevelopment potential and relate those trends to the sites identified. For example, the element could relate the characteristics of examples of recently redeveloped properties to the characteristics of the sites identified in the inventory. The element could also discuss how market conditions on Francis Drake boulevard relates to the redevelopment potential of the identified sites.

Absent trends, the Town should include strong programs directly related to facilitating the redevelopment of sites identified in the inventory. For example, as the element relies on consolidated sites to accommodate the regional housing needs allocation (RHNA), particularly for lower-income households, it should amend Action 5.2e to include additional commitments to facilitate lot consolidation. For example, the program could commit to (1) granting density bonuses above state density bonus law (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4) identifying and targeting specific financial resources; and, (5) modifying development standards.

Furthermore, as nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Action 5.2a and 5.7a: Based on ordinance number 1179 it appears the Town has approved the rezonings associated with the Housing Element Opportunity Sites. However, it is unclear if the rezones include all the by-right requirements pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (c), (h), and (i). For example, rezone sites to accommodate lower income must have minimum density of 20 units per acre. However, the Town's rezones to accommodate lower income currently have minimum densities of 13 to 30 units per acre. This is inconsistent with minimum rezoning requirements to

rezone at a density of 20 units per acre, and inconsistent with the Town's commitment on Action 5.2a and 5.7a to include residential units by-right at a minimum density of 20 units per acre and a maximum density of up to 30 units per acre. A copy of the revised resolution or ordinance should be transmitted to HCD for review.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the Town failed to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), rezones to accommodate the RHNA must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i) including all the by-right requirements. If the Town fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed.

Programs: As stated above, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the Town may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the Town should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the Town will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the Town to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the cooperation provided during the review. We are committed to assisting the Town in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Fidel Herrera, at Fidel.Herrera@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2023-18

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO RECOMMENDING THAT THE TOWN COUNCIL ADOPT THE HOUSING ELEMENT OF THE GENERAL PLAN AND MAKE THE ASSOCIATED CEQA FINDINGS

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to confront this crisis effectively and aggressively are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the State's environmental and climate objectives." (Government Code section 65589.5); and

WHEREAS, the Legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Government Code section 65589.5); and

WHEREAS, the Legislature has adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita…California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years."; and

WHEREAS, State Housing Element Law (Government Code section 65580 *et seq.*) requires that the Town of San Anselmo ("Town") adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the Town's regional housing need allocation ("RHNA") of 833 housing units comprised of 253 very-low income units, 145 low-income units, 121 moderate-income units, and 314 above moderate-income units; and

WHEREAS, State Housing Element law and General Plan law requires consistency among the Housing Element and other Elements in the General Plan; and

WHEREAS, to comply with State Housing Element Law, the Town has prepared and posted the 2023-2031 Housing Element ("Housing Element") in compliance with State law and has identified housing sites that can accommodate the Town's RHNA including a buffer amount exceeding the Town's RHNA; and

WHEREAS, the adoption of a Housing Element constitutes a General Plan Amendment pursuant to Government Code section 65350 *et seq*.; and

WHEREAS, pursuant to Government Code sections 65352 – 65352.5 the Town sent notice to all requesting California Native American tribes and no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community and take actions to affirmatively further fair housing; and

WHEREAS, the Town has conducted extensive community outreach to ensure robust public participation of all segments of the community in the development of the Housing Element and received direction from Town public officials related the Housing Element Update, beginning in June 2022 including: two public workshops on July 21, 2022 and August 25, 2022; seven Housing Element Advisory Committee meetings on July 11, 2022, July 25, 2022, September 9, 2022, November 3, 2022, December 15, 2022, May 15, 2023, and May 31, 2023; three Planning Commission meetings on December 19, 2022, May 15, 2023, and July 17, 2023; five Town Council meetings on June 4, 2022, October 11, 2022, January 10, 2023, May 23, 2023, and July 25, 2023; and

WHEREAS, on June 13, 2022, the Town Council appointed a Housing Element Advisory Committee ("HEAC"), that held public meetings and workshop sessions from July 2022 through May 2023; and

WHEREAS, on December 12, 2022, the Draft Housing Element was published and released for public review and comment consistent with Government Code section 65585, made accessible on the Town's website, and a town-wide postcard was mailed to all residents giving information about the Housing Element and how public comment may be made; and

WHEREAS, on December 15, 2022, the HEAC conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council; and

WHEREAS, on December 19, 2022, the Planning Commission conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council, at which time the Planning Commission unanimously recommended Town Council adoption of the Draft Housing Element; and

WHEREAS, on January 10, 2023, the Town Council conducted a public hearing on the Draft Housing Element, at which time it voted unanimously to submit the Draft Housing Element to HCD; and

WHEEAS, after the required 10-day noticing period, the Town submitted the Draft Housing Element to HCD on January 26, 2023; and

WHEREAS, on April 26, 2023, the Town received a review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on May 15, 2023, the Planning Commission and the HEAC held a joint public meeting and unanimously recommended revisions to the Housing Element in response to HCD's April 26, 2023 comment letter; and

WHEREAS, on May 23, 2023, the Town Council held a public meeting to consider revisions to the Draft Housing Element in response to HCD's April 26, 2023 comment letter, at which time the Council unanimously voted to approve said revisions and direct submission of a revised Draft Housing Element to HCD; and

WHEREAS, on May 25, 2023, a revised Draft Housing Element was released for public review; and

WHEREAS, on May 31, 2023, the HEAC held a public meeting and unanimously recommended approval of the revised Draft Housing Element; and

WHEREAS, on June 2, 2023, following the required 7-day review period after release of the revised Draft Housing Element, the Town submitted said Draft to HCD; and

WHEREAS, on August 1, 2023, the Town received a second review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on August 22, 2023, a revised Draft Housing Element was released for public review; and

WHEREAS, on August 30, 2023, following the required 7-day review period after release of the revised Draft Housing Element, the Town submitted said Draft to HCD; and

WHEREAS, on October 26, 2023, the Town received a third review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on November 10, 2023, a revised Draft Housing Element was released for public review, posted for the required 7-day review period, and subsequently submitted to HCD for a third informal review; and

WHEREAS, an Initial Study and Negative Declaration has been prepared in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines for the Housing Element; and

WHEREAS, during the CEQA review process, it was determined that the environmental potential impacts would be less than significant without the implementation of mitigation measures to reduce or eliminate any potentially significant project-related impacts and therefore a Negative Declaration was appropriate; and

WHEREAS, pursuant to the CEQA, a Notice of Intent to adopt a Negative Declaration was prepared for public comment related to the Housing Element Update and related General Plan Land Use Element and Zoning Code text and map amendments, submitted to the State Clearinghouse (SCH# 2023060315) on June 12, 2023, and included a 30-day public review period is from June 12 through July 10, 2023; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA")(Public Resources Code Sections 21000 through 21189.3) and its implementing regulations (the "CEQA Guidelines") (California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387), on August 22, 2023, the Town Council certified the Initial Study and Negative Declaration at a public hearing upon consideration of written information and testimony received during a portion of the public comment period regarding the adoption of the Initial Study and Negative Declaration, which analyzes the environmental effects of the proposed amendment and finds no significant impacts; and

WHEREAS, in accordance with CEQA Guidelines Section 15162, no supplemental or subsequent negative declaration for adoption of the Draft 2023-2031 Housing Element is required because none of the circumstances requiring supplemental or subsequent negative declarations exist; and

WHEREAS, Government Code section 65353 requires a Planning Commission to hold at least one public hearing prior to approving the recommendation of a General Plan amendment; and

WHEREAS, the Planning Commission is responsible for providing recommendations to the Town Council for proposed amendments to the Town's Zoning Code pursuant to Government Code section 65853 *et seq.*; and

WHEREAS, on December 4, 2023, the Planning Commission held a duly noticed public hearing to take public testimony and consider the Housing Element Amendment contained herein and associated Negative Declaration; and

NOW, THEREFORE, BE IT RESOLVED based on substantial evidence in the record that the above recitals are true and correct and incorporated as findings herein.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council find that the amendments to the Housing Element are consistent with the General Plan including the following goals, policies, and objectives:

1. The amendments to the Housing Element are consistent with the community and sustainability goals in the General Plan, as the identification of housing opportunity sites and implementation of associated programs will support the efficient utilization of land within the existing Town boundaries in connection with existing services, infrastructure, employment, and other amenities. An adequate supply of housing at all income levels is an essential element of environmental and community sustainability. The Housing Element promotes compatible infill development consistent with the goals and policies of the General Plan.

2. The amendments to Housing Element are consistent with the Land Use Element's goals, policies, and objectives, because they guide development of additional housing units at density levels that facilitate feasible infill development consistent with the character of the Town and existing infrastructure, and near employment and businesses, while preserving the Town's open space and environmental setting.

    - *Land Use Element Goal C.1: Maintain the economic viability of the Town's commercial core.*
    - *Land Use Element Goal C.3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.*
    - *Land Use Element Goal C.5: Accommodate the housing needs of a socially and economically diverse population.*
    - *Land Use Objective 1: To manage future growth to ensure the orderly development of the community, the logical extension of urban services,*

preservation of the area's natural and cultural resources, and protection of the area's environmental setting.

- *Land Use Objective 2: To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.*
- *Land Use Objective 3: To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.*
- *Land Use Objective 7: To protect and preserve those areas of unique natural and visual resources within the planning area.*
- *Land Use Objective 8: To limit future annexations to lands within the urban service area.*

3. The amendments to the Housing Element are consistent with the Circulation Element's goals, policies, and objectives because they guide development of additional housing as infill development with easy access to public transportation. Some opportunity housing sites are located on main thoroughfares (such as Sir Francis Drake Boulevard) with access to main roadways and public transportation.

    - *Circulation Element Objective 1: To maintain and enhance the residential quality and character of all streets in San Anselmo, with the exception of Red Hill Avenue and portions of Sir Frances Drake Boulevard, Greenfield Avenue, and San Anselmo Avenue.*

4. The amendments to the Housing Element are consistent with the Open Space Element's goals, policies, and objectives because they guide development of housing as infill development without encroaching on the Town's Open Space, preserving the open space for the enjoyment and recreation of the community.

    - *Open Space Element Goal C.2: Protect ridgelines, including the ridge zone, and preservation of the natural features of hillside lands.*
    - *Open Space Element Goal C.3: Protect highly visible hillside slopes and ridges from development, and maintain the visual presence of woodlands, riparian areas, and stream courses which are found on, or traverse, identified open space lands.*
    - *Open Space Element Goal C.4: Provide recreational areas for Town residents.*
    - *Open Space Element Objective 1: To protect from development those open space parcels which contribute directly to the Town's identity, its sense of separate place in relation to other communities, and the quality of life in the community.*
    - *Open Space Element Objective 4: To provide and maintain a system of trails which will provide nonintrusive access from residential areas for open space and park lands.*

5. The amendments to the Housing Element are consistent with the Conservation Element's goals, policies, and objectives because they facilitate infill development of a variety of housing types within the existing areas of the Town, thereby protecting and conserving Open Space and park areas.

- *Conservation Element Goal A.1: Minimize environmental harm and the disruption of natural features, particularly in hillside and unstable soil areas.*
- *Conservation Element Goal A.4: Preserve and protect significant habitats for fish, wildlife, and flora.*

6. The amendments to the Housing Element are consistent with the Parks, Recreation, and Public Facilities Element's goals, policies, and objectives because they facilitate and encourage infill housing development within the Town's existing neighborhoods. The Town has a large number of parks and public facilities that are integrated in the community and accessible from all neighborhoods, including (but not limited to) Creek Park, Landsdale Park, and Memorial Park. The Town's public facilities include outdoor sports facilities such as tennis courts, children's play areas, a dog park, and soccer and baseball fields. Given the Town's existing parks and facilities, the additional housing units and residents that may be developed will be well-served by existing facilities and there is no anticipated need for additional parks or other recreation facilities.

    - *Parks, Recreation, and Public Facilities Element Goal A: Provide recreational areas for the residents.*

7. The amendments to the Housing Element are consistent with the Noise Element as there will be no impacts related to noise. The Town's Noise Ordinance, San Anselmo Municipal Code section Title 4, Chapter 7, must be complied with.

8. The amendments to the Housing Element are consistent with the Scenic Highways (Parkway) Element because they facilitate and encourage infill housing development. In recent years, the Town has accomplished significant landscaping and signage improvements to the Town's entryways. Some housing opportunity sites are located on Sir Francis Drake Boulevard and otherwise near the Town's entryways and highways. These housing sites will blend well with the existing improvements and scenic highways, are appropriate for the areas, and will aesthetically improve these areas of the town.

    - *Scenic Highways (Parkway) Element Goal: Improve the appearance and aesthetic quality of the planning areas' main thoroughfares, especially the entryways to the community.*

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby adopt a resolution recommending that the Town Council adopt the Housing Element as attached hereto as Exhibit "A" and incorporated herein by reference.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 4th day of December, 2023 by the following vote:

AYES: Heiman, Asselstine, Pipkin, Chair Tunny
NOES: None
ABSTAIN: None
ABSENT: Strauss, Smith, Koblick de Leon
RECUSED: None

ATTEST: 

Heidi Scoble, Planning Director

EXHIBIT A
2023-2031 Housing Element

Town of San Anselmo

2023-2031 HOUSING ELEMENT









December 2023
Final Draft
Revision No. 6
For HCD Review

TABLE OF CONTENTS

Section 1: Introduction 005

Section 2: Housing Needs and Constraints Executive Summary 055

Section 3: Housing Needs 059

Section 4: Housing Constraints 095

Section 5: Housing Resources 127

Section 6: Housing Opportunities 133

Section 7: Affirmatively Furthering Fair Housing 175

Section 8: Policies, Programs, and Actions 293

Appendix A: Public Participation A-001

Appendix B: Map Book B-001

1

INTRODUCTION

INTRODUCTION

Purpose of the Housing Element

The Housing Element of the Town of San Anselmo General Plan will facilitate future housing growth intended to meet the needs of the community, along with the State's housing goals as set forth in Article 10.6 of the California Government Code. All jurisdictions in the State of California are required to update their housing element every eight years in response to evolving housing needs. This Housing Element has been prepared to respond to current and near-term future housing needs in San Anselmo. It contains updated information and strategic directions (goals, policies, and action programs) that the Town is committed to undertaking to address local housing needs.

The Town of San Anselmo borders the City of San Rafael, the largest city and county seat of Marin County. It also borders two other towns, Fairfax to its north and Ross to its south. It is one of the San Francisco Bay Area's smallest jurisdictions in size (2.68 square miles) and population (12,775 in 2020). San Anselmo Creek and Sleepy Hollow Creek carves through the Town's urbanized area and thus, historically subject the Town to catastrophic flooding, with the latest occurring in 2005. The Town's planning area includes Sleepy Hollow, an unincorporated jurisdiction of the County of Marin. San Anselmo, sometimes referred to as the "Hub City", is at the juncture of not only rivers but several roads leading connecting it to Bay Area and Marin County urban centers and West Marin's bucolic agricultural and coastal communities.

Over the past thirty years housing costs have skyrocketed out of proportion beyond many residents' ability to afford housing; and interest rates, construction costs and high land costs all contribute to the ultimate cost of housing. This has several implications as it becomes more difficult to fill vacant jobs; traffic increases due to workers commuting from other cities; and many young families, and longtime residents are forced to relocate because they can no longer afford to live in the community.

This Housing Element builds upon the goals, policies, and implementing programs contained in the Town's 2015-2023 Housing Element, which was certified by the California Department of Housing and Community Development (HCD) and adopted on May 12, 2015.

State Law Requirements

State law requires each municipality to adopt a general plan containing at least eight elements, including a housing element. Regulations regarding Housing Elements are found in the California Government Code Article 10.6 Sections 65580-65589.11. Although the Housing Element must follow State law, it is a local document by nature. The Housing Element focuses on the needs, desires, and vision of San Anselmo residents as it relates to housing in the community. In accordance with State law, the Housing Element must:

- Provide goals, policies, quantified objectives, and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available (prior to Housing Element adoption) within the eight-year housing cycle to meet the Town's fair share of regional housing needs at all income levels.

State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for housing development without unduly constraint.

The housing action program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of lower and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

General Plan Consistency

The Town of San Anselmo General Plan serves as the 'constitution' for development in the Town of San Anselmo. It is a long-range Planning and Building document that describes goals, policies, and programs to guide decision-making. Once the General Plan is adopted, all development-related decisions in the Town must be consistent with the Plan. If a development proposal is not consistent with the Plan, it must be revised or the Plan itself must be amended. State law requires a community's General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements.

The Land Use, Circulation and Open Space Elements of the Town's current General Plan were adopted in 1988. The Open Space Element was amended in 2019. The 2015 Housing Element was adopted consistent with the General Plan. The development projected under the updated Housing Element is consistent with the other elements in the Town's current General Plan. Pursuant to SB 379 (2015), the Town's Safety Element is being updated concurrently with the Housing Element.

The current General Plan supports achieving many housing needs in concert with other community goals. The General Plan also supports infill development at densities of 30 dwelling units per acre through the designation of housing opportunity areas ("Housing Opportunity Areas/ Apartments (14-28 Units/Gross Acre"), as the Town intends to provide an incentive for low- and moderate-income housing.

The 2015-2023 Housing Element includes policy H.5 Equal Housing Opportunity, which ensures individuals and families who are seeking housing are not discriminated against on the basis of various identities, consistent with the Fair Housing Act. In response to federal rollback of HUD's 2015 Affirmatively Furthering Fair Housing (AFFH) Final Rule, California passed AB 686 in 2018 to ensure AFFH remained an integral part of the housing legislation. AB 686 requires all public agencies to administer housing and community development programs and activities to affirmatively furthers fair housing and to take no action that is inconsistent with this obligation. This means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities." All municipalities must conduct an analysis on their existing and future policies, plans, programs, rules, practices, and related activities, identify impediments to fair housing, and make proactive changes to promote more inclusive communities.

Definitions of Key Housing Terms

In the context of housing elements, "affordable housing" generally focuses on housing for extremely low, very low-, low- and moderate-income households, but may also address housing for above moderate-income households. Generally, housing that costs no more than 30 percent of household income is considered affordable. This is especially true for lower income families. So how much do extremely low, very low-, low- and moderate-income households earn and who are they? The definitions below are used throughout this Housing Element.

- **Accessible Housing:** Units accessible and adaptable to the needs of the physically disabled.
- **Emergency Shelter.** Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.
- **Housing Affordability:** The generally accepted measure for determining whether a person can afford housing means spending no more than 30 percent of one's gross household income on housing costs, including utilities, principal, and interest. For example, a teacher earning $50,000 per year can afford $1,250 per month for housing. A police officer or fire fighter earning $60,000 can afford up to $1,500 per month.
- **Housing Density:** The number of dwelling units per acre of land. Gross density includes all the land within the boundaries of a particular area and excludes nothing. Net density excludes certain areas such as streets, open spaces, easements, water areas, etc.
- **Income Categories:** Household income classifications, defined as a percentage of area median household income, as follows:

Table 1.1 Marin County Income Limits

Family Size	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	$17,450	$39,150	$65,250	$104,400	$116,200	$139,450
2	$19,900	$44,750	$74,600	$119,300	$132,800	$159,350
3	$22,400	$50,350	$83,900	$134,200	$149,400	$179,300
4	$24,900	$55,900	$93,200	$149,100	**$166,000**	$199,200
5	$26,900	$60,400	$100,700	$161,050	$179,300	$215,150
6	$28,900	$64,850	$108,150	$173,000	$192,550	$231,050
7	$30,900	$69,350	$115,600	$184,900	$205,850	$247,000
8	$32,850	$73,800	$123,050	$196,850	$219,100	$262,950

Source: California Department of Housing and Community Development, State Income Limits for 2022

- **Acutely Low-Income Households:** Acutely low-income households earn between 0-15 percent of the area median income (AMI). According to HCD's 2022 income limits, an acutely low-income family of four in Marin County would earn up to $24,900.
- **Extremely Low-Income Households:** Government Code Section 65583(a) requires local Housing Elements to provide "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1))." Extremely low-income is a subset of the very low-income regional housing need and is defined as households earning between 15-30 percent of AMI. According to HCD's 2022 income limits, an extremely low-income family of four in Marin County would earn up to $55,900.
- **Very Low-Income Households:** Very low-income households earn between 30-50 percent of AMI. According to HCD's 2022 income limits, a very low-income family of four in Marin County would earn up to $93,200. Low-Income Households: Low-income households earn between 50-80 percent of AMI; the term may also be used to mean 0-80 percent of AMI. According to HCD's 2022 income limits, a low-income family of four in Marin County would earn up to $149,100.
- **Median Household Income (MFI):** The middle point at which half of the municipality's households earn more, and half earn less. California law and State Income Limits reference the Area Median Income (AMI) pursuant to Health & Safety Code 50093(c), which states the MFI means "persons and families whose income does not exceed the area median income, as adjusted by the department

for family size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937." In addition, MFIs are calculated by family rather than per person, as is done for income limits. Because the average family size is over 3, HUD equates the median family income for an area with a four-person family to calculate State income limits. According to HCD's 2022 income limits, the MFI for a family of four in Marin County is $166,000.

  - **Moderate-Income Households:** Moderate-income households earn between 80-120 percent of AMI. According to HCD's 2022 income limits, a moderate-income family of four in Marin County would earn up to $199,200.
  - **Above Moderate-Income Households:** Defined as households earning over 120 percent of the median household income. A moderate-income family of four in Marin County would earn more than $199,200.

- **Income Limits:** Each year, HCD publishes income limits for households according to income categories and household sizes. With a median income of $166,000 in 2022, Marin County has one of the highest median household incomes in the state (Santa Clara County leads the state with $168,500 in median income). Income limits, adjusted according to family size, are shown below. HCD's state income limits are based on federal income limits published by the U.S. Department of Housing and Urban Development (HUD). HCD limits were last published on May 13, 2022. Due to adjustments made by HCD to the HUD schedule, HCD income limits are higher than HUD income limits in 2022. HCD limits are used in this housing element, but certain funding programs may require HUD, or other income limit schedules, to be used. For additional information, see

  https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf

- **Jobs/Housing Balance:** The relationship of the number and types of jobs in a community with the amount and affordability of housing. An appropriate balance is commonly thought to be 1.5 jobs for every one housing unit. A balance between the number of jobs and employed residents can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption as well as improve air quality. However, a one-to-one balance of jobs to housing does not guarantee a reduction in commute trips, especially if low-wage jobs require workers to commute to San Anselmo from lower-cost areas and high housing costs require existing residents to commute to other job centers for higher paying jobs.
- **Persons per Household:** Average number of persons in each household.
- **Senior Housing**: Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.
- **Supportive Housing:** Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This type of housing has no limit on length of stay, is occupied by the target population (such as low-income persons with disabilities and certain other disabled persons) and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- **Transitional Housing:** Transitional housing and transitional housing development mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two-years while receiving supportive services that enable independent living.
- **Workforce Affordable Housing:** Housing that is affordable to the workforce in the community.

Sources of Housing Data

The main sources of data used to prepare the Housing Element were the 2020 U.S. Census and the 2019 American Community Survey (five- year estimates). The Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year. The ACS survey can have wide margins of error, especially for small communities, but the survey collects information that is not covered by the decennial Census. All ACS figures reported in this Housing Element should be regarded as estimates and not definitive numbers.

Data sources included:

- The Town of San Anselmo project staff and department websites
- Population projections and housing counts from the California State Department of Finance;
- The Association of Bay Area Governments (ABAG) Projections 2020 document provides population, household and employment projections;
- Household income and affordability data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD utilizing 2017 American Community Survey 5-year estimates;
- Housing market information is updated through Marin County Assessor sales data, and internet real estate listings and sales data;
- ABAG's Regional Housing Needs Allocation Plan for the San Francisco Bay Area 2023-2031 provides information on existing and projected housing needs;
- Information from the Marin Housing Authority; and
- Wage data is from the State of California Economic Development Department.

Public Participation Overview

The Town of San Anselmo conducted a robust public engagement campaign to build community consensus and ensure transparency throughout the Housing Element update process. Due to the COVID-19 pandemic and Governor Gavin Newsom's Executive Orders, the majority of Housing Element outreach was conducted virtually. Despite these limitations, the Town devised a multi-faceted approach which involved the establishment of a Housing Element Advisory Committee, a series of public meetings and elected and appointed official updates, one-on-one meetings with potential opportunity site property owners, a project website, online questionnaires, e-newsletters, community-wide survey and mailings, two community pop-up informational events, and announcements in the Town's weekly newsletter.

Housing Element Advisory Committee

A seven-person ad-hoc committee was formed to advise the Town of San Anselmo staff on the Housing Element update. The Housing Element Advisory Committee (HEAC) was comprised of Town residents with a broad range of perspectives, ages, abilities, and backgrounds. The HEAC met six times throughout the course of the update process and provided invaluable feedback that was integral to the development of this document. Additional details on the purpose, process, and outcomes of the HEAC meetings are included in the following pages. Full summaries — as well as links to meeting recordings, agendas, and other materials —are included in the Public Outreach Appendix.

HEAC Meeting 1

Purpose

The first HEAC Meeting was held to introduce the HEAC and their role during the Housing Element update process. The meeting also provided meeting participants with an overview of the RHNA and the statewide Housing Element update process and guidance on the Town's path to Housing Element adoption. The meeting aimed to gain an initial understanding of HEAC perspectives about San Anselmo and new housing in the community.

Process

The meeting was attended by 14 participants which included HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 1 started off with introducing Town staff, the Consultant Teams, and the HEAC members, followed by an opportunity for public comment. The information discussed at the meeting included an overview of the HEAC member roles and responsibilities, an overview of the Housing Element update and RHNA process, and an opportunity for question-and-answer. The meeting also included an interactive poll where the HEAC members responded to questions, as summarized in the outcomes section below. After the poll questions were answered, the meeting included an introduction to the upcoming Town Hall Meeting, and a second question-and-answer opportunity. The meeting concluded with an overview and timeline of the next steps, how HEAC members can spread the word on the Housing Element update and upcoming public meetings, and lastly, a third question-and-answer opportunity.

Outcomes

The HEAC members were asked to answer general poll questions regarding the Housing Element update. Below are the key themes from the poll questions. A full summary of the poll is available in the Public Outreach Appendix.

What do you like most about living in San Anselmo?

The Town's open space and natural features received the most votes, with 50 percent of HEAC members choosing this topic. The remaining topics which were proximity to amenities, sense of community, sense of safety and security, and other (walk/bike to restaurants and shops), received an equal number of votes with 12.5 percent of members choosing each of these topics.

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question.

Medium density multifamily housing (5-15 units/site) received the most votes, with 16 percent of HEAC members choosing this housing type. Smaller single-family homes on smaller lots, low density multifamily housing (duplex, triplex, quadplex), accessory dwelling units and junior accessory dwelling units, and mixed income senior housing received the second most votes with about 15 percent of HEAC members each choosing these housing types.

How can San Anselmo address housing affordability within Town limits?

Participants were given the opportunity to select multiple responses for this question.

The allowance for an increase in density received the most votes, with 21 percent of HEAC members choosing this option. Incentives for private developers to build more affordable housing received the second most votes with 18 percent of HEAC members choosing this option.

The outcomes described above influenced the inclusion of Action 1.2c, Action 2.2b, Action 3.1a, Action 4.3b, Action 5.1a, Program 5.2, Action 5.6, Program 5.7, and Policy 6.

Public Outreach Overview

Surveys

Public outreach survey (in English and Spanish) on SurveyMonkey

- Nextdoor, 3/3/22
- University of the Redlands
- San Anselmo Chamber of Commerce
- Youth (via schools)
- Ross Valley Seniors
- Cedars of Marin
- Local agencies and nonprofits (list attached for mailing or emailing flyer with dates)
    - Public housing authority
    - Housing providers
    - Advocacy groups
- Email link to survey to Town business license email list and San Anselmo Chamber of Commerce and encourage employers to share with business' employees
- Hard copy surveys at select locations
- Ross Valley Seniors

Public outreach survey regarding ADU's July 2022: 127 respondents.

- Instagram, 7/11/22, Housing Element linked in Bio
- On Town website & Town Manager weekly Newsletter

Housing Opportunity Interest Form (google forms): 174 respondents

- On Town website & Town Manager weekly Newsletter

Public Draft Released for public comment on December 12, 2022 (start of: 30 day public comment period)

- Publicize on Town website & Town Manager weekly Newsletter with links to document
- Hard copies available in Town public library
- Postcard mailed to 11,600 residents and property owners
- Public Comment portal open for written comments

Community Workshops

- July 21, 2022 – Community Workshop – info session #1
- August 25, 2022 – Community Workshop – info session #2

Town Council Meeting Agenda Item/Presentation – zoom/in-person

- January 25, 2022 - Housing Element Update and Overview Presentation
- May 10, 2022 - Approval of Housing Element Consultant
- June 14, 2022 - Establish the Housing Element Advisory Committee
- June 28, 2022 - Confirm Appointments to Housing Element Advisory Committee
- October 11, 2022 – Present Housing Element Update and Confirm Housing Opportunity Sites
- January 10, 2023 – Review Draft Housing Element & approved via motion the submittal of the Draft to CA HCD

Planning Commission Meetings

- December 19, 2022 – Review Draft Housing Element, receive comments and recommendations
- May 15, 2023- Reviewed Revised Draft Housing Element, receive comments and recommendations

Housing Element Advisory Committee (HEAC)

- July 11, 2023- HEAC Kick-off Meeting
- September 21, 2022- Discussed Housing Opportunity Sites
- November 3, 2023- Discussed Housing Opportunity Sites and Site Suitability
- December 15, 2023- Reviewed policies, programs, and actions
- January 17, 2023- Reviewed Draft Housing Element to be submitted to the HCD.
- May 15, 2023- Reviewed Revised Draft Housing Element, receive comments and recommendations for proposed policy changes
- May 31, 2023- Reviewed Revised Draft Housing Element, receive comments and recommendations for proposed non-policy changes

Community Event Pop-ups

- October 14, 2022 "Live On the Avenue" Pop-Up (estimated 300+ people attending)
- October 31, 2022 "Goblin Spooktacular" Town event Pop-up and Feedback forms in English and Spanish. To date: 16 responses from the forms. (estimated 700+ people attending)

Community Engagement Methods and Reach

Every meeting publicized on/in:

- Town Manager email newsletter (d)
  - - Distributed weekly
  - Initial Housing Element content: January, April, May 2022
  - Housing Element content every week: June 11, 2022 - present
  - Subscribers: 5,599, open rate: 50%
- Town Manager – Special Edition newsletter (b)
  - Distributed for special notice (of HEAC or Town Council meetings pertaining to the Housing Element)
  - Housing Element special updates: 7/20/22, 8/23/22, 9/22/22, 10/10/22, 11/2/22
  - Subscribers: 56, open rate: 75-83%
- https://www.townofsananselmo.org/list.aspx - staff promotes email list on all mailed public notices by Planning Department
- Next Door (a) - 10,000 members, 21 neighborhoods
- Instagram (c) - 1800 followers
- Spotlight on home page of Town website: https://www.townofsananselmo.org/ (e)
- Town website calendar and Legistar/Granicus meeting agenda calendar: https://sananselmo-ca.legistar.com/Calendar.aspx (e)
- Town Housing Element Update webpage – updated weekly: (e)
- https://www.townofsananselmo.org/1517/Housing-Element-Update
- Town Housing Element Advisory Committee webpage – updated as needed: (e)
- https://www.townofsananselmo.org/1555/Housing-Element-Advisory-Committee-HEAC
- Email town business email list and encourage employers to share with business' employees
- Posted notices on Town Bulletin Boards: 805 San Anselmo Avenue (Quick N Easy Market), Memorial Park and Town Hall

- Written materials and notices at Town Library
- Posted laminated notices at Hub bus station, near public transportation
- Email to community-based organizations including San Anselmo churches and schools
- Mailed postcard to all San Anselmo residents when draft element available for public comment, and highlighting Planning Commission and Town Council hearings – 11,600 residents and property owners
- Email notices to Patch and Marin Independent Journal for inclusion in their upcoming event calendars

Public Outreach During Housing Element Development

Town Council Introduction

Purpose

The purpose of the Town Council Meeting was to introduce the Consultant Team, provide the requirements of the Housing Element update, introduce the purpose of the HEAC, and provide a brief overview of a tentative project timeline.

Process

The meeting began with the Consultant Team introduction followed by an explanation of the goals and requirements of the Housing Element. The meeting then outlined the purpose and roles of the HEAC and provided a tentative project timeline of key milestones during the housing element update process. Opportunities for question-and-answer sessions were provided before the meeting adjourned.

Outcomes

The Town Council Introduction meeting resulted in the initial introduction of the Housing Element update process and public awareness of the process. **The outcomes described above did not influence any policies, programs, or actions of this Housing Element.**

Town Hall Meeting 1

Purpose

The first Town Hall Meeting was a Housing Element Update information session held to provide the community with an overview of the RHNA and statewide Housing Element update process, provide guidance on local application of statewide requirements, and to introduce Town staff, HEAC members, and the consultant team. The workshop was aimed to collect stakeholder and resident feedback on potential Town-specific approaches to meet the local RHNA and to gain insight on the greatest housing challenges and opportunities that face San Anselmo.

Process

Thirteen residents participated in the meeting, as well as Town staff and members of the Consultant Team.

The meeting began with a brief introduction on the purpose of the meeting and Housing Element, followed by introducing the HEAC members and the Consultant Team. The meeting included a detailed description of the RHNA and Housing Element Update process and discussed the Town's path to Housing Element adoption. The meeting then transitioned to poll questions, where participants were asked questions about potential strategies to meet the Town's RHNA and community values. The meeting concluded with an overview of project next steps, information about how participants can stay informed throughout the Housing Element process and spread the word, and a question-and-answer opportunity. Additionally, question-and-answer segments were conducted throughout the workshop in which attendees could provide written input through the Zoom chat feature.

Outcomes

Results from the poll are discussed below.

What do you like most about living in San Anselmo?

The Town's open space and natural features received the most votes, with 64 percent of participants choosing this topic. The Town's sense of community received the second most votes, with 14 percent of the participants choosing this topic. Sense of safety and security, proximity to amenities and "other" each received seven percent of the votes. The participant who voted for "other" specified in the chat that they favor the ability to walk and bike to shops and restaurants.

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question.

Low density multifamily housing received the most votes with 77 percent of participants choosing this housing type. Townhomes received the second most votes with 62 percent of participants choosing this housing type

How can San Anselmo address housing affordability within Town limits?

Participants were given the opportunity to select multiple responses for this question.

The allowance for an increase in density received the most votes with 64 percent of participants choosing this option. Streamlining the residential approval process (ADRB) received the second most votes with 50 percent of participants choosing this option.

The outcomes described above influenced the inclusion of Action 3.1a, Action 4.3b, Action 5.1a, Program 5.2, Action 5.6, and Action 5.7a.

HEAC Meeting 2 Summary

Purpose

HEAC Meeting 2 was held to discuss potential housing opportunity sites and gain insight from HEAC members on preferred locations to develop new housing. The meeting also aimed to review poll results from HEAC Meeting 1 and the Town Hall Meeting 1 to compare the results.

Process

The meeting was attended by 11 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 2 began with a vote to modify the meeting agenda. The motion passed. The meeting then opened for public comment. One community member commented. The Town Attorney then provided an overview of the Brown Act, followed by a question-and-answer opportunity. The meeting then transitioned into an overview of the poll results from HEAC Meeting 1 and Town Hall Meeting 1, followed by a second question-and-answer opportunity. The next part of the meeting included a mapping exercise to gain insight into preferred housing locations using map.social, an interactive online mapping tool. HEAC members were able to use map.social to visualize and discuss potential housing opportunity sites in San Anselmo in an effort to establish the Housing Element's sites inventory. The meeting concluded with administrative updates, public comment, a final question-and-answer opportunity, project next steps, and information about future opportunities for input.

Outcomes

Following the map.social exercise, staff received direction to further refine the sites.

The outcomes described above influenced the inclusion of Action 2.1b, Program 3.3, Action 5.2e, Program 5.3, Action 5.6b, and the Sites Inventory Analysis.

Town Hall Meeting 2

Purpose

The second Town Hall Meeting was held to update residents and receive feedback on the refined list of opportunity sites. The meeting also re-introduced the HEAC and the consultant team and provided the community with an overview of the RHNA and statewide Housing Element update process.

Process

The meeting was attended by 29 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

The meeting began with introductions from the Town staff, the HEAC, and the Consultant Team and an overview of the meeting agenda. The meeting included a detailed description of the RHNA and the statewide Housing Element update process, an introduction to possible housing opportunity sites and suitability factors, and the weights assigned to each factor. A mapping exercise followed to guide the housing opportunity sites discussion, and a poll was taken. The meeting concluded with an overview of the project's next steps, information about future opportunities for input, and an opportunity for public comment.

Outcomes

Community members were asked poll questions regarding the site suitability analysis. Poll responses are listed below. A full summary of the meeting is available in the Public Outreach Appendix. This feedback was used to further refine the list of opportunity sites.

The appropriate amount of weight was given to each site suitability factor.

- 7 participants answered I don't know.
- 8 participants disagreed.
- 4 participants agreed.

The appropriate site suitability factors were considered in the analysis of housing opportunity sites.

- 3 participants responded I don't know.
- 3 participants disagreed.
- 8 participants agreed.

The outcomes described above influenced the inclusion of Action 2.1b, Program 3.3, Action 5.2e, Program 5.3, Action 5.6b, the Sites Inventory Analysis, and the methodology to identify site suitability.

HEAC Meeting 3 Summary

Purpose

HEAC Meeting 3 was held to provide HEAC members with a recap of Town Hall Meeting 2 and to discuss community member input regarding site suitability factors and housing locations in San Anselmo. Staff also provided information and sought input on housing unit yields from opportunity sites within different zoning districts and direction on density and development standards in each zoning district.

Process

The meeting was attended by 16 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 3 began with a welcome from staff and then opened for a public comment opportunity. The meeting included a summary of the Town Hall Meeting 2 and poll results for the site suitability analysis, and a summary regarding feedback on locating housing in commercial corridors. The HEAC member discussion included multiple comments about the implications of additional housing in the commercial corridors and the surrounding neighborhoods. The HEAC also discussed housing opportunity sites and the yields associated with each site. HEAC Meeting 3 concluded with a final question-and-answer opportunity, project next steps, public comment, and information about future opportunities for input.

Outcomes

Following the overview of feedback and preferences on possible housing sites, staff received direction to further refine sites.

The outcomes described above influenced the inclusion of Action 2.1b, Program 3.3, Program 5.2, Program 5.3, Action 5.6b, Action 5.7c, Action 5.7d, Action 7.2d, the Sites Inventory Analysis, and the methodology to identify site suitability.

HEAC Meeting 4 Summary

Purpose

HEAC Meeting 4 was held to review, discuss, and gain consensus on the refined housing opportunity sites and the associated yields analysis. Staff informed HEAC members about the zoning amendments needed to accommodate the appropriate density on housing opportunity sites .

HEAC Meeting 4 also included a mapping exercise to provide HEAC members with an understanding of the site suitability analysis.

Process

The meeting was attended by 21 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 4 began with a welcome from staff and the opportunity for public comment. The meeting included an in-depth discussion regarding housing opportunity sites yield analysis, site suitability analysis, and refinements to the final housing opportunity sites and the yields analysis. The HEAC member discussion included a request to ensure geographic dispersion of affordable housing and zoning changes. The meeting concluded with a HEAC recommendation to the Town Council to confirm the final list of housing opportunity sites, a request for the ability to consider and include additional sites, at a later date, in addition to information regarding the next steps, and an overview of the project timeline.

Outcomes

The final opportunity sites were reviewed by HEAC members and recommended to Town Council.

The outcomes described above influenced the inclusion of Action 1.1b, Action 1.2b, Policy 2, Action 2.1b, Program 3.1, Program 3.3, Action 3.3b, Action 4.2a, Program 5.1, Program 5.2, Program 5.3, Program 5.6, Action 5.6b, the Sites Inventory Analysis, and the methodology to identify site suitability.

HEAC Meeting 5 Summary

Purpose

HEAC Meeting 5 was held to review, discuss, and gain consensus on the policy programs and actions of the draft Housing Element. The meeting objective was to receive feedback from the HEAC on the various policies, programs, and actions that will facilitate housing development.

Process

The meeting was attended by 12 participants which included members of the public, HEAC members, Town staff, and the Consultant Team.

HEAC Meeting 5 began with a welcome from staff and then opened for a public comment opportunity. The meeting included a discussion of the draft policies, programs, and actions. The HEAC members had the opportunity to provide feedback and ask questions after each policy, program, and action was presented. The meeting concluded with project next steps, information about upcoming meetings, an overview of the project timeline, and an opportunity for public comment.

Outcomes

The draft policies, programs, and actions were reviewed and refined by HEAC members.

The outcomes described above influenced the inclusion of Program 5.6, Program 5.7, Program 5.8, Program 5.9, Action 6.3a, Action 6.3b, and Action 7.4b

Community Feedback Form

Purpose

The Community Feedback Form was intended to solicit feedback about local housing needs and priorities and identify the community's preferences to meet the Town's RHNA. The input gathered from the Community Feedback Form has served as the foundation of the Town's strategy to meet its RHNA requirement. The form was made available on the project website (https://www.townofsananselmo.org/1517/Housing-Element-Up- date), and hard copies were made available as flyers from October 29th through November 7th, 2022 at various community events such as the Goblins' Spooktaculatar on October 28th. A total of 35 responses were received.

Outcomes

Highlights from the Community Feedback Form are included below. A full summary of the results of the Community Feedback Form is included in the Public Outreach Appendix.

Where do you live?

"In San Anselmo" received the most votes with 94 percent of participants choosing this option. "Not in San Anselmo but in Marin County" and "Outside Marin County" both received the second most votes, with three percent of participants each choosing these options.

Where do you work?

"I do not work, (retired, unemployed, or other)" received the most votes with 56 percent of participants choosing this option. "In San Anselmo (including remote work)" received the second most votes, with 29 percent of participants choosing this option.

If you work in San Anselmo, how long is your commute?

"Less than 20 minutes" received the most votes with 58 percent of participants choosing this option. "60-75 minutes" received the second most votes, with 29 percent of participants choosing this option. "30-40 minutes" received the least number of votes, with 13 percent of participants each choosing this option.

What is your housing situation?

"I own my home" received the most votes with 85 percent of participants choosing this option. "I rent my home" received the second most votes, with 12 percent of participants choosing this option. "I live with family/ friends (I do not own nor rent)" received the least number of votes, with three percent of participants choosing this option.

What type of housing do you live in?

"House/duplex" received the most votes with 91 percent of participants choosing this option. "Apartment" received the second most votes, with six percent of participants choosing this option. "Townhome" received the least number of votes, with three percent of participants choosing this option.

What is your age?

"65 years and over" received the most votes with 65 percent of participants choosing this option. "46-64" received the second most votes, with 21 percent of participants choosing this option. "26-45 years" received the least number of votes, with 15 percent of participants each choosing this option.

Which bracket best describes your household income?

"$125,000 or more" received the most votes with 45 percent of participants choosing this option. "Less than $40,000" and "$65,000 to $99,000"

both received the second most votes, with 19 percent of participants each choosing these options.

Race and Ethnicity.

"White" received the most votes with 79 percent of participants choosing this option. "I prefer not to say" received the second most votes, with 9 percent of participants choosing this option.

What do you think are the most critical housing issues in San Anselmo?

"Availability of housing that is affordable to moderate, low, and very low-income residents" received the most votes with 50 percent of participants choosing this option. "Number of new housing units getting built" and "Availability of housing for young families (e.g., 2+ bedrooms)" received the second most votes, with 11 percent of participants each choosing these options.

Have you ever faced discrimination in renting or purchasing housing?

"No" received the most votes with 90 percent of participants choosing this option. "Yes" received the second most votes, with seven percent of participants choosing this option.

What do you think are the housing types most needed in San Anselmo?

"Housing affordable to middle-income households" received the most votes with 37 percent of participants choosing this option. "Housing affordable to low-income households" received the second most votes, with 33 percent of participants choosing this option.

What are the most important considerations to address when planning new housing in San Anselmo over the next 10 years?

"Energy efficient design and construction" and "New buildings designed to fit into the surrounding context" both received the most votes with 16 percent of participants choosing each of these options. "Walkability to schools, businesses, and services" received the second most votes, with 14 percent of participants choosing this option.

How well does your current housing meet your needs (choose all that apply)?

"I am satisfied with my housing" received the most votes with 86 percent of participants choosing this option. "My housing/unit is too small for my household" received the second most votes, with nine percent of participants choosing this option.

Please identify any barriers to affordable housing (choose all that apply).

"Limited availability to affordable units" received the most votes with 61 percent of participants choosing this option. "Lack of resources to help find affordable housing" received the second most votes, with 21 percent of participants choosing this option.

Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)

Below are common themes established from the 14 responses received for Question 15.

- Consider building or approving plans on underutilized sites such as run-down malls or obsolete shopping centers prior to redeveloping single-family parcels.
- Provide subsidies for teachers, police, firefighters, Town staff, and others, so they can live in San Anselmo.
- Home ownership is hard to obtain in Marin County unless it was inherited or interested buyers have a very high-paying job (tech, finance etc.).
- Create incentives for homeowners to build Accessory Dwelling Units (ADUs), which could provide more housing in San Anselmo or keep multi-generational families together on one parcel.

- Consider the impacts induced by new housing, such as traffic and resources.
- Focus on smaller, affordable units rather than traditional single-family homes.
- Reduce parking standards and add bicycle parking minimums for apartment/multifamily developments.
- Focus diversity and strategies to engage those who don't live in San Anselmo but would want to if issues were addressed.

The outcomes described above influenced the inclusion of Action 1.1b, Program 3.1, Program 3.2, Program 3.3, Program 4.1, Program 4.5, Policy 5, and Policy 9

ADU Questionnaire

Purpose

The purpose of the ADU Questionnaire was to obtain local input on ADU development. The questionnaire was broken into three parts to target different demographics. The first segment posed questions to current ADU owners, the second segment targeted homeowners interested in building an ADU on their property, and the third segment addressed homeowners not interested in building an ADU on their property. This questionnaire was published online through ArcGIS Survey123 on July 15, 2022 and closed on September 1, 2022. A total of 320 responses were collected.

Outcomes

Key themes that emerged from the Current ADU Owner Questionnaire responses include:

- Approximately 48 percent of respondents intend for their ADU to be occupied by a renter.
- Respondents indicated that monthly rent varied from no charge up to $2,075.
- The Town should consider revising the permitting and planning process to be more affordable and user friendly, providing outreach to clarify the planning process, and easing zoning standards were cited as ways that the Town could encourage property owners to build an additional ADU.

Key themes that emerged from the Prospective ADU Owner Questionnaire responses include:

- Approximately 47 percent of respondents would intend for their ADU to be occupied by a family member, and 34 percent would intend for their ADU to be occupied by a renter.
- Respondents indicated that monthly rent ranging from no charge up to $2,075.
- The Town should consider waiving or reducing planning and permit fees, streamlining the permitting process, providing outreach to clarify and simplify the planning process, providing financial incentives, and easing zoning and parking standards to encourage prospective ADU owners to build an ADU.
- Some participants shared that there was nothing the Town could do to encourage ADU construction because they do not need an ADU or there is a lack of space on their property. Additionally, participants raised concerns about:
    - The Town's water supply and parking capacity to support additional households;
    - ADUs may be turned into Airbnbs rather than long-term housing stock; and
    - There are not enough wildfire evacuation routes to support densification in the town's existing hillside neighborhoods.

The outcomes described above influenced the inclusion of Action 5.1a, Program 6.1, Program 6.2, Action 6.3a, and Action 6.3b.

Public Outreach After Housing Element Development

HEAC Meeting 6

Purpose

The purpose of HEAC Meeting 6 was to provide an overview of the Housing Element Update purpose and process including a review of milestones and outreach opportunities, as well as the draft Housing Element made available for public review to the HEAC and the public with the goal of easing the review process to ensure public comment is received.

Process

Ten participants attended the meeting, including members of the public, HEAC members, Town staff, and the consultant team.

HEAC Meeting 6 began with a staff welcome, an opportunity for public comment, and a detailed description of the RHNA and Housing Element Update process. The meeting transitioned to review the Public Review Draft Housing Element. This portion of the meeting conveyed the focus of each public meeting conducted during the Housing Element process thus far, along with a description of the purpose of each of the Draft Housing Element's sections. The presentation then reviewed the opportunity sites, policies, programs, and actions proposed in the Draft Housing Element. An opportunity for questions and comments followed the presentation. Multiple HEAC members provided questions and comments, which Town staff and the consultant team addressed. One member of the public asked a question, and Town staff and the consultant team responded. The meeting concluded with an overview of the project's next steps and an opportunity for public comment.

Outcomes

The outcome of the meeting was a greater understanding of the public review draft Housing Element. No recommendations for revisions to the draft were made.

Planning Commission Meeting Summary

Purpose

The purpose of the presentation of the Housing Element at the Planning Commission Meeting was to provide an overview of the Housing Element Update purpose and process including a review of milestones and outreach opportunities, as well as the draft Housing Element made available for public review to the Planning Commission and the public.. The goal of the meeting was to request comments from the Planning Commission on the Draft Housing Element, mainly focused on the Housing Plan chapter, Affirmatively Furthering Fair Housing chapter, and the effectiveness of the Town's implementation of the 5th Cycle Housing Element. Public comments on the Draft Housing Element were also encouraged.

Process

Town staff began the Housing Element presentation with a detailed description of the RHNA and Housing Element Update process. Similar to the HEAC Meeting 6, the discussion transitioned to review the Public Review Draft Housing Element. This portion of the meeting conveyed the focus of each public meeting conducted during the Housing Element process thus far, along with a description of the purpose of each of the Draft Housing Element's sections. The presentation reviewed the opportunity sites, policies, programs, and actions proposed in the Draft Housing Element. An opportunity for questions from the Planning Commission followed the presentation. Multiple Planning Commissioners provided questions and comments about how the Town could gain more input from populations with special housing needs, re-zoning impacts, unit yield from opportunity sites, and consequences that would result if that Town did not comply with the Housing Element requirements.

Outcomes

The Planning Commission made no actions or recommendations.

Town Council Meeting Summary

Purpose

The purpose of the presentation of the Housing Element at the Town Council Meeting was to provide an overview of the Housing Element Update purpose and process including a review of milestones and outreach opportunities, as well as the draft Housing Element made available for public review to the Planning Commission and the public.

The goal of the meeting was to request comments from the Planning Commission on the Draft Housing Element, mainly focused on the Housing Plan chapter, Affirmatively Furthering Fair Housing chapter, and the effectiveness of the Town's implementation of the 5th Cycle Housing Element. Public comments on the Draft Housing Element were also encouraged.

Process

Town staff began the Housing Element presentation with a detailed description of the RHNA and Housing Element Update process. Staff then reviewed the Public Review Draft Housing Element. This portion of the meeting conveyed the focus of each public meeting conducted during the Housing Element process thus far, along with a description of the purpose of each of the Draft Housing Element's sections. The presentation reviewed the opportunity sites, policies, programs, and actions proposed in the Draft Housing Element. The last part of the presentation informed meeting participants of how the Town will address public comments and how they will influence the Housing Element. An opportunity for questions and comments followed the presentation. Questions and comments from Town Council members and members of the public were about environmental review factors, the project timeline, and the consequences that would result if the Housing Element process were delayed. There was also concern that opportunity sites in the downtown will affect density and building height. Staff and the Town Attorney addressed the comments and concerns. Staff recommended that the Town Council approve the Draft Housing Element as is.

Outcomes

The town council approved the Draft Housing Element to be submitted to HCD.

Review of Past Performance

The following section summarizes the results and outcomes of the 2015-2023 Housing Element's goals, objectives, policies, and programs throughout the 5th cycle planning period. During the 5th Cycle Housing Element, the Town of San Anselmo implemented programs that facilitated development of new housing, supported residents to avoid being evicted during the COVID-19 pandemic, and supported upgrades to improve energy efficiency and quality in many existing housing units.

The Town adopted new regulations and policies to facilitate the by-right development of accessory dwelling units (ADUs). The Town also adopted a new process to allow greater flexibility in application of zoning regulations; updated the Town's fee schedule to waive building permit fees for deed-restricted affordable units; and partnered with other Marin County jurisdictions to create a colorful new website and handbook for homeowners seeking to construct ADUs. The Town has approved 90 ADUs and has issued building permits for 59 ADUs since 2015, during the 5th cycle planning period.

The Town also adopted regulations to implement State and local greenhouse gas reduction goals and climate adaptation strategies including water efficient landscape requirements, new green building regulations, and requirements for electric vehicle charging infrastructure.

Several multifamily structures were approved resulting in six new deed-restricted very low- and low-income units. The Town found that the Zoning Code encouraged these market rate developers to include deed-restricted affordable housing in their projects to obtain density incentives and concessions. Without the Town's existing development standards, the applicants would have proposed 100 percent market rate development at a smaller scale. Two multifamily projects approvals were appealed to the Town Council. One was a legal nonconforming three-unit project on a single-family lot. The Planning Commission originally denied the project due to the Variance requests. The applicant appealed the project and the Town Council upheld the appeal. The other was a 6-unit project that was appealed by neighbors. The item was continued by the Town Council and the appeal was withdrawn. *Table 1.2* shows the Town's RHNA progress from 2015 until June 30, 2022.

Table 1.2: Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	33	N/A	1	N/A	2	N/A	N/A	N/A	N/A	N/A	20	13
	Non-Deed Restricted	N/A	2	N/A	1	N/A	N/A	3	3	8	N/A		
Low	Deed Restricted	17	N/A	N/A	2	2	N/A	N/A	N/A	N/A	N/A	26	N/A
	Non-Deed Restricted	N/A	N/A	N/A	N/A	1	N/A	3	9	9	N/A		
Moderate	Deed Restricted	19	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	63	N/A
	Non-Deed Restricted	N/A	2	1	4	7	7	5	26	11	N/A		
Above Moderate	N/A	37	1	4	5	5	3	1	5	0	N/A	44	N/A
Total RHNA		106											
Total Units			**5**	**6**	**12**	**37**	**10**	**12**	**43**	**28**	**N/A**	153	13

Source: Town of San Anselmo

2021 Household Income Limits and Maximum Housing Costs

The Department of Housing and Urban Development (HUD) annually estimates the Area Median Income (AMI) for Marin County and sets income limits for housing programs. [1] In 2022, HUD estimated Marin County's AMI was $166,000. Census data indicates that San Anselmo's median income is higher than Marin County as a whole. [2]

Table 1.3: 2021 Household Income Limits

Income Category	Income Range
Acutely Low-Income (0-15% of Area Median Income)	1 person household: $0-$ 17,450 4-person household: $0-$ 24,900
Extremely Low-Income (15-30% of Area Median Income)	1 person household: $17,451-$39,150 4-person household: $24,900-$55,900
Very Low-Income (30%-50% of Area Median Income)	1 person household: $39,151-$65,250 4-person household: $55,901-$93,200
Low-Income (50-80% of Area Median Income)	1 person household: $65,251-$104,400 4-person household: $93,201-$149,100
Median-Income	1 person household: $104,401-$116,200 4-person household: $149,101-$166,000
Moderate-Income (80-120% of Area Median Income)	1 person household: $116,201-139,450or more 4-person household: $166,001-199,200
Source: HUD	

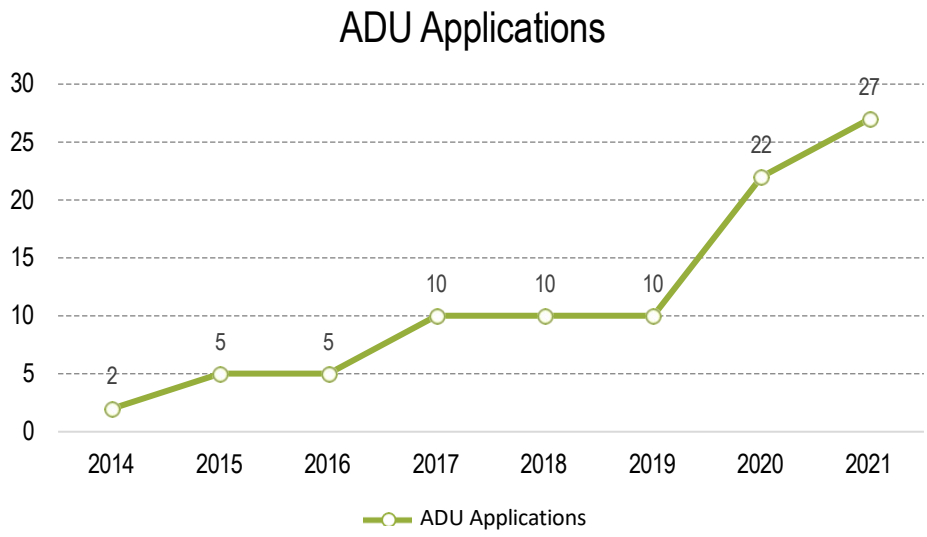
Table 1.4: Maximum Housing Costs

Income Level	Maximum Housing Cost 1-to-4-person household[3]
Acutely Low-Income	$393 - $561
Extremely Low-Income	$960 - $1,370
Very Low-Income	$1,599 - $2,284
Low-Income	$2,561 - $3,659
Median-Income	$2,618 - $3,740
Moderate-Income	$3,141 - $4,488
Source: HUD	

1 The basis for HUD's median family incomes is data from the 2018 American Community Survey, table B19113 Median Family Income In The Past 12 Months. A Consumer Price Index (CPI) forecast is used to bring the 2018 data forward to 2021.
2 $128,212 vs. $110,843 based on 2019 American Community Survey Data
3 Based on 2021 Income Limits for Marin County and using HUD Guideline of 30 percent of household income available for monthly rent and utilities.

Accessory Dwelling Units

Accessory dwelling units (ADU) make up most of the new housing units in the town and are responsible for most of the affordable housing units. The number of annual ADU applications has more than doubled since 2020 when new State law eliminated floor area limits, lot coverage limits, and parking requirements for most ADUs. These applications increased with minimal promotion of the Town's ADU incentives.



The Town partnered with other County jurisdictions to launch a website (https://adumarin.org/) promoting ADUs and providing development information to property owners. The website includes a cost calculator and a colorful workbook available for download.

ADUs are allowed on all multifamily sites in accordance with State law, but no ADUs have been created on any multifamily sites to date. Staff believe more units can be created on these sites with promotion of the Program 6.2, such as mailed information to property owners. ADUs remain an important source of affordable housing in the town, and their development can be increased in the 6th housing element cycle via implementation of Policy 6.

Multifamily

Multifamily housing, particularly those units available for rent, have remained a source of affordable housing in San Anselmo. About 17 percent of San Anselmo housing units are located within triplexes, fourplexes, or larger developments. Apartments add to the inventory of housing that can be accessible to renters and their preservation and development is encouraged in the Housing Element Update. Staff have noted that the most expensive apartments are in larger (15+ unit) apartment developments with more amenities, such as the 70-unit Parkside Apartments on Sunny Hills Drive and 15-unit apartment complex on 35 Tamalpais Avenue. Apartment rental prices continue to increase, as do housing costs across all housing types.

Table 1.5: Multifamily Rental Units

Number of Units	Total Sites	Total Units
More than 4 units	70	757
4 Units	21	84
3 Units	41	123
2 Units	352	704
Single-family	3,922	3,922
Total Units		**5,590**

Source: Town of San Anselmo

Single-Family Units

Rent prices of single-family units vary greatly based on the home size, number of bedrooms, and construction year. Based on units advertised since 2015, over half of the single-family homes for rent in San Anselmo were affordable to low- and moderate-income families. On the higher end, one newly constructed three-bedroom house was advertised for rent at $9,000 per month in 2021.

Table 1.6: Monthly Homeownership Costs

	1 Bedroom Condo	1 Bedroom Single-Family	2 Bedroom Condo	2 Bedroom Single-Family	Median Single-Family 2020
Unit price	$650,000	$740,000	$800,000	$1,150,000	$1,362,500
Mortgage (3% to 3.38%)	$2,192	$2,496	$2,698	$3,941	$4,819
Insurance	$42	$275	$42	$275	$275
HOA Dues	$450	N/A	$600	N/A	$ -
Taxes	$875	$964	$1,027	$1,376	$1,605
Total	**$3,559**	**$3,735**	**$4,367**	**$5,592**	**$6,699**

Source: Town of San Anselmo

In 2020, 160 single-family homes were sold with a mean price of $1,523,090 and median price of $1,362,500. Nine condominium and townhome units were sold with a mean price of $1,145,000 and a median price of $1,400,000. Condominium and townhome units were not more affordable than conventional detached single-family residences.

Table 1.6 lists typical monthly costs for more affordable San Anselmo ownership properties for-sale compared with a median-priced single-family residence. When compared to *Table 1.4, Table 1.*6 indicates that there are still opportunities for moderate-income families to purchase small residences in San Anselmo. However, lower income residents must overpay to afford the monthly costs of home ownership.

4 Marin County Assessor Data https://www.marincounty.org/depts/ar/divisions/assessor/sales

Review of Past Performance

The following pages review the 2015-2023 Housing Element goals, policies, and programs and include Town Staff recommendations regarding continuing, modifying, or deleting the programs. The Town Council and public are invited to comment on this document, which will be incorporated as an appendix in the next housing element.

Table 1.7: Review of Past Performance

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
GOAL 1 — BUILD LOCAL GOVERNMENT INSTITUTIONAL CAPACITY AND MONITOR ACCOMPLISHMENTS TO EFFECTIVELY RESPOND TO HOUSING NEEDS.				
Policy H1.7 Organizational Effectiveness. In recognition that there are limited resources available to the Town to achieve housing goals, the Town will seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.				
H1.A Create a Housing Element Implementation Subcommittee. The Town will create a Housing Element Implementation Subcommittee of the Planning Commission to work with the staff, the community and non-profits to implement Housing Element programs and to be available for future updates of the Housing Element. Responsibilities of the Subcommittee include:	Assist in implementing Housing Element programs.	Establish Subcommittee in 2015 and develop work program in 2015	This program is no longer appropriate. In 2016, two Planning Commission members were appointed to the subcommittee. The subcommittee met only once. Instead, the 7-member Planning Commission served this role by reviewing proposed regulations. The Town Council, through recommendations by staff, prioritized Housing Element programs to implement as Town Council work plan priorities.	Delete this program. The Planning Department has inadequate staff to support a sixth committee. Continue to have Town Staff present annual report to Planning Commission and Town Council and review progress on Housing Element programs. Annually prioritize programs to implement and consider when the Town budget is considered.
a. Participate in the annual review of the Housing Element.			The Town Council reviews Housing Element progress annually.	
b. Develop an annual work program to assist in implementing Housing Element programs for review with the Town Council.			The Town Council, with advice of staff, develops work program priorities and budget and has included Housing Element programs to implement.	
c. Review options for funding affordable housing.			No general review of funding sources has taken place. The Planning Commission has considered an inclusionary housing fee that the Town Council and Planning Commission are scheduled to consider in 2023 after workshops with developers.	Add new program (See Action 1.2b) to retain consultant with expertise in affordable housing funding to present options for funding affordable housing in the town.
d. Make recommendations to the Planning Commission and Town Council on strategies for housing opportunity sites and for funding.			Not completed by subcommittee.	Delete. Staff would be more effective by continuing to work with housing opportunity site owners and bring projects before the full Planning Commission.
e. Conduct community outreach and provide community information materials through an open and non-advocacy process.			Not completed by subcommittee. Planning Commission meetings are used for open discussion on housing issues and publicized to the community. Town Staff engages property owners to identify opportunities for	Delete. Community outreach will take place with Housing Element Update and specific programs will provide community information materials.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
f. Engage property owners in identifying opportunities for the construction of affordable housing.			affordable housing. Planning Commission members could have a conflict of interest if the project ever comes before them for review.	Delete. Housing owners are contacted and engaged as part of the Housing Element Update.
g. Pursue unique opportunities where the Town can participate in the construction of affordable housing, either on Town-owned sites, or through funding or regulatory means. (For example, the Subcommittee will review Town-owned sites and recommend a program for development for review with the Town Council).			Town Staff has pursued potential affordable housing projects for Town-owned sites and has included all relevant staff (Building, Public Works, and Fire Departments), which would be complicated to organize with a subcommittee of Planning Commissioners. Any potential projects would be brought to the Town Council to consider.	Modify by combining this with the new program (See Action 1.2b) to have a consultant assist with development of funding options and development program for affordable housing on Town owned sites.
h. Review funding options as part of the annual Housing Element review and support funding applications as opportunities are available and undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low-income households.			The Planning Commission has discussed a potential inclusionary housing fee. The Town Council adopted regulations for single room occupancy units in 2018, including modifications to parking standards for extremely low-income units (Ordinance 1126).	Modify by combining this with the new program (See Action 1.2b) to have a consultant assist with development of funding options and development program for affordable housing on Town owned
i. Develop an incentive program for affordable housing, including adoption of an Affordable Housing Overlay Zone and allowing housing as a "use-by-right" on key sites.			State law provides ample incentives for development of affordable housing, including significant density bonuses and parking waivers. The Town will consider by-right housing as part of the Housing Element Update process.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
j. Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to participate in Subcommittee meetings and provide advice and comment on proposed zoning and other program implementation.			Town Staff have conducted outreach to non-profit housing developers and have met with three.	Modify. Staff should continue outreach to non- profit housing developers to facilitate development of Town-owned sites and other Town sites that become available for development.
k. Work with infill property owners in the Downtown and adjacent areas by conducting outreach with property owners in 2015, as part of the Subcommittee tasks, and to identify specific incentives for property owners to develop their properties with housing, including the identification of incentives the Town can utilize to encourage lot consolidation to achieve economies of scale in site development.			Town Staff met with property owners at two workshops held in November 2021 to discuss housing incentives (i.e., objective design standards) and solicit comments.	Modify by combining this with the new program (See Action 1.2c) to work with non-profit developers and affordable housing advocates to solicit feedback on zoning amendments and program implementation

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
l. Revisit the Visioning process conducted for Lower San Anselmo Avenue and conduct outreach to property owners to effectuate changes consistent with the Vision.			Staff have had contact with the property owner of largest site in the area and have discussed three development proposals.	Delete. Staff has actively communicated with Lower San Anselmo Avenue property owners as part of the Housing Element Update to inform them of rezoning and incentives proposed as part of the Housing Element Update.
m. Eliminate residential density in prescribed infill areas, such as along Greenfield, in the Downtown and along Lower San Anselmo Avenue, to encourage new residential uses. Allow residential uses by-right, subject to design review, as long as parking, setbacks and building height standards are met in the development).			The Town has found that having specific density limits aid in certainty for developers and ease in implementation of the State Density Bonus Law to encourage development of affordable units. Town will be considering adoption of objective design standards and by-right zoning in 2023.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
Policy H1.3 Neighborhood Responsibilities within San Anselmo. The Town will seek ways, specific to each neighborhood, to provide additional housing as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals. This may include in-lieu fees, second units, infill housing, mixed-use, or other new housing construction.				
No programs corresponded to this policy. The Town will continue this policy in the 6th cycle Housing Element as part of the effort to Affirmatively Further Fair Housing and provide housing opportunities in all neighborhoods.				
Policy H1.8 Housing Element Monitoring, Evaluation and Revisions. The Town will establish a regular monitoring and update process to assess housing needs and achievements, and to provide a process for modifying policies, programs and resource allocations as needed in response to changing conditions.				
H1.B Review the Housing Element Annually. As required by State law, the Town will review the status of Housing Element programs by April of each year. To maintain consistency between the Housing Element and the other General Plan Elements and the policies and programs, as portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. In addition, a consistency review will be implemented as part of the annual general plan implementation report required under Government Code Section 65400.	Review and monitoring of Housing Element implementation; submittal to HCD	Annually by April 1st	In accordance with State requirements, the Town prepares Housing Element Annual Progress Reports after each calendar year. The program implementation has been successful, and the Town has reviewed the Housing Element on an annual basis and submits Annual Progress Reports to HCD annually.	Modify. The annual report is required by State law. The Town will develop new programs for effective monitoring and reporting on the status of housing in the Town in ways that go above and beyond State requirements.
H1.I Update the Housing Element. Update the San Anselmo Housing Element pursuant to State law requirements. Upon adoption, the Town will submit the updated Housing Element to the Marin Municipal Water District, the Central Marin Sanitation Agency, and the Ross Valley Sanitary District.	Consistency with Housing Element law	Update the Housing Element by 2023	The Town is in the process of updating the Housing Element.	Delete. This is a State law requirement and does not need to be an implementation program in the Town's Housing Element to be reviewed annually.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.5 Equal Housing Opportunity. To the extent possible, the Town will ensure that individuals and families seeking housing in San Anselmo are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.				
H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints. Promote fair housing opportunities for all people and support efforts of Town, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and federal anti-discrimination laws. The Director of Planning is the designated Equal Opportunity Coordinator in San Anselmo with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to the Fair Housing of Marin, the Marin Housing Authority, HUD, or the California Department of Fair Employment and Housing, as appropriate. Information regarding the housing discrimination complaint referral process will be posted on the Town's website and available consistent with Program H1.D.	Obtain and distribute materials (see Program H4.D) and respond to complaints	Ongoing and in response to complaints	This program is appropriate to disseminate information on fair housing. Town Staff did not receive any fair housing complaints directly. The Town posted links to Fair Housing of Marin, Marin Housing Authority, Legal Aid, and Marin Mediation Services on the Town website and obtained and makes fair housing literature available including flyers in multiple languages. HUD Region 9 reported two (2) Fair Housing inquiries for San Anselmo between 01/01/2013 – 03/19/2021 (one for sex and one for disability). While these aren't official cases, there is still value to identify concerns that residents have about possible discrimination. These inquiries may not have been pursued by the resident for any number of reasons. The Town Council has promoted fair housing by proclaiming April to be Fair Housing Month every year and reviewing a report on complaints received. On 12/11/18, the Town Council adopted Ordinance 1131 to prohibit discrimination based on source of income.	Modify this program to eliminate the completed website work.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
H1.D Provide Information on Housing Programs. The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the Town's website that describes programs available in the Town of San Anselmo and provides direct links to County agencies that administer the programs; (b) Including contact information on County programs in Town newsletters and other general communications that are sent to residents; with the Maintaining information on programs at the Town's public counter; (d) Training selected Town Staff to provide referrals; and (e) Distributing information on programs at public locations (library, schools, etc.) Examples of specific information would include: 1. Fair Housing Laws; 2. Rehabilitation loan programs; 3. Housing Authority information; 4. Housing programs; 5. Code enforcement; 6. Homebuyer assistance; 7. Information about affordable housing.	Update website and provide information to residents	Review and update website links by September 2015; distribute and post information at least once annually	This program is effective. The Town receives information from the Marin Housing Authority on affordable housing availability and shares this information by email and bulletin boards. Town Staff provide informational handouts at Town Hall and on the Town website. The Town promoted the COVID-19 emergency rental assistance program administered by the County in 2021. Information was included in the Town's email newsletter and business newsletter. Letters were mailed to all renters and owners of multifamily property. As of January 2022, the County had received 135 applications from San Anselmo residents and paid 40 cases. Staff promote a County program that offers loans to owners that will create units available to those using Housing Choice Vouchers and other incentives.	Modify this program to delete the portions that have been implemented and define specific goals for public outreach.
Policy H1.2 Community Participation in Housing and Land Use Plans. The Town will undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.				
Continue Policy.				
Policy H1.4 Neighborhood Meetings. Developers will be encouraged to have neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster and constructive development review.				
H1.E Community Outreach when Implementing Housing Element Programs. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development. The Town will notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings. Specific outreach activities include:	Conduct outreach and distribute materials	Consistent with implementing programs	In 2019, the Town considered a draft ordinance to require parties to meet and confer prior to appealing decisions to the Town Council, but it was not adopted. The Town now requires applicants to review plans with neighbors prior to submitting for planning entitlements.	Modify to indicate that the Town will use best practices for outreach that encourage community involvement from all segments of the community, rather than engaging in performative outreach efforts. The new programs will use a variety of outreach methods to reach different populations of the Town.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.			The mailing list for the Housing Element Update started in 2021 and was advertised on every mailed notice sent out by Planning Department during the Housing Element Update, estimated at 200 per month, and posted on website.	Continue
b. Post notices at Town Hall, the library, and the Post Office.			All notices are posted at Town Hall, which is immediately adjacent to the library. There is no place to post a flyer at the Post Office	Modify, see Program H1.E above.
c. Publish notices in the local newspaper.			Notices are published in the newspapers as required by law.	Modify, see Program H1.E above.
d. Post information on the Town's website.			All agendas are posted on the Town website for any meetings by the Town.	Modify, see Program H1.E above.
e. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented.			No neighborhood meetings were conducted.	Modify, see Program H1.E above.
f. Assure that Housing Element Implementation Subcommittee meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole.			The subcommittee only met once, and it was not to consider any programs, and it was not noticed to the public.	Modify, see Program H1.E above.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.6 Local Funding for Affordable Housing. The Town will seek ways to reduce housing costs for lower income workers and people with special needs by developing ongoing local funding resources and continuing to utilize other local, state and federal assistance to the fullest extent possible.				
H1.G Establish an Affordable Housing Fund. Establish an Affordable Housing Fund to increase below market rate affordable housing opportunities in San Anselmo. Specific uses of the fund, operating procedures/criteria, sources of funding, decisions on accepting funding or donations, actions tied to obtaining funds, etc., would be developed by the Housing Element Subcommittee and staff, and approved by the Town Council. Potential sources of funds could include, but would not be limited to: a. Marin Workforce Housing Trust; b. Marin Community Foundation; c. Federal Grants; d. Transportation Authority of Marin; e. In-lieu fee payments under inclusionary requirements, including consideration of in-lieu fees beginning at 2 unit for-sale developments — assuring that the payment of in-lieu or housing impact fees are reasonable and not punitive; f. Voluntary donations (such as bequeaths, trusts, donations of land and buildings, etc.); g. Affordable Housing Impact Fee on larger single-family homes. (For example, consider Marin County's sliding scale housing impact fee on larger homes over 2,000 square feet in size).	Accumulation of funds for affordable housing	2015	This program has not yet been implemented. The funding source identified was the General Fund. The Town has not allocated any funding for development of affordable housing, and there is no source of revenue for an affordable housing fund. The Town considered an in-lieu housing fee in 2009 but the ordinance did not move forward. The Town Council considered a Development Agreement Ordinance in 2019, but it did not move forward. In 2019 the Town received SB 2 grant funds for an in-lieu housing fee study and housing trust fund. The study was completed in 2021, and the Town will consider the in-lieu housing fee in 2022.	Modify to combine this program and with other programs noted above (to create Action 1.2b) to retain a consultant to provide information on potential funding sources for an affordable housing fund.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H1.1 Local Government Leadership. Affordable housing is an important Town priority, and the Town will take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.				
H1.F Work with the Marin Housing Authority. Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low, low and moderate-income units, and assure that these units remain at an affordable price level.	Implement agreements to maintain affordability	Ongoing	Marin Housing Authority (MHA) continues to manage three below market rate ownership units in San Anselmo at Sohner Court and at Willow Glen. MHA assisted the Town with an agreement for two affordable rental units at 1 Lincoln Park in 2018, and MHA manages the units.	Continue. The Town needs assistance to manage affordable housing stock and will continue to use MHA, as they are the most accessible and knowledgeable resource available to manage deed restricted affordable housing developments in San Anselmo.
H1.H Work with Non-Profits on Housing. The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profits in an advisory role to the Town's Housing Element Implementation Subcommittee (see Housing Element Program H1.A) would be desirable in understanding the needs and opportunities for non-profit housing development in the community.	Working relationship with non-profit housing sponsors	As development proposals are submitted and as other opportunities arise	Town Staff has met with non- profit housing developers to review Town-owned affordable housing sites and discuss strategies for development of the sites.	Continue, but modify to have more specific actions and timelines for communication with non-profits (see Action 1.1c).
GOAL 2 — MAINTAIN, PROTECT AND ENHANCE EXISTING HOUSING, AND BLEND WELL-DESIGNED NEW HOUSING INTO THE COMMUNITY.				
Policy H2.1 Housing Design. The Town will review proposed new housing in order to achieve excellence in development design in an efficient process.				
Continue Policy.				
Policy H2.2 Design that Fits into the Neighborhood Context. The Town will encourage innovative design that creates housing opportunities that are complementary to the location of the development. It is the Town's intent to enhance neighborhood identity and sense of community by ensuring that all new housing will (1) have a sensitive transition with the surrounding area, (2) avoid unreasonably affecting the privacy of neighboring properties, or (3) avoid impairing access to light and air of structures on neighboring properties.				
H2.D Implement Effective Design Review. The Town will continue to conduct design review to assure excellence of design in new development.	Implement Design Review	Ongoing	The Town conducted design review for commercial and residential projects. The Town reorganized the design review regulations and lowered the threshold for design review to require review of all upper-level additions.	The Town is considering objective design standards for all housing types in 2023. (See Action 3.1b) Modify this program to reflect that change. Discretionary design review is required for housing development projects, which may be a barrier to housing development. The adoption of objective design standards for all housing types is intended to reduce these constraints to housing development.
H2.E Amend Zoning to Provide for Single Room Occupancy Units. Amend the Zoning Ordinance to establish development standards for residential buildings containing single-room occupancy (SRO) units and allow SROs as a conditionally permitted use in commercial zoning districts.	Facilitate housing for extremely low-income individuals	2015	Completed. Ordinance 1126 adopted on 9/11/2018.	Delete, as this program was completed. Consider a new program to encourage development of housing for lower-income households, including SROs (See Actions 3.3.c, 5.3a, and 6.2a).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H2.3 Preservation of Residential Units. In order to protect and conserve the housing stock, the Town will, to the extent permitted by law, limit the conversion of residential units to other uses and will regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.				
No associated programs. Continue this policy and modify it to be more general and address the loss of residential units, as some property owners remove residential units and do not replace them with any other use. The Town should consider programs for preservation of "naturally affordable" housing that could be lost when a property is sold or when units are remodeled. The Town considered regulating short-term rentals but found that few units have been lost to short-term rentals. Local regulations prevent new ADUs from being converted to short-term rentals. Seven single-family dwelling units were approved for demolition without replacement units. The Town adopted a requirement for a demolition permit in 2020 and a policy in the Municipal Code to discourage projects from reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units. The Town will implement a new program to ensure no net loss of affordable housing occurs during the 6th cycle planning period (See Action 1.3a).				
Policy H2.4 Condominium Conversions. Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, the Town will conserve its existing multiple family rental housing supply by prohibiting conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.				
This policy has been codified in the Municipal Code. Continue (see Action 4.2a).				
Policy H2.5 Protection of Existing Affordable Housing. The Town will strive to ensure that affordable housing provided through government incentives, subsidy or funding, and deed restrictions remains affordable over time, and the Town will intervene when possible to help preserve such housing.				
H2.A Monitor "At Risk" Units. The Town will establish regular contact with the owners of potential "at risk" units to assure long-term coordination. If the units appear to be in danger of conversion or being lost as affordable housing, the Town will establish contact with public and non-profit agencies who may be interested in managing or purchasing the units to inform them of the project's status and inform tenants of any assistance available. In working with other agencies, the Town will ensure that funding sources are identified and timelines for action are executed.	Establish regular contact with owners of at-risk units to preserve affordable units	Annually	The Town General Plan identifies no units at risk of conversion during the housing element cycle (see page 42 of Housing Element).	Continue. As of 2022, the Town has 13 units at risk of conversion during the next housing element cycle. Conditions of approval for the 13 units of low-income housing at 27 Mariposa (the only applicable at-risk units) would require the units to be turned over to the Town if converting during the 7th Housing Element Cycle. Modify to include a program to assess and identify ways to maintain naturally affordable housing at risk of conversion to market rate housing (See Action 4.1a). Add a program to proactively monitor "at risk" units to maintain the affordability of the units (See Action 4.1d).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H2.6 Maintenance and Management of Quality Housing and Neighborhoods. The Town will encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.				
H2.B Implement Rehabilitation and Energy Loan Programs. Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners. Promote programs in Town e-newsletters and on the Town's website.	Loans provided to rehabilitate or improve energy efficiency of housing (8 Residential Rehabilitation loans to very low-income households and 20 PACE loans)	Ongoing	The Town has met the goal for 20 Property Assessed Clean Energy (PACE) loans. The Town has infrequently promoted the programs and information is not readily available on the Town website. The Town could better publicize information on energy loan programs, including PACE and Energy Upgrade California Loans, provided to rehabilitate or improve energy efficiency of housing. The Planning Department requested, but did not receive, data on the number of Residential Rehabilitation Loan that have been issued by the Marin Housing Authority to San Anselmo property owners in this Housing Element cycle. In 2012 the Town Council approved the Property Assessed Clean Energy (PACE) program. It permits residents and multifamily property owners to participate in PACE programs. PACE programs allow property owners to finance energy and water efficiency projects and solar installations on their property tax bills. In 2015, the Town Council expanded the program. Through 2017: 25 Energy Efficiency Projects, Financed $682,148 three Renewable Energy Projects, Financed $71,530 one Water Conservation Project, Financed $54,220 BayREN Home Upgrades through June 2017: 16 Projects, 3,465 sum of Total kWh Savings, 1,833 Sum of Total Therms Savings	Continue and set an objective to update the website on a defined timeline and for new Town Communications staff and Climate Action Commission to publicize the program a certain number of times per year (see Action 4.3a).
H2.C Conduct Home Presale Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the report indicating previous Planning discretionary approvals and Building permits, zoning, current use, flood zone, zoning violations, and work performed without permits	Conduct presale inspections	Ongoing	The Town Building Department continues to conduct an average of 180 physical inspections of residential sites prior to resale every year to identify health and safety hazards, work performed without permits, and recommended safety corrections. Contract code enforcement staff contact property owners to correct life/safety hazards identified. Year/Number of inspections: 2015/180 2016/153 2017/157 2018/179 2019170 2020/194 2021/226	Delete. There is no need to have the program in the Housing Element as the Town has been conducting resale inspections since 1969.

Table 1.7: Review of Past Performance

Implementation Program	Implementation Objective	Timeline in Housing Element	Appropriateness, Effectiveness, and Progress in Implementation	Continue, Modify or Delete
GOAL 3 — USE OUR LAND EFFICIENTLY TO MEET HOUSING NEEDS, AND TO IMPLEMENT 'SMART' AND SUSTAINABLE DEVELOPMENT PRINCIPLES.				
Policy H3.1 Housing for Local Workers. The Town will strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.				
Policy H3.2 Variety of Housing Choices. In response to the broad range of housing needs in San Anselmo, the Town will strive to achieve a mix of housing types, densities, affordability levels and designs. The Town will work with developers of non-traditional and innovative housing approaches in financing, design, construction and types of housing that meet local housing needs. Housing opportunities for families with children should not be limited because necessary facilities are not provided on site.				
Modify by combining Policy H3.1 and Policy H3.2 and add new programs to implement them in this Housing Element Update The Town programs in the 5th housing element cycle resulted in application for and approval of 157 new housing units between 1/1/14 and 12/31/21 (See Program 5.1 and the associated actions). Tiny homes are allowed in the Town with adoption of 2018 International Residential Code Appendix Q. New regulations also allow trailers to be used for housing after disasters and during housing construction. No tiny homes or trailer applications were received during the 5th housing element cycle. These were a variety of unit types in all areas of Town:				
Policy H3.3 Mixed-use Infill Housing. The Town will encourage well-designed mixed-use developments (residential mixed with other uses) where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed-use development in appropriate locations, such as in and near the downtown, that are in proximity to transit and services and would support Downtown businesses.				
No mixed-use projects were developed or requested. 100% residential projects were proposed on commercially zoned sites in commercial areas near downtown (1 Lincoln Park, 754 Sir Francis Drake).				
H3.A Modify Development Standards to Encourage Infill Housing. Review and modify the following development standards based on the most up- to-date empirical studies to allow exceptions and incentives for infill housing located close to transit and services.	Provide flexibility in the application of development standards fitting the location and type of development, consistent with community goals	2016	Since 2017, the Town has implemented California Government Code Section 65913.4 that allows for streamlined review of infill development projects and eliminates parking requirements (2017 SB 35). One duplex was approved pursuant to these regulations in 2018. The Town Council adopted an ordinance to implement California Government Code Sections 65852.21 and 66411.7 (2021 SB 9) and allow multi-unit development in single-family zoning districts on 12/14/21. This allows expedited review, reduced parking, and increased density in infill areas. The Town follows State law requirements for expedited review of projects under the Permit Streamlining Act and specific sections related to housing, such as State ADU regulations. The Town will be considering objective design standards for housing in 2023 that will address parking standards, funded by SB 2 grant.	Modify to adopt objective design standards for all housing types (See Action 3.1b).

Junior Accessory Dwelling Unit	1
Duplex structure	2
Apartment added to existing multifamily	3
Townhomes/Condo: 6-unit, 4 unit	8
Single-Family Residence	9
New apartment building: 12-unit, 16-unit Each project has 2 units of deed restricted very low- or low-income housing	44[5]
Accessory Dwelling Unit	90
Total	**157**

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Variable Density Standards. Establish unit densities for studio and one-bedroom units based on "density unit equivalents" or the size of the unit.			Variable density has not been considered.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
b. Reduce Parking Standards for Senior and Affordable Housing. Provide reduced parking standards to support affordable and senior housing development.				Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
c. Flexible Parking Strategies. Provide for more flexible parking requirements that help to facilitate infill, affordable, transit-oriented and mixed- use development, while at the same time avoiding off- site parking impacts. Examples include joint use parking, off-site parking (currently allowed), allowances for reduced standards depending upon location (such as near transit), parking stall dimensions, "grandfathering" non-compliant buildings and uses, etc.			See above regarding State parking law. Objective design standards for multifamily housing will be under consideration in 2022 and include flexible parking strategies.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b).
d. Modify Parking Standards for Mixed-Use Housing. Adopt as appropriate modified parking standards for mixed-use development in the commercial zoning districts in order to facilitate development of affordable housing.			See above.	Consider this as part of the program to create objective design standards for all housing types (See Action 3.1b). Modify. Add a new program to review fees for multi- family housing projects (See Action 5.2f). Analyze fees collected for recent multifamily housing against actual time for plan check and inspections by staff and outside consultants.
e. Expedited Review and Fee Waivers or Reductions. Provide expedited review of desired housing developments and waivers or reductions of development fees where feasible. **f.** Parcel Consolidation. Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, and (4) offering the incentives listed above to promote lot consolidation.			Town Staff follow the expedited review required under State law for housing development projects. In 2020, the Town Council waived building permit fees for ADUs deed-restricted for affordable housing. No one has applied for the fee waiver as of 11/28/22. A limited number of multifamily sites have been on the market. Staff have contacted property buyers and/or adjacent property owners when they may have interest in sites on the market. One property was purchased by an adjacent property owner in 2021. Few sites had common ownership during the 5th housing element cycle. Staff have alerted affordable housing developers to sites that are on the market. This has not resulted in the purchase of any sites or development of affordable housing.	Continue this program.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
g. Work with Property Owners. Conduct outreach with property owners in 2015 to identify specific incentives for property owners to pursue parcel consolidation and develop their properties with housing.			Town Staff held two public workshops in November 2021 via Zoom. Notice was emailed to the Town's business list (which includes property owners of commercial/ rental sites) and mailed to downtown property owners. Incentives that will be under consideration for housing were discussed, and the Town solicited comments on other incentives	Delete. Incorporate the content of this program into the program to promote lot consolidation (See Action 5.2e).
Policy H3.4 Redevelopment of Commercial Shopping Areas and Sites. The Town will encourage the development of housing in conjunction with the redevelopment of commercial shopping areas and sites when it occurs.				
Continue this policy				
Policy H3.5 High Potential Housing Opportunity Areas. Given the diminishing availability of developable land, the Town will identify housing opportunity areas and sites where a special effort will be made to provide workforce and special needs affordable housing. The Town will take specific actions to promote the development of affordable housing units on these sites (identified in the Implementing Programs).				
H3.B Adopt Standards for an "Affordable Housing Overlay Zone." Amend the San Anselmo Zoning Ordinance to establish specific standards and incentives for an affordable housing overlay zone. Specific standards include densities, development standards incentives, parking, building heights, specified level of affordability, etc.	Provide flexibility in the application of development standards for affordable projects	2016	The Town has hired a consultant to draft objective design standards for all housing types, and adoption is expected in 2023. State density bonus law allows significant density incentives, exceptions, and concessions to development regulations for projects that include affordable housing at specified levels.	Modify and continue to reflect changes to best practices since adoption of the 5th cycle Housing Element. (See Action 5.3a).
H3.E Work with Non-Profits and Property Owners on Housing Opportunity Sites. Work with non-profits and property owners to seek opportunities for an affordable housing development on either the Sunnyhills site or the former Redhill School site. Undertake the following actions to encourage development of multifamily, affordable housing at Housing Opportunity Sites:	Development of affordable housing	Undertake items a-d, during 2015. Undertake rezoning, environmental review and other actions during 2016	See below.	Modify and continue (See Action 1.1c). Sunny Hills Services has been renamed to Side by Side.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
a. Work closely with non-profit housing developers (EAH, NPH, others) and property owners to identify housing development opportunities, issues and needs.			Town Staff have met with Homeward Bound, Habitat for Humanity, and EAH Housing, all nonprofit housing developers. Property owners were not interested in the development of affordable housing at Side by Side (formerly known as Sunny Hills) and Red Hill School (owned by Ross Valley School District) during 5th Housing Element cycle. EAH Housing interested in partnering with the Town to develop 50 units of affordable housing at Isabel Cook Community Center site. However, the Town would need to fund reconstruction of the community center and offices. Nonprofits were not interested in Town parking lot sites as they are too small to be feasible for affordable housing development. One nonprofit suggested that the Town sell the Town-owned site located above Loma Robles for market rate housing to fund development of affordable housing on parking lot sites.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
b. Select the most viable site or sites.			See above.	See above.
c. Conduct a rezoning study with the intent to rezone at least one of these properties to a zoning district that will enable affordable housing to be built at 20 or more units per acre.			Both sites are zoned SPD, Specific Planned Development District, which allows flexibility in development standards, including density of 20 or more units per acre.	Delete. The Town will rezone adequate parcels to meet the RHNA as part of this Housing Element Update, which will include increases in density at 20 units per acre.
d. Undertake community outreach as part of the rezoning and, as appropriate, in coordination with the potential developer and property owner.			See above.	See above.
e. Undertake environmental review as part of rezoning to address on-and off- site issues so that future affordable housing proposals can be processed expeditiously.			The Town has not conducted environmental review due to limited staff and resources.	Delete. Significant funding is necessary to implement this program, and the Town intends to promote housing through more effective, efficient allocation of limited resources.
f. Use the affordable housing overlay zone (when adopted — see Program H3.B) to incentivize affordable housing to be applied to High Potential Housing Opportunity Sites and areas in the Downtown.			The Town has not adopted an affordable housing overlay zone due to limited staff time and resources.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
g. Complete site planning studies, continue community outreach, and undertake regulatory approvals in coordination with the development application.			No development application was submitted.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
h. Facilitate development through regulatory incentives, including the establishment of housing as a "use by-right," the reduction or waiver of Town fees, fast-track processing, use of affordable housing funds, implementation of Housing Element Programs H3.A and H3.B, and assistance by Town Planning staff in development review.			The Town has hired a consultant to draft objective design standards and will be considering by-right uses for sites in 2023.	Combine this as part of the program to create objective design standards for all housing types (See Action 3.
i. Target sites in Downtown and surrounding infill areas and, especially properties where lot consolidation is possible, and provide incentives for lot consolidation and property redevelopment with housing.			Same as above.	Modify by combining this with the new program (See Action 5.3a) to adopt an Affordable Housing Overlay District to incentivize the development of affordable housing.
Policy H3.6 Density Bonuses and Other Incentives for Affordable Housing Developments. The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated. This will include provisions consistent with State Density Bonus Law.				
The Town has successfully implemented local development standards and the Density Bonus Law to encourage development of deed-restricted affordable housing units: 1 Lincoln Park site was limited to two stories and the applicant agreed to restrict two of the 16 units for deed-restricted Low-Income housing in order to build a 3-story structure. If the Town had a 3-story height limit, the applicant would have constructed only market rate units. 754 Sir Francis Drake was limited to 100% floor area ratio and 2 stories. The Town's two-story limit and floor area ratio limit were an incentive for the developer to include 2 units deed-restricted for Very Low-Income housing. 600 Red Hill the applicant deed-restricted 2 units for Low-Income housing in order to gain additional market rate units at the site.				
Policy H3.7 Retention and Expansion of Multifamily Sites at Medium and Higher Density. The Town will strive to protect and expand the supply and availability of multifamily and mixed-use infill housing sites for housing. The Town will not re-designate or rezone residential land for other uses or to lower densities without re-designating equivalent land for higher density multifamily development.				
No multifamily or mixed-use infill housing sites were redesignated or rezoned for other uses or lower densities. Due to SB 330, this policy is now applied at the state level, and the Town will remove this policy to prevent duplication with State-level legislation.				
Policy H3.8 Long-Term Housing Affordability Controls. The Town will apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).				
Six units of housing for the very low and low-income were approved that will have 55-year deed restrictions. Modify to indicate that the Town will adopt an inclusionary housing ordinance to ensure that affordable housing is provided in new development in San Anselmo (See Action 5.7f).				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H3.9 Inclusionary Housing Approach. To increase affordable housing construction, the Town will require residential developments to provide units for very low-, low- and moderate-income housing on a sliding scale or an in-lieu fee related to the size of the new main dwelling on the particular site. The units provided through this policy are intended for permanent occupancy and must be deed-restricted, including, but not limited to, single-family housing, multifamily housing, condominiums, townhouses, or land subdivisions. In addition, the Town will require larger non-residential developments, as job generators, to participate in addressing housing needs in the community.				
H3.C Adopt Inclusionary Housing Regulations and Establish Housing Impact Fees. Amend the Zoning Ordinance to require residential developments to provide affordable units for very low, low and/or moderate-income housing, pay an in-lieu fee, or pay a housing impact fee. The ordinance should include specific definitions for affordability tied to Area Median Income (AMI), and should cover participation from larger non-residential developments. As part of the annual review of the Housing Element there will be a review as to whether this program has been effective in encouraging very low and low-income housing. The program will be revised if it is deemed to be ineffective. In undertaking the work, the ordinance will be evaluated as a potential constraint to the provision of housing. This would include analysis of the policy's implementation framework, levels of mandated affordability, and a description of the types of options and incentives the Town offers to encourage and facilitate compliance with the inclusionary requirements. The Town will also engage the development community to facilitate this analysis. Inclusionary requirements and/or housing impact fees will be based on the following considerations:	Provide housing for very low-, low- and moderate-income households	2016	An ordinance was considered in 2009 but did not move forward. The Town received an SB 2 grant to conduct an in-lieu housing study in 2020, in coordination with other Marin County jurisdictions. The study was completed and presented to the Planning Commission in 2021. Staff received the first draft of regulations in December 2021. Staff worked with other Marin County jurisdictions to hold outreach workshops in Spring 2022 with developers and coordinate standards.	Continue (See Action 5)
a. The number of inclusionary units required based on project size, such as: 3-10 units — 10%; 11-20 units — 15%; 21+ units — 20%. **b.** Inclusionary zoning requirements or housing impact fees will address the need for very low and low-income rental units and moderate-income ownership units. **c.** The primary intent of the inclusionary requirement is the construction of new units on site. **d.** The focus is on multifamily housing developments with deed restrictions to support long periods of affordability. **e.** Second priority for meeting inclusionary requirements is the construction of units off site or the transfer of land and sufficient funding to develop the number of affordable units required. **f.** If these options are not practical, then other alternatives of equal value such as in-lieu fees, housing impact fees, transfer of land and/or dedication of units, or rehabilitation of existing units may be considered. **g.** Fees paid in-lieu of providing units on site or housing impact fees shall be of a value proportionally equivalent to the number of units in the project. The amount of the fee shall be established by a schedule that is periodically reviewed and updated by the Town Council. **h.** Establish incentives as part of an ordinance whereby the Council would decide the standards in the public review process when considering an actual ordinance. Standards include parking exceptions, increased height, mixed- use, and reduced setbacks.				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H3.10 Second Dwelling Units. The Town will encourage the construction of well-designed new second units and the legalization of existing second units as an important way to provide affordable housing.				
The Town approved 90 Accessory Dwelling Units (ADUs) and adopted objective design standards for ADUs.				
H3.D Junior Second Units. Review and adopt as appropriate standards to allow the creation of junior second units. Standards to review should include, but not be limited to, the following: **a.** Conversion of existing bedroom required – no building expansion; **b.** Maximum unit size; **c.** Limitation on kitchen size and appliances; **d.** Bathroom requirement; **e.** Internal and external access; **f.** Parking; **g.** Owner occupancy requirement.	18 new second units, including junior second units, by October 2022	Consider adoption of standards in 2015	Completed. Final occupancy was granted for 39 new ADUs, including one junior accessory dwelling unit (JADU) as of 12/31/21. Town ADU regulations allowed for development of JADUs prior to the 5th cycle Housing Element. Town regulations were updated in 2019-2020 to develop requirements for JADUs when State law required that the Town approve JADUs and distinguished between ADUs and JADUs. Staff believe there are a limited number of JADU applications because there are fewer restrictions for ADUs, such as no size limit and owner occupancy requirement.	Delete, as this program has been completed.
The Town will work with special districts to reduce or waive fees for junior second units.			In 2017, the Town Council wrote a letter to the Ross Valley Sanitary District to request elimination of connection fees. State law eliminated connection fees for ADUs.	Delete, as this program has been implemented.
GOAL 4 — PROVIDE HOUSING FOR SPECIAL NEEDS POPULATIONS THAT IS COORDINATED WITH SUPPORT SERVICES.				
Policy H4.1 Special Needs Groups. The Town will actively promote the development and rehabilitation of housing to meet the needs of special needs groups, including the needs of seniors, people living with disabilities, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, large families, and other persons identified as having special housing needs.				
There are no associated programs. Modify this policy and create specific programs to implement this policy in the Housing Element Update (See Policy 7 and associated programs). In the 5th cycle planning period, the Town has made the following accomplishments related to special needs housing: • The Town adopted strategies to house special needs populations including objective standards for single room occupancy housing and prohibited housing discrimination based on source of income. • In 2021, the Town adopted temporary moratoriums on rent increases and evictions due to the financial impacts of the COVID-19 Pandemic. The Town promoted the Marin County emergency rental assistance grant program on social media, the Town email list, and by mailings to property owners and tenants of multi-unit properties. As of January 7, 2022, the County has received 135 applications for emergency rental assistance and paid 40 cases in San Anselmo. • Many new rental housing units affordable to lower income households were constructed. New affordable units had up to two bedrooms and, therefore, were not appropriate for several large households in San Anselmo that are overpaying for housing. • The Town approved one 16-unit senior apartment building that was completed in 2022. Two of the 16 units are set aside for low-income senior households. • The Town approved five requests for reasonable accommodations to allow residents with disabilities to remain in their homes, including two setback and noise limit exceptions for generators to power air conditioning equipment and refrigeration, one exception to allow a parking area for ADA accessibility, and two exceptions for access ramps. Several sidewalk ramps were installed and improved in residential neighborhoods to assist people with disabilities. • The Town adopted an Administrative Citation program to assist in the enforcement of housing regulations and safety standards. • To assist female-headed households and many families in the town, one new preschool was approved on Greenfield Avenue, which will accommodate up to 118 students. The town lost Village Preschool on Jones Street, which had a capacity for 30 students. The Town modified the Zoning Code to allow neighborhood family childcare centers by-right.				
Policy H4.2 Health and Human Services Programs Linkages. As appropriate to its role, the Town will assist service providers to link together services serving special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.				
Modify this policy and add supportive programs based on the feedback received through outreach to these service providers as part of the Housing Element Update (See Program 7.1).				
Policy H4.3 Density Bonuses for Special Needs Housing. The Town will use density bonuses to assist in meeting special housing needs and housing for lower income elderly and the disabled, consistent with roadway capacity and considering parking needs and neighborhood scale.				
A 16-unit senior housing development was approved at 1 Lincoln Park on a commercially-zoned site next to a residential neighborhood. A density bonus allowed the project to be up to three stories and resulted in two units of deed-restricted housing for low-income households. Elevator access and a community gathering space are provided, along with an outdoor garden area. The one-bedroom units each have one parking space and are walking distance to shopping, restaurants, services, and transit. Modify to address reasonable accommodation requirements (See Action 9.1e).				

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H4.4 Adaptable/Accessible Units for the Disabled. The Town will ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."				
Modify this policy. The Town implements the current California Building Code, which includes requirements for accessible units. Add programs to support this policy that allow seniors to "age in place." Modify to address reasonable accommodation requirements (See Action 9.1e).				
Policy H4.5 Transitional and Supportive Housing. The Town of San Anselmo recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.				
Continue Policy.				
Policy H4.6 Rental Assistance Programs. The Town will continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA). The Town will also continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.				
Continue Policy.				
Policy H4.7 Emergency Housing Assistance. Participate and allocate funds, as appropriate, for County and non-profit programs providing disaster preparedness and emergency shelter and related counseling services.				
H4.A Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as the Housing Choice Voucher program and other available rental programs.	Publicity of Housing Choice Vouchers	Ongoing	Staff publicized the rental assistance program to property owners via social media posts and a mailer. In 2015, there were 122 Housing Choice Vouchers in use in San Anselmo. In 2022, there are 106 Housing Choice Vouchers in Census tracts within the Town limit, making up less than 10 percent of renter occupied housing units. Links to information are provided on the Town website. Due to limited staff time, publicity was limited, and program was not considered successful due to the decrease in use of the Housing Choice Vouchers over time. The Town Council established protections for tenants in 2021 during the Covid 19 pandemic by freezing rent increases and prohibiting evictions (Ordinances 1154 and 1155). Staff mailed notices of supportive programs to all multifamily property owners and tenants in 2021. The Planning Department staff received one email inquiry about the program from a property owner seeking to return to San Anselmo to a rental unit. The Town publicized the Marin County Covid 19 pandemic Emergency Rental Assistance Program to property owners and tenants via social media and a mailer in 2021. The County received 135 applications from San Anselmo residents and has paid 40 cases in San Anselmo as of 1/7/22. Town publication of the rental assistance program appeared to be successful, based on number of applications received.	Modify this program to include timelines for program publicity. Use the Town Communications staff to promote program (See Action 7.3b).

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
Policy H4.8 Coordination with Other Agencies in Housing the Homeless. The Town will actively engage with other jurisdictions in Marin to support long-term housing solutions for homeless individuals and families in Marin County, and to implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals. The Town will allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.				
Continue Policy.				
Policy H4.9 Local Approach to Housing for the Homeless. The Town of San Anselmo recognizes the need for and desirability of emergency shelter housing for the homeless and will allow a year-round emergency shelter as a permitted use in the Limited Commercial, General Commercial, and Public Facilities zoning districts. Designated site(s) must be located within one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility. In addition, the following would apply: **a. The Town will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An overconcentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.** **b. The Town will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.** **c. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.** **d. Development standards for emergency shelters for the homeless located in San Anselmo will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as allowed in State law.**				
The population of people experiencing homelessness rose, and no extremely low-income housing was created during the 5th cycle planning period. A point-in-time count of people experiencing homelessness in vehicles in San Anselmo decreased from 15 people in 2019 to seven people in 2021. Modify and continue to create supportive actions to implement the intent of this program (See Program 7.1).				

13	2	20	0	0	0	13	2	20

Table 1.7: Review of Past Performance				
Implementation Program	**Implementation Objective**	**Timeline in Housing Element**	**Appropriateness, Effectiveness, and Progress in Implementation**	**Continue, Modify or Delete**
H4.B Investigate Possible Multi-Jurisdictional Emergency Shelter. As the opportunity arises, the Town will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.	Construction of homeless facility (if determined feasible)	As the opportunity arises	The Town has not funded any multi-jurisdictional project for an emergency shelter. On October 1, 2017, the County of Marin and local homeless service providers launched a "Coordinated Entry System" for providing people experiencing homelessness with housing and services and have housed approximately 330 people who had been experiencing chronic homelessness. On July 27, 2021, the Town contributed $55,299 to a pool of local city and town resources to create a new "city-funded case management" option, that provides additional case management support for people experiencing chronic homelessness and allows the Town to prioritize the most high-needs people for permanent supportive housing. On April 28, 2015, the Town contributed $14,145 to a joint fund with all the cities and towns of Marin County, to fund a rotating homeless winter emergency shelter program known as the Rotating Emergency Shelter Team (REST). REST was run by San Anselmo churches and community volunteers with the Marin Organizing Committee from November 15 through April 15 from 2015 to 2018, when the program was discontinued. The program served up to 40 homeless men at rotating congregations, including First Presbyterian Church of San Anselmo, and 20 homeless women housed at the County Wellness Center and served by congregations. Although successful, the program provided temporary housing during five winter months only. San Anselmo staff and residents participated in working at the San Anselmo shelter and a San Anselmo church participated by providing the facility.	Modify this program to define what "participation" entails and to create more specific project goals (See Action 7.4a). All emergency shelters in Marin County are open to all individuals experiencing homelessness, including those from San Anselmo. Therefore, any Marin County emergency shelter is a multi- jurisdictional shelter. There is opportunity to contribute to the development of emergency shelters that are planned or currently under construction in San Rafael.
5 One project included conversion of two existing units to deed-restricted affordable housing. Those two units are not included here since they were existing.				

This page left intentionally blank

2

HOUSING NEEDS AND CONSTRAINTS EXECUTIVE SUMMARY

Summary of Housing Needs and Constraints

The housing crisis in the Bay Area has been an evolving phenomenon over the past 40 years as high demand has continually exceeded housing supply and affordability. There has been a substantial movement in the Bay Area, intensified by concerns about climate change, to prioritize sustainable growth. The movement seeks to encourage regional development patterns that are more compact, transit-oriented, pedestrian-oriented, well-designed, and highly livable. A central focus of this movement — the very foundation for achieving a more sustainable and livable Bay Area — is rethinking the way in which we plan, design, rehabilitate, preserve, and manage housing in conjunction with transportation systems, jobs, and services.

Under state housing element requirements, housing needs are broken down into three categories: existing needs, projected needs over the housing element planning period, and the specific needs of special groups identified in San Anselmo. In opposition, constraints to the production of housing hinder the Town's ability to meet these three types of housing needs. Below are key findings of the San Anselmo housing needs analysis that summarize important trends and considerations for the Housing Element:

Housing Needs

- The population of San Anselmo has remained relatively stable over the past several decades. As of 2020, the town's population is 12,757 residents and 5,224 households.
- Approximately 62 percent of households are one- to two-bedroom households, which could indicate a higher demand for smaller housing units such as single room occupancy (SRO) units, studio/efficiency units, and one-bedroom units.
- Countywide, the agricultural and natural resources, construction and manufacturing, wholesale, and transportation industries combined employ approximately 14 percent of the population. This low percentage could be indicative of a lack of housing affordable to households employed in these sectors in both the county and town.
- San Anselmo's vacancy rate was 4.2 percent compared to 6.5 percent countywide in 2020, which suggests that San Anselmo's housing market is tighter than Marin County, and that additional housing is needed in the community.
- A large portion of the housing stock in San Anselmo is more than 30 years old. Therefore, the town could see an increase in redevelopment in the coming years, especially once the Town updates the Zoning Code to allow more than one unit on a lot, improving the return on redevelopment for homeowners.
- There has been a decline in the number of lower-income households in San Anselmo, but the Town's overall population has remained stable. Therefore, it appears that household incomes have risen rather than lower income households have been pushed from the community. The increased number of residents who attained a bachelor's degree between 2010 and 2020 could support this statement. In 2010, 49 percent of residents achieved a bachelor's degree or higher compared to 84 percent in 2020. This data could explain the increase in median income from $92,260 in 2010 to $146,179 in 2020.
- In 2020, San Anselmo single-family home sale prices were six percent lower than the countywide median. San Anselmo condominium sales prices were 50 percent higher than the countywide median. This difference could be indicative of a high demand for condominiums in the community.
- There is a lack of large units affordable to low-income households, indicating that the Town should incentivize this type of housing as a part of the Affordable Housing Overlay District (Program 5.3). This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo.
- The low number of rental units with three or more bedrooms is likely leading to the 17 percent of large households that are cost burdened. To address this, the Town will incentivize this type of housing as a part of the Affordable Housing Overlay District (Program 5.3).
- San Anselmo's population is aging as younger adults are moving out of the community. This could be attributed to the rising cost of housing in the community, or younger people are seeking other types and locations of housing based on lifestyle preferences (or a combination of these factors).
- The proportion of senior residents is projected to increase to 22 percent of the population by 2040, increasing the demand for assisted living and senior residential facilities.

Housing Constraints

- Two main factors contribute to the high cost of land in Marin County: the county's desirability as a place to live and the lack of remaining vacant land suitably zoned for residential development.
- Over the past year, mortgage rates for conventional 30-year fixed rate loans have increased dramatically from less than three percent to more than seven percent, making homeownership increasingly unattainable for low- and moderate-income households.
- Community opposition to affordable housing is prevalent in Marin County. However, architectural design plays a critical role in creating new developments that blend into the existing neighborhood, especially in higher density developments that might otherwise appear visually incompatible with existing surrounding development. In order to clarify design requirements to the development community and streamline the development approval process, the Town will adopt objective design standards for all housing types (Action 3.2a) as well as adopt pre-approved plans for missing middle housing (Action 3.1c) and accessory dwelling units (ADUs) (Program 6.1).
- Recognizing that additional density is needed throughout the community to accommodate additional housing, the Town will amend the Zoning Code to allow up to 12 dwelling units per acre in the R-2 district and 30 dwelling units per acre in the R-3, C-L, C-3, and SPD districts (Program 5.7).
- To better accommodate the densities needed to construct affordable housing development, the Town will establish an affordable housing overlay district that will allow greater building height, density, and floor area ratios for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very low-income households (Program 5.3). This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo.
- San Anselmo does not allow overnight street parking in the town aside from a few exceptions. To improve the flexibility of the Town's parking standards the Zoning Code will be amended to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097 (Action 5.2c) as well as allow reductions in areas outside of a half-mile of public transit under certain circumstances (Action 5.2d).
- The Town has included three programs and 14 actions in the Policies, Programs, and Action section of this Housing Element to promote the construction and affordability of ADUs and JADUs (Policy 6).
- The San Anselmo Zoning Code establishes provisions for SRO units to establish standards for these units and provide opportunities for the development of permanent, affordable housing in close proximity to transit and services for small households and people with special needs. In order to make SROs more widely available throughout the community, the Town will amend the Zoning Code to allow residential buildings containing the units as a permitted use in the R-3 zoning district (Action 3.3c).
- The Town complies with the Employee Housing Act. Pursuant to Health and Safety Code Section 17021.5, the Town deems any employee housing providing accommodations for 6 or fewer employees as a single-family structure. To ensure that the Town is not responsible for any barriers to the establishment of employee housing, the Town will amend the Zoning Code for compliance with the Employee Housing Act, as needed, to accommodate future updates to State law (Action 5.8c).
- Since the Town has few remaining vacant lots suitable for development, all infrastructure (i.e., curbs, gutters, sidewalks, streets, and utilities) is in place. To ensure that required site improvements are not a barrier to development, the Town will evaluate local requirements to determine what on- and off-site improvement requirements could be minimized or eliminated in order to reduce construction financing costs for affordable housing development projects (Action 5.4b).
- Town fees comprise 15 percent of the cost of development of a single-family home and 4 percent of the cost of development of a multifamily development. To ensure that planning and/or building permit fees are not a barrier to the development of affordable housing in the community, San Anselmo will waive a percentage of project review, permit, and impact fees based on level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects (Action 5.4a).
- To further streamline the approval process for new housing, the Town will adopt objective design standards for all housing types (Action 3.2a), pre-approved plans for missing middle housing types (Action 3.1c), and pre-approved ADU plans (Program 6.1).

This page left intentionally blank

3

HOUSING NEEDS

HOUSING NEEDS

Population, Housing and Jobs Trends

Population Growth and Trends

Demographic changes, such as population growth or age structure fluctuations, affect the type and amount of housing needed in a community. As shown in *Table 3.1*, San Anselmo's population has remained relatively stable from 1990 to today. The Association of Bay Area Governments (ABAG) Plan Bay Area 2040 growth projections forecast limited growth in San Anselmo through 2040. Over the next decade and a half, the growth rate is projected to rise to an average annual growth rate of 0.3 percent per year. The population is projected to increase from 12,757 people in 2020 to 13,625 in 2040.

Table 3.1: Population Growth Trends 1990 - 2040 in San Anselmo

Year	Population	Numerical Change	Percent Change	Annual Average Growth Rate
1990	11,735	N/A	N/A	N/A
2000	12,378	643	5%	0.5%
2010	12,336	-42	-0.3%	0.0%
2020	12,757	494	4%	0.4%
2030	13,205	375	3%	0.3%
2040	13,625	420	3%	0.3%

Source: Association of Bay Area Governments

Table 3.2: Population Growth Trends 1990 - 2040 in Marin County

Year	Population	Numerical Change	Percent Change	Annual Average Growth Rate
1990	230,096	N/A	N/A	N/A
2000	247,289	17,193	7%	0.8%
2010	252,409	5,120	2%	0.2%
2020	260,831	8,422	3%	0.3%
2030	274,530	13,699	5%	0.5%
2040	282,670	8,140	3%	0.3%

Source: Association of Bay Area Governments

In 2020, the Marin County population was 260,831, up by five percent from 247,289 in 2000. As shown in *Table 3.2* above, the Marin County population is projected to increase to 282,670 by 2040. Over the next two decades, the annual growth rate is expected to decrease from an average of 0.5 percent per year between 2020 and 2030, to 0.3 percent per year between 2030 and 2040 (ABAG 2017).

Age Characteristics

Age characteristics are an important factor to consider when evaluating current and future housing needs. Typically, distinct lifestyles, family types and sizes, incomes, and housing preferences vary by age group. As people age, housing needs and preferences change. For example, young householders with children often have different housing preferences than senior householders living alone.

As shown in *Table 3.3*, the number of seniors aged 65-74 increased by 115 percent from 2000 to 2020 in San Anselmo. Adults aged 55-64 grew by 71 percent from 2000 to 2020. In contrast, the population of adults aged 35-44 declined by 39 percent between 2000 to 2020, and the population of young adults aged 25-34 decreased by 36 percent during the same timeframe. The senior population aged 75-84 has remained relatively stable over the past 20 years, while the number of seniors over age 85 decreased by 24 percent. Between 2000 and 2020, the number of children four years old or younger decreased by 22 percent, children between five and 14 years old have increased by 19 percent, and youth aged 15-24 increased by 35 percent.

Table 3.3: Age Group Trends in San Anselmo, 1990-2020

	2000		2010		2020		2000-2020 % Change		
Age Group	Number	Percent	Number	Percent	Number	Percent	Percent Change 2000-2010	Percent Change 2010-2020	Percent Change 2000-2020
0 - 4	725	6%	740	6%	565	4%	2%	-24%	-22%
5 - 14	1,519	12%	1,673	14%	1,813	14%	10%	8%	19%
15 - 24	994	8%	966	8%	1,338	11%	-3%	39%	35%
25 - 34	1,351	11%	875	7%	864	7%	-35%	-1%	-36%
35 - 44	2,541	21%	1,929	16%	1,543	12%	-24%	-20%	-39%
45 - 54	2,591	21%	2,365	19%	2,208	17%	-9%	-7%	-15%
55 - 64	1,255	10%	2,127	17%	2,147	17%	69%	1%	71%
65 - 74	678	5%	1,018	8%	1,458	12%	50%	43%	115%
75 - 84	540	4%	432	3%	547	4%	-20%	27%	1%
85+	184	1%	211	2%	140	1%	15%	-34%	-24%
Total	**12,378**	**100%**	**12,366**	**100%**	**12,623**	**100%**	**0%**	**2%**	**2%**

Source: Association of Bay Area Governments

The California Department of Finance predicts significant increases in Marin's elderly population as the baby boomer generation ages. While the total countywide population is expected to increase by eight percent between 2020 and 2040, the number of seniors over age 65 is projected to increase by 64 percent. Figure 3.2 shows how each age group in San Anselmo will change if countywide projections apply in San Anselmo. The population of residents under 19 will decrease by 11 percent, and the population of adults aged 20-64 will decrease by seven percent, while the proportion of seniors will increase to comprise 22 percent of the population by 2040. As shown in *Figure 3.1*, the aging population is expected to increase the demand for assisted living and senior residential facilities in the county.

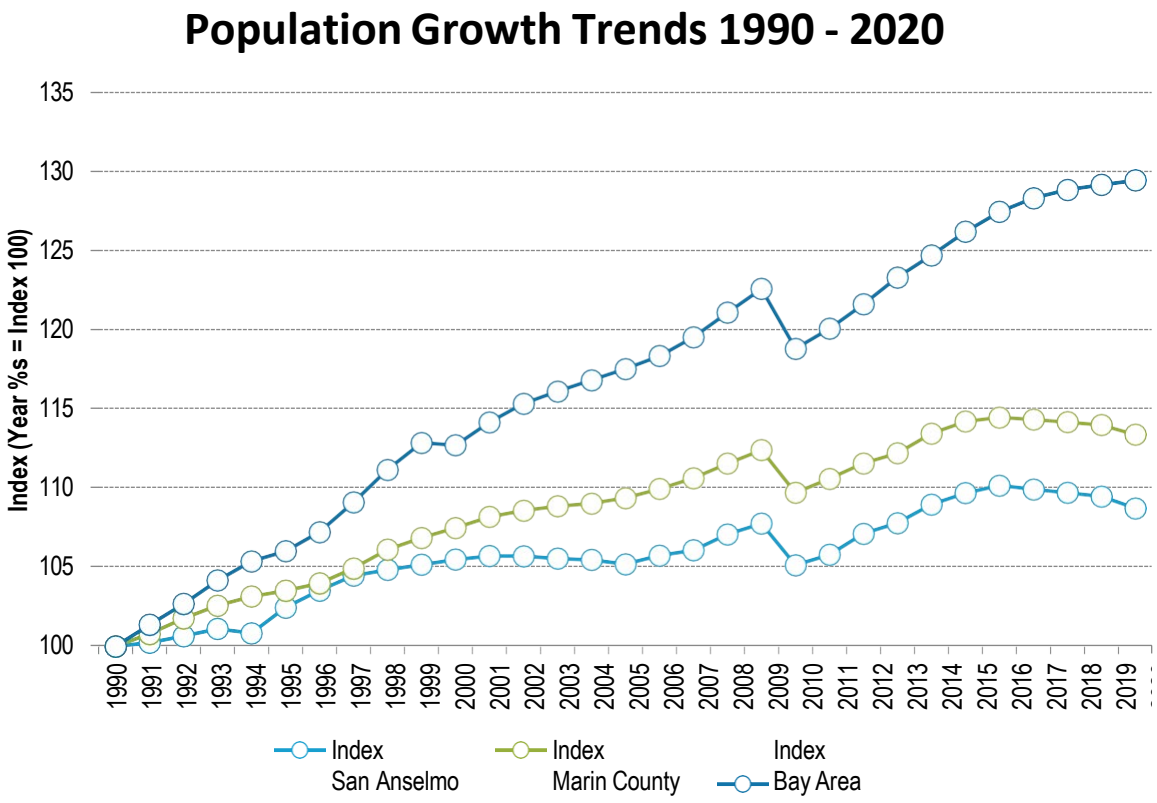


Figure 3.1 Population Growth Trends in San Anselmo, 1990 - 2020

The aging population increased the median age of San Anselmo residents from 41.3 years in 2000 to 46 years in 2020. In 2020, San Anselmo's median age is lower than the Marin County median age (47.1 years) but higher than the California and national median age (36.7 and 38.2 years, respectively). *Figure 3.2* below displays the age group trends in San Anselmo over the past 30 years.

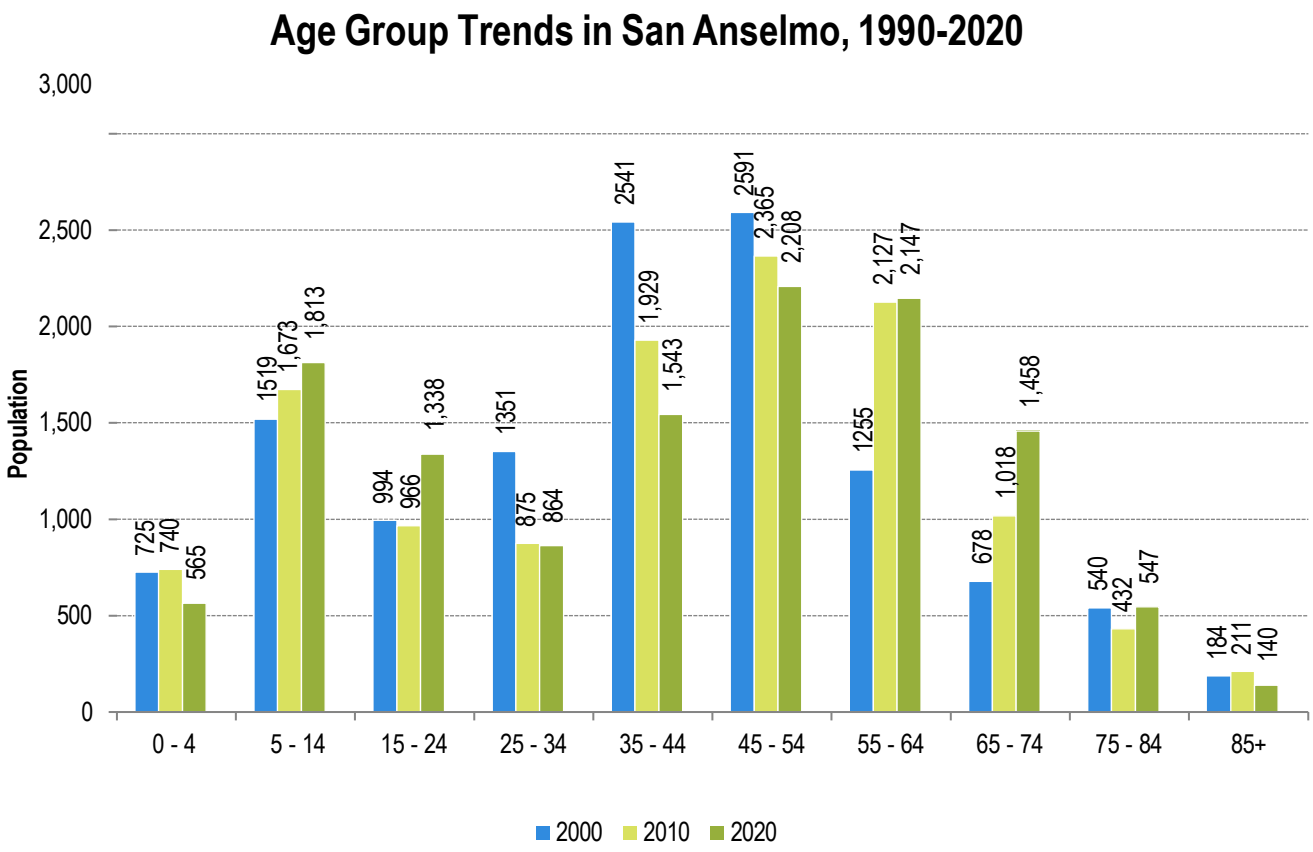


Figure 3.2 Age Group Trends in San Anselmo, 1990-2020

Employment Characteristics

An assessment of community needs should consider the occupational profile of residents. Incomes associated with different jobs and the number of workers in a household determines the housing type and size affordable to each household. In some cases, the types of jobs held by residents can also affect housing needs and demand (such as teachers or service workers). In San Anselmo, 33 percent of the working population is employed in the financial and professional services industry and 34 percent is employed in the health and educational services industry. Approximately 67 percent of San Anselmo's working population is employed in management, business, science, and arts occupations, as shown in *Table 3.4* and *Figure 3.3* below. In particular, biomedical and software engineering companies employ many residents in San Anselmo.

Table 3.4: Resident Employment by Occupation

Geography	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
San Anselmo	4,763	685	1,251	197	218
Marin County	73,706	18,306	24,881	6,950	6,195

Source: U.S. Census Bureau, Census 2020

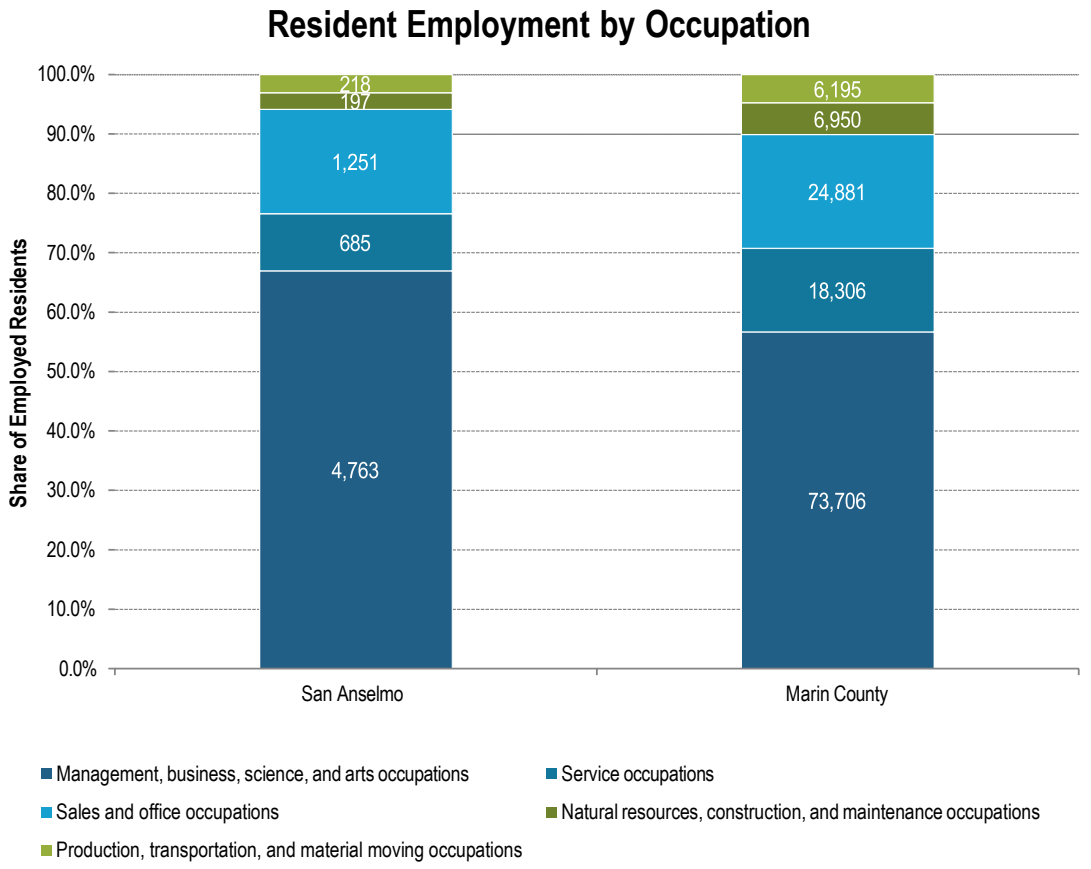


Figure 3.3 Resident Employment by Occupation

Blue collar industries employ a relatively small percentage of those that live in Marin County and San Anselmo. Generally, it is desirable to have a balance of jobs and workers, to enable workers to live in the communities they work in, reducing commute times, freeway congestion, and greenhouse gas emissions. It is generally considered ideal to have a range of 1.0 to 1.5 jobs per household in a jurisdiction. The jobs/housing ratio in San Anselmo was 1.47 in 2018, meaning that the number of jobs available in the community is proportional to the number of households. San Anselmo is expected to add 330 jobs (or 10 percent) to the local employment base between 2010 and 2040, as shown in *Table 3.5*. This is similar to the countywide job growth rate projection. In 2018, San Anselmo had a job-to-worker ratio of 0.86 for wage groups making less than $1,250 per month, 0.88 for wage groups making between $1,250 and $3,333 per month, and 0.40 for wage groups making more than $3,333 per month. This indicates the number of jobs available to each worker in their respective age group. *Table 3.6* below displays the mean annual salary for various occupations in Marin County in 2022, with the mean salary at $77,267.

Table 3.5: Projected Jobs 2015-2050

Geography	2010	2015	2020	2030	2040	2050
Marin County	115,885	129,565	129,900	133,480	134,960	146,000
San Anselmo	3,090	3,205	3,215	3,350	3,420	N/A

Source: Association of Bay Area Governments

Table 3.6: Mean Annual Salary in Marin County (1st quarter 2022)

Occupation	Mean Wages
Management Occupations	$147,143
Business and Financial Operations Occupations	$101,518
Computer and Mathematical Occupations	$123,986
Architecture and Engineering Occupations	$113,254
Life, Physical, and Social Science Occupations	$104,860
Community and Social Service Occupations	$72,835
Legal Occupations	$136,647
Educational Instruction and Library Occupations	$77,625
Arts, Design, Entertainment, Sports, and Media Occupations	$89,900
Healthcare Practitioners and Technical Occupations	$140,211
Healthcare Support Occupations	$45,752
Protective Service Occupations	$88,459
Food Preparation and Serving Related Occupations	$42,422
Building and Grounds Cleaning and Maintenance Occupations	$46,376
Personal Care and Service Occupations	$49,027
Sales and Related Occupations	$55,594
Office and Administrative Support Occupations	$58,607
Farming, Fishing, and Forestry Occupations	$48,444
Construction and Extraction Occupations	$74,104
Installation, Maintenance, and Repair Occupations	$65,393
Production Occupations	$54,577
Transportation and Material Moving Occupations	$49,224
All Occupations	**$77,267**

Source: California Employment Development Department 2022

1 ABAG Plan Bay Area Projections 2017.

Household Characteristics

The Census defines a household as all persons who occupy a housing unit. This definition includes single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the U.S. Census, there were 5,224 households in San Anselmo in 2020. As shown in *Figure 3.4* and *Table 3.7* below, approximately 27 percent of those households were comprised of single person households, while 55 percent were comprised of married-couple family households. An additional four percent were comprised of male headed households, eight percent were comprised of female headed households, and seven percent were comprised of other non-family households. In Marin County, just over half of the households consisted of married-couple family households.

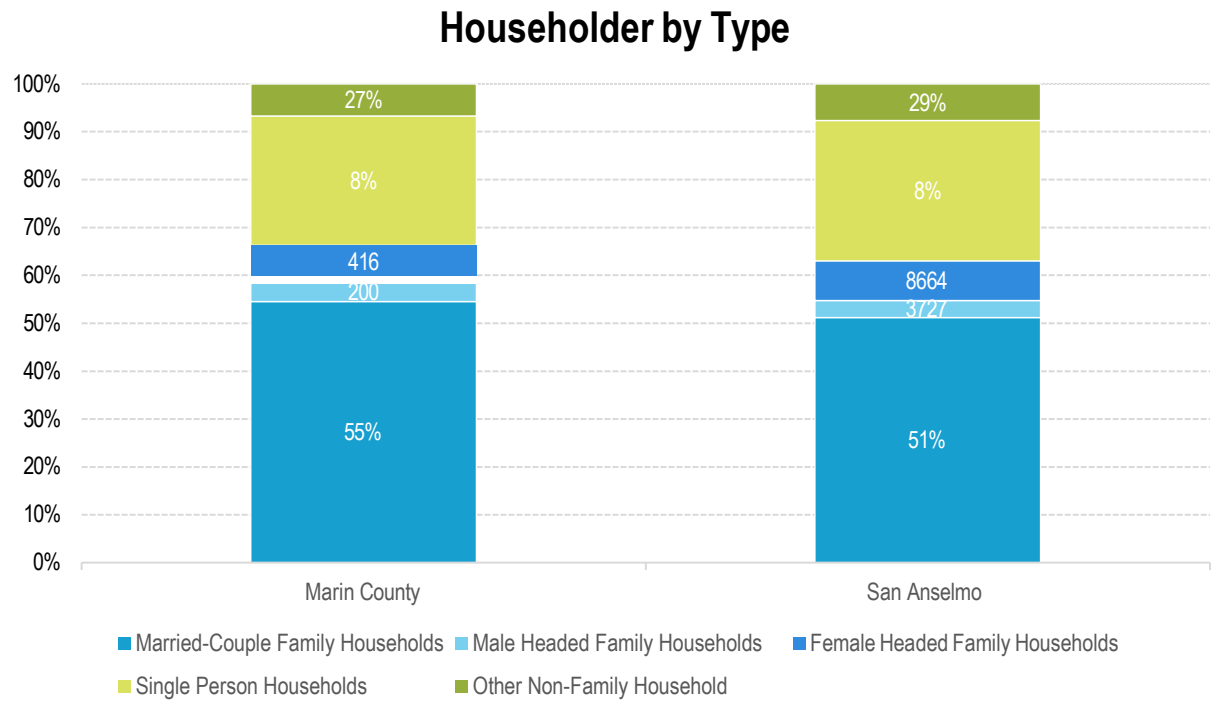


Figure 3.4 Householder by Type

Table 3.7: Householder by Type				
	San Anselmo	Marin County	San Anselmo	Marin County
Household by Type	Number	Number	Precent	Precent
Married-Couple Family Households	2,848	53,710	55%	51%
Male Headed Family Households	200	3,727	4%	4%
Female Headed Family Households	416	8,664	8%	8%
Single Person Households	1,411	30,769	27%	29%
Other Non-Family Household	349	8,030	7%	8%
Total	**5,224**	**104,900**	**100%**	**100%**
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2020)				

In San Anselmo, most households are small: 27 percent of households are comprised of one person households and 35 percent are two person households. As shown in *Figure 3.5*, households with three persons totaled 17 percent of the population, households with four persons totaled 13 percent, and large households with five or more people comprised eight percent of the population. The average household size in San Anselmo is 2.4 persons (U.S. Census, 2020).

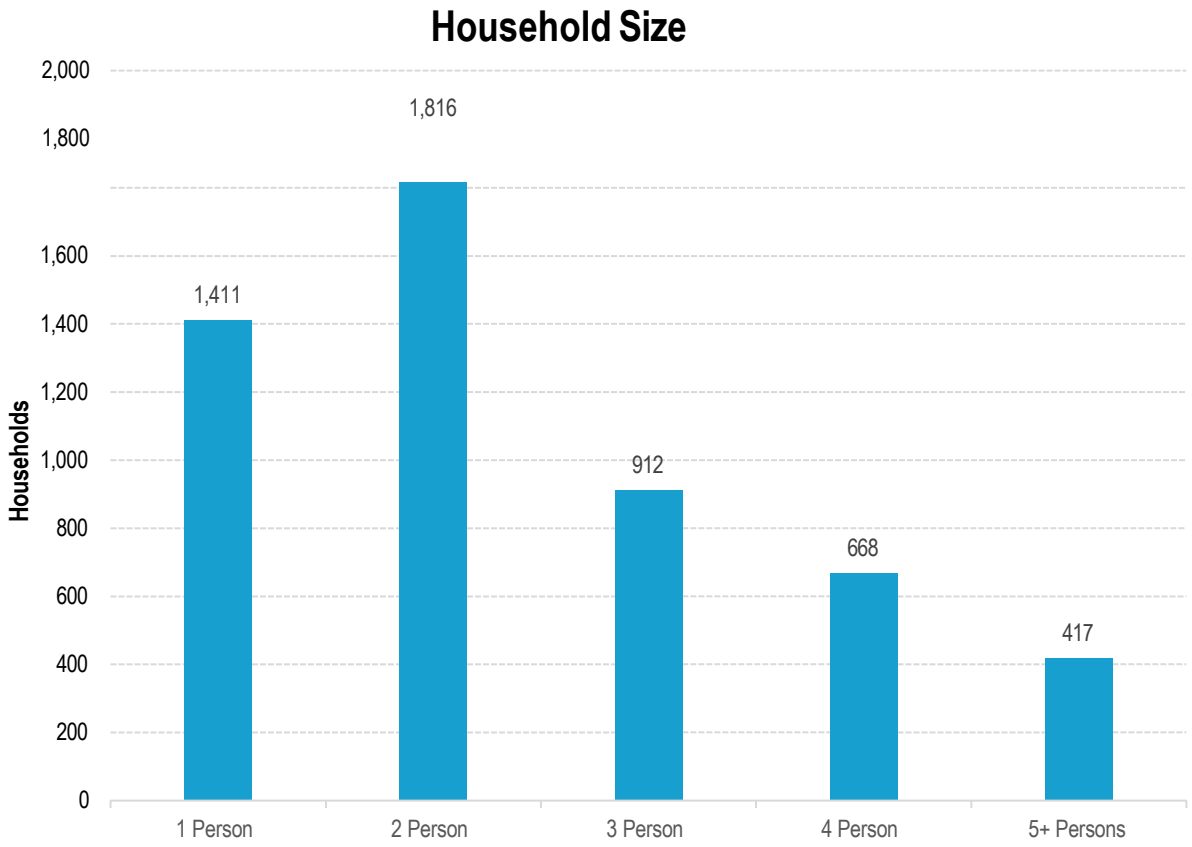


Figure 3.5 Household Size

Tenure

Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, as owner-occupied units generally experience lower turnover rates than rental units. In 2020, there were over 104,900 households in Marin County. Approximately 64 percent of households lived in owner-occupied units while the remaining 36 percent of households rented, as shown in *Figure 3.6*. Of San Anselmo's 5,224 households in 2020, 66 percent were owner occupied while 34 percent were renter occupied, similar to Marin County's housing tenure makeup.

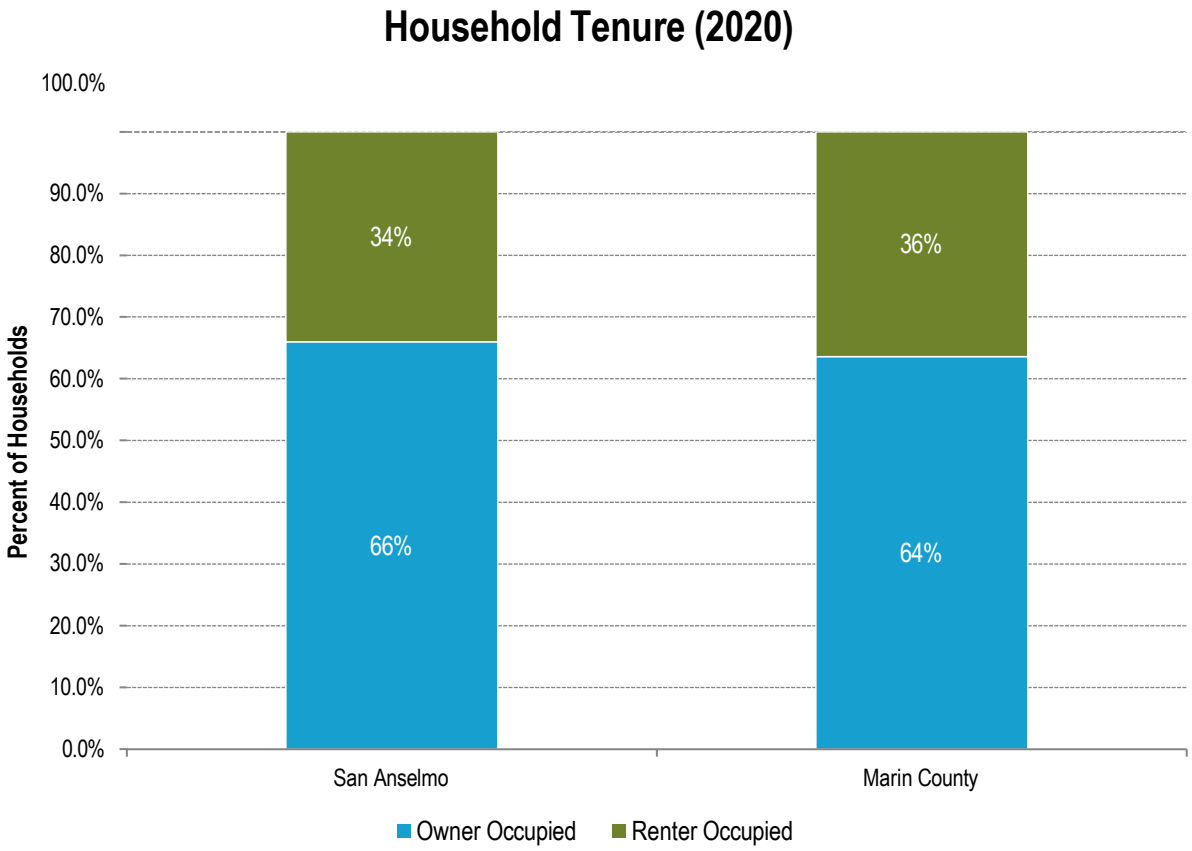


Figure 3.6 Household Tenure 2020

Housing Stock Characteristics

Figure 3.7 displays housing production in San Anselmo compared to neighboring cities and Marin County. Since 2010, San Anselmo's housing stock lost 20 units, while neighboring Larkspur gained 83 units and Corte Madera gained 148 units. Fairfax lost 115 housing units and Ross lost four units. Countywide, the housing stock increased less than one-half percent over the 10-year period.

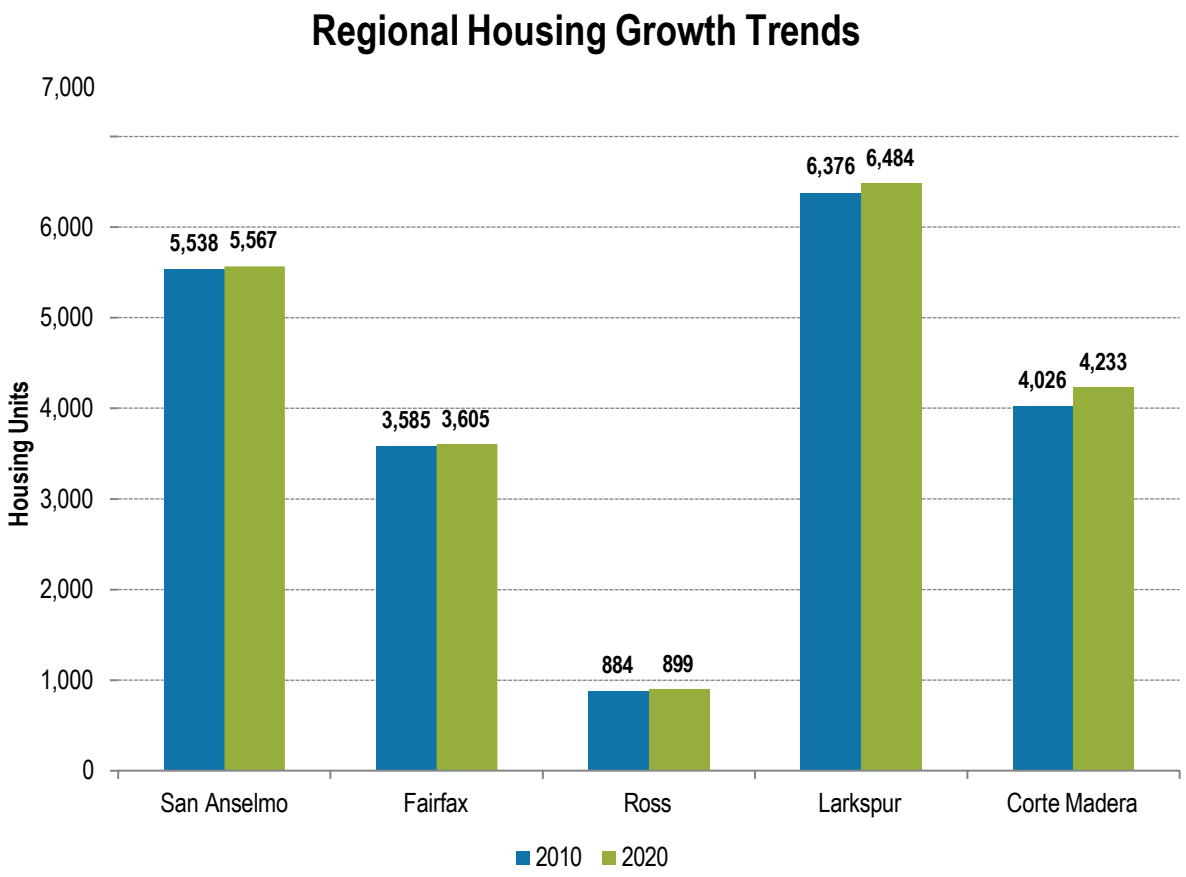


Figure 3.7 Regional Household Growth Trends

In Marin County, new housing construction continues to exacerbate the high proportion of detached, single-family housing. In 2020, 96 percent of construction permits issued countywide were for single-family units. As shown above, in 2020, 61 percent of existing residential buildings are single-family detached units in Marin County. In 2015 and 2017, 100 percent of construction permits issued were for single-family homes, making the 2020 figure of 96 percent the third highest in proportion of single-family unit construction permits issued in the last seven years, but the greatest number of permits in a year is consistently issued for the construction of this type of housing.

Although the demographic trends in San Anselmo indicate that future housing supply is needed to support smaller household sizes and an older population, the predominant housing type continues to be the single-family detached homes, which comprise 76 percent of the housing stock (Department of Finance, 2020). As shown in *Table 3.8* below, single-family attached units and small, multifamily complexes (2 to 4 units) comprise 11 percent of San Anselmo's housing, and larger multifamily complexes (5+ units) comprise 12 percent. Countywide single-family detached units comprise 61 percent of the housing stock and multifamily units (2+ units) comprise 27 percent.

Table 3.8: Housing Type

	San Anselmo		Marin County	
Housing Type	Number	Percent	Number	Percent
Single-Family Detached	4,174	76%	68,012	61%
Single-Family Attached	266	5%	11,266	10%
Multifamily 2-4 Units	358	6%	8,349	7%
Multifamily 5+ Units	683	12%	21,957	20%
Mobile Homes	37	1%	1,980	2%
Occupied	5,225	95%	104,167	93%
Total	**5,518**	**100%**	**111564**	**100%**

Source: California Department of Finance

To meet the needs of current and future residents, Chapter 8 of the Housing Element contains several programs, policies, and actions aimed at facilitating the development of multifamily housing in the Town's commercial corridors, missing middle housing in predominantly single-family detached neighborhoods, and accessory dwelling units (ADUs) throughout the community.

Vacancy Rates

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and for-rent housing units are meeting the current demand for housing. According to the California Department of Finance (DOF) and HCD, a vacancy rate of five percent for renter-occupied housing and 1.5 percent for owner-occupied housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent for renter occupied households and less than 1.5 percent for owner occupied households may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or overpayment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, which increases rental and for-sale home prices.

In 2020, 6.5 percent of all housing units were vacant in Marin County (Department of Finance, 2020). San Anselmo had a total vacancy rate of 4.2 percent in 2020, as shown in *Figure 3.8* below. In August 2022 Realtor.com listed 22 properties for sale, which represents 0.6 percent of the estimated owner-occupied housing stock. There were 21 properties listed for rent on Zillow.com, representing 0.8 percent of the estimated renter-occupied housing stock.

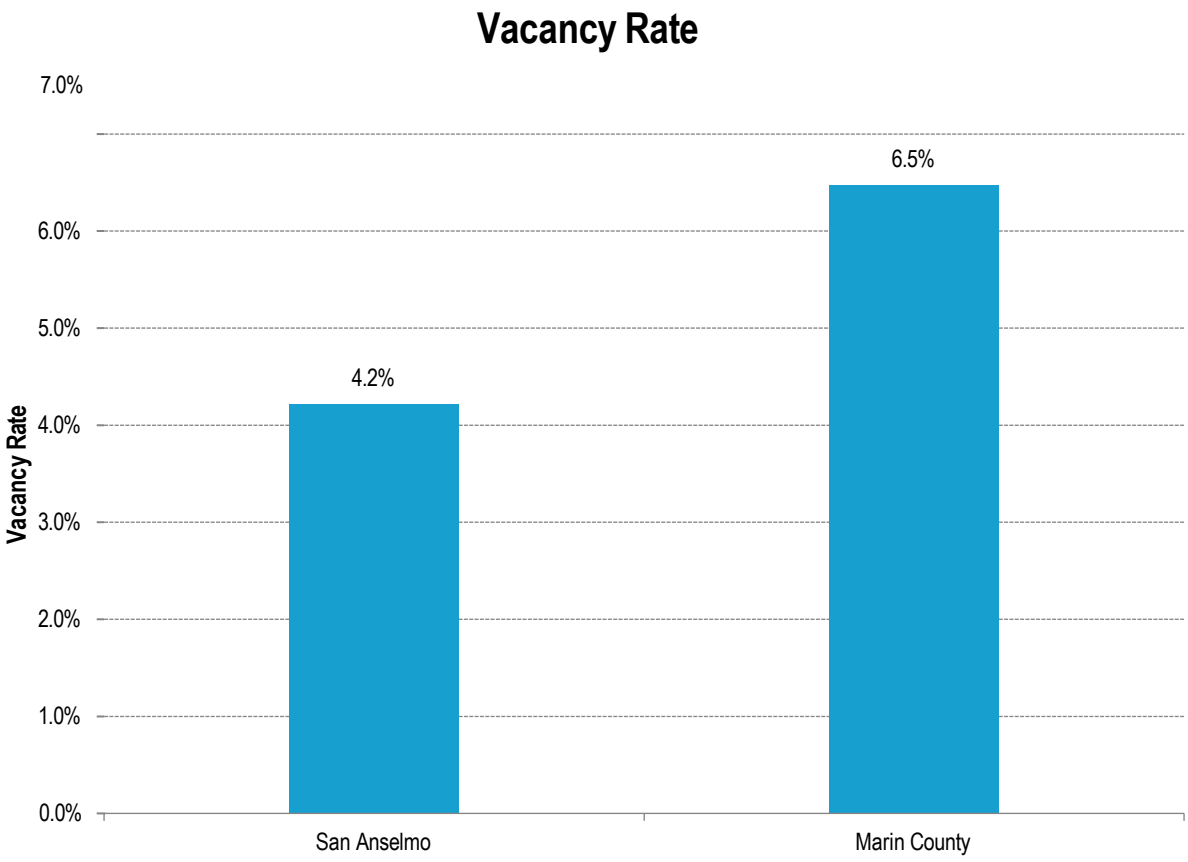


Figure 3.8 Vacancy Rate

Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include plumbing, roof, foundation work, and other repairs (HUD 2000). *Figure 3.9* displays the age of San Anselmo's occupied housing stock as of 2020. With 93 percent of San Anselmo's housing stock built prior to 1989, a large majority of its housing has reached the 30-year benchmark. The Town processes over a thousand permits annually to update many of the aging homes, which will continue to be done during the 2021-2029 planning period.

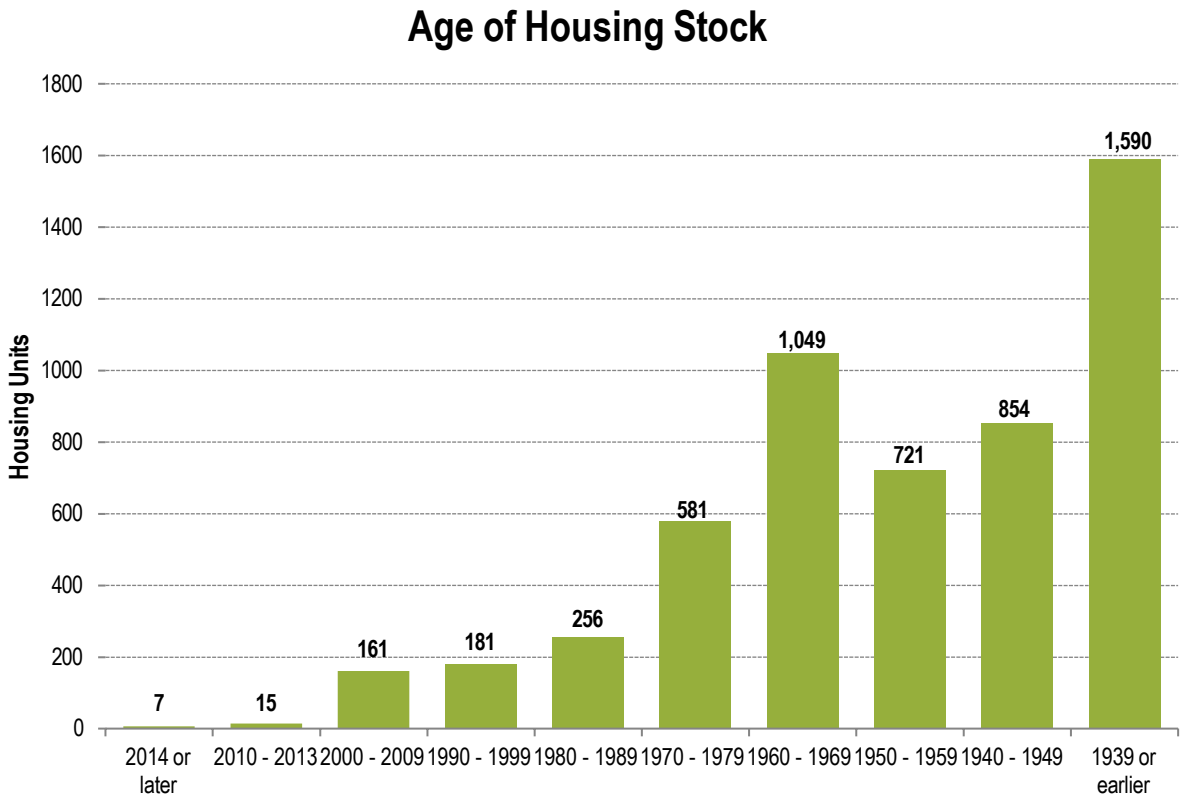


Figure 3.9 Age of Housing Stock

The Town of San Anselmo Planning Department performed a comprehensive survey of housing conditions in in the mid-1990's that rated housing conditions on a scale from good to poor. The survey found that nearly all (99.1 percent) of San Anselmo homes are in good condition. A follow-up survey by staff in 2003 reconfirmed those results. A general review of neighborhoods in San Anselmo by Town Staff in 2014 also indicated that few houses are in need of repair, and the number of units in need of rehabilitation and/or replacement is estimated to be less than 30 units. In 2022, the San Anselmo Building Department received approximately 20 to 25 reports of substandard housing conditions related to illegal construction, rodents, mold, leaky roofs or windows, and substandard plumbing. Over half of the complaints received annually report illegal ADU construction (i.e., construction performed without appropriate permits). The Town has included several ADU-related programs and actions under Policy 6 in the Policies, Programs, and Actions section of this Housing Element to further streamline ADU permit approval and reduce barriers to legal ADU construction.

The Town continues to participate in the CDBG Rehabilitation Loan Program. Specific programs include single-family home repair loans, emergency repair and accessibility grants, exterior enhancement rebates, weatherization and home security grants for seniors, and a multifamily rehabilitation loan program. Town policies continue to support and expand these efforts.

Overcrowding

The U.S. Census Bureau considers a household overcrowded when there is more than one person per room (excluding bathrooms, hallways, and kitchens). A unit with more than 1.5 people per room is severely overcrowded. Overcrowding often increases health and safety concerns by inducing overuse and stress on housing infrastructure. *Figure 3.10* shows the incidence of overcrowding in San Anselmo as estimated by HUD's 2013-2017 Comprehensive Housing Affordability Strategy. Approximately 0.6 percent of owner-occupied units were overcrowded, and two percent of rental units were overcrowded. This low percentage of overcrowded households suggests that the number of units available in the community are adequate to meet the housing needs of San Anselmo residents. **To ensure that the Town is not responsible for barriers to housing creation that induce overcrowding, the programs and actions under Policy 3, Policy 5, and Policy 6 will minimize barriers to housing development.**

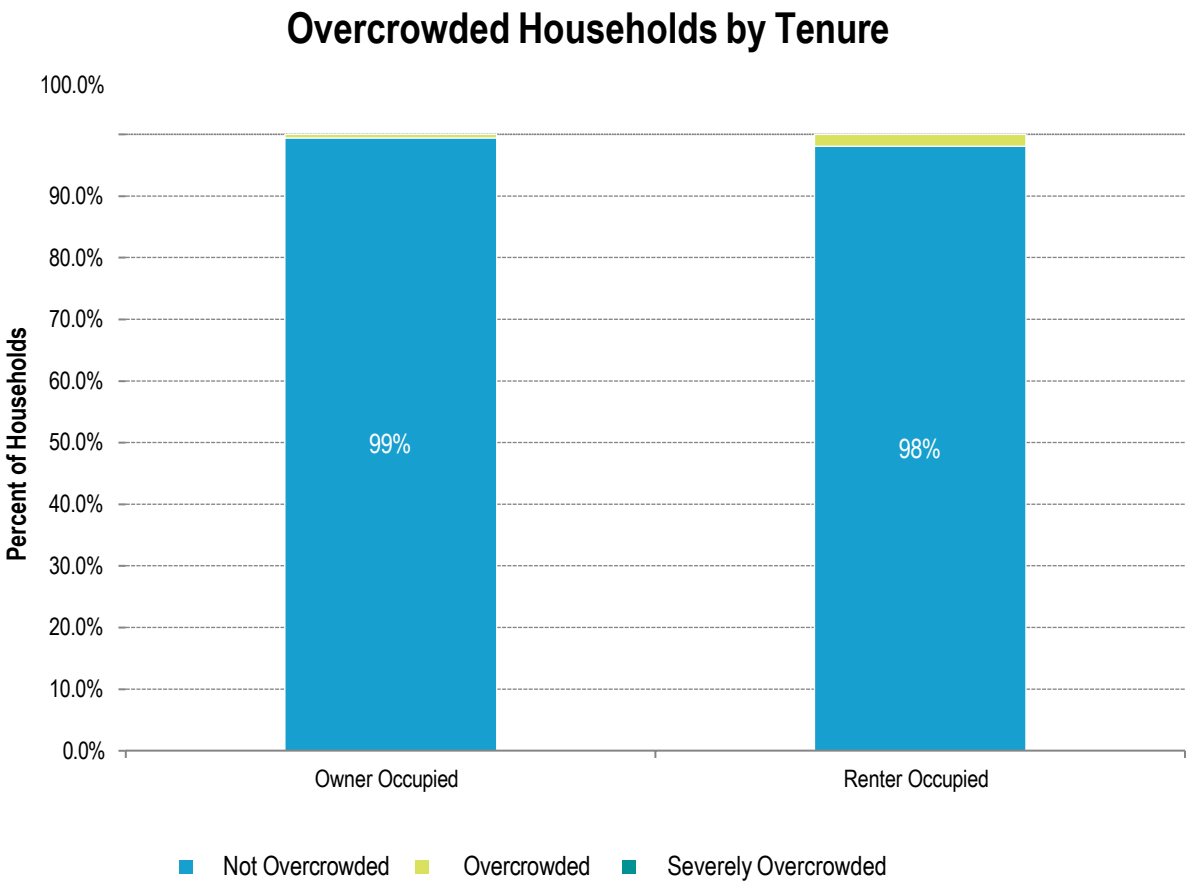


Figure 3.10 Overcrowded Households by Tenure

Household Income

Household income is one of the most important factors affecting housing opportunity because it determines a household's ability to balance housing costs with the other necessities. Higher-income households have more discretionary income to spend on housing, whereas lower-income households are limited to the types of housing that they can afford. Income as reported by the U.S. Census and the American Community Survey includes wage or salary income; self-employment income; interest, dividends, net rental income, royalty income and income from estates and trusts; social security income; supplemental security income and public assistance income; retirement, survivor, and disability income; and other income including unemployment compensation, alimony, and child support. Income does not include capital gains, money from an inheritance or sale of a home, or money spent from savings accounts.

Between 2010 and 2020, the median household income in San Anselmo grew from $92,760 to $ 146,179 (adjusted to inflation), increasing by 37 percent. The median household income in San Anselmo is above Marin County's median income, which was $ 121,671 in 2020. *Figure 3.11* presents the distribution of household income in San Anselmo by income levels. Households earning above $100,000 comprise 66 percent of the households in San Anselmo. The proportion of lower-income households earning less than $50,000 per year in San Anselmo declined from 26 percent in 2010 to 17 percent in 2020.

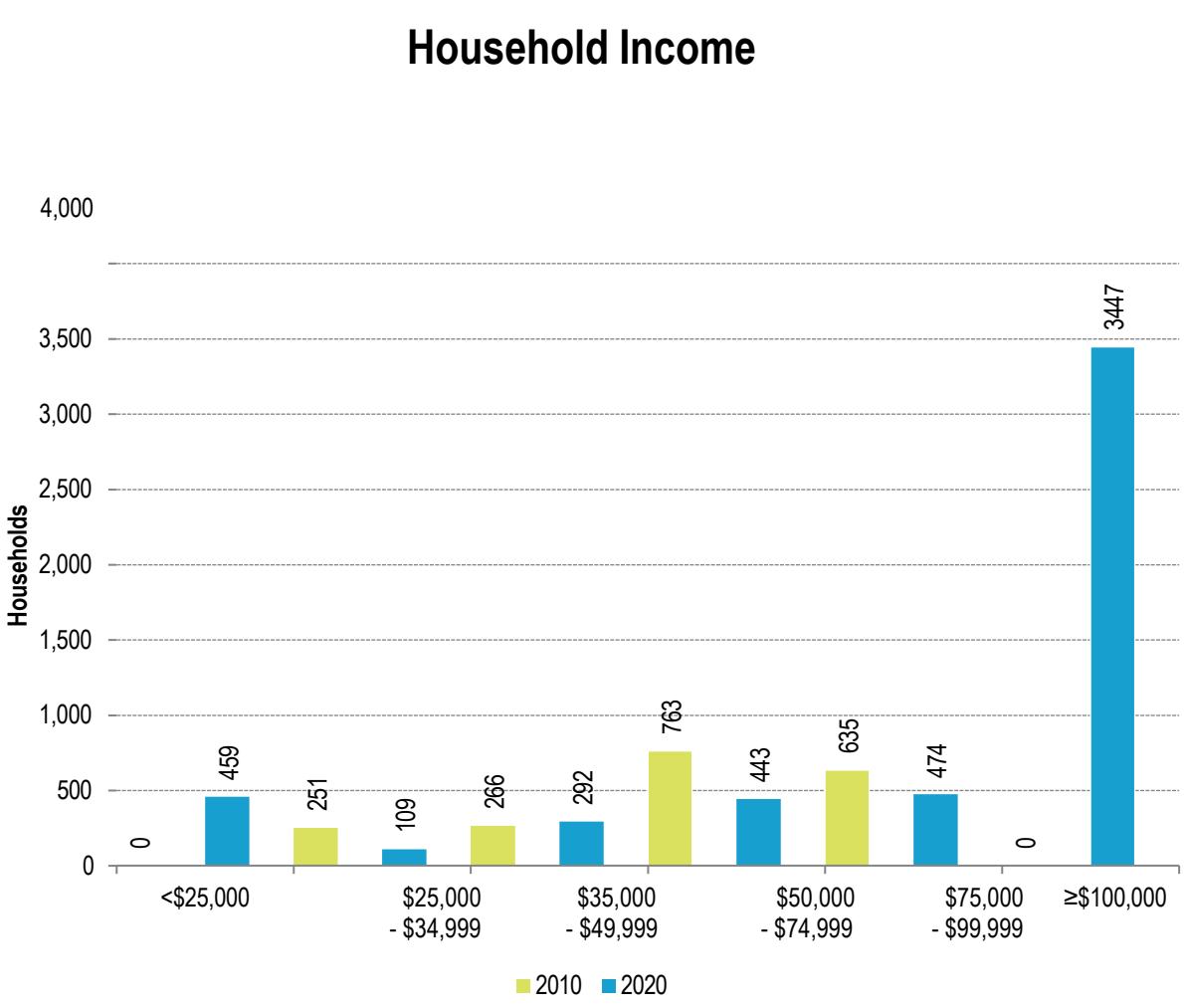


Figure 3.11 Household Income

Figure 3.12 shows the income level of San Anselmo residents by household tenure. According to HUD's 2013-2017 CHAS data, a significantly higher percentage of renter households (56 percent) were lower-income, compared to residents that owned their homes (24 percent). However, because the majority of households in San Anselmo are homeowners, the actual number of lower-income homeowners (955) is higher than the number of lower-income renters (700).

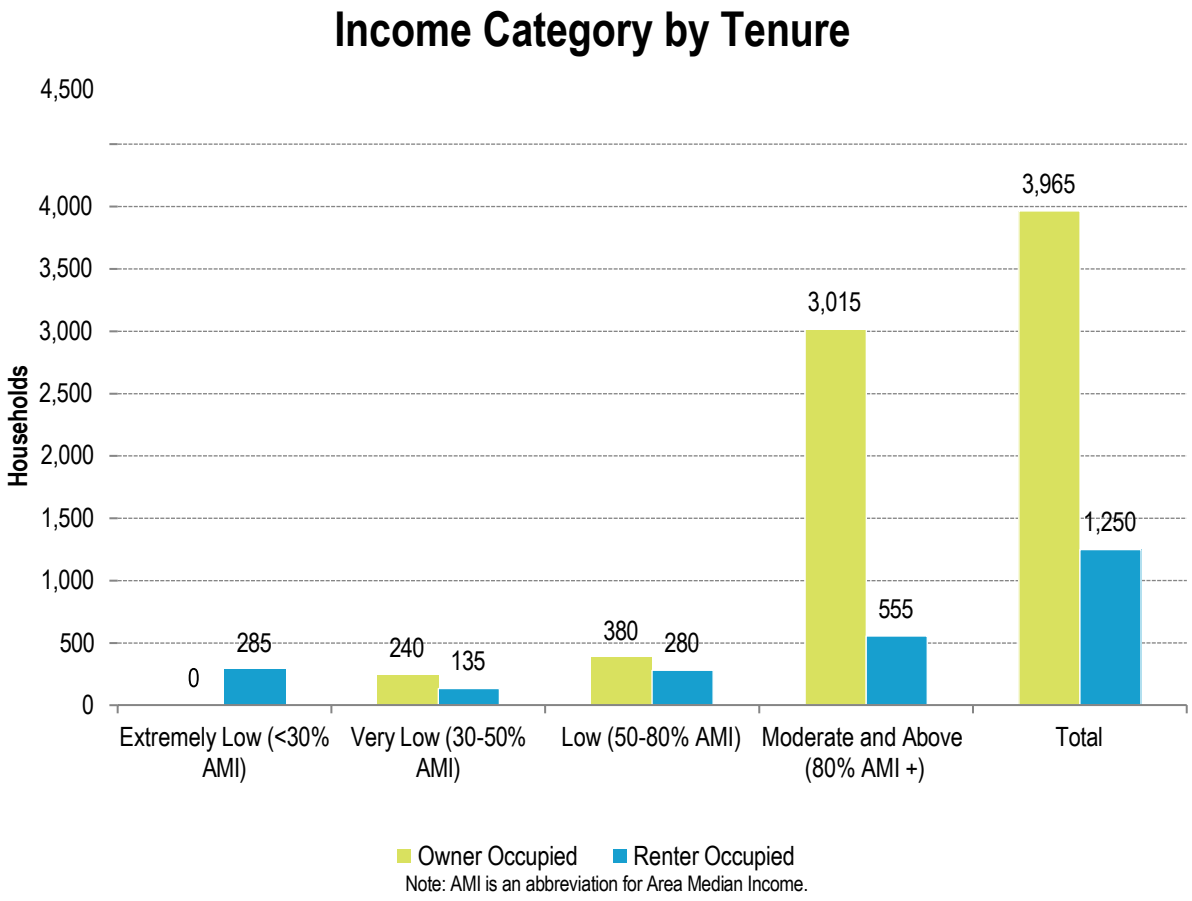


Figure 3.12 Household Income Category by Tenure

Extremely low-income households earn annual incomes that are 30 percent or less of the area median income. In 2017, there were 335 extremely low-income owner households and 285 extremely low-income renter households in San Anselmo, making a total of 620 households (CHAS, 2017). According to California Government Code Section 65583(a)(1), the Town may "presume that 50 percent of the very low-income households qualify as extremely low-income households." For this reason, the number of very low-income units provided in the Regional Housing Needs Assessment (RHNA) number has been split equally between these two income categories; HCD projects the need for housing to support 127 extremely low income households. Extremely low-income households typically need targeted programs to provide affordable housing solutions, including deep rent subsidies, housing with supportive services, single room occupancy units, and shared housing. Chapter 5 Housing Resources outlines the services and support available to extremely low-income households in San Anselmo. **In Chapter 8, Policies, Programs, and Actions, Actions 1.1b, 5.3a, 5.3b, 6.2a, and 7.1c enact the Town to meet special housing needs through incentives and zoning standards and work with housing providers.**

Housing Costs and Affordability

Housing affordability in San Anselmo can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. This information reveals which households can afford available housing in San Anselmo and indicates the households that would most likely experience housing cost burden. This section summarizes the cost and affordability of the housing stock in San Anselmo.

Rental Housing Market

According to the 2020 ACS, rental prices countywide increased by 32 percent between 2010 and 2020. In recent years, rents have increased relatively quickly, by about ten percent between 2018 and 2020. Since 2020, rent has increased by 43 percent, and the average rent for all available rental units on Zillow in San Anselmo was $3,591 as of August 2022. In Marin County, rental rates increased by 29 percent between 2010 and 2020, as shown in *Table 3.9*. In recent years, rents increased by eight percent between 2018 and 2020. In August 2022, the average monthly rent in Marin County was $4,018.

Table 3.9: Rental Rates

Year	San Anselmo	Marin County
2010	$1,309	$1,446.00
2011	$1,402	$1,475.00
2012	$1,403	$1,491.00
2013	$1,463	$1,520.00
2014	$1,427	$1,561.00
2015	$1,494	$1,587.00
2016	$1,565	$1,686.00
2017	$1,649	$1,781.00
2018	$1,724	$1,881.00
2019	$1,820	$1,968.00
2020	$1,911	$2,047.00

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2010-2020)

Ownership Housing Market

Between 2010 and 2021, single-family home sales in San Anselmo ebbed to a low of 115 sales in 2011 and then rebounded, nearly reaching the high set in 2013. As shown in *Figure 3.13*, ten condominiums and 280 single-family homes were sold in 2021.

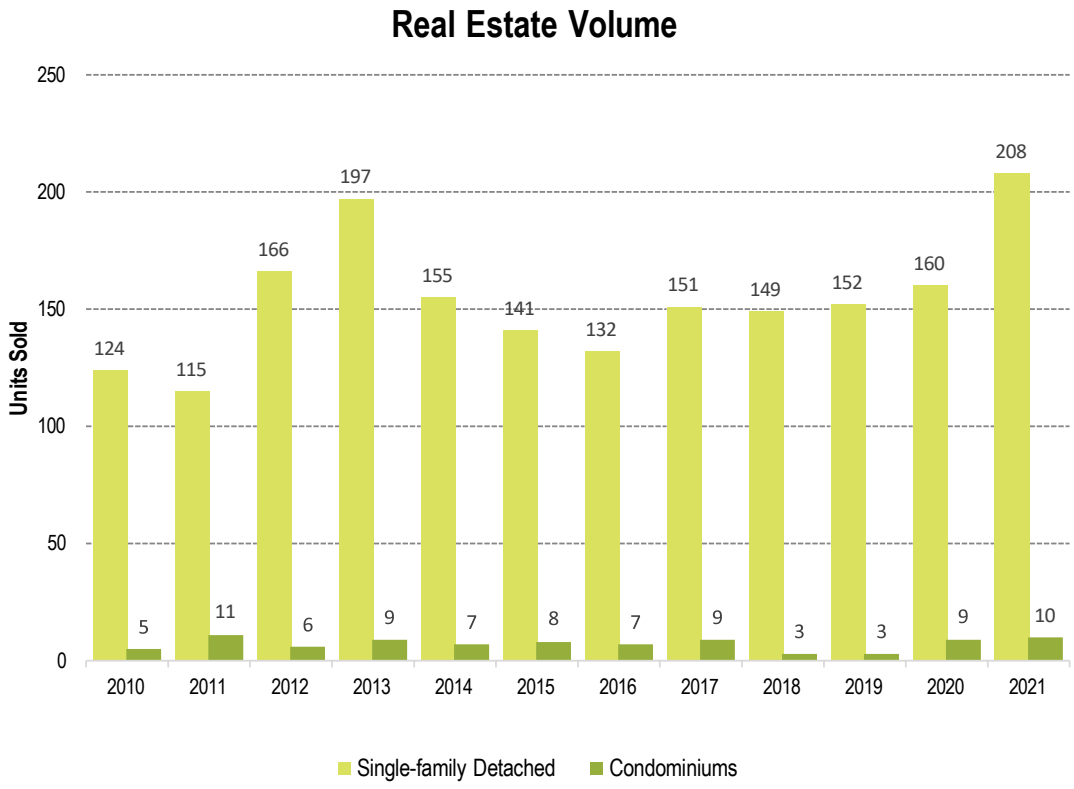


Figure 3.13 Real Estate Volumes

Median Sales Price

From 2010 to 2011, the median sales price for a single-family home in San Anselmo dropped to a low of $700,000, and then began to increase steadily through 2021 where the median sales price was $1,600,000. As shown in *Figure 3.13*, condominium sales prices dropped to a low of $295,000 in 2011. Sales prices have ebbed and flowed since 2011 and peaked in 2020, where the median condominium sales price of $1,400,000. Condominium sales prices have since decreased in 2021 where the median sales price was $805,000.

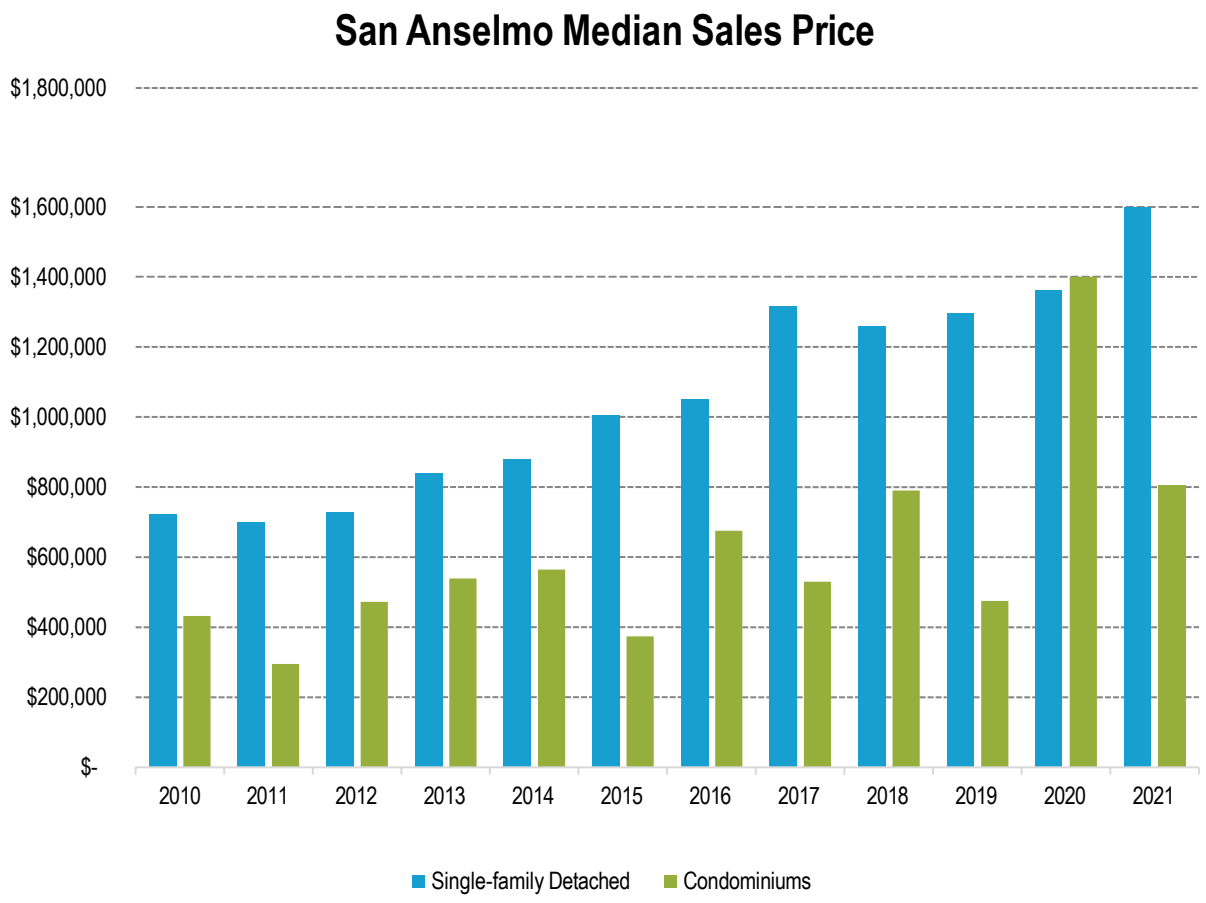


Figure 3.13 San Anselmo Median Sales Price

Tables 3.10 and *3.11* show how San Anselmo real estate sale prices compare to other Marin County communities over the past five years. In 2020, San Anselmo single-family home sale prices were six percent lower than the countywide median. San Anselmo condominium sales prices were 50 percent higher than the countywide median.

Table 3.10: Single-Family Median Sale Prices in Marin County, 2015-2020

Geography	2015	2016	2017	2018	2019	2020
Belvedere	$ 3,695,000	$ 3,175,000	$ 3,985,000	$ 3,250,000	$ 3,540,000	$ 4,500,000
Corte Madera	$ 1,275,500	$ 1,317,500	$ 1,446,000	$ 1,450,000	$ 1,527,557	$ 1,550,000
Fairfax	$ 810,000	$ 827,000	$ 880,000	$ 920,000	$ 901,000	$ 1,005,000
Larkspur	$ 1,622,500	$ 1,690,000	$ 1,800,000	$ 1,835,000	$ 1,878,000	$ 2,115,375
Mill Valley	$ 1,700,000	$ 1,700,000	$ 1,742,500	$ 1,812,425	$ 1,875,000	$ 2,143,750
Novato	$ 800,000	$ 850,000	$ 860,500	$ 945,000	$ 913,000	$ 980,000
Ross	$ 2,754,500	$ 2,812,500	$ 2,637,500	$ 2,530,000	$ 3,454,000	$ 3,605,000
San Anselmo	$ 1,007,000	$ 1,051,000	$ 1,190,000	$ 1,260,000	$ 1,297,000	$ 1,362,500
San Rafael	$ 949,000	$ 1,011,500	$ 1,100,000	$ 1,179,500	$ 1,190,000	$ 1,325,000
Sausalito	$ 2,000,000	$ 1,983,250	$ 1,805,500	$ 1,988,000	$ 1,923,750	$ 1,950,000
Tiburon	$ 2,381,250	$ 2,250,000	$ 2,700,000	$ 2,652,500	$ 2,687,500	$ 3,150,000
Unincorporated	$ 1,200,000	$ 1,240,000	$ 1,334,000	$ 1,405,000	$ 1,400,000	$ 1,600,000
Countywide	$ 1,100,000	$ 1,165,000	$ 1,235,000	$ 1,345,000	$ 1,300,000	$ 1,450,000

Source: County of Marin Assessor-Recorder-County Clerk

Table 3.11: Condominium Median Sale Prices in Marin County, 2015-2020

Geography	2015	2016	2017	2018	2019	2020
Belvedere	$ 1,016,000	$ 1,100,000	N/A	$ 1,680,000	N/A	N/A
Corte Madera	$ 745,000	$ 790,000	$ 800,000	$ 882,500	$ 930,000	$ 949,000
Fairfax	$ 494,500	$ 592,500	$ 590,000	$ 650,000	$ 643,545	$ 643,000
Larkspur	$ 605,000	$ 623,850	$ 685,500	$ 675,000	$ 743,000	$ 740,000
Mill Valley	$ 811,500	$ 765,000	$ 800,000	$ 763,500	$ 800,000	$ 950,000
Novato	$ 443,500	$ 505,000	$ 470,000	$ 515,000	$ 537,000	$ 541,750
Ross	N/A	N/A	N/A	N/A	N/A	N/A
San Anselmo	$ 373,625	$ 675,000	$ 530,000	$ 790,000	$ 475,000	$ 1,400,000
San Rafael	$ 532,000	$ 507,000	$ 519,512	$ 649,000	$ 600,000	$ 692,000
Sausalito	$ 807,500	$ 860,000	$ 765,000	$ 1,028,000	$ 855,000	$ 1,042,250
Tiburon	$ 935,500	$ 960,000	$ 1,373,750	$ 1,000,000	$ 1,352,500	$ 1,212,000
Unincorporated	$ 635,000	$ 721,500	$ 700,000	$ 780,000	$ 785,000	$ 858,000
Countywide	$ 580,000	$ 596,000	$ 542,250	$ 675,000	$ 660,000	$ 700,000

Source: County of Marin Assessor-Recorder-County Clerk

Housing Affordability

Income limits are developed by the California Department of Housing and Community Development (HCD) in order to calculate housing affordability. Income limits are expressed as a percentage of Area Median Income (AMI) and calculated by household size. *Table 3.12* lists the income levels by household size for Marin County as defined by HCD. The median income for a four-person household in Marin County is $166,000.

Table 3.12: 2022 Marin County Income Limits

Family Size	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	$17,450	$39,150	$65,250	$104,400	$116,200	$139,450
2	$19,900	$44,750	$74,600	$119,300	$132,800	$159,350
3	$22,400	$50,350	$83,900	$134,200	$149,400	$179,300
4	$24,900	$55,900	$93,200	$149,100	**$166,000**	$199,200
5	$26,900	$60,400	$100,700	$161,050	$179,300	$215,150
6	$28,900	$64,850	$108,150	$173,000	$192,550	$231,050
7	$30,900	$69,350	$115,600	$184,900	$205,850	$247,000
8	$32,850	$73,800	$123,050	$196,850	$219,100	$262,950

Source: California Department of Housing and Community Development, Rent Limits

Renter Affordability

Table 3.13 compares the maximum affordable rent (i.e., 30 percent of household income) for the various income categories to median rental prices in Marin County. This analysis indicates that there are no market rate rentals in San Anselmo affordable to households that fall into the very low-income bracket or below. The San Anselmo rental market offers one- and two-bedroom units that low-income households can afford. However, a larger low-income household would not be able to find an affordable unit that meets their space needs. **The Housing Element includes Program 5.3 to encourage the construction of affordable and special needs housing by providing incentives and amending zoning regulations to increase housing available to all income levels.**

Table 3.13: Maximum Affordable Rents

Income Level	Studio (1 Person)	1 Bedroom (2 Persons)	2 Bedrooms (3 Persons)	3 Bedrooms (4 persons)
Acutely Low-Income	$ 436.25	$ 497.50	$ 560.00	$ 622.50
Extremely Low-Income	$ 978.75	$ 1,118.75	$ 1,258.75	$ 1,397.50
Very Low-Income	$ 1,631.25	$ 1,865.00	$ 2,097.50	$ 2,330.00
Low-Income	$ 2,610.0	$ 2,982.50	$ 3,355.0	$ 3,727.50
Median-Income	$ 2,905.0	$ 3,320.0	$ 3,735.0	$ 4,150.0
Moderate-Income	$ 3,486.25	$ 3,983.75	$ 4,482.50	$ 4,980.0

Source: California Department of Housing and Community Development, Rent Limits

Homeowner Affordability

Table 3.14 below estimates the maximum affordable purchase price for moderate-income households in Marin County. To calculate the maximum affordable purchase price the following assumptions were made:

- Down Payment: $50,000
- Loan Term: 30 years
- Interest Rate: 6.9%
- Debt to Income Ratio: 36%
- Housing Ratio: 28%
- Annual Property Tax: $6,000
- Annual Homeowners Insurance: $2,000

Table 3.14: Maximum Affordable Purchase Price

Family Size	Moderate Income	Maximum Affordable Purchase Price
1	$139,450	$396,357.00
2	$159,350	$444,561.00
3	$179,300	$506,441.00
4	$199,200	$568,165.00
5	$215,150	$617,637.00
6	$231,050	$666,955.00
7	$247,000	$716,427.00
8	$262,950	$765,900.00

Source: Department of Housing and Community Development

The median sales price for a San Anselmo condominium in 2020 was $1,400,000, which is not affordable to moderate-income households. This represents an affordability gap between the sales price and price affordable to moderate-income households of about $67,000 for a one-bedroom condominium and $14,000 for a two-bedroom condominium. As is true for many other Bay Area communities, home sales prices in San Anselmo are not affordable for moderate-income households.

Housing Cost Burden

Housing that accounts for 30 percent or less of household income is considered affordable. Households paying more than 30 percent of their income for housing are considered to be cost-burdened. For homeowners, housing costs include mortgage costs, taxes, utilities, and insurance. Rental housing costs include rent and utilities. The impact of high housing costs is most severe on households with less disposable income available such as extremely low, very low- and low-income households, especially renters. Higher income households may voluntarily choose to spend more than 30 percent of their income for housing, but lower income households may need to overpay due to the lack of housing affordable to their incomes.

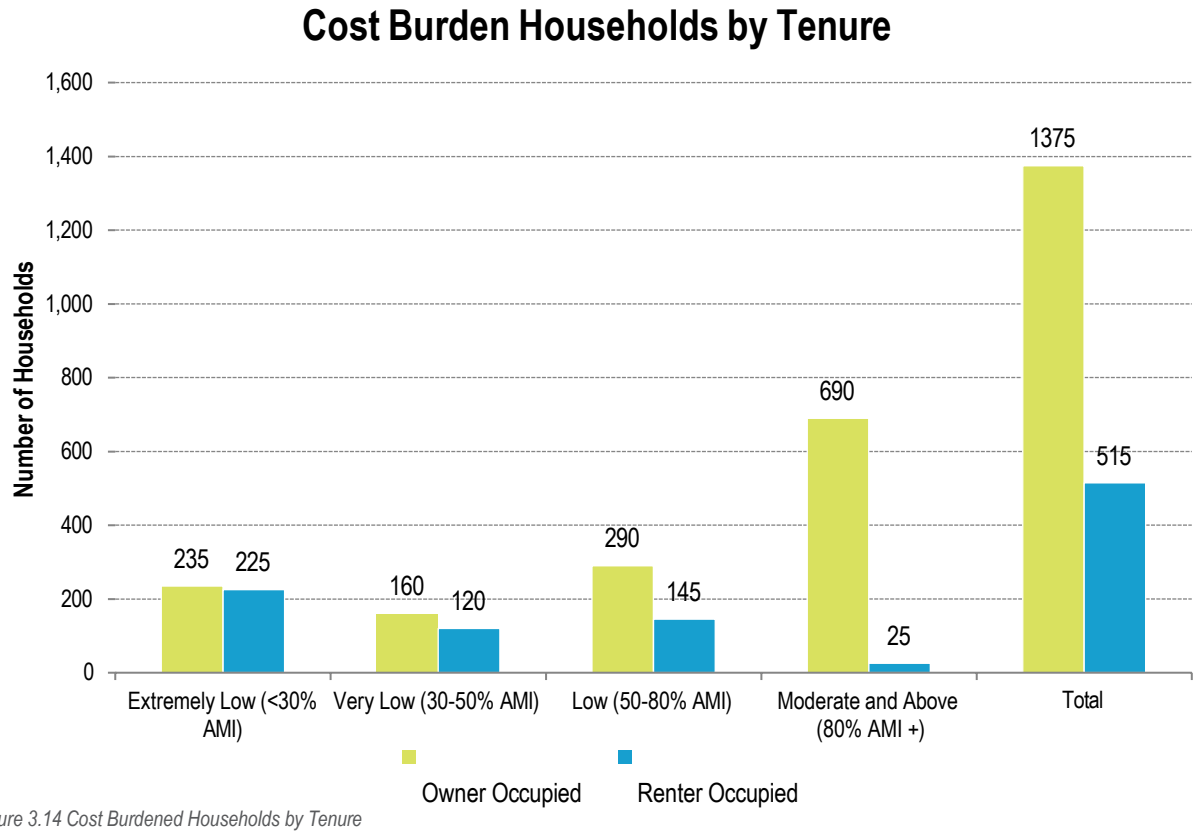


Figure 3.14 Cost Burdened Households by Tenure

Approximately 36 percent of San Anselmo households spend 30 percent or more of their household income on housing. As shown in *Figure 3.14,* the incidence of housing cost burden increases as the household's income falls. It is estimated that there are 955 lower income owner-occupied households and 700 lower income renter households that are housing cost burdened in San Anselmo, for a total of 1,655 households. Extremely low-income households earn up to 30 percent of the Area Median Income. This group is considered a special needs group because of the limited housing options available to them. Extremely low-income households also tend to include a higher proportion of seniors or disabled persons. Of the lower income owner-occupied households, about 41 percent, or 390 households, spend more than half of their income on housing, making them extremely cost burdened, while approximately 49 percent of the lower income renter households, or 340 households, spend more than half of their income on housing.

Balance of page is intentionally blank.

Special Housing Needs

Housing element law requires local governments to include an analysis of persons and households with special housing needs and to address resources available to address those needs. This population often spends a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination *Table 3.15* summarizes the number of households with special housing needs in San Anselmo.

Table 3.15: San Anselmo Special Housing Needs Populations

Special Needs Groups	Persons	Households	Percent
Seniors (65+)			
Total	**2,145**	**N/A**	**17%**
With a Disability	371	N/A	*17%*
Independent Living Difficulty	94	N/A	*25%*
Ambulatory Difficulty	165	N/A	*44%*
Self Care Difficulty	55	N/A	*15%*
Senior Households			
Total	**1,379**	**N/A**	**26%**
Renter	365	N/A	*26%*
Owner	1,014	N/A	*74%*
Seniors Living Alone			
Total	**N/A**	**240**	**8%**
Persons with Disability			
Total	**932**	**N/A**	**7%**
Persons without a disability			
Independent Living Difficulty	217	N/A	*23%*
Ambulatory Difficulty	294	N/A	*32%*
Cognitive Difficulty	395	N/A	*42%*
Self Care Difficulty	190	N/A	*20%*
Female-Headed Households			
Total	**N/A**	**416**	**8%**
Below the poverty line	N/A	32	*8%*
with related children under 18 years (total)	N/A	32	*8%*
Above the Poverty line	N/A	384	*92%*
with related children under 18 years (total)	N/A	287	*69%*
Large Households			
Total	**N/A**	**417**	**8%**
Renter	N/A	30	*7%*
Owner	N/A	387	*93%*
Farmworkers			
Total	**N/A**	**N/A**	**N/A**
Total Persons/Households			
Total	**12,586**	**5,224**	**100%**

Note: Individuals experiencing homelessness are considered a special needs group but are not counted in the American Community Survey (ACS) due to the fact that ACS data collection is residence-based. Italicized numbers reflect the percentage within the special needs group, not the percentage of the total Town population or household.

Seniors

Approximately 17 percent of San Anselmo's population, or 2,145 residents, are 65 years or over. Approximately 26 percent of the town's households have a senior head-of-household, and the vast majority (74 percent) of these householders own their homes. *Tables 3.16* and *3.17* and *Figure 3.15* display the number of senior households by income and tenure and the cost burden on those households. Approximately 43 percent of San Anselmo's senior households qualify as lower income households (less than 80 percent AMI), and 299 seniors have incomes which fall below the level of poverty (less than 30 percent AMI). Needs for seniors with disabilities include smaller and more efficient housing, barrier-free and accessible housing, and housing with health care and/or personal care for daily living. Such specific housing needs can drive up the cost of suitable housing, resulting in a higher housing cost burden for seniors.

Table 3.16: Cost-Burdened Senior Households by Income Level

Income Group	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing	Total
0%-30% of AMI	80	40	179	299
31%-50% of AMI	75	30	115	220
51%-80% of AMI	125	90	45	260
81%-100% of AMI	114	60	60	234
Greater than 100% of AMI	700	65	20	785
Total	**1,094**	**285**	**419**	**1,798**

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Seniors often express concern for their ability to pay for necessities. The 2012-2016 Marin County Aging Area Plan found that 17 percent of senior homeowners in Marin County had trouble paying for home repairs over the past year. Affording home repairs is the most reported housing issue for seniors who had been in their homes for more than 30 years. While most seniors prefer to stay in their homes, some may find that property maintenance costs make it difficult to age in place. In San Anselmo, approximately 545 lower-income senior households own their own home and 234 lower-income senior households rent. In 2017, approximately 28 percent of senior households were housing cost burdened.

Table 3.17: Senior Households by Income and Tenure

Income Group	Owner Occupied	Renter Occupied
0%-30% of AMI	235	64
31%-50% of AMI	120	100
51%-80% of AMI	190	70
81%-100% of AMI	220	14
Greater than 100% of AMI	710	75
Total	**1,475**	**323**

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

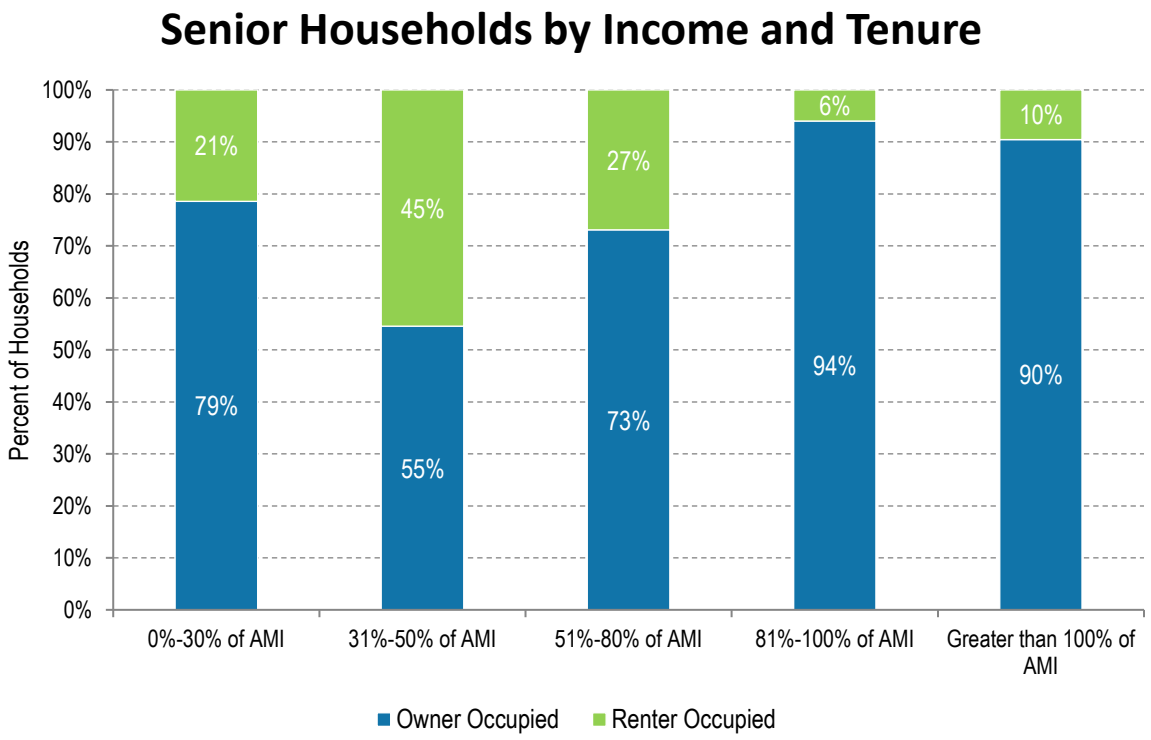


Figure 3.15 Senior Households by Tenure and Income

Disabilities and limited mobility can create additional special housing needs for seniors. Approximately 17 percent of senior residents in San Anselmo have some type of disability, which may limit their access to housing. An estimated 94 seniors have independent living difficulty, 55 have a self- care difficulty, and 165 have an ambulatory difficulty. The proportions of seniors with different disabilities are displayed in *Table 3.18* below. Housing with enhanced accessibility features can support independent living for seniors as they continue to age.

Table 3.18: Disability by Type - Seniors (65 and over)

Civilian noninstitutionalized population 65 years and over with a disability	Percent
With an ambulatory difficulty	11.8%
With a hearing difficulty	9.9%
With a vision difficulty	7.9%
With an independent living difficulty	7.3%
With a cognitive difficulty	5.6%
With a self-care difficulty	4.6%

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)
Note: Some residents may have more than one disability, and the data in this table is not representative of the total people with disabilities.

The County's Division of Aging and Adult Services supports a variety of services that are provided to a network of local nonprofit organizations and governmental agencies throughout Marin County. Marin County's Aging and Adult Services office acts as the Area Agency on Aging for Marin County, and publishes an Area Plan every four years. The Area Plan involves qualitative and quantitative research on the demographics, experiences, and perspectives of older adults in their service area of Marin County. The Age-Friendly County of Marin Action Plan (2020) examined the County's role in supporting a rapidly aging community. Through the public outreach for this plan, which included surveys, interviews and focus groups, the primary housing challenges emerged regarding older adults: lack of affordable housing and limited accessible housing stock. **The Housing Element includes Program 7.1 to assist service providers in linking seniors with appropriate housing resources and Program 7.2 to ensure that new multi-family housing units are accessible and support aging in place. In addition, the Town will seek to meet**

special housing needs through a combination of regulatory incentives and zoning standards, including Actions 5.7a through 5.7 g, 5.3a, and 6.2c identified in Chapter 8, Policies, Programs, and Actions.

According to the California Department of Social Services, there are 50 licensed residential care for the elderly (RCFEs) in the county with a total capacity of 2,180 persons. Two RCFEs are in the Town of San Anselmo – Bello Gardens and Tam House – with a total capacity of 31 persons. The County of Marin Department of Health and Human Services maintains an online portal for senior community resources. The online portal lists more than 50 senior housing resources located throughout Marin County, and *Table 3.19* highlights key senior housing services available.

Table 3.19: Senior Housing Services

Name	Description
Fair Housing Advocates of Northern California	Fair Housing Advocates provides free comprehensive fair housing counseling, complaint investigation, and assistance in filing housing discrimination complaints with the U.S. Department of Housing and Urban Development (HUD) or the California Department of Fair Employment and Housing (DFEH).
Bello Gardens Assisted Living (formerly McGarr House I)	Bello Gardens is steps away from historic Downtown San Anselmo. The facility offers a variety of daily activities including exercise, arts and crafts, bingo and therapy pet visits.
Ross Valley Ecumenical Housing Association (Tam House)	Ross Valley Ecumenical Housing Association owns two houses with 21 private rooms in San Anselmo for fully independent seniors 63 and over. This is shared, communal, cooperative housing open to those who can contribute to the house. Section 8 accepted.
Marin Housing Authority: Seniors/Disabled Housing	Owns and operates apartment complexes for low-income seniors/disabled: Casa Nova in Novato; Golden Hinde and Homestead Terrace in San Rafael; Kruger Pines and Venetia Oaks in Mill Valley.
Villa Marin	Villa Marin is an on-site medical facility that is staffed with Registered Nurses and Certified Nursing Assistants 24 hours a day, and physicians who are always on call and offer residents both assisted living and skilled nursing. Villa Marin offers a full range of therapies, including physical therapy, speech therapy, and occupational therapy. Condos range from studio to 3-bedroom layouts with living spaces offering 660 to 2,254 square feet.
Safe Senior Options - Senior Placement Services	Assist families in locating safe and appropriate Assisted Living and Memory Care Facilities throughout Northern California.
Homeward Bound of Marin-Mill Street Center (MSC)	The point of entry to Homeward Bound's ADULT Services Program. Mill Street Center is a year-round emergency shelter for individuals experiencing homelessness in Marin County with a robust array of housing-focused services to help people secure stable housing. Mill Street accommodates 55 people per night in a dormitory-style setting. Staff supports residents wishing to end their homelessness with around-the-clock counseling. As space becomes available, committed residents 'graduate' to New Beginnings Center.
Consumer Credit Counseling Services: Housing Counseling	HUD approved counseling non-profit agency covering San Francisco, Napa, Marin, Mendocino and Sonoma counties. Counseling in all areas relating to the home: home buyer, default and loss, reverse mortgages, volunteer credit counseling services. Reverse mortgages enable senior homeowners with paid off or low mortgages to draw income from their home equity.
Marin County Department of Health and Human Services Division of Aging and Adult Services: Long Term Care Ombudsman	The Ombudsman staff monitors the care of people in long-term residential care homes or nursing facilities. They are trained advocates who are authorized by State and Federal laws to visit nursing homes, residential care and assisted living facilities to ensure that quality care is given to residents and that they are being treated with dignity and respect. Additionally, Ombudsman staff are educated in the rights, issues and needs of long-term care facility residents and the state and federal regulations which govern those facilities. There is no fee for this service.

Source: https://www.marinhhs.org/resources/Housing/Senior-Housing

The Town has adopted reasonable accommodation procedures to provide individuals with disabilities with exceptions to Town regulations. However, Finding 5 under the reasonable accommodation procedure is not consistent with State law. Therefore, Action 9.1e will amend these procedures to remove remaining constraints to the Town's reasonable accommodation ordinance and provide relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures. Chapter 5, Housing Resources, provides further discussion on the Town's resources available to house and care for its seniors as well as evaluation of potential gaps. In addition, the Town proposes the following policies, programs, and actions to remove barriers to adequate housing for seniors:

- **Program 7.2 ensures that new multifamily housing is accessible to disabled persons, and Action 7.2b will enact the Town to work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.**
- **Program 9.1 enacts the Town to eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation, and Action 9.1e requires amendments to the Zoning Code to remove barriers for the approval of requests for reasonable accommodation.**

- **Action 5.1a explores ways in which the Town can work with neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.**
- **Policy 6 includes Programs 6.1 and 6.2 and Actions 6.1a, 6.1b, 6.1c, 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, and 6.2f which will further enable ADU development and affordability.**

Persons Living with Disabilities

A disability is a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons often have special housing needs with regards to location, transportation, and accessibility. Furthermore, people with disabilities may rely on fixed incomes, which further limits their ability to afford adequate housing. *Table 3.20* and *Figure 3.16* below displays the types of disabilities within the adult population in San Anselmo. Approximately 42 percent of disabled residents have a cognitive difficulty, 32 percent have an ambulatory difficulty, 20 percent have a self-care difficulty, and 23 percent have an independent living difficulty.[2] Approximately 17 percent of seniors in San Anselmo suffer from some type of disability.

Table 3.20: Disability by Type

Civilian noninstitutionalized population 18 years and over with a disability	Percent
With an ambulatory difficulty	3.4%
With a hearing difficulty	3.0%
With a cognitive difficulty	2.7%
With an independent living difficulty	2.2%
With a vision difficulty	2.1%
With a self-care difficulty	1.3%

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)

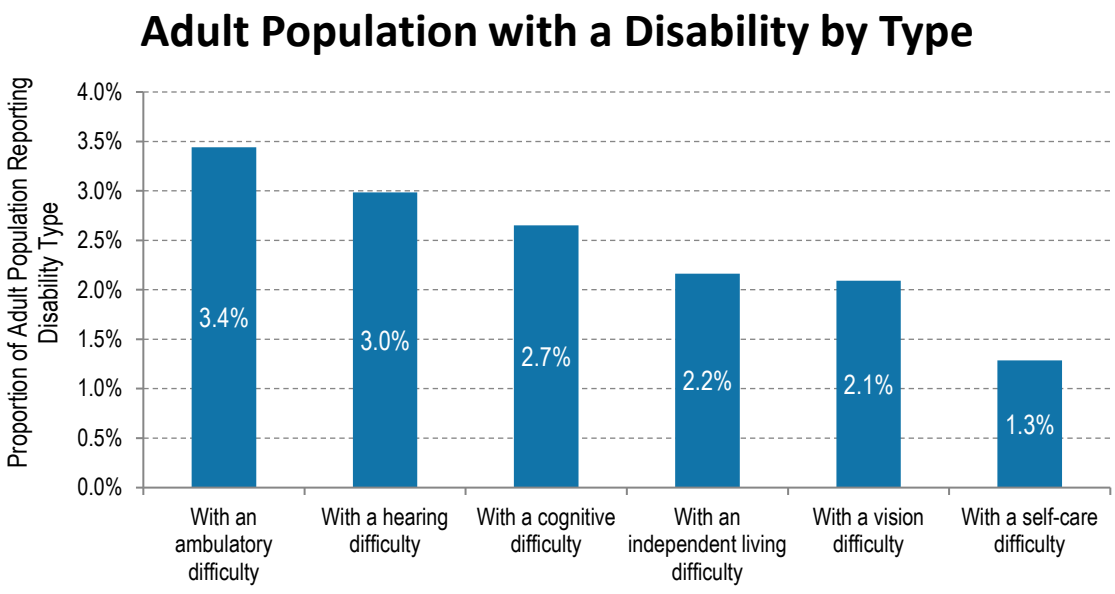


Figure 3.16 Adult Population in San Anselmo with a Disability by Disability Type

2 categories are not mutually exclusive

In 2019, approximately 953 San Anselmo residents (seven percent) suffer from one or more disabilities, as shown compared to Marin County and the Bay Area in *Table 3.21* and Figure *3.17* below.

Table 3.21: Disability by Type

Jurisdiction	No disability	With a disability
San Anselmo	11,534	953
Marin County	232,075	23,346
Bay Area	6,919,762	735,533

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)

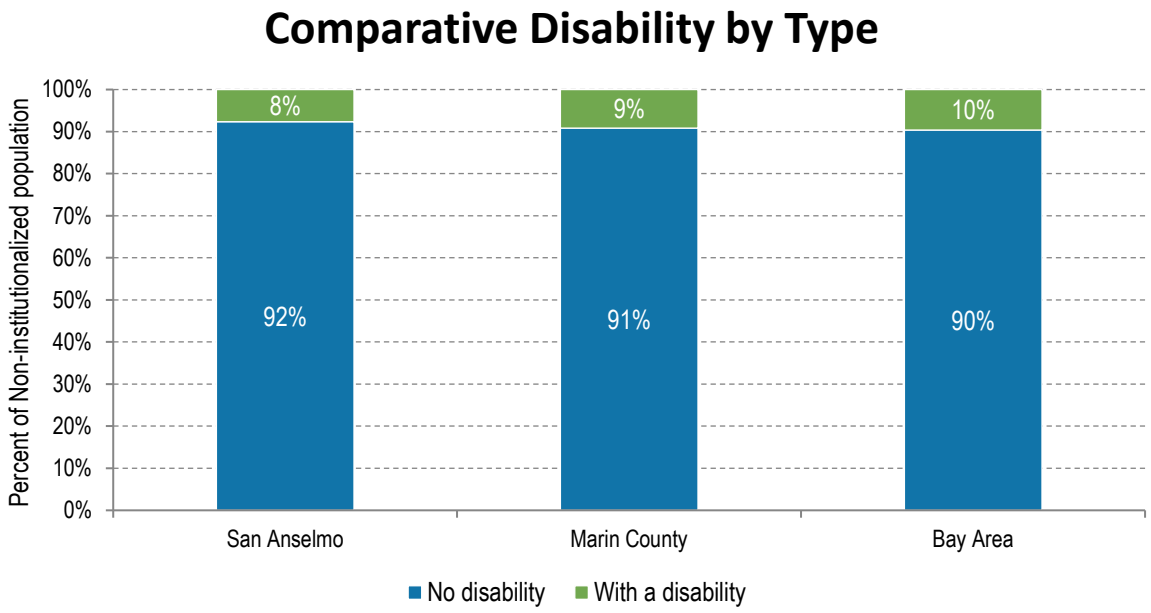


Figure 3.17 Comparative Disability by Type Within the Adult Population

The living arrangements for persons with disabilities depend on the severity of the disability. Many people live independently at home with the help of family members. To maintain independent living long-term, disabled persons may require other types of assistance which may include special housing design features for the physically disabled, income support if they are unable to work, and in-home supportive services for persons with medical conditions. **In order to support people with disabilities in San Anselmo, Action 7.1c will enact the Town to work with housing providers to ensure that housing needs for special needs groups, including persons with disabilities, are addressed and the Town will seek regulatory incentives to meet special housing needs. Action 7.2a will amend the Zoning Code to allow residential care facilities in all multifamily and commercial districts that would result in a substantial increase in zoning capacity for housing supported by services appropriate for persons with disabilities. In addition, Action 5.8a and Action 5.8f will amend the Zoning Code to comply with the Lanterman Disabilities Services Act. Through Action 9.1e, the Town will remove barriers to requests for reasonable accommodation by amending the Zoning Code to be consistent with State law. Furthermore, Action 9.1f will provide maximum flexibility in development through establishment of an administrative process to ministerially approve minor variances for the development of housing for persons with physical disabilities and developmental disabilities. In addition, Actions 7.2b and 9.2a call for the Town to remove barriers to accessible, affordable housing options for persons living with disabilities in San Anselmo.**

Persons Living with Developmental Disabilities

Federal law defines developmental disability as a severe, chronic disability that:

- Is attributable to a mental or physical impairment or a combination of both.
- Is manifested before the individual is 22 years old.
- Is likely to continue indefinitely.
- Substantially limits functions to three or more of the following areas of major life activities: self-care, receptive and express language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, supports, or other assistance that is of lifelong or extended duration and is individually planned and coordinated, except that such term, when applied to infants and young children means individuals from birth to age 5, inclusive, who have substantial developmental delay or specific congenital or acquired conditions with a high probability of resulting in developmental disabilities if services are not provided.

Senate Bill 812, which took effect January 2011, amended State law to require the analysis of the special housing needs of persons with developmental disabilities. This analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where care is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Since developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to the appropriate level of independence as an adult.

The California Department of Disability Services (DDS) reports that there are 55 developmentally disabled persons in the 94960 zip code, which includes San Anselmo and a portion of unincorporated Marin County, in 2020. As shown in *Table 3.22* and *Figure 3.18*, there are approximately 17 children and 38 adults with developmental disabilities. According to the California DDS, 36 people with developmental disabilities reside with parents, family, or guardians, 17 people are in independent/supported living environments, and 4 people live in a community care facility. This information is displayed in shown in *Table 3.23* and *Figure 3.19* below. The Golden Gate Regional Center coordinates and contracts directly with service providers in Marin County that provide support for individuals with developmental disabilities to lead lives of liberty and opportunity while educating and informing community members about the value of those with developmental disabilities. The center offers in-home services to individuals with developmental disabilities in a variety of living arrangements that promote opportunities to reside in the least restrictive environment that is best suited to meet the individual's needs.

Examples of these living arrangements include:

- Community Care Facilities
- Family Home Agencies
- Independent and Supported Living Services
- Intermediate Care Facilities

There are three intermediate care facilities in Marin County: Able and Nova House located in nearby San Rafael and Stonehaven located in Novato. **Policy 7 in Chapter 8, Policies, Programs, and Actions, identifies several programs and actions that provide housing and supportive services for special needs populations, including people with developmental disabilities. Action 7.2a will amend the Zoning Code to allow residential care facilities in all multifamily and commercial districts that would result substantial increase in zoning capacity for housing supported by services appropriate for persons with developmental disabilities. Actions 7.1c, 9.1e, and 9.2a also enact the Town to remove barriers to accessible, affordable housing options for persons living with developmental disabilities in San Anselmo. In addition, Action 5.8a and Action 5.8f will amend the Zoning Code to comply with the Lanterman Disabilities Services Act. Furthermore, Action 9.1f will provide maximum flexibility in development through establishment of an administrative process to ministerially approve minor variances for the development of housing for persons with physical disabilities and developmental disabilities.**

Table 3.22: Population with Developmental Disabilities by Age	
Age Group	**Number of People**
Age 18+	38
Age Under 18	17
Total	**55**
Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)	

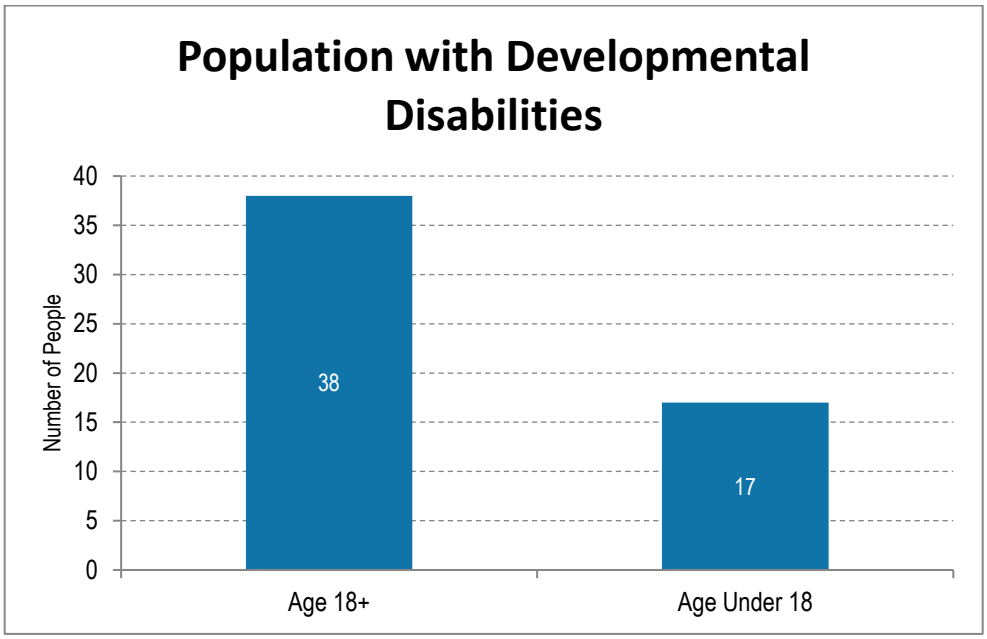


Figure 3.18 San Anselmo Population with Developmental Disabilities

Table 3.23: Population with Developmental Disabilities by Residence	
Residence Type	**Number of People**
Home of Parent /Family /Guardian	36
Independent /Supported Living	17
Community Care Facility	4
Other	0
Foster /Family Home	0
Intermediate Care Facility	0
Total	**57**
Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)	

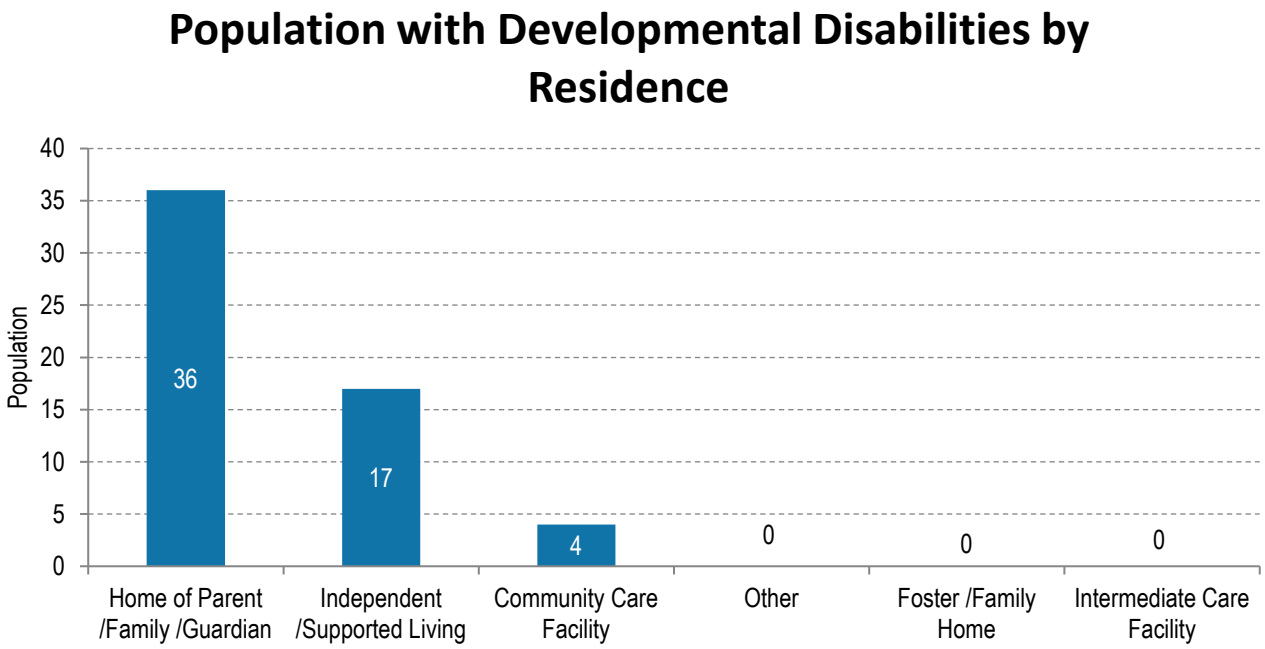


Figure 3.19 San Anselmo Population with Developmental Disabilities by Residence

Large Households

Large households consist of five or more persons and are considered a special needs population due to the typically limited availability of affordable and adequately sized housing. In San Anselmo, large households comprise just eight percent of total households. Of the Town's 417 large households, 30 households are renters. Households with five or six members typically require a home with three or more bedrooms. The American Community Survey estimates that San Anselmo contains 328 rental units and 2,714 owner units with three or more bedrooms. The 328 rental units with three or more bedrooms are sufficient to accommodate the 30 renter households with five or more people. In addition, the 2,714 owner units with three or more bedrooms are adequate to accommodate the 387 owner households with five or more people in San Anselmo. Therefore, the town has sufficient housing stock to meet the needs of larger families and households. **Action 5.3b requires the Town to increase incentives for the development of affordable units with three or more bedrooms to ensure large households are not overpaying on housing costs in order to live in a unit that meets their space needs.**

Female-Headed Households

Female-headed households typically have special needs for affordable housing, accessible childcare and health care, among other supportive services. Female-headed households, especially those with young children, face additional challenges as the sole income earner, particularly if they must expend income on childcare or adequate housing.

In 2020, there were 416 female-headed households in San Anselmo, comprising eight percent of total households. Of these female-headed households, 77 percent had children (319 households). Approximately 32 female-headed households in San Anselmo (comprising about one percent of all households and eight percent of all female-headed households) have incomes below the poverty line. Those households with children may need assistance with housing subsidies, as well as accessible and affordable day care. **Actions 3.1a through 3.1c, 5.1b, 5.3a, and 7.1c require the Town to encourage a variety of housing types at different income levels and provide housing programs that ensure housing needs for special needs groups, including female-headed households, are met.**

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of Marin County, agriculture production is an important contribution to local economies. However, the Town of San Anselmo has no agricultural zone or uses. While 30 residents are employed in the agriculture and natural resources industry, all employed residents hold managerial, sales, or office positions. There is no documented need for farmworker housing in San Anselmo. **Regardless, the Town will update the Zoning Code, as**

needed, to comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8 (Action 5.8c).

People Experiencing Homelessness

In June 2019, numerous stakeholders across the county, including the Marin Continuum of Care (CoC), referred to as the Homeless Policy Steering Committee (HPSC) during the planning process, participated in the visioning and drafting of the *A Response to Homelessness in Marin County: Assessing the Need and Taking Action Plan.* The plan analyzes trends regarding the population of people experiencing homelessness in Marin County, uncovers gaps in Countywide resources for the homeless population, and offers solutions to respond to homelessness. Its four goals are: 1) end chronic and veteran homelessness in Marin County by 2022; 2) create additional permanent housing opportunities to address needs of the most vulnerable; 3) maintain and enhance fidelity to the principles of housing first and improve, and 4) expand data sharing capacity to provide comprehensive, coordinated care to persons experiencing homelessness. These goals established a strategic direction for the provision of homeless services and represented a broad, creative effort addressing homelessness and homelessness prevention.

Table 3.24: Marin County 2022 Point in Time Homeless Count

Unsheltered Homeless Individuals	830
Sheltered Homeless Individuals	291
Total Individuals Experiencing Homelessness	**1,121**

Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)

While the Marin CoC serves a crucial role in the coordination and provision of services and housing in the county, the Marin County Department of Health and Human Services oversees the annual CoC application to receive funding from HUD for homeless services to conduct an annual point-in-time count of people experiencing homelessness.

The Marin County 2022 Point-in-Time Homelessness Count (PIT) estimates the daily average number of people experiencing homelessness in the county. The 2022 PIT was conducted by the Marin County CoC in conjunction with Applied Survey Research, a social research firm, on the night of February 17, 2022. The 2022 PIT counted persons experiencing homelessness who are unsheltered (those living on the streets) and those who were sheltered (living in emergency shelters and transitional housing and other housing). *Table 3.24* above shows the count identified 1,121 people experiencing homelessness in the county, 830 of whom met the HUD definition of unsheltered and in immediate need of housing. The total number of people experiencing homelessness accounted for less than one percent of the county's total population. In 2020, 161,548 people in California were experiencing homelessness, which was less than one percent of the total population. In addition to the HUD-defined sheltered and unsheltered categories, Marin Health and Human Services identifies people experiencing homelessness in other settings not recognized by HUD, such as motels, jail, hospitals, and temporary residence with friends or family.

The one-day count does not include a breakdown of unsheltered people experiencing homelessness by jurisdiction, so it has become countywide practice to calculate the number of unsheltered people experiencing homelessness by jurisdiction proportional to each jurisdiction's share of the county-wide population. A homeless survey was not done in San Anselmo specifically, and there is not a known homeless contingency in San Anselmo due to the town's limited transit routes and isolation from social service agencies that provide aid to people experiencing homelessness. In order to identify the need for homeless services in the community, each Marin County jurisdictions agreed to plan for their per-capita share of the county-wide population of people experiencing homelessness, as determined by the PIT count. Based on San Anselmo's population, the Town needs to plan for 54 unsheltered people experiencing homelessness. However, Marin County only has one emergency shelter located in Sa Rafael. **To address the needs of this population, the Town has included Program 7.4 and Program 7.5, and Action 5.8d in the Policies, Programs, and Actions section of this Housing Element. In addition, Actions 7.1a, 7.1b, 7.1c, 7.4a, 7.4b, 7.5a, 7.5b, 7.5c, and 7.5d enact the Town to support rehousing of people experiencing homelessness, work with surrounding jurisdictions to support long-term solutions for people experiencing homelessness and assist service providers in linking people experiencing homelessness with supportive services.**

The Housing Element includes an inventory of the homeless housing resources available within the community, including emergency shelters, transitional housing and supportive housing. There are currently no supportive housing beds in San Anselmo. In the past, congregations throughout Marin County, including churches in San Anselmo, participated in a rotational, winter emergency shelter program, known as the Rotating Emergency Shelter Team (REST). REST provided temporary housing during winter months to individuals experiencing homelessness. Funding

for that program was re-allocated to housing-first strategies. Marin County, in partnership with local jurisdictions and non-profits, launched the Coordinated Entry system, where participants are connected to available housing and homeless services based on their needs. In addition, Homeward Bound of Marin, a local nonprofit, provides emergency shelters, supportive housing, and mental health services in Marin County. Other resources that serve Marin County are noted in *Chapter 5, Housing Resources.*

Assisted Rental Housing "At Risk" of Conversion

Government Code Section 65583(a)(9) requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low-income units which are at risk of losing subsidies over the next 10 years (2023-2033).

In 1989, a 22-unit condominium project (Sohner Court) was approved and built. Two of the 22 units were required to be sold as below market rate units. These units were placed under a 30-year agreement, with another 30-year roll over option, administered by the Marin Housing Authority. In 1994, Oak Hill Apartments received approval to construct 14 units in San Anselmo. Thirteen of the units housed very low-income developmentally disabled persons and a moderate-income unit was provided for the project manager. Funding sources included a Section 811 Capital Grant from HUD for the developmentally disabled, CDBG, HOME funds administered through CDBG, and private matching funds. Because of HUD requirements, the project must be used for people with developmental disabilities for 40 years. Upon approval of this project by the Town, the Town Council imposed a condition to ensure continued use for the developmentally disabled even after the 40 years has elapsed.

Other developments, such as Isabel Cook, Tam House I, and Tam House II have controls through ownership. There are no affordable units that are at risk of conversion to market rate housing in San Anselmo in the next ten years. There are however, 13 units in the Oak Hill Apartment complex that are at risk of conversion in 2037. Since the units are designated under the Section 811/PRAC program through HUD to serve developmentally disabled residents they are deemed at low risk for conversion.

This page left intentionally blank

4

HOUSING CONSTRAINTS

Housing Constraints

Non-Governmental Housing Constraints

Government Code Section 65583(a)(5) requires that the Housing Element include an analysis of potential and actual constraints upon the maintenance, improvement, or development of housing for all income levels. Identification of these constraints helps the Town to create policies, programs, and actions that address these concerns and reduce impediments to housing production.

Cost of Land

Many factors determine the price of land in San Anselmo, including allowable density, housing type, the availability of public services and utilities, and the quality of nearby existing development. According to Zillow, there was one single-family lot for sale in San Anselmo according to a search completed in October 2022. The vacant lot, approximately 0.22 acres in area, was priced at $399,000 ($1,813,636 per acre). The price per acre is comparable to vacant lots for sale in other Marin County communities. San Rafael had two vacant lots for sale in October 2022, both zoned as single-family residential. One lot was 0.75 acres and priced at $699,000 ($932,000 per acre) and the other was 0.22 acres and priced at $350,000 ($1,590,909 per acre). There was only one vacant lot for sale in Larkspur zoned as low-density residential. The property was 2.9 acres and priced at $765,000 ($263,793 per acre). In Tiburon, there were two vacant lots for sale, both zoned as residential open. One lot was 0.26 acres and priced at $650,000 ($2,500,000 per acre) and the other was 3.32 acres and priced at $1,390,000 ($418,674 per acre). In Belvedere, there were two vacant lots for sale, both zoned as single-family residential. One lot was 0.21 acres and priced at $4,995,000 ($23,785,714 per acre) and the other was 0.62 acres and priced at $7,700,000 ($12,419,355 per acre).

However, the land cost per-unit in a multifamily development is less than the land cost per unit for single-family due to economies of scale resulting from the parcel costs split across many units. A recent multifamily project at 1 Lincoln Road in San Anselmo was approved on a 0.62-acre vacant parcel for $840,759 ($1,356,063 per acre), and another multifamily project at 600 Red Hill Avenue was approved on a 1.61-acre parcel that was purchased for $780,912 ($485,039 per acre). Based on a recent multifamily project in nearby Corte Madera, the estimated value of land zoned for multifamily housing was $3,300,000 per acre.

Construction Costs

Multifamily Developments

Construction costs include hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees, and insurance. According to local developers, hard construction costs (including site improvements) for a typical two- or three-story multifamily development average approximately $200 per square foot in Marin County. A 25-unit development with a gross building area of 21,000 square feet would have hard construction costs of approximately $4.2 million, or about $168,000 per unit. Soft costs typically add 45 to 50 percent to this base cost, yielding a per unit total construction cost of approximately $252,000. Projects receiving public subsidies, such as affordable housing developments, often must pay prevailing wages. This requirement can add 10 to 15 percent onto the hard costs of construction.

Single-Family Homes

According to local contractors and realtors, hard costs for single-family homes in Marin County vary between $200 and $250 per square foot for average construction but may exceed $500 per square foot for a high-end, custom-built single-family house. Soft costs typically increase these estimates by 35 to 40 percent. Construction costs can be higher if lots require substantial site work due to steep slopes, unstable soils, waterways, and other environmental concerns, which are factors impacting many San Anselmo neighborhoods.

Financing

Mortgage rates for conventional 30-year fixed rate loans in January 2023 are at their highest levels since the Great Recession. These conforming loans, which are backed by the federal government through the Federal Housing Administration and the Government Sponsored Entities of Fannie Mae and Freddie Mac, are generally available to home buyers with good credit histories and adequate down payments. Interest rates on non-conforming loans (also known as "jumbo" loans) for loan amounts over $625,500 (in Marin County) are about one-quarter percentage point higher than conforming loan rates and are more difficult to secure. Tighter lending standards have made it harder to get a home loan, especially for those with poor credit scores, and it is rare for a borrower with undocumented income to obtain a home loan.

Small changes in the interest rate for home purchases significantly affect affordability. A 30-year home loan for $500,000 at three percent interest has monthly payments of roughly $2,108. The same loan at seven percent interest has monthly payments of approximately $3,326. Rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available.

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments have higher per-unit costs by nature. As a result, higher per-unit development costs result in a sales price above the affordability levels set by many programs. Additionally, smaller projects often require significant developer time and resources. Since smaller development budgets are more limited and fees are based on a percentage of total costs, the projects are often not feasible.

Community Resistance to New Housing

Community resistance to new development is another common constraint to housing production in Marin County. Several concerns are often expressed at meetings, including 1) new developments will cause increased traffic, 2) additional housing or density will adversely affect the community character, 3) affordable housing will impact property values, and 4) valuable open space will be lost. Regardless of the factual basis of the concern, vociferous opposition can slow or stop development.

Additionally, community resistance conflicts with community support to provide certain groups (such as nurses, teachers, or law enforcement) with preferential access to local affordable housing. In many cases, it is not possible to set aside housing, outside of groups with special housing needs, based on occupation or domicile. These concerns are often expressed during project review processes and can present significant political barriers to development. **To address community resistance, the Housing Element includes Program 2.2 to encourage public engagement and facilitate building support for development.**

To minimize community opposition and encourage the creation of new housing, it is important to identify sites for special needs and affordable housing that fit with community character and result in minimal impacts to existing conditions. Design plays a critical role in creating new developments that blend into the existing neighborhood, especially in higher density developments that might otherwise starkly contrast with the existing community character. Quality design can help ensure that high density developments are not bulky or out-of-scale. Using context-sensitive design, a building's perceived bulk can be significantly reduced to create a development that blends with the existing character of the neighborhood. **To clearly communicate Town design expectations to the development community, to streamline the development approval process, and to reduce costs, the Housing Element includes Action 3.2a related to the adoption of objective development design standards, Action 3.1c for the adoption of pre-approved missing middle housing plan, and Program 6.1 related to the adoption of pre-approved Accessory Dwelling Unit (ADU) plans.**

Environmental Constraints

San Anselmo's ability to grow outwards is constrained by environmental boundaries surrounding the town. San Anselmo has little remaining vacant land available for development, and existing vacant sites in the community are severely constrained by fire hazards, flood risks, and landslide hazards. Many areas are subject to the increased risk of multi-hazard phenomena such as earthquake-triggered landslides or increased runoff causing flooding following wildfires. Environmental constraints expected to affect future development in San Anselmo include:

- Geologic Hazards (Steep Hillsides, Landslides, Earthquake)
- Flood Hazards (Storm Drainage, Dam Inundation)
- Wildfire

Due to these environmental constraints, most new housing in San Anselmo will be provided through infill development such as ADUs or redevelopment of existing properties at higher densities. The housing opportunity sites in the Housing Element were evaluated for potential environmental significance and natural hazard risks. The housing opportunity sites identified are most suitable for new housing given these environmental constraints and include non-vacant sites with redevelopment potential over sites with high environmental risks to prioritize human health and safety. **In addition, mitigation strategies included in the Safety Element intend to reduce potential environmental impacts on existing and new developments in the town**. The Town also has adopted several regulatory tools to minimize the risk to life posed by these hazards. The San Anselmo Municipal Code contains public safety regulations that address disaster response and fire safety (Title 3 – Public Safety), flood safety (Title 7, Chapter 11 Protection of Flood Hazard Areas), and earthquake safety (Title 9 – Building Regulations). Critical disaster and emergency planning and mitigation programs and actions are coordinated under the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan (MJHMP). As of 2023, the Town and other Marin County jurisdictions are coordinating an update to the MJHMP.

The following subsections summarize the constraints evaluated as part of the housing opportunity sites inventory. For a detailed discussion of environmental hazards and mitigation resources and strategies, please refer to the Safety Element.

Geologic Hazards

The primary geologic hazards in San Anselmo are earthquakes and landslides. Similar to other Bay Area communities, San Anselmo is at risk of suffering structural damage and loss of life during a significant earthquake. The town is located within 15 miles of four major faults, the San Andreas, San Gregorio, Hayward, and Rodgers Creek faults (all capable of generating a 7.0 earthquake or larger). While fault rupture is not a concern within the town, the presence of these faults close to the community indicates that strong seismic shaking poses an impact to existing and future development. The greatest concerns would be potential loss of life, damage to structures, destruction and/or interruptions to utilities infrastructure, interruption of evacuation routes, and the possible impediment of emergency vehicles and personnel. Structures with unreinforced masonry, soft-story, or non-ductile concrete construction that are located within the community are most vulnerable to seismic impacts. All development and major redevelopment is required to meet the minimum structural design requirements as stated in Chapter 16 of the California Building Code, whose provisions are incorporated into the Town's Municipal Code under Title 9 – Building Regulations.

In addition, liquefaction risks are higher near the major creeks in Ross Valley, including the San Anselmo Creek and Sleepy Hollow Creek in San Anselmo. Roadways or structures located in or adjacent to these areas are at greater risk of liquefaction damage triggered by a large seismic shaking event.

According to the California Geological Survey (CGS), San Anselmo is also highly susceptible to landslides. Landslide susceptibility and slope stability are generally based on the steepness of slopes, type and density of vegetation, and strength of the underlying soils and rock formations. CGS maps indicate that most of San Anselmo is designated as highly susceptible to deep-seated landslides. Seismic activity can also induce soil creep and shallow slope failure, particularly following heavy rain. Steep hillsides, creek beds, and drainage areas are at greatest risk of landslides where fast-moving water could erode or undermine properties and infrastructure.

Wildfire

San Anselmo is prone to wildfire hazards due to its proximity to the natural environment. Steep hillsides tend to promote increased wildfire risk, since vegetation management in these areas may be difficult and the vegetation types located within these areas may be highly flammable. Fire suppression efforts tend to require more resources and increase response times due to sloped topography. In addition, high wind conditions during the dry summer months can propagate wildfires over longer distances.

Much of the town is located with the Wildland Urban Interface (WUI), where residences (i.e., homes and structures) are adjacent to or intermixed with open space and wildland vegetation. The term "WUI" is not a designation of potential wildfire severity, but a defined description of an area

where urban development meets undeveloped lands at risk of wildfires. The WUI designation indicates that the town is highly susceptible to wildfires. The California Department of Forestry and Fire Protection (CAL FIRE) identifies Moderate and High Fire Hazard Severity Zones immediately adjacent to the town limits in State Responsibility Areas, further compounding the danger of wildfire spreading into San Anselmo from other parts of Marin County. Development within WUI requires careful consideration, as vegetation, topography, and ember movement may increase the risk of wildfires. Despite the wildfire risk in some areas of San Anselmo, almost all housing opportunity sites are located outside the WUI and Very High Fire Hazard Severity Zone, minimizing wildfire risks. A portion of land available for residential development in San Anselmo is located within the WUI, and California Building Code and Fire Code regulations require fire-safe designs for new construction in that area.

Flood Hazards

Flooding is a constraint that has the potential to affect existing and new development. FEMA flood hazard zones are located along the urbanized valleys and creek beds, and the topography of the community can cause localized flooding conditions. Most of San Anselmo lies within the Ross Valley Watershed which flows into San Francisco Bay. The principal waterway within the town is San Anselmo Creek, which periodically floods during rain events. According to historic records, heavy rains have caused San Anselmo Creek to flood up to four feet. Major floods of record were in 1925, 1940, 1963, 1982, and 2005, with the worst storm of record in 1982. During these flooding events, San Anselmo Creek will overflow and saturate the town's main transportation corridor, Sir Francis Drake Boulevard. The Town continues to cooperate with downstream communities (Marin County, adjacent jurisdictions, and individual homeowners) to mitigate flood hazards.

As development within the watershed intensifies, an increase in impervious surfaces may occur, increasing water runoff. Without proper mitigation, increased runoff could flood downstream areas and cause erosion. Two major evacuation routes, Sir Francis Drake Boulevard and Center Boulevard, have multiple creek crossings, and flooding could impede evacuation efforts. New development in the town, especially if located adjacent to potential flood zones, is required to mitigate new project-induced runoff. In addition, dam inundation from the failure of Phoenix Lake Dam could affect a small southern part of San Anselmo where Ross Creek meets Corte Madera Creek. The Marin County MJHMP states that the current structures within this area include small commercial buildings and apartments.

The Town requires that all new housing be constructed above the Base Flood Elevation (BFE) identified by FEMA to ensure that all new residential uses are protected from flood risk.

Working with Non-Profit Housing Developers

The key to the success of non-profit developers lies in three areas: (1) their ability to draw upon an array of funding sources and mechanisms to make their developments financially feasible; (2) their commitment to working cooperatively and constructively with the local community; and (3) their long-term commitment to ensuring excellence in design, construction, and management of the development, creating an asset that is valued by the development residents and their neighbors**. The Housing Element includes Program 1.1 and corresponding Actions 1.1a-1.1c. to ensure the Town takes a proactive leadership role in working with community groups, other jurisdictions and public agencies, non-profit housing sponsors, and the building and real estate industry.**

Infrastructure Capacity

The capacity of infrastructure can constrain development potential. The proximity, availability, and capacity of infrastructure helps to determine the suitability of water, sewer, dry utilities, and other services available to accommodate the housing needs during the planning period. In San Anselmo, development plans are coordinated with the Planning Department, Public Works Department, Marin Municipal Water District (MMWD), and Ross Valley Sanitary District (RVSD).

Water

MMWD covers approximately 147 square miles and has approximately 61,700 active service connections in eastern Marin County. According to the 2020 Urban Water Management Plan (UWMP), MMWD's potable and raw water system includes 886 miles of water mains, 94 pump stations, and 121 treated water storage tanks with a storage capacity of 74.96 million gallons (MG) of water. Water is sourced from local

surface water stored at seven reservoirs throughout Marin County (which is the primary water supply), Sonoma County Water Agency, and recycled water. MMWD treats water at its three treatment plants: the Bon Tempe Treatment Plant in the Town of Ross, the San Geronimo Treatment Plant in unincorporated Marin County, and the Ignacio treatment facility in the City of Novato. MMWD's treatment plants have a design capacity of 71 million gallons per day (MGD). In 2019, the total production of the district's plants averaged 22.8 MGD. The daily average maximum flow is approximately 22.5 MGD.

MMWD's 2020 Urban Water Management Plan (UWMP) projects treated water demands out through 2045. Using these projections, MMWD prepared the 2023 Strategic Water Supply Assessment (SWSA) to anticipate four potential water scenarios and explore a range of plausible drought conditions derived from past and future climate information: current trends, short and severe drought, beyond drought of record, and abrupt distributions. All four scenarios resulted in a water supply deficit during extreme drought periods, but the 2023 SWSA provides water management strategies, which include a mix of short-term water supply strategies with pre-design work to support medium- and longer-term options, to mitigate dry period conditions for future population needs. Through adherence to the road map provided in the 2023 SWSA, MMWD anticipates meeting the population's water supply needs through 2045.

Sewer

Ross Valley Sanitary District (RVSD) provides wastewater collection, treatment, and export for San Anselmo and the greater Ross Valley area. RVSD maintains approximately 196 miles of mainline and trunk line sewers and 7.9 miles of force main pipelines, which convey wastewater to the Central Marin Sanitation Agency (CMSA) wastewater treatment plant in San Rafael. In addition, RVSD owns and operates five major pump stations and 14 minor pump stations and lift stations. Sewer laterals are owned and maintained by individual private property owners. All the sites identified to meet the RHNA are within RVSD's service areas and are readily served by RVSD wastewater infrastructure. Newly constructed residential units are charged connection fees and inspection fees to ensure wastewater systems are installed safely and operate properly.

The 2017 Facilities Master Plan from CSMA identifies that the current average dry weather flow (ADWF) is 6.5 MGD for the combined population of San Rafael, Larkspur, Fairfax, San Anselmo, Ross, Kentfield, and Greenbrae. Influent flows and loads are anticipated to have a one percent annual growth rate over the next 25 years, resulting in an estimated ADWF of 8.34 MGD. CSMA's wastewater treatment plan was designed in 1981 with an ADWF capacity of 10.0 MGD and a corresponding sustained peak secondary treatment capacity of 30.0 MGD. Since 1981, CSMA has continued to construct infrastructure improvements to improve efficiency of treatment during wet weather flows and upgrade existing systems. The system improvements planned for construction in the 2017 Facilities Master Plan will provide reliable wastewater treatment, plan for future regulations, and develop a prioritized and comprehensive Capital Improvement Program that addresses CSMA's current and future needs. Given current system capacity and growth projections, CSMA has capacity to meet the needs of the projected population during the 6th cycle housing element planning period.

Electricity and Internet Service

The town is primarily served by Pacific Gas and Electric (PG&E) and Marin Clean Energy (MCE) for electricity, and residents have many choices for internet providers, with main options including AT&T and Xfinity. Future housing development is anticipated in an area currently served or adjacent to areas served by electricity and internet service. Therefore, utility providers have the planning and capacity to serve future growth in the area.

Governmental Housing Constraints

The Town's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community. The Town charges fees and has several procedures and regulations that developers are required to follow. There are many locally imposed land use and building requirements that can affect the type, appearance, and cost of housing built in San Anselmo.

These local requirements are evaluated as potential constraints based on an analysis of zoning regulations, development fees, parking requirements, subdivision design standards, and permitting processes.

Land Use Regulations

San Anselmo's land use regulations, including the subdivision ordinance and Zoning Code, are located in Title 10, Chapters 2 and 3 of the Municipal Code. Current zoning standards are displayed in *Table 4.1* and *Table 4.2* on the following pages. Lot coverage, floor area ratio, building height, and allowable density all play an important role in enabling housing development.

Lot Coverage is the amount of lot surface area that can be developed on. Lot coverage can be an impediment to housing if the allowable surface available to develop on makes it infeasible to build higher density housing, however lot coverage also coincides with building height, floor area ratio, and allowable density. In San Anselmo, lot coverage for high and medium density housing is not an impediment to housing because the allowable densities can be optimized under the current standards.

Floor area ratio (FAR) is the ratio of the total lot area to the total area yielded from each floor of the building developed. Floor area ratio can be an impediment to housing as it can limit the size of the building relative to the lot, minimizing unit potential. In San Anselmo, FAR is not an impediment to housing as it is not applied to high and medium density housing. **As part of Action 5.2b, the Town will increase the maximum FAR or remove the FAR requirements in the C-1, C-L, and C-3 zones to encourage development of housing in mixed-use and entirely residential projects.**

Building height is the maximum vertical distance of a structure's elevation from finish grade to the highest point. Building height can be an impediment to fair housing as it can limit the number of stories a structure can use to optimize its allowable density. If there are limitations to lot coverage and setbacks, restricting building heights may not be able to maximize the various Zoning Districts maximum floor area ratio. In San Anselmo, building heights for high and medium density housing are not an impediment to housing because the allowable densities can be optimized under the current standards. The Town currently allows 3 story buildings (up to 35 feet tall) in the R-1, R-2, and R-3 zones on properties with a building footprint average slope at or greater than 25% to support housing development on steeper lots. **As part of Action 5.2b, the Town will increase the maximum height limit to 3 stories (up to 35 feet) in the C-L and C-3 zone to encourage the development of housing within walking distance of the Town's transportation corridors with access to nearby transit stops and amenities. Furthermore, the Affordable Housing Overlay District planned in Action 5.3a and the objective design and development standards listed in Action 3.1b will provide more flexible development standards, such as increased building height limits, for multifamily residential development.** This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo.

Allowable density is the number of dwelling units that can be constructed on a lot. Allowable density can be an impediment to housing as it can significantly impact the number of units being constructed. While allowable densities for high and medium density housing are not an impediment to housing as a standard, the lack of land zoned for high and medium density is. This results in most of the land zoned as single-family residential, yielding a maximum of one unit for very low and conservation single-family, and six units for single-family residential.

Table 4.1: Existing Residential Zones Development Standards					
Zone	**R-1-H**	**R-1-C**	**R-1**	**R-2**	**R-3**
Classification	Very Low Density Residential	Single-Family Residential-Conservation	Single-Family Residential	Medium Density Residential	High Density Residential
Minimum Lot Area (Sq. Ft.)	43,560	43,560	7,500	7,500	7,500
Minimum Lot Width (Feet)	60	60	60	60	75
Maximum Density (Units/Acre)[1]	1	1	6	12	20
Maximum Lot Coverage	N/A	N/A	35%	35%	50%
Minimum Front Setback (Feet)	20	20	20	20	20
Minimum Side Setback (Feet)[2]	8/12	8/12	8/12	8/12	8/12
Minimum Rear Setback (Feet)	20	20	20	20	20
Maximum Floor Area Ratio (FAR)	See Note	See Note	See Note	N/A	N/A
Building Height (Feet)[3]	30/35/18	30/35/18	30/35/18	30/35	30/35

Note: Residential properties located above 150' Mean Sea Level have variable standards for maximum dwelling size (adjusted FAR) based on lot size.

[1] As part of Program 5.7, the Town will amend the Zoning Code to adopt minimum densities for each residential zone, consistent with the minimum densities listed in the General Plan Land Use Element.

[2] The setback depends on whether the property line fronts a street or another property.

[3] The different values in the building height represent the maximum building height outside primary and secondary ridge zone for different slopes or locations above average grade. Residential properties on slopes above 25 percent have higher height limits to facilitate development.

Table 4.2: Existing Commercial and Professional Zones Development Standards					
Zone	**P**	**C-1**	**C-2**	**C-L**	**C-3**
Classification	Professional	Neighborhood Commercial	Downtown Commercial	Limited Commercial District	Commercial District
Minimum Lot Area (Sq. Ft.)	5,000	N/A	N/A	N/A	N/A
Minimum Lot Width (Feet)	45	N/A	N/A	N/A	N/A
Maximum Density (Units/Acre)	20	20	20	20	20
Maximum Lot Coverage	50%	N/A	N/A	N/A	N/A
Minimum Front Setback (Feet)	20	0	0	0	0
Minimum Side Setback (Feet) [1]	0/0/5/5/0	0/8/0/0	N/A	N/A	N/A
Minimum Rear Setback (Feet)	20	N/A	N/A	N/A	N/A
Maximum Floor Area Ratio (FAR) [2]	N/A	0.65	2	1	1
Building Height (Feet)	30	30	30	30	30

[1] The different values in the minimum side setback row represent minimum interior side and minimum street side for residential developments, and minimum interior side, minimum street side, minimum adjacent to "R" districts, minimum adjacent to "P" districts and minimum adjacent to "C" districts commercial developments.

[2] As part of Program 5.7, the Town will amend the Zoning Code to remove or increase the maximum FARs in the C-L and C-3 zones in order to provide development flexibility.

The following is description of each zoning district that permits or conditionally permits housing.

1. **R-1-H Very Low-Density Residential District.** This District is displayed on the General Plan Land Use Map as "Very Low Density Residential," which allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to the primary ridges and ridge zone land areas of the Town as identified by the General Plan Land Use and Open Space Elements. The purpose of this District is to preserve and maintain the natural landforms and vegetation of the Town's primary ridges and ridge zone areas by limiting development as defined by the Town's General Plan, to further the Town's open space objectives as described in the General Plan, and to recognize and work in concert with the environmental opportunities and constraints of these unique and sensitive areas.
2. **R-1-C Single-Family Residential-Conservation District.** This District is displayed on the General Plan Land Use Map as "Low Density Residential Conservation," which allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one to two acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level (see map under Available Land inventory) and excepting those areas designated as "Very Low Density Residential" by the General Plan Land Use Element. The purpose of this District is to (1) require design review for most exterior improvements; (2) limit the over- all density within the district to a maximum of one (1) residential dwelling unit per acre of land; and (3) maintain and enhance the natural land forms and vegetation of the Town's secondary ridgelines and hillside areas by limiting development density and through the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.
3. **R-1 Single-Family Residential District.** This District is displayed on the General Plan Land Use Map as "Single-Family Residential," which allows a density range of between one and six residential units for each acre of land. The minimum lot area for R-1 lots is also regulated by the Town's Slope Density regulations. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. Most of the land area in this District has previously been developed. Additionally, this District is applied to lots located at or above one hundred fifty (150) feet above Mean Sea Level which are further regulated through the requirement for the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.
4. **R-2 Medium Density Residential District.** This District is displayed on the General Plan Land Use Map as "Medium Density Residential," which allows a density range of between six and twelve residential units for each acre of land. This District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District would be developed with either duplex or triplex style development, although single-family detached residential units will also be permitted.
5. **R-3 High Density Residential District.** This District is displayed on the General Plan Land Use Map as "High Density Residential," which allows a density range of between thirteen and twenty residential units for each acre of land. This District is generally applied to lands near commercial areas. Lots within the District would be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential character.
6. **C-2 Downtown Commercial District.** This District is displayed on the General Plan Land Use Map as "Central Commercial," which allows a maximum Floor Area Ratio of 2.0. This District is generally applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue. The purpose of this District is to identify those areas which form the Town's central business district. The primary uses expected are businesses referred to as "primary attractors," which are those that draw most of their customers from outside the community. The second type of businesses expected in this District are those which rely upon pedestrian activity generated by the primary attractors. Mixed-uses, combining commercial, office, and residential uses are also allowed within this District, however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities.
7. **C-L Limited Commercial District.** This District is displayed on the General Plan Land Use Map as "Limited Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (1/4) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Residential uses are allowed within this District which provide

mixed-uses, live/ work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to be located above the ground floor to preserve this District's primary purpose for providing for commercial activities. Multifamily uses are encouraged to provide incentives for mass transportation use.

8. **C-3 Commercial District.** This District is displayed on the General Plan Land Use Map as "General Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Residential uses are allowed within this District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to be located above the ground floor to preserve this District's primary purpose for providing for commercial activities. Multifamily uses are encouraged to provide incentives for mass transportation use.

9. **PF Public Facilities District.** This District is displayed on the General Plan Land Use Map as "Public Facility." This District is generally applied to all existing major public land uses, including the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks, and public schools.

10. **PPD Preliminary Planned Development District.** The Preliminary Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of this District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural re- sources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.

11. **SPD Specific Planned Development District.** The Specific Planned Development District is not explicitly displayed on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of this District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. An SPD District refers to a specific plan development approved by the Town.

12. **CF Community Facilities District.** This District is displayed on the General Plan Land Use Map as "Community Facility." This District is generally applied to certain Town-owned property and allows for private use of said properties when appropriate.

The Town's land development regulations have perpetuated a single-family detached development pattern, with most of the Town zoned in the R-1 single-family Zoning District which allows up to six dwelling units per acre. Development proposing 100 percent residential uses, with a maximum density of 20 dwelling units per acre, is currently allowed by-right in the Town's R-3 multifamily district, pursuant to Senate Bill (SB) 35 and SB 330; allowed with a Conditional Use Permit in the commercial districts including the C-1, C-2, C-L, and C-3 districts; and allowed with a specific plan in the SPD district. The Town maintains the current Zoning Code with all zoning and development standards on the Town's website.

Recognizing that additional density is needed throughout the community to accommodate additional housing in a manner that affirmatively furthers fair housing, the Housing Element includes Program 5.7 that will require the Town to amend the Zoning Code to accommodate higher density and affordable housing in the C-L, C-3, and SPD districts. The maximum density of the C-1 and C-2 districts will not be increased as the C-1 district is meant to be neighborhood scale commercial and mixed-use development while the increased density would not be complementary to the historic character of the C-2 district (Downtown San Anselmo). **In addition, the Town will amend the Zoning Code as part of Program 5.7 and Actions 5.2a, 5.2b, 5.7a, 5.7b, 5.7c, 5.7d, and 5.7e to explicitly state that permitted uses are allowed by-right in accordance with California Government Code Section 65583.2, subdivisions (h) and (i).**

To better accommodate the densities needed to accommodate affordable housing development, the Housing Element include Action 5.3a that will establish an affordable housing overlay district to allow greater building height, density, and floor area ratio for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very-low-income households. This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve

as an additional tool to enhance the development of affordable housing in San Anselmo. The Affordable Housing Overlay Zone will apply to properties zoned SPD, C-3, and R-3. In addition, property owners will be able to request a zoning amendment to fall within the Affordable Housing Overlay Zone, and the Town will waive rezoning fees. Applicants seeking project approval within the Affordable Housing Overlay Zone will have the option of utilizing the objective development and design standards (Action 3.2a) for ministerial project approval or pursuing development through the Town's traditional permitting process described in Chapter 4, Housing Constraints (with changes proposed under Action 5.9e to remove subjective findings from project review).

Off-Street Parking Standards

San Anselmo requires off-street parking for all new residential development, as shown in *Table 4.3* below. For mixed-use projects the parking requirement must be satisfied for all uses unless a parking variance is granted. If a mixed-use project cannot provide off-street parking, the Town supports shared parking arrangements. Variances are also granted to reduce the overall parking requirement or to allow tandem parking.

Table 4.3 Residential Off-Street Parking Standards

RESIDENTIAL LAND USE	REQUIREMENT
Single-Family Dwelling, Attached or Detached, and Located below 150 mean sea level elevation	2 spaces per living unit
Single-Family Dwelling, Attached or Detached, and Located above 150 mean sea level elevation	3 spaces per living unit
Residential unit associated with an application under California Government Code Sections 65852.21 and 66411.7.	1 space per living unit, except as provided in Title 10, Chapter 4 of the Town's Municipal Code
Accessory Dwelling Units	1 paved space per ADU
Multifamily Living Unit:	
Studio or 1-bedroom living unit	1 space per unit
2-bedroom living unit	1.5 spaces per unit
3 or more-bedroom living unit	2 spaces per unit
Source: Town of San Anselmo Municipal Code Parking Standards - Table 5A	

Although the Town does not allow overnight street parking in San Anselmo, variances or special permits for on-street overnight parking are granted. In addition, the Police Department grants parking permits to downtown residents for overnight on-street parking if the distance to a public parking lot is greater than one block. The permit promotes safety for downtown residents by allowing them to park close to home at night when on-site parking is not an option. **To improve the flexibility of the Town's parking standards the Zoning Code, the Housing Element includes Action 5.2c to amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with Assembly Bill (AB) 2097 and Action 5.2d which will amend the Zoning Code to include flexible parking requirements and reductions in areas outside of a half-mile of public transit under certain circumstances.**

Provision of a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population including, but not limited to, multifamily rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The "Zoning Code" refers to Chapter 3 of Title 10 of the San Anselmo Municipal Code.

Table 4.4 summarizes the permitting status of each housing type based on San Anselmo's zoning districts. Multifamily and single-family housing are conditionally permitted in all commercial zoning districts. **While permitted uses (those uses marked as "P") are considered by-right uses by the Town, the Town will amend the Zoning Code as part of Program 5.7 and Actions 5.2a, 5.2b, 5.7a, 5.7b, 5.7c, 5.7d, and 5.7e to explicitly state that permitted uses are allowed by-right in accordance with California Government Code Section 65583.2, subdivisions (h) and (i).**

Table 4.4: Permitted Housing Types by Zone[3]

	Zoning District									
Housing Types	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Single-Family Attached	--	--	--	P	P	C	C	C	C	C
Single-Family Detached	P	P	P	P	P	C	C	C	C	C
Multifamily Residential	P (9)	P (9)	P (9)	-	P	C	C	C	C	C
Accessory Dwelling Units[1]	P(10)	P(10)	P(10)	P	P	--	--	--	--	--
Single-Room Occupancy Units[2]	--	--	--	--	--	--	--	C	C	C
Supportive Housing[3]	P	P	P	P	P	--	C	C	C	C
Transitional Housing[3]	P	P	P	P	P	--	C	C	C	C
Residential Care Facility, Large[4]	C(8)	C(8)	C(8)	C	C	--	--	--	--	--
Residential Care Facility, Small[4]	P	P	P	P	P	--	--	--	--	--
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Large[4]	C	C	C	C	C	--	--	--	--	--
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Small[4]	P	P	P	P	P	--	--	--	--	--
Residential Care Facility for the Elderly, Large[4]	C(8)	C(8)	C(8)	C	C	--	--	--	--	--
Residential Care Facility for the Elderly, Small[4]	P	P	P	P	P	--	--	--	--	--
Drug and/or Alcoholism Treatment Facility, Small	P	P	P	P	P	--	--	--	--	--
Drug and/or Alcoholism Treatment Facility, Large	C (8)	C (8)	C (8)	C	C	--	--	--	--	--
Emergency Shelter[5]	--	--	--	--	--	--	--	--	P	P
Low-Barrier Navigation Center[6]	--	--	--	--	--	--	--	--	--	--
Mobile And Manufactured Homes	P	P	P	P	P	C	C	C	C	C
Employee Housing[7]	--	--	--	--	--	--	--	--	--	--

Source: Town of San Anselmo Municipal Code Land Use Regulations - Table 3A

[1] Action 6.2d will amend the Zoning Code to allow ADUs in accordance with State law.

[2] Action 3.3c will amend the Zoning Code to allow single-room occupancy (SRO) units as a permitted use in the R-3 zone.

[3] Action 5.8d will amend the Zoning Code to allow supportive and transitional housing in all zoning districts that allow residential uses in accordance with State law.

[4] Action 7.2a will amend the Zoning Code to allow residential care facilities, both large and small, in accordance with State law.

[5] Action 5.8e will amend the Zoning Code to allow emergency shelters in accordance with State law.

[6] Action 5.7g will amend the Zoning Code to allow low barrier navigation centers in compliance with State law.

[7] Action 5.8c will amend the Zoning Code to allow employee housing in compliance with State law.

[8] Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.

[9] Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.

[10] No accessory dwelling unit or junior accessory dwelling shall be allowed for units on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7 (Urban Lot Split).

"P" = Permitted by-right; "C" = Conditional Use Permit; and "–"= Not permitted

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one

(1) or more persons and is located on the same lot as the proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code." In 2022, the Town adopted Ordinances Nos. 1172 and 1162 to further bring its administration and approval of ADUs in conformity with housing laws. The Town ministerially approves ADUs that comply with Government Code Section 65852.2(e) via a building permit.

The Housing Element includes Policy 6: Promote the Construction and Affordability of Accessory Dwelling Units and specifies 14 actions to undertake the implementation of three programs that will streamline the ADU and JADU permitting process and promote the construction of ADUs and JADUs (Policy 6) and maintain consistency with Government Code Section 65852.2(e). Program 6.1 will require that the Town adopt pre-approved ADU plans to expedite approval and lowers costs associated with ADU construction. Program 6.2 will further streamline the ADU and JADU permitting process. Program 6.3 will require the Town to update the Zoning Code to allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1-C, and R-1-H districts. In addition, Action 5.1a will establish a renter match program with ADU owners and prospective tenants and Action 1.3b will monitor the production of ADUs to ensure the provision of an adequate supply of ADUs.

Multifamily Rental Housing

Multifamily housing accounts for about 18 percent of the housing stock in the town. The Zoning Code allows multifamily development by right in the R-1, R-1-H, R-1-C, and R-3 zones. The commercial zones encourage both 100 percent residential development and mixed-use development and conditionally permit multifamily development in the P, C-1, C-2, C-L, and C-3 zones.

To address the constraints to provision of multifamily housing in San Anselmo, the Town will amend the Zoning Code as part of Programs 3.1, 5.2, and 5.7 and to allow duplexes, triplexes, and quadplexes by right in the R-1, R-2, C-1, and C-L zones. In addition, the Zoning Code will allow them by right in the C-2 and C-3 zones on the upper floors or behind a ground-floor commercial/office use. The Town will also amend the Zoning Code to allow developments proposing up to six residential uses by right in the C-1, C-2, C-L, and C-3 zones, with provisions to require the residential uses be located on upper floors or behind a ground-floor commercial/office use in the C-2 and C-3 zones.

Manufactured Housing/Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to allow manufactured homes on lots zoned for single-family dwellings subject to the same development standards that apply to conventional single-family dwellings. Section 10-3.1702 of the San Anselmo Municipal Code states that a residential unit may be a manufactured structure or mobile home. As a result, manufactured housing is subject to the same standards and regulations that apply to other single-family homes. Therefore, manufactured housing is allowed by right in the R-1, R-1-H, R-1-C, R-2, and R-3 zones and with a Conditional Use Permit in the P, C-1, C-2, C-L, and C-3 zones. In order to be approved under a Conditional Use Permit, Title 10, Article 13 of the San Anselmo Municipal Code requires single-family uses, including manufactured homes, meet the following standard: "The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town." Given the provisions to allow manufactured housing as single-family dwellings in the town, there are no constraints associated with manufactured housing development standards or land use controls.

Residential and Community Care Facilities

The Community Care Facilities Act in the California Health and Safety Code requires that residential care facilities serving six or fewer persons (including foster care) be permitted by right similar to other residential uses. Residential care facilities serving more than six individuals can be permitted subject to a Conditional Use Permit. The Town allows residential care facilities serving six or fewer by right in residential zones and conditionally permits licensed large residential and community care facilities in residential zones.

Residential care facilities help persons with disabilities live in deinstitutionalized settings that facilitate integration into the community. The Town separates group homes into eight different categories based on occupancy size and characteristics: residential care facility (large), residential care facility (small), residential care facility for persons with a chronic life-threatening illness (large), residential care facility for persons with a chronic life-threatening illness (small), drug and/or alcoholism treatment facility (small), drug and/or alcoholism treatment facility (large), residential care facility for the elderly (large), and residential care facility for the elderly (small). Definitions for these categories specify state-licensed facilities. As

displayed in *Table 4.4*, all types are permitted or conditionally permitted in zones that allow housing. Therefore, the Zoning Code contains no provisions that impose additional development or standards on residential and community care facilities (licensed and unlicensed), including distance requirements, limits on capacity, and off-street parking. As demonstrated in *Table 4.4*, the Town does not discriminate in the commercial zones based on the characteristics of occupants and considers group homes as housing and subject to the same standards as other homes in their respective zoning districts.

The Housing Element includes Action 7.2a that will amend the Zoning Code and allow "Residential Care Facility, Small" in zoning districts that allow for single-family homes and Action 5.8a will amend the Zoning Code to define "group homes" to refer to residential and community care facilities.

Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy their home. For example, reasonable accommodation would allow covered ramps in the setbacks of properties that have already been developed to accommodate a resident's mobility impairments.

HCD's Group Home Technical Advisory (TA) states that "a request for a reasonable accommodation may only be denied if: (1) The individual on whose behalf the accommodation was requested is not an individual with a disability; (2) There is no disability-related need for the requested accommodation (in other words, there is no [connection] between the disability and the requested accommodation); (3) The requested accommodation would constitute a fundamental alteration of the services or operations of the person who is asked to provide the accommodation. (4) The requested accommodation would impose an undue financial and administrative burden on the person who is asked to provide the accommodation; or (5) The requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation.

The Town adopted the Reasonable Accommodation Ordinance in 2015, and subsequently updated it in 2018, to provide a procedure for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures.

Reasonable accommodations can be requested to exempt an applicant from various land use, zoning, or other regulations. Pursuant to Section 10-13.06 of the Municipal Code, a reasonable accommodation request must meet the following findings to be approved:

1. Whether the housing that is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the Town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a Town program, policy, practice and/or regulation, including but not limited to land use or zoning.
5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses
6. Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the Town's applicable programs, policies, practices and/or regulations.
7. Whether the accommodation would alter the significance of an historic structure.
8. An approved request for reasonable accommodation is subject to the applicant's compliance with all other applicable regulations.
9. A reasonable accommodation approved is considered a personal accommodation for the individual applicant and does not run with the land.

The Municipal Code requires the Town to make a decision on a reasonable accommodation request within 45-days and requires notification to adjacent properties, or other properties as determined by the Planning Director, 10 days prior to the decision. Furthermore, the Town allows people who are not residing on the property to appeal the Planning Director's decision. These findings and procedures may lead to decisions that contradict State law. **Action 9.1e will amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation in compliance with the Americans with Disabilities Act. In particular, the Town will revise the reasonable**

accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval which states "whether the requested reasonable accommodation would adversely impact surrounding properties or uses" to remove barriers to approval of reasonable accommodations."

Zoning Definition of Family

Under *Adamson v. City of Santa Barbara (1980)*, definitions of family that discriminate against unrelated occupants does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the Town, and therefore violates rights of privacy under the California Constitution. The San Anselmo Municipal Code does not include a definition for the term "family." A residential unit is defined as a building, or portion thereof, for occupancy as living quarters for one household. A single-family residential unit is defined as a detached residential unit. San Anselmo's definition encompasses persons not related by blood, marriage, or adoption and does not limit the number of unrelated persons living in a housing unit. Therefore, it is not a constraint to housing development in general or the provision of housing for persons with disabilities.

Transitional and Supportive Housing

The Town defines transitional housing, supportive housing, and target population in the Zoning Code as listed below:

- "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.
- "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- "Target population" means persons with low incomes who have one (1) or more disabilities, including mental illness, HIV or AIDS, substance abuse or other chronic health condition, or individuals eligible for service provided pursuant to the Lanterman Developmental Disabilities Service Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Supportive housing services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. There are no known transitional housing facilities in San Anselmo. There are currently no site-based transitional or permanent housing projects, which includes supportive housing, for people experiencing homelessness in San Anselmo.

State law requires that supportive and transitional housing be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In January 2015, the Town amended the Zoning Code to permit transitional and supportive housing by-right in all residential zoning districts and as a conditionally permitted use in all commercial zoning districts. The amendments ensure that transitional and supportive housing is treated as a residential use in these zones, subject only to the same restrictions that apply to other residential uses in the same zone. The one exception to this is in the Professional (P) zoning district, in which single-family detached homes are conditionally permitted while transitional and supportive housing are not allowed. The Town also added definitions for supportive housing, transitional housing, and target population consistent with Government Code §65582(g), (j) and (i).**The Housing Element includes Action 5.8d amending the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.**

Emergency Shelters

Emergency shelters are generally defined as a facility which provides immediate short-term housing for individuals experiencing homelessness. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zoning district where emergency shelters will be allowed as a permitted use without the requirement for a Conditional Use Permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need and, at a minimum, provide capacity for at least one year-round shelter. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Emergency shelters may be an accessory to a public or civic type use. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of or conversion to emergency shelters.

As discussed in greater detail in the Current Housing Conditions and Trends section of this Housing Element, there are 54 estimated unsheltered people experiencing homelessness that the Town needs to plan for. In January 2015, the Town amended the Zoning Code to permit emergency shelters for up to 17 beds by-right (i.e., without a Conditional Use Permit or other discretionary permit) in the Limited Commercial (C-L), General Commercial (C-3), and Public Facilities (PF) zoning districts, all of which allow various types of residential uses. Parcels with this zoning designation are located in the heart of the town near transit routes, commercial services, and other amenities of San Anselmo, ensuring that tenants in an emergency shelter would have access to all necessary resources.

Emergency shelters must be located within one-half mile of a transit stop. This 17-bed limit does not pose a constraint for the development of emergency shelters in San Anselmo, as they are allowed in multiple areas of the town (see *Table 4.5*). **To further facilitate development, the Housing Element includes Action 5.8e to revise the Town's definition for "emergency shelter" to ensure it is consistent with State law and does not create a barrier to emergency shelter development.**

In addition, AB 2339 (Government Code Section 65583 (a)(4)) requires jurisdictions to provide a calculation methodology for determining the sufficiency of sites available to accommodate emergency shelters in the identified zoning designation. As shown in *Table 4.5* below, the designated emergency shelter areas in San Anselmo include 16 vacant, undeveloped parcels with a total of more than 10 acres of land area and therefore have adequate land capacity to accommodate a year-round emergency shelter that could provide temporary lodging for 2,221 homeless individuals. The 0.27-acre parcel (APN 006-173-22), for example, at the intersection of Greenfield Avenue and Hillsdale Drive is located along a major transportation corridor with access to nearby amenities and transit stops, making it more likely to support an emergency shelter. The table below summarizes the vacant, undeveloped parcels per district and the number of people that could be accommodated.

Table 4.5: Potential Emergency Shelter Sites in San Anselmo

Zone	Vacant Parcels	Site Size		Total Acres	Total Individuals Accommodated[1]
		Min. Sq. Ft.	Max. Sq. Ft.		
C-L	0	n/a	n/a	n/a	0 people
C-3	6	1,742	28,750	1.75	381 people
PF	9	3,049	184,694	8.45	1,840 people
Total	**16**	**1,742**	**184,694**	**10.20**	**2,221 people**

[1] In accordance with California Government Code Section 65583, the number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person.

The Town's Emergency Shelter Ordinance establishes standards for on-site management and security, exterior lighting, common facilities, parking and refuse areas, and a minimum distance between shelters. Emergency shelters are permitted by right if they meet the standards listed in Section 10-12.03 of the Municipal Code and identified below:

1. An emergency shelter shall meet the following development and performance standards:
    i. On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.
    ii. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the surrounding area.
    iii. The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
        d. Central cooking and dining room(s).
        e. Recreation room.
        f. Counseling center.
        g. Childcare facilities.
        h. Other support services.
2. Parking and outdoor facilities shall be designed to provide security for residents, visitors, employees, and the surrounding area.
3. A refuse storage area shall be provided that is completely enclosed with masonry walls not less than five feet high with a solid-gated opening and that is large enough to accommodate a standard-sized trash bin adequate for use on the parcel, or other enclosures as approved by the Planning Director. The refuse enclosure shall be accessible to refuse collection vehicles.
4. The agency or organization operating the emergency shelter shall comply with the following requirements:

i. Temporary shelter shall be available to residents for no more than six months. No individual or household may be denied emergency shelter because of an inability to pay.

ii. Staff and services shall be provided to assist residents to obtain permanent shelter and income.

iii. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.

5. No emergency shelter shall be located within 300 feet of another emergency shelter site.

6. The facility shall be in, and shall maintain at all times, good standing with Town and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.

7. The maximum number of beds or clients permitted to be served (eating, showering and/or spending the night) nightly shall not exceed seventeen people.

The Town's regulations for emergency shelters are not compliant with State law because the Town imposes development standards beyond the objective standards allowed by State law. **The Housing Element includes Action 5.8e to amend the definition of emergency shelter and update development standards in the Zoning Code to comply with SB 2, AB 2339, and AB 139.**

Single Room Occupancy (SROs) Units

Single room occupancy (SRO) units are one-room units for occupancy by one or two individuals as their primary residence, which are occupied for periods not less than 30 days. SROs are different than studios or efficiency units because SRO units are not required to have a kitchen or bathroom. The San Anselmo Zoning Code establishes provisions for SRO units to provide clear standards for these small units and support opportunities for the development of permanent, affordable housing in close proximity to transit and services for small households and for persons with special needs. Development standards for SRO units are provided in Section 10-3.1901 of the Municipal Code as follows:

- A Conditional Use Permit is required for the use of any rooms or units as SROs.
- An SRO shall not be located within 300 feet of any other SRO, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.
- Units shall have a maximum floor area of 400 square feet and accommodate a maximum of two persons.
- One washer and one dryer shall be provided for every ten units.
- SROs may contain partial or full bathroom facilities, however, are not required. If an SRO does not contain full bathroom facilities, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- SROs may contain partial or full kitchen facilities, however, are not required. If an SRO does not contain full kitchen facilities, common kitchen facilities shall be provided. For projects with more than 10 units, at least one full kitchen facility shall be provided per floor.
- SRO units shall comply with all requirements of the California Building Code.
- SRO facilities with seven or more units shall include twenty-four-hour on-site management, a dwelling unit designated for the manager, and a management plan.
- On-site parking must be provided as required for multifamily units. The Planning Commission may reduce parking requirements to one space per four units if the SRO is deed-restricted for extremely low-income housing or if alternative transportation is provided. With the exception of projects that allow only senior residents, projects with reduced parking shall provide one bicycle parking space per unit.
- SRO units shall provide tenancy for a minimum of 30 days.

To make this affordable and efficient housing type more widely available throughout the community, **the Housing Element includes Action3.3c that will require the Town to amend the Zoning Code to allow residential buildings containing the units as a permitted use in the R-3 zoning district.**

Agricultural/Farm Employee Housing

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing

residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8). According to data derived from the 2020 American Community Survey and summarized in the Current Housing Conditions and Trends section of this Housing Element, no one in San Anselmo is employed in maintenance or production occupations in the agriculture/natural resources industry. In addition, there are no agricultural zones or uses in the Town. Therefore, the Town has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

The Town complies with the Employee Housing Act. Pursuant to Health and Safety Code Section 17021.5, the Town deems any employee housing providing accommodation for 6 or fewer employees as a single-family structure. No Conditional Use Permit, zoning variance, or other zoning clearance is required of employee housing serving 6 or fewer employees that is not required of a single-family dwelling in the same zone. **To ensure that the Town is not responsible for any barriers to the establishment of employee housing, the Housing Element includes Action 5.8c to amend its regulations for compliance with the Employee Housing Act as needed to accommodate future updates to State law.**

Affordable Housing

Inclusionary zoning, also known as inclusionary housing, refers to a range of policies and practices that mandate or provide incentives for the inclusion of affordable housing units in new developments. Inclusionary zoning is a tool that cities and counties can adopt to increase the supply and funding for affordable housing. Inclusionary zoning policies establish a variety of requirements for the development of new housing, such as the number of affordable units required to be constructed in an otherwise market-rate residential development project, the minimum project size where inclusionary housing requirements would apply, affordability targets, and alternative means of achieving affordable housing goals when constructing new residential development projects.

Adopted on June 21, 2023, the San Anselmo Zoning Code sets inclusionary housing regulations for residential development projects (Title 10, Chapter 21- Affordable Housing) in accordance with the 2015 Housing Element Program H3.3- Inclusionary Housing Regulations and Establish Housing Impact Fees). The inclusionary housing regulations established an Affordable Housing Fund and Affordable Housing in-lieu fees and non-residential/commercial linkage fees. The inclusionary housing regulations were based on a coordinated effort that included joining six other Marin County jurisdictions to develop a common inclusionary policy among all participating jurisdictions. The purpose of the effort, to the extent practicable, was to reduce variation and complexity in the various inclusionary ordinances and make it easier for developers to assess project costs across jurisdictions. The intent of the coordinated effort was to also remove constraints to development by ensuring that its inclusionary requirements were not more restrictive than other jurisdictions' ordinances and that the inclusionary requirements would not create a cost burden that rendered a project financially infeasible. The jurisdictions engaged an economic consultant to conduct stakeholder outreach and research and provide recommendations.

The ordinance established a 20% inclusionary requirement for both for- sale and rental development projects, consistent with the requirements of many other jurisdictions in the Bay Area. The Town also revised the minimum project size threshold from one unit to two (excluding new single-family dwelling units, ADUs, and up to one SB 9 unit).

The ordinance established affordability targets for both Rental Projects and For-Sale Projects as shown below:

Required Affordable Unit Set Aside for For-Sale Projects:

Project Size	Required Affordable Unit Set Aside		
	Low	Moderate	Above Moderate
2-4 units			20%
5-29 units	5%	5%	10%
30 or more units	5%	10%	5%

Inclusionary Units and In-Lieu Fee for Rental Projections- Option 1

Project Size	Required Affordable Unit Set Aside and In-Lieu Fee			
	Very Low	Low	Moderate	In-Lieu Fee
2-10 units	10%			10%
11-29 units	10%		10%	
30 or more units	15%			5%

Inclusionary Units and In-lieu Fee for Rental Projects- Option 2

Project Size	Required Affordable Unit Set Aside and In-Lieu Fee			
	Very Low	Low	Moderate	In-Lieu Fee
2-10 units		15%		5%
11-29 units		15%	5%	
30 or more units	10%	5%	5%	

Developers may choose between the two options for rental projects as shown above.

The ordinance also establishes the target Area Median Income (AMIs), which determines the maximum rent or sales price that can be charged for each unit required to be affordable pursuant to Town policies. The target AMIs are the same for rental projects and for for-sale projects and reflect the most recent AMIs for Marin County as published by HCD (see below table). The target AMIs for the low-, moderate-, and above moderate-income units are set at the mid-point within the income range. The target AMI for very low-income units is set at the upper end of the income range, which is consistent with State density bonus law.

Very Low[1]	Low	Moderate	Above Moderate[2]
50%	65%	100%	135%

[1] Not applicable for for-sale projects.
[2] Not applicable for rental projects.

In-lieu fees were also analyzed in the inclusionary study and revised in the updated ordinance. The affordable housing in-lieu fees are calculated based on the housing affordability gap – the difference between what households at various income levels (very low, low, and moderate) can pay for housing and the cost of developing market rate housing.

The in-lieu fees for the study were calculated for three development types: for-sale single- family subdivisions, for-sale condominium townhomes, and rental apartments. The prototypes evaluated in the study were informed by recently built and proposed development projects in Marin as well as conversations with developers with experience in Marin County. The in-lieu fees established for both Rental and For-Sale projects is $362,817. The in-lieu fee is increased or decreased in accordance with the year over year increase or decrease in the California Construction Cost Index. In addition to an inclusionary housing in-lieu fee, the Town Council adopted an affordable housing non-residential/commercial linkage fee. The Commercial/non-residential linkage fee is a fee that is imposed on non-residential development in order to mitigate the housing-related impacts on the community of the non-residential development. The fees are paid into the Affordable Housing Fund, which is dedicated to promoting and facilitating affordable housing within the Town. The following fees apply to Commercial/Nonresidential development projects in-lieu of the provision of on-site affordable housing units:

Type of Project	Fee per Square Foot of Net New Gross Floor Area
Office	$10
Retail/Restaurant	$8 up to 2500 square feet $10 for over 2500 square feet
Hotel	$5
Other	Fees Calculated using Excel-Based Fee Calculator.

The adoption of the Town's inclusionary zoning and regulations are consistent with Housing Element Program 3.3, Action 3.3b, Program 5.7, and Action 5.7f that establishes an inclusionary housing ordinance to require affordable housing be provided as part of all new multifamily and mixed-use development.

Building Code and Code Enforcement

The Town's Building Code is based on the latest 2022 version of the California Building Code, along with all required updates. The Town has not adopted amendments to the 2022 California Building Code, but the Municipal Code preserves local amendments adopted in perpetuity to accompany previous versions of the Building Code. Local amendments have been made to the Building Codes for health and safety purposes. For example, the Town requires that new homes install Wildland Urban Interface (WUI) vents to improve fire safety and resilience. The Town also requires that new homes be constructed one foot above the base flood elevation, while the California Building Code requires that homes just be elevated to the base flood elevation. The additional foot of elevation reduces homeowners' insurance rates, decreases structural damage and repairs needed due to flooding, and enhances overall resident health and safety. These amendments do not significantly diminish the ability to develop affordable

housing or accommodate persons with disabilities or other special needs groups.

In Section 9-4.01 of the Municipal Code, the Town has also adopted a Building Code amendment requiring that all electrical and communication service laterals, including those for cable television service, to any new building or building undergoing a substantial improvement be undergrounded. Many other jurisdictions require that utilities be undergrounded as well to improve resiliency and reduce the risk of hazards induced by wildfire, earthquakes, storm events, and other natural disasters. While this amendment may increase the cost of development, it ultimately preserves and improves the health and safety of San Anselmo residents. Regardless, the Town recognizes the increased cost burdens that this requirement places on housing development. **To ensure that the Town is not responsible for barriers to affordable housing development, the Town will identify and seek grants and other potential funding sources to subsidize undergrounding utilities for affordable housing development (Actions 5.5a through 5.5d).**

San Anselmo's Building Code enforcement practices are complaint-driven, as are those of 70 percent of the local governments surveyed by HCD. The usual process is for a code enforcement officer to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the immediacy and severity of the problem is evaluated, and the code enforcement officer reaches out to the property owner to ameliorate the issue. Town Staff report that the most common complaints received are from neighbors reporting unpermitted work on residential units. There is no indication that code enforcement practices unduly penalize older structures.

Site Improvements

Development of residential units involves connecting to utilities in the right-of-way. All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide services to new development, are to be installed underground. New subdivisions will require site improvements such as:

- Streets must be graded, have a rock base and be paved or surfaced to widths and grades as provided by the Town Municipal Code.
- Structures shall be installed in accordance with the approved improvement plan.
- Curbs and gutters to be required along the streets.
- Paved sidewalks shall be constructed where required by the Town Municipal Code.
- Retaining walls may be required wherever topographic conditions warrant or where necessary to retain fill or cut slopes within the rights-of-way or slope easements.
- Potable water must be provided by connection to the Marin Municipal Water District system or through approval of a water well permit.
- Provisions shall be made for adequate sewage.
- Trees, shrubs, and ground cover will be required where there is insufficient vegetation.
- Provisions shall be made for filling lands as required by the approved improvement plans.
- Provisions shall be made for drainage and flood control in accordance with the approved improvement plans.
- The faces of cut and fill slopes shall be prepared and maintained to control against erosion, both during and after construction.
- All utility distribution facilities, with the exception of equipment appurtenant to such underground facilities, installed within and for the purpose of supplying service to any subdivision shall be placed underground.
- Street signs shall be placed at all street intersections and shall be in accordance with specifications on file with the Town Engineer. Street Improvements:
- If the portion of the street upon which the parcel fronts require widening or extension to conform to the Streets and Highways Plan of the Town, rights-of-way for such widening and/or extension have been dedicated to the Town by the owner of the parcel; and
- That frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town have been installed at no cost to the Town; or
- That such frontage improvements will be so installed as a part of the development applied for and prior to occupancy thereof; or
- That in lieu of such improvements the applicant has deposited with the Town the estimated cost thereof; or

- That the improvement requirement should be waived or deferred due to extenuating circumstances. If the Town Engineer finds that improvements should be deferred, he shall require as a prerequisite to issuance of the permit that the owner agrees in writing to undertake the construction of the required improvements within ninety (90) days after written notice to begin construction is mailed to the owner at the premises or such other address as the owner may from time to time furnish the Town. Such agreement shall further provide that in the event of the owner's default in commencing and completing the improvements, the Town may at its option:
    - Treat the agreement as a petition for installation of improvements pursuant to the provisions of Sections 5870 et seq. the Streets and Highways Code of the State; or
    - Cause the work to be done and the cost thereof assessed as a lien against the owner's property. Such an agreement shall also run with the land and shall be recorded to constitute notice to prospective purchasers or encumbrances.

To ensure that required site improvements are not a barrier to development, the Housing Element will include Action 5.4b to evaluate its requirements for on- or off-site improvements to determine which are feasible to minimize or eliminate to reduce construction financing costs for affordable housing development projects.

Fees and Exactions

The Town collects fees to help cover the costs of application processing, inspections, and environmental review. Per State law, these fees are limited to the cost to the agencies of performing these services. *Table 4.6* is an inventory of planning and zoning permit processing fees for housing developments. The table compares planning fees associated with housing development in the Town of San Anselmo and adjacent jurisdictions. The Town's application fees are comparatively low. The fee schedule for housing developments is predictable as it's charged on a flat rate basis (regardless of number of units) and serves as a complete transaction, as compared to deposit fees. Planning fees are collected when the application is deemed complete. Compared to the Town's fees, the table shows that nearby jurisdictions charge higher planning fees. The complete list of Town fees is accessible online at https://www.townofsananselmo.org/206/Fees. The Town also provides an online portal eTRAKiT (aspgov.com) where applicants can estimate fees prior to submitting their application.

Table 4.6: Comparative Housing Development Planning Fees

Application Type	San Anselmo	Marin County	Ross	Fairfax
Administrative (Staff Level) Design Review (Residential)	$ 1,200	$4,643 (Major) $1,741 (Minor)	$8,351 (Major) $5,924 (Minor)	$1,218 (Single Family) $6,500 (Multifamily)
Planning Commission Public Hearings	$ 3,500	$ 8,125	$5,924	$ 2,550
Lot Line Adjustment (Administrative)	$1,200	$ 2,321	$ 320	$ 1,500
Administrative Lot Merger	$ 500	$ 2,750	$ 2,750	$ 2,750
Administrative Minor Exception	$ 500	$2,086	$5,924	$ 800

Source: Town of San Anselmo Fee Schedule (Effective July 2022). Application types shown for other jurisdictions represent the closest approximation to Town of San Anselmo's process and procedures

Table 4.7 shows fees charged to prototypical single-family, multifamily, and ADU developments in San Anselmo. As shown in the table, the fees are established based on time and materials for processing the application. The hourly rate to process an application as established by the fee schedule is currently $136.00. It is estimated staff level reviews will take 4-12 hours to process an application and it is estimated that Planning Commission reviews will take 12-36 hours depending on the complexity of the project application or based on the number of units or unit size. Most of the Town's planning fees apply to projects seeking discretionary approval of exemptions to the standards in the Zoning Code or the General Plan. Additional fees are assessed for developments, residential and non-residential, that would require actions set forth in the Subdivision Map Act. The California Environmental Quality Act (CEQA) exempts new construction of small structures in urban areas from environmental review, and therefore environmental review fees listed apply to major subdivisions. The Town has not adopted an ordinance for the purpose of administering development impact fees, aside from a road impact fee levied by the Building Department. The road impact fee covers the costs of maintaining and repairing damaged roads caused by construction activity. Building permit fees, including the road impact fee, are charged based on the valuation of the project. Building permit fees are waived for ADUs deed-restricted to affordable for at least 55 years.

The Town relies on numerous agencies and special districts to levy fees on new developments for the provision of urban services, which adds to development costs. These agencies and special districts include Ross Valley School District, Tamalpais Union High School District, Ross Valley Fire Department, Marin Municipal Water District, Ross Valley Sanitary District, and Central Marin Sanitation Agency. The Ross Valley School District requires the payment of an impact fee of $3.48 per square foot for new construction over 500 square feet. The Ross Valley Fire Department charges minimum plan review fees of $369 for fire protection plans, $534 for sprinkler system plans for residential projects less than 5,000 square feet, $602 for sprinkler system plans for residential projects greater than 5,000 square feet, and $534 for fire alarm plans and $323 for fire alarm system modifications. The Marin Municipal Water District (MMWD) adopted Ordinance 445 which amended the District's code to comply with Assembly Bill 881 and does not require a separate meter or payment of a connection for JADUs and ADUs that meet the following criteria:

- Only one ADU or JADU exists on a lot with a proposed or existing single-family dwelling; and
- The ADU or JADU is within the proposed space of the single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of up to 150 square feet beyond the existing dimensions of an existing accessory structure for the purposes of ingress and egress; and
- The space has exterior access from the proposed or existing single-family dwelling; and
- The side and rear setbacks are sufficient for fire and safety.

Table 4.7: Development Fee Example			
	Single Family Home	**8-unit Multifamily**	**ADU**
Unit Size (sq. ft.)	955	7,640	700
Common area (sq. ft.)	0	0	0
# Bedrooms each unit	4	2	1
Cost of construction (sq. ft.)	$400	$250	$250
Project Valuation	$382,000	$1,910,000	$175,000
Town Fees			
Design Review	$955	$955	$955
General Plan Maintenance Fee	$267	$47	$47
Technology Fee	$587	$104	$104
Planning Training Fee	$200	$35	$35
Building Permit	$6,665	$1,179	$1,179
Plan Check	$1,088	$1,088	$1,088
Energy Fee	$1,000	$177	$177
Plumbing	$1,000	$177	$177
Electrical	$1,000	$177	$177
Mechanical	$1,000	$177	$177
Road Impact Fee[1]	$5,730	$28,650	$2,625
TOWN FEES TOTAL	**$19,490**	**$32,766**	**$4,471**
Estimated Fees of Other Districts			
Water Connection – MMWD[2]	$16,027	$10,036	$0
Ross Valley Sanitary District[3]	$9,975	$8,067	$318
Central Marin Sanitation Agency[4]	$7,666	$7,666	$7,666
Ross Valley School District	$3,323	$26,587	$2,436
Ross Valley Fire Department	$328	$328	$328
DISTRICT FEES TOTAL	**$28,254**	**$52,684**	**$10,748**
TOTAL FEES	**$56,810**	**$85,450**	**$17,489**
TOTAL FEES (per unit)	**$56,810**	**$10,681**	**$17,489**

Source: Town of San Anselmo

[1] 1.5% value of the project, collected by the Building Department at the time of issuance of a building permit.

[2] Water connection fees are based on estimated consumption, which ranges from 0.8 to 0.24 acre-foot, depending upon area. This example uses 0.24 acre-foot for the single-family house and averages the high and low amounts for the multifamily unit. The Water District also charges for water meter installation and adds an additional $7,040 installation fee.

[3] Sanitary district fees are based upon a number of fixture units, which range from one unit for a wash basin to three units for a toilet. The base capacity charge of $7,339 for any equivalent dwelling unit includes 23 fixture units. Additional fixture units are charged at the rate of $318 each. The single-family example assumes 29 fixture units. Additionally, a new connections permit is $728. Sewer Service Charges are $10,293 for a single-family home with a newly constructed detached ADU, an additional $318 dollars compared to sewer service charges for single-family homes ($9,975). ADU constructed within the existing interior space or converted of an existing, detached accessory structure are exempt from capacity charges, however, a $318 dollar fee is charged per additional fixture unit.

[4] Regional Capacity Charges for a new residential sewer connection are $7,666.16 based on the Central Marin Sanitary District 2022-23 Fee schedule.

The Ross Valley Sanitary District charges sewer capacity charges for newly constructed residential units. The base charge of $5,987 includes 23 fixture units. Fixture units range from one unit for a wash basin to three units for a toilet. Additional fixture units are charged at the rate of $260 each. A permit fee, which includes up to two inspections of $594 is also charged.

The Central Marin Sanitation Agency charges a regional capacity charge of $ $7,666.16 (indexed to inflation) for each new sewer connection serving a residential unit, whether that unit is in a single-family or multifamily configuration. The Agency has a policy to reduce capacity charges for ADUs, senior residents and affordable housing projects by the same proportionate amount as the member agency's fee.

Table 4.8 shows the typical fees for new single-family and multi-family development. The fees for housing development do not represent a significant portion of overall cost, indicating that the Town's fees do not pose a constraint on the development of housing.

Table 4.8 : Estimated Development Fees to Overall Housing Development Costs					
Housing Type	Town Fees	Other District Fees	Total Fees	Estimated Development Cost per Unit[1]	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	$19,490	$37,320	$56,810	$382,000	15%
Multifamily Unit	$4,096	$6,585	$10,681	$238,750	4%
[1] *Valuation (construction costs)*					

Zoning Fees and Transparency

In order to comply with California Government Code Section 65940.1(a)(1), the Planning Department's homepage provides clear, labeled links to all zoning and development standards at https://www.townofsananselmo.org/1021/Planning. From this page, the public has direct access to all information that the Town uses to evaluate housing developments for conformity to its land use and development regulations including:

- Application forms and requirements
- An itemized schedule of Town Council, Planning Commission, and other committee meetings
- The Zoning Code
- An interactive zoning map
- General Plan.

The webpage also provides full disclosure of the Town's ADU regulations and application permits, racial covenant modification procedures, proposed zoning amendments, fair housing resources, and handouts and forms. The webpage is updated as needed to remain current.

Environmental Review and Processing

The Town of San Anselmo processes typical small development in three to four months from the time of complete application submittal to building permit approval. This is due to the efficiency of a small-town government, the lack of an application backlog, and the fact that most public facilities are already in place. Single-family housing development applications generally take less time to review than multifamily proposals. When proposed single-family developments are in conformity with the General Plan and existing zoning, it is possible to process the required planning applications, once deemed complete, within a month. Some new single-family and all multifamily development proposals are subject to Design Review, but Town Staff note that the addition of Design Review does not typically lengthen the timeline of project review due to efficiencies in the Town's established process for streamlined one-time project review from all required departments. Housing development proposals requiring discretionary approval also require environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines. public hearings, and local review. The total review time for multifamily projects, from the initial developer contact with the Town to final approval, can take up to a year depending on the complexities or environmental constraints of the project.

Below are typical processing times and procedures for single-family and multifamily developments.

Single-Family Residence

- Administrative Design Review:
  - Administrative design review, to ensure compliance with Objective Design Standards (Action 3.2a), will be required to construct new single-family residences. (See Action 3.2a)
  - Staff will review the application for compliance with objective standards, adhering to timeline requirements pursuant to relevant State laws. Once the application is deemed compliant, the Planning Director will approve the project in accordance with State law.
  - Given that Action 3.2a has not yet been implemented, the Town does not have an estimate for the permit processing timeline. However, Town staff anticipate that the timeline will be shorter than traditional design review due to fewer steps required for project approval.
- Traditional Design Review:

- Traditional design review is required to construct new single-family residences that do not comply with Objective Design Standards (Action 3.2a). If an applicant is requesting a variance, use permit, or floor area exception as part of the project, these applications are processed concurrently with the design review application. The applicant submits a completed application, filing fee and plans to the Planning Department who transmits it to other departments (generally Fire, Public Works and Building) for review and comment.
- Staff prepares a public notice which is sent out ten days prior to the Planning Commission hearing and a staff report analyzing the project and recommending conditions of approval is prepared for consideration by the Planning Commission. A public hearing is held where the applicant and members of the public may comment on the merits of the project.
- It typically takes two to four weeks from the time that the application for single-family residence is deemed complete until it is approved by the Planning Commission. Following approval, there is a ten-day appeal period; if no appeal is filed, the applicant may secure a building permit and commence construction.

Multifamily Residential

- Administrative Design Review:
  - Administrative design review, to ensure compliance with Objective Design Standards (Action 3.2a), will be required of multifamily residential projects. (See Action 3.2a)
  - Staff will review the application for compliance with objective standards, adhering to timeline requirements pursuant to relevant State laws. Once the application is deemed compliant, the Planning Director will approve the project in accordance with State law.
  - Given that Action 3.2a has not yet been implemented, the Town does not have an estimate for the permit processing timeline. However, Town staff anticipate that the timeline will be shorter than traditional design review due to fewer steps required for project approval.
- Traditional Design Review:
  - Traditional design review is required to construct new multifamily residential projects that do not comply with Objective Design Standards (Action 3.2a). If an applicant is requesting a variance, use permit, or floor area exception as part of the project, these applications are processed concurrently with the design review application. The applicant submits a completed application, filing fee and plans to the Planning Department who transmits it to other departments (generally Fire, Public Works and Building) for review and comment.
  - Staff prepares a public notice which is sent out ten days prior to the Planning Commission hearing and a staff report analyzing the project and recommending conditions of approval is prepared for consideration by the Planning Commission. A public hearing is held, where the applicant and members of the public may comment on the merits of the project.
  - It typically takes two to five weeks from the time that the application for a small multifamily residential project is deemed complete until it is approved by the Planning Commission. Following approval, there is a ten-day appeal period; if no appeal is filed, the applicant may secure a building permit and commence construction.

The information that follows shows the typical steps and processing time for various types of permits and housing development types in San Anselmo.

Typical Processing Time by Permit

- **Ministerial Review:** 2 - 6 weeks
- **Conditional Use Permit:** 4 – 6 weeks
- **Variance:** 4 – 6 weeks
- **Zoning Change:** 16 – 30 weeks
- **General Plan Amendment:** 16 – 30 weeks
- **Architectural/Design Review:** 4 – 6 weeks
- **Initial Study/Negative or Mitigated Negative Declaration:** 4 – 6 months
- **Environmental Impact Report:** 6 - 8 months

Typical Processing Procedures by Project Type

New Single-Family Home: 4 - 6 weeks (this could include Traditional Design Review and Variances processed concurrently).

Duplex to Fourplex: 4 – 24 weeks (this could include Traditional Design Review, Variances, Conditional Use Permits, and environmental review are processed concurrently as well as a Tentative Parcel Map if they are to be for-sale units).

Multifamily (5 or more units): 8 – 10 months (this could include Traditional Design Review, Variances, Conditional Use Permits, and environmental review are processed concurrently as well as a Tentative Final Map if they are to be for-sale units).

The Town recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The Town has streamlined the development review process over the years to make it more efficient, while still providing adequate opportunity for public re- view and input, as required for discretionary projects. In addition, much of the permit processing time frame is dictated by State-mandated noticing and processing procedures (i.e., SB 35) that help assure community review of projects. The Town has not adopted specific SB 35 regulations in the Zoning Code and follows State requirements to provide ministerial review of projects that meet SB 35 eligibility criteria. **As part of Action 3.2a, the Town will develop specific written procedures for evaluation of ministerial housing projects, including projects that qualify for streamlined review under Senate Bill 35, for inclusion in the objective design standards that Town staff can use to formally process SB 35 applications.**

Processing times for projects in San Anselmo are similar to, if not faster than, other jurisdictions in Marin County. Projects requiring documentation of environmental impact, including projects that are categorically exempt, are processed pursuant to the California Environmental Quality Act Guidelines. In addition, housing development applications are processed in the Town in a manner consistent with the Housing Accountability Act (HAA) and Permit Streamlining Act.

Title 10 Chapter 3 of the Municipal Code identifies a hierarchy of discretionary actions, which includes design review. Pursuant to the Permit Streamlining Act, the Town has a maximum of 30 days to conduct an initial review of the project and determine whether it is "complete," or whether additional information is needed to evaluate the project. While this may seem like a long time, it includes time to refer the application to different departments and outside agencies involved in development review, and to receive and consolidate these comments. Staff tries to anticipate analyses that will be needed for environmental review or during the public hearing process (such as any special studies). If the project does not meet various Town standards, it may also need to be revised. In the past several years, the Town has improved the Town website, submittal checklists, and handouts to identify what information is required for an applicant to be deemed "complete."

The Town works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting is held with the Planning Department, Building Department, Public Works Department, and the Fire Department to discuss the development proposal. Then, a description of the project and application must be filed with a site plan, which is first reviewed by the Planning Department and other departments and agencies (such as the Building Department) for consistency with the Municipal Code and General Plan guidelines. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform inspections to monitor the progress of the project. This process does not place an undue time constraint on most developments due to the close working relationship between Town Staff, developers, and the decision-making bodies (Planning Commission and Town Council). Discretionary projects that require design review or request a variance may require a Planning Commission meeting. Large-scale or complex projects may include additional public hearings to respond to comments and make modifications. The additional time, as well as the public hearing can pose a constraint to the development of multifamily projects. To mitigate this constraint, the Town recently implemented a pre-application process to review project proposals with applicants and identify any items of concern before application submittal.

To further streamline the approval process for new housing, the Housing Element will include Action 3.2a that will require the Town to adopt objective design standards for all housing types, Action 3.1C that will require the Town to adopt pre-approved plans for missing middle housing types, Program 6.1 that will require the Town to adopt pre-approved ADU plans.

Design Review

The Town of San Anselmo will offer two paths for the approval of residential development throughout the community. The first path will be an objective, ministerial approval process that relies on **objective design standards for all housing types (Action 3.2a) as well as pre-approved plans for missing middle housing (Action 3.1c) and Accessory Dwelling Units (Program 6.1)**. The second path will continue to utilize the City's existing, traditional Design Review process as detailed below.

The Town of San Anselmo Municipal Code provides standards and criteria for use by decision-makers when reviewing a project for design review approval. The Town also provides further Design Review details in handouts available on the Town website and at the Planning Department counter in Town Hall. The Planning Director or the Planning Commission serves as the review body for Design Review. Pursuant to Section 10-3.1504 of the Municipal Code, the Planning Director may approve Design Review applications for minor modifications to existing buildings and all additions in residential zoning districts. The Planning Commission shall review all other Design Review applications. The Town currently requires that new residential projects that trigger the Design Review requirement achieve the following findings:

- For qualifying Residential R-3 (four or more units, churches, convalescent homes) projects:
  1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
  2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
  3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
  4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
  5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
  6. Is consistent with the Town General Plan.
- For qualifying Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland) projects:
  1. Conformance to Findings 1 through 6;
  2. Will not unreasonably impair access to light and air of structures on neighboring properties;
  3. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;(4)Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and(5)Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.
- For qualifying Residential R-1-H, R-1-C, and R-1 design review for lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside) projects:
  1. Conformance to Findings 1 through 9; 11. Adequacy of screening; and
  2. Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.
- For projects that request to exceed the maximum allowed dwelling size on residential lots that include any area at or above one hundred fifty (150) Mean Sea Level):
  1. Conformance to Findings 1 through 12;
  2. Will not be materially visible offsite;
  3. Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood;
  4. Internal efficiency and/or space utilization problems exist.
  5. Required conditions if approval is granted to exceed the maximum dwelling size guidelines based on existing landscaping:
     i. A landscape plan shall be submitted showing location, type and size of existing landscapes screening, and

ii. (Any existing landscape screening, which is part of an approved landscape plan, shall be maintained. If said landscaping is lost due to natural disaster, the owner shall replace it per the plan. If said landscaping is removed or neglected for any reason other than a natural disaster, the owner shall replace it per the plan and may be subject to either an infraction or a misdemeanor.

The criteria listed above are intended to decrease "uncertainty" for applicants, and as much as possible, provide objective and clear standards, considerations and expectations for new development. **To more clearly communicate to the development community the design expectations of the Town and to streamline the development approval process, San Anselmo will evaluate and update the design review findings to be objective (Action 5.9e). In addition, as part of Program 5.7 and Actions 5.2a, 5.2b, 5.7a, 5.7b, 5.7c, 5.7d, and 5.7e, the Town will amend the Zoning Ordinance indicating that projects providing affordable housing in accordance with California Government Code Section 65583.2, subdivisions (h) and (i), on sites identified in the Housing Opportunity Sites Inventory will not be subject to Design Review provisions that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.**

Evaluation of Inclusionary Zoning as a Constraint

Affordable Housing by Choice — Trends in California Inclusionary Programs (NPH, 2007) looked at housing produced through inclusionary programs from January 1999 through June 2006 and found that nearly one-third of California jurisdictions now have inclusionary programs, and more than 80,000 Californians have obtained housing through inclusionary programs. In 2021, a study[1] of IH programs in local jurisdictions nationwide throughout 2018 and 2019. Some of the key takeaways found that:

- In 2019, there were 228 IH programs in California across 162 jurisdictions. As of 2022, that figure has grown to 239 IH programs, which accounts for approximately 23 percent of IH programs nationwide. In California, eight programs have created 1,000 or more affordable units since adoption and 57 programs have created between 28,960- and 29,180-units total per program.
- Under the Duty to Serve Rule, legal agreements such as deed restrictions, deed covenants, ground leases, development agreements, or affordable housing agreements are necessary to establish price and rent restrictions, ensuring inclusionary units are affordable. These legal agreements need to have a resale formula that limits homeowners' proceeds at resale.
- Approximately 73 percent of IH programs nationwide can create affordable units directly without reliance on fees to fund projects.

Table 4.9 compares inclusionary housing requirements across multiple Marin County jurisdictions. Many communities offer a variety of concessions or incentives for construction of affordable units including, but not limited to, density bonuses or incentives of equal financial value, waiver or modification of development standards, provision of direct financial assistance, and deferral or reduction of payment of fees. Several jurisdictions in Marin County also require smaller projects that have an insufficient number of units to cover the full cost of constructing an affordable unit to pay a fee.

1 Inclusionary Housing in the United States, published by Ground Solutions in 2021.

Table 4.9: Inclusionary Housing Requirements in Marin County		
Jurisdiction	**Minimum Project Size**	**Percent Required**
Corte Madera	2 units	2-10 units: Can either restrict 10% of the total development for very low-income households and pay a 10% in-lieu fee, or restrict 15% of the total development for low- income households and pay a 5% in-lieu fee. 11-29 units: Can either restrict 10% of the total development for very low-income households and pay a 10% of all proposed units for moderate-income housing or restrict 15% of the total development for low-income households and 5% of the total development for moderate-income households <30 Units: Can restrict 15% of the total development for very low-income housing and pay a 5% in lieu fee or restrict 10% of the total development for very low-income households, 5% of the total development for low- income households, and 5% of the total development for moderate-income households.
Larkspur	5-14 units	5-14 units: 15% of the total development must be restricted for lower-income households. 15+ units: 20% of the total development must be restricted for lower-income households.
Marin County	1 unit	Single-family homes with more than 2,000 square feet of conditioned floor area, and teardowns or major remodels of single-family homes that result in over 500 square feet of new space where the new total conditioned floor area is greater than 2,000 square feet: Must pay an affordable housing impact fee of $6.69 per square foot for projects with conditioned floor area less than 3,000 square feet and $14.20 per square foot for projects with more than 3,000 square feet. Multifamily housing (including condominiums, single-family conversions[1], and subdivisions with a proposed development of one or more new dwellings) require 20% of the total development be restricted for lower-income households (in-lieu fee for below 0.5 unit) for projects proposing 2+ new units or lots.
Mill Valley	2 units	2-9 units: Must pay an in-lieu fee for the creation of affordable housing.
Novato	3 units	Dependent on number of units. At a minimum, projects providing 3-6 units must restrict 10% of all proposed units for lower-income households or pay an in-lieu fee. At a maximum, projects providing 20 or more units must restrict 20% of the total development for lower-income households.
San Rafael	2 units	2-15 units: Must restrict 10% of the total development for lower-income households. 15+ units: Must restrict 15% of the total development for lower-income households. 21+ units: Must restrict 20% of the total development for lower-income households.
Sausalito	Multifamily and mixed-use projects of 4+ units	4+ units: Must restrict 15% of the total development for lower-income households. Qualifying projects must provide at least one income-restricted unit.
Tiburon	N/A	3-6 units: Must contribute pro rata funds to the Town's in-lieu housing fund. 7-12 lots or units: 10% of the total development must be designated for special needs households; 5% of all units must be handicapped accessible; and 15% of the total development must be designated as affordable units

[1] *A single-family home conversion to multi-family residential, typically as a duplex or fourplex.*

The Town of San Anselmo has not codified inclusionary housing requirements. However, the Town encourages developers to include affordable units in their projects. Sohner Court, a 22-unit condominium development, provided two ownership units affordable to moderate-income households in 1989. 600 Red Hill LLC, a 28-unit rental project provided two deed restricted very-low income units in 2021 and 1 Lincoln Park, a 16-unit senior housing rental project, also provided two deed restricted low income units in 2016. The 2015-2023 Housing Element included a program to align San Anselmo's inclusionary policies with other jurisdictions and make the requirements more applicable to the types of development anticipated in San Anselmo. **As of May 2023, the Town plans to adopt an Inclusionary Housing Ordinance in the summer of 2023, and the Housing Element will include Action 5.7f to establish an Inclusionary Housing Ordinance. Additionally, the Town's Housing Element will include Action 9.2a to establish an Affordable Housing Overlay District to further incentivize the inclusion of below market rate units in new housing development.**

Density Bonus Ordinance

The Town's Density Bonus Ordinance provides incentives to developers who comply with California Government Code Sections 65915 through 65918 (the State Density Bonus Law) to include a portion of the developments overall units to be affordable housing. Chapter 11 (Density Bonus) of

Title 10 of the Municipal Code establishes the standards and procedures for granting density bonuses for housing developments that comply with the Ordinance requirements. The Town's Density Bonus implement the regulations of the State's Density Bonus Law. Applicants must fill out an application to request a State Density Bonus and indicate the manner to which the applicant will satisfy affordability requirements for the housing units proposed for a density bonus, a description of any requested incentives, concessions, or modifications to development standards, and the development must acknowledge that the project will be subject to a condition of approval and deed restriction to retain affordability of the affordable unit(s) for at least 55 years.

This page left intentionally blank

5

HOUSING RESOURCES

Housing Resources

The extent to which San Anselmo can achieve its Housing Element policies, programs, and actions is due in part to the availability of financial resources for implementation. There are a variety of potential funding sources available for housing activities in San Anselmo. Due to the high costs of housing development and preservation and limitations on both the amount and uses of funds, a variety of funding sources may be required to support housing activities. A summary of major funding sources available to carry out housing activities in San Anselmo is listed below. Funding sources are divided into three categories: federal, state, and local (County and Town) resources.

Federal Programs

Low Income Housing Tax Credit

The federal Low-income Housing Tax Credit (LIHTC) program is the principal source of federal funding for the construction and rehabilitation of affordable rental homes. The tax credits provide a dollar-for-dollar credit against federal tax liability. Although the LIHTC is a federal program, it is administered principally through the California Tax Credit Allocation Committee (CTCAC), overseen and based within California's State Treasurer Office,

Community Development Block Grant (CDBG)

The CDBG Program provides funds for new construction, housing acquisition, housing programs, housing rehabilitation, public services, community facilities, economic development, and public works. CDBG activities are initiated and developed at the local level and are based on a community's needs.

HOME Investment Partnership Programs (HOME)

The HOME Program provides formula grants to cities, counties, and states for building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households.

Section 811

HUD provides funding towards the development and subsidizing supportive rental housing for very low- and extremely low-income adults with dis- abilities. This allows persons with disabilities to live as independently as possible through affordable housing and the appropriate supportive services.

Section 202

HUD provides grants to non-profit developers of supportive housing for very low-income seniors and provides rent subsidies to help make housing projects affordable.

Mortgage Credit Certificate

The Mortgage Credit Certificate program makes federal income tax credits available to low-income first-time homebuyers to purchase housing. The County makes certificates available through participating lenders.

State Programs

CalHome Program

The CalHome program supports existing low- and very low-income households to become or remain homeowners. The program provides grants and/or loans to fund local public agencies, nonprofit corporations, and Federally Recognized and Special Government entities for first-time home-buyer mortgage assistance, owner-occupied rehabilitation assistance, technical assistance for self-help housing projects, technical assistance for shared housing programs, accessory dwelling unit/junior accessory dwelling unit assistance, and homeownership development project loans.

Infill Incentive Grant (IIG) Program

The IIG Program provides funding for capital improvement projects necessary to facilitate the development of a Qualifying Infill Project or a Qualifying Infill Area.

Local Housing Trust Fund Program (LHTF)

The LHTF program helps finance local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters. The program provides matching grants (dollar-for-dollar) to LHTFs that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs approved activities include loans for multifamily rental housing projects with units restricted for at least 55 years. No more than 20 percent of each allocation may assist moderate-income households, and at least 30 percent of each allocation must assist extremely low-income households.

Multifamily Housing Program (MHP)

The purpose of the MHP is to provide loans to individuals, public agencies, or private entities for the development, rehabilitation, preservation, and/or acquisition of permanent and transitional rental housing, and the conversion of nonresidential structures to rental housing, for lower income households. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 percent federal low-income housing tax credits. Eligible applicants (including local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and Rancherias, and limited partnerships) must have successfully developed at least one affordable housing project.

SB 2/LEAP Grants

SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG).

CalHFA Homebuyer's Down Payment Assistance Program

The CalHFA Homebuyer's Down Payment Assistance Program provides affordable loans of up to three percent of sales price to first- time homebuyers. The program operates through participating lenders who originate loans for CalHFA. Funds are available upon request to qualified borrowers.

Affordable Housing and Sustainable Communities Program (AHSC)

The AHSC Program provides funding through the Greenhouse Gas Reduction Fund (GGRF), an account established to receive cap-and-trade auction proceeds, for land-use, housing, transportation, and land preservation projects. The fund must support projects that encourage infill and compact development that reduce greenhouse gas emissions.

Golden State Acquisition Fund (GSAF)

GSAF lenders provide affordable housing developers with access to flexible acquisition capital for the development and preservation of affordable housing throughout California.

Benefits are aimed to serve projects in California with 100 percent of the units reserved for households at or below 60 percent of the area median income for rental units or households at or below 80 percent AMI for homeownership. For mixed-use and mixed income projects, no less than 75 percent of total square footage must be developed as affordable housing (at or below 60 percent AMI).

Permanent Local Housing Allocation (PLHA)

The PLHA provides funding to local governments in California for housing-related projects and programs that help address the unmet housing needs of their local communities.

Homekey

Homekey provides grants to state, regional, and local public entities to develop a broad range of housing types including, but not limited to, hotels, motels, hostels, single-family homes, multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for people experiencing homelessness.

Local Programs

Marin County Affordable Housing Fund

The Marin County Affordable Housing Fund provides a local funding source for financial and technical assistance to help affordable housing developers produce and preserve affordable housing. The fund was created to increase the stock of permanently affordable housing units in the county.

Marin Housing Authority (MHA) Below Market Rate (BMR) Home Ownership Program

The BMR Home Ownership program, administered by MHA, provides low- and moderate-income first-time homebuyers with the opportunity to purchase specified condominium units in Marin County at below market value. MHA administers the sale of newly constructed units as well as previously owned units being offered for resale. There are approximately 340 homes in the program located throughout Marin County.

Housing Choice Voucher Program (formerly Section 8)

The Housing Choice Voucher Program provides rental assistance payments to owners of private market rate units on behalf of low-income (50 percent Median Family Income) tenants. The program is administered by MHA.

Housing Opportunities for People with AIDS Program (HOPWA)

HOPWA provides rental assistance to individuals and families where a family member is HIV+ or has AIDS. HOPWA program participants lease privately-owned apartments and receive a rental subsidy based on their income level and family composition. MHA has designed this program to be flexible and client-friendly, prioritizing participant confidentiality. Program participants are also directed to community case management resources.

Shelter Plus Care Program

Shelter Plus Care provides rental assistance and supportive services on a long-term basis to individuals and families experiencing homelessness when the head of household has a serious mental illness (and may also have other disabilities). Shelter Plus Care participants lease privately-owned apartments and pay 30 percent of their income towards rent. MHA pays the remainder of the rent up to the maximum allowed by federal guidelines. Participants also receive intensive support from MHA caseworkers and from a coalition of community-based service providers to assist them in

remaining successfully housed. This program is made possible through close collaboration with Marin County Community Mental Health Services.

Opportunities for Energy Conservation

Conventional building construction, use, and demolition - along with building material manufacturing- impose impacts on our environment. In the United States, the building industry accounts for a substantial portion of electricity consumption, greenhouse gas emissions, landfill waste, raw materials use, and potable water consumption1.

Many local building standards already consider energy and stormwater issues, and many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. The Town of San Anselmo adopted a Climate Action Plan in 2019 that sets forth policies and action to encourage energy-efficient buildings, promote the use of renewable energy sources, encourage less dependence on cars, promote water and resource conservation, reduce waste, and promote carbon sequestration strategies. One of the plan's objectives is to create buildings that minimize the use of natural resources, are healthier and more comfortable for people, and reduce harm to the environment.

The Town administers Title 24 of the California Code of Regulations which sets forth mandatory construction standards for development. The homebuilding industry must comply with these standards while localities are responsible for enforcing the regulations. In 2011, the State added the Green Building Standards Code (CALGreen) to Title 24. Revised in 2021, the CALGreen code regulates new, remodeled, and expanded residential and non-residential buildings and requires green building practices for planning and design, energy efficiency, material conservation and resource efficiency, and environmental quality. In addition, SB 350 was signed in 2015 and increases California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. This objective will increase the amount of eligible renewables resources, including solar, wind, biomass, geothermal and others that are sold to and used by retail customers per year. SB 350 also requires the state to double statewide energy efficiency savings in electricity and natural gas end uses by 2030.

In response to the California Global Warming Solutions Act of 2006, AB 32 which takes a comprehensive, long-term approach to reduce green-house gas (GHG) emissions monumentally, the California Air Resources Board's (CARB) 2022 Draft Scoping Plan sets a goal for carbon neutrality by 2045, along with encouraging local governments to adopt goals that reduce GHG emissions by 15percent below 1990's levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050.

San Anselmo also administers a green building ordinance (Ordinance No. 1168) which requires green building standards beyond the State requirements. The 2022 California Green Building Code will be implemented starting January 1st 2023.

Energy Conservation Programs Offered through Local Utilities

San Anselmo promotes energy conservation by advertising utility rebate programs and free energy audits available through Pacific Gas and Electric (PG&E). Lower-income households are also eligible for State-sponsored energy and weatherization programs. The Town enforces energy conservation standards enacted by the State. The standards may increase initial construction costs, but over time will result in energy savings.

PG&E provides several energy assistance programs for lower income households which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program. The CARE program provides a 20 percent monthly discount on gas and electricity rates to income-qualified households, certain non-profit organizations, agricultural employee housing, emergency shelters, hospices, and other qualified non-profit group living facilities. The REACH Program provides one-time energy assistance to customers who are at risk of losing their energy services due to an unforeseen or uncontrollable hardship. The intent of REACH is to assist low-income customers, particularly seniors, people with disabilities, people who have fallen ill, lower-income households, and unemployed individuals, who are unable to pay for their necessary energy needs.

Marin Clean Energy (MCE) is a public, not-for-profit local electricity provider that also promotes energy conservation and sustainability. MCE purchases power from clean, renewable sources, including solar, wind, geothermal, and bioenergy, and PG&E delivers it to a customer's home or business through the PG&E distribution system and wires. MCE provides an option for customers to purchase electricity that comes from 100 percent renewable energy sources. MCE also pays premium rates to purchase excess electricity created by solar energy systems installed at customers' homes and businesses and rolls credits over every month.

1 Information sourced from "Buildings and Climate Change", Neil Hirst 2013

Conservation Rebates

PG&E offers a wide range of rebates for energy-efficient equipment and appliances including furnaces, duct sealing, whole house fans, air handler systems, swimming pool pumps and motors, water heaters, cool roofs, insulation, room air conditioners, clothes washers, dishwashers, computer monitors, energy-efficient lighting, and recycling of refrigerators, freezers, and room air conditioners. The Marin Municipal Water District (MMWD) also provides a variety of rebates for high-efficiency toilets, clothes washers, and water-conserving landscape practices. Both organizations promote their rebate programs through customer mailings, company websites, and point-of-sale information.

Rehabilitation Loans

MHA provides low-interest residential rehabilitation loans to very low-income homeowners to make basic repairs and improvements, correct substandard conditions, and eliminate health and safety hazards. Funds can also be used to include energy efficiency improvements.

Marin County Energy Watch (MCEW) Partnership

The MCEW brings together four elements to provide energy efficiency services and resources to single and multifamily residential units; small, medium and large commercial businesses; and public agencies and schools in Marin County as described:

- The Marin Energy Management Team (MEMT) acts as "energy manager" for public sector agencies including local governments, school districts and special districts, and specifically addresses the difficulty of reaching smaller public sector institutions. Services include audits, technical assistance, engineering, assistance in financing and obtaining incentives, specifying and managing projects, energy accounting and reporting, procurement, peer meetings and training workshops. MEMT also integrates other state, utility, and private energy efficiency programs, filling resource gaps, and addressing specific barriers as needed to provide as comprehensive and seamless a delivery of services as possible.
- Smart Lights is designed to help small businesses become more energy efficient. The program offers free start-to-finish technical assistance and instant rebates to help defray the cost of upgrading and/or repairing existing equipment. Smart Lights can help with comprehensive lighting retrofits, refrigeration tune-ups, controls, and seals replacement, replacement of hot water heaters, and referrals to appropriate HVAC programs.
- California Youth Energy Services (CYES) provides no-cost green house calls to homeowners and renters, regardless of income level. Professionally trained staff provide energy assessments and install free energy and water-saving equipment. CYES serves single-family dwellings, duplexes, and multifamily units.

Energy Upgrade California

Energy Upgrade California is an energy-efficiency program that provides rebates and resources to upgrade single-family and two-to-four- unit dwellings to save energy and water.

In addition to energy conservation programs and establishing programs that address new construction, decreasing each resident's average daily vehicle miles traveled, which can be exacerbated by long commutes, is one of the most effective strategies to help reduce climate change impacts. Jurisdictions in Marin County can support this effort by promoting land use patterns that locate new development near jobs, transit, and services. The programs contained in the San Anselmo Housing Element focus new development in existing areas, promote land use and conservation strategies to address energy conservation and climate change, enact new initiatives to foster the community's environmental sustainability, and provide energy conservation programs through the distribution of educational materials to homeowners and builders on an annual basis. **In order to facilitate these actions, programs 2.1 and 2.2 offer outreach methods that will ensure the public is informed of the many strategies for increasing energy conservation at home.**

6

HOUSING OPPORTUNITIES

Housing Opportunities

Regional Housing Needs Allocation

The Town of San Anselmo's 6th cycle Regional Housing Needs Allocation (RHNA) is 833 net new units distributed over four income categories, as assigned by the Association of Bay Area Governments (ABAG). The unit count and income assignments are based on the regional assignment methodology developed by ABAG for the 6th RHNA Cycle. The Town's total allocation and unit count breakout by income level is detailed in *Table 6.1*.

Table 6.1: RHNA 6th Cycle Allocation Table

Income Level	RHNA Allocation
Very Low-Income (0-50% AMI)	253
Low-Income (51-79% AMI)	145
Moderate-Income (80-119% AMI)	121
Above Moderate-Income (120% AMI+)	314
Total	**833**

Pipeline Projects

Housing Element law allows jurisdictions to count pipeline projects, or units constructed or under construction between the base year of the RHNA period (January 2022) and the beginning of the new planning period (January 2023), towards the RHNA. The projects shown in Table 6.2 are under construction or have been approved. As described in the table, the projects approved or under construction in the town are not subject to development agreements or conditions that would require project phasing or delayed timing requirements that would impact development in the planning period. All projects are pending because the Town is waiting for the applicant to complete the project next steps such as applying for a Building Permit, submitting project information needed to approve a Building Permit, or completing construction. The affordability level for the projects listed in the table are determined by the State density bonus law or the California Department of Housing and Community Development (HCD) and ABAG direction regarding safe harbor methodology to estimate the anticipated affordability distribution of ADUs. If a project does not utilize a density bonus or proposes an ADU, the Town assumes the unit will be developed for above-moderate income households.

Table 6.2: Pipeline Projects

Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
729 SFD Blvd	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
1214 San Anselmo Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
Vacant Lot - Sturdivant Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
61 Hillside Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
63 Hillside Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
1 Saunders Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
21 Santa Barbara Ave, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
40 SFD Blvd, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
1 The Alameda Knolls, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
344 Oak Ave, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
55 Avenue Del Norte, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted

Table 6.2: Pipeline Projects					
Property Address	**Unit Type**	**Total Number of Units**	**Income Level of Units**	**Status**	**Remaining Steps to Occupancy**
					Building Code prior to Building Permit issuance.[1]
101 Cedar St, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
112 Crescent Rd, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
22 Belle Ave	Multi-family unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
3 Ray Ct, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
9 Tomahawk Dr, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
15 Oak Springs Dr, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
20 Karl Ave, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
11 Hooper Ln, Unit A	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]

Table 6.2: Pipeline Projects					
Property Address	**Unit Type**	**Total Number of Units**	**Income Level of Units**	**Status**	**Remaining Steps to Occupancy**
100 Berkeley Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
49 Cedar St	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
600 Red Hill Ave	Multi-family units	18	2 Very Low; 16 Above Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
65 Lincoln Park	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
43 Indian Rock Ct	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
72 Oak Knoll Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
55 Avenue Del Norte	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
78 Longwood Dr	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code[1]
16 Broadmoor Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved

Table 6.2: Pipeline Projects					
Property Address	**Unit Type**	**Total Number of Units**	**Income Level of Units**	**Status**	**Remaining Steps to Occupancy**
					plans and the adopted Building Code.[1]
268 Brookside Dr	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
24 Ross Valley Dr	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
151 Los Angeles Blvd	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
10 Humboldt Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
53 Canyon Rd	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
88 Crooked Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
16 Berkeley Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
316 Greenfield Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
6 Spruce Ave	Accessory dwelling unit	1	1 Above Moderate	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]

Table 6.2: Pipeline Projects					
Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
1. No development agreements or requirements such as phasing or timing are required prior to occupancy. *2. The project is required to deed restrict the affordable units in accordance with the State density bonus law.*					

After accounting for the pipeline projects, the remaining RHNA units are as detailed in *Table 6.3* below

Table 6.3: RHNA 6th Cycle Less Pipeline Projects Delta Table			
Income Level	RHNA Allocation	Pipeline Projects	RHNA Less Pipeline Projects
Very Low-Income (0-50% AMI)	253	2	251
Low-Income (51-79% AMI)	145	0	145
Moderate-Income (80-119% AMI)	121	0	121
Above Moderate-Income (120% AMI+)	314	52	262
Total	**833**	**54**	**779**

Accessory Dwelling Units

The Town of San Anselmo has a consistent track record of supporting and encouraging accessory dwelling unit (ADU) development. In response to changes in State housing law, the Town has seen an increase in ADU applications over the last eight years. The Town's ADU permits issued by year during the 5th cycle planning period are displayed in *Table 6.4.*

Table 6.4: ADU Building Permits Issued by Year	
2014	1
2015	5
2016	6
2017	12
2018	37
2019	10
2020	12
2021	43

In the summer of 2022, the Town distributed an ADU questionnaire to residents to better understand what process improvements and development standard amendments could be made to further encourage ADU development. A summary of the results of this questionnaire can be found in Appendix A of the Housing Element. The Town already implements a successful ADU program and receives significant homeowner interest and construction resulting from current community education and outreach. The Town plans to further expand community outreach efforts and education to promote increased ADU development. **The Housing Element includes Policy 6 to promote several ADU related programs and actions related to the construction and affordability of ADUs.**

RHNA 6th Cycle ADU "Safe Harbor" Methodology

HCD and ABAG provide general direction regarding a "safe harbor" methodology that jurisdictions can use to estimate the number of ADUs likely to develop during the 6th cycle planning period and guidance on distribution of those units across the four income categories. This "safe harbor" methodology recommends that jurisdictions:

1. Determine the average number of ADUs permitted in the last three years.
2. Multiply that average by the eight years in the RHNA cycle to determine the estimated 8-year total.
3. Distribute the ADUs amongst the four income categories based on the methodology established by ABAG in their "Using ADUs to Satisfy RHNA" technical memo, which distributes projected units by percent as detailed below:
    - Very Low-Income: 30%
    - Low-Income: 30%
    - Moderate-Income: 30%
    - Above Moderate-Income: 10%

Using this methodology, the Town of San Anselmo projects a total of 160 ADUs will be built during RHNA 6th cycle. The 160 ADUs are distributed by income categories as detailed in *Table 6.5.*

Table 6.5: ADU Income Category Distribution Table

Income Level	Projected ADUs
Very Low-Income (0-50% AMI)	48
Low-Income (51-79% AMI)	48
Moderate-Income (80-119% AMI)	48
Above Moderate-Income (120% AMI+)	16
Total	**160**

After accounting for the pipeline projects and projected ADUs, the remaining RHNA units are displayed in *Table 6.6* below.

Table 6.6: RHNA 6th Cycle Less Pipeline Projects and ADUs Delta Table

Income Level	RHNA Less Pipeline Projects	Projected ADUs	RHNA Less Pipeline Projects and ADUs
Very Low-Income (0-50% AMI)	251	48	203
Low-Income (51-79% AMI)	145	48	97
Moderate-Income (80-119% AMI)	121	48	73
Above Moderate-Income (120% AMI+)	262	16	246
Total	**779**	**160**	**619**

20 Percent No Net Loss Buffer

The Town has accounted for a “no net loss” buffer (Government Code Section 65863), which provides housing sites to accommodate more units than required by the RHNA, to ensure development opportunities remain available throughout the planning period to accommodate San Anselmo’s 6th cycle RHNA, especially for lower- and moderate- income households. A summary of "no net loss" requirements is listed below:

- A jurisdiction must maintain adequate sites to accommodate the remaining unmet RHNA by each income category at all times throughout the entire planning period.
- A jurisdiction may not take any action to reduce a parcel’s residential density unless it makes findings that the remaining sites identified in the Housing Opportunity Sites Inventory can accommodate the jurisdiction’s remaining unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- If a jurisdiction approves development of a parcel identified in the Housing Opportunity Sites Inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element’s remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category.
- A jurisdiction may not disapprove a housing project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

After accounting for pipeline projects and projected ADUs, the Town must plan for the remaining 619 units allocated to the local RHNA. The Town of San Anselmo has calculated and added a 20 percent “no net loss” buffer onto the remaining RHNA units. With the 20 percent “no net loss” buffer of 126 units, the Town must plan for 745 total units in the 6th cycle planning period, as shown in the table below.

Table 6.7: RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20% "No Net Loss" Delta Table

Income Level	RHNA 6th Cycle Less Pipeline Projects and ADUs	20 Percent "No Net Loss" Buffer	RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer
Very Low-Income (0-50% AMI)	203	38.8	241.8
Low-Income (51-79% AMI)	97	17.6	114.6
Moderate-Income (80-119% AMI)	73	13.8	86.8
Above Moderate-Income (120% AMI+)	246	55.8	301.8
Total	**619**	**126**	**745**

Housing Opportunity Sites Inventory

To plan for the remaining 745 housing units needed to meet San Anselmo's 6th cycle RHNA and 20 percent "no net loss" buffer obligation, housing opportunity sites have been identified throughout the community. The Map Book included in Appendix B of this Housing Element identifies each parcel included in the inventory and associated information regarding current zoning, existing land use, vacancy, general plan land use, inclusion in past cycles, acreage, proposed density, realistic capacity, existing units, and net new units. The following process was utilized to identify and vet housing opportunity sites.

1. Preliminary housing opportunity sites were identified by Town Staff.
2. Staff-identified sites were brought to the HEAC for review during HEAC Meeting 2 for initial consideration.
3. Staff-identified sites were brought to the public at a virtual workshop for consideration.
4. Staff-identified sites were refined based on feedback from the HEAC and the public. For example, staff-identified sites in the R-1-H and R-1-C zoning districts were eliminated based on community concerns regarding environmental degradation, slope topography and instability, and wildfire hazard.
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis subsection later in this section of the Housing Element.
7. The results of the sites inventory analysis were presented to the HEAC at HEAC Meeting 4 for further review and refinement. Zoning Code amendments needed to accommodate the proposed density on the identified housing opportunity sites were also presented to and discussed by the HEAC. The HEAC recommended the sites to the Town Council.
8. The Town Council considered the sites and made a motion to move forward with all sites with the exception of the dog park site and the Wade Thomas school site.
9. Town Staff conducted meetings with the local schools to discuss the potential of housing on the underutilized areas of the Town Council-approved housing opportunity sites. Based on the feedback received from these meetings, the remaining school sites were removed from the list of housing opportunity sites.
10. To make up for the deficit from eliminating the school sites, Town Staff reached out to Side by Side, a local nonprofit organization and major property owner in the community to determine whether they were still interested in constructing affordable housing on a portion of their site. Side by Side had originally proposed affordable housing be constructed on a portion of their site in RHNA 5th cycle but were met with barriers to development approval at that time. Side by Side expressed interest in development if the Town worked to eliminate the barriers to development approval that Side by Side had previously faced. Policy 5 of the Housing Element and the corresponding programs and actions will help to eliminate barriers to development.
11. The updated housing opportunity sites were brought to the HEAC for final review and consideration at HEAC Meeting 5.

Housing Opportunity Sites Inventory Analysis

Methodology in Identifying Sites

To supplement the local knowledge of Town Staff, the HEAC, elected and appointed officials, and the public, an objective sites inventory analysis was conducted to further understand whether identified sites have the potential to accommodate additional housing. The process of developing the Housing Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score; higher scores indicate a greater likelihood of development during the 6th cycle planning period. The following factors were included in scoring criteria:

- **Current Zoning.** The Town allows a variety residential development types and densities by-right in residential districts and as a conditional use in commercial districts. Zoning districts were scored based on the allowed residential density and whether residential uses are allowed by-right or as a conditional use.
- **General Plan Land Use.** General Plan land uses were scored based on the residential densities supported by each category.
- **Lot Acreage**. Based on HCD's guidelines for sites suitable for affordable housing development, lots that are between half-an-acre and ten acres were scored higher compared to smaller or larger sites.
- **Vacancy.** Lots were scored based on presence of any physical building or structure on them. This does not take into consideration potentially underutilized or vacant buildings/structures on lots that could be abandoned.
- **Residual Lot Coverage.** Lots were scored based on how much land area is available to accommodate additional development.
- **Fire Hazard or Severity Zones.** Lots were scored based on location within a Fire Hazard Severity Zone and the severity of the Fire Hazard Severity Zone.
- **Slope.** The lots were scored based on the average slope of the property, which would determine financial and structural feasibility of future development.

Identified Housing Opportunity Sites

The map on the following page identifies the location of the 63 housing opportunity sites identified by the Town. The 63 sites are comprised of 151 parcels. Opportunity site characteristics are summarized in Table 6.8 and detailed in the Map Book appendix.

Location. San Anselmo's housing opportunity sites are concentrated along Sir Francis Drake Boulevard and Red Hill Avenue. The location of the sites is highly accessible to public transportation options, job opportunities, education opportunities, and recreation opportunities. Although housing opportunity sites are not identified throughout San Anselmo, the Town will create additional opportunity for housing development in other areas of the community by allowing missing middle housing types in all residential districts, adopting objective design standards for missing middle housing, and adopting pre-approved plans for missing middle housing (Program 3.1).

Underutilization. San Anselmo's housing opportunity sites are currently underutilized, primarily commercial properties. Since San Anselmo is a built-out community with very few vacant sites remaining for development, underutilized, nonvacant properties are the focus for housing opportunity sites as the redevelopment of underutilized nonvacant sites is more realistic during the RHNA Cycle 6. To encourage higher density redevelopment of utilized properties, the Town will allow missing middle housing types in all residential districts, adopt objective design standards for missing middle housing, and adopt pre-approved plans for missing middle housing (Program 3.1).

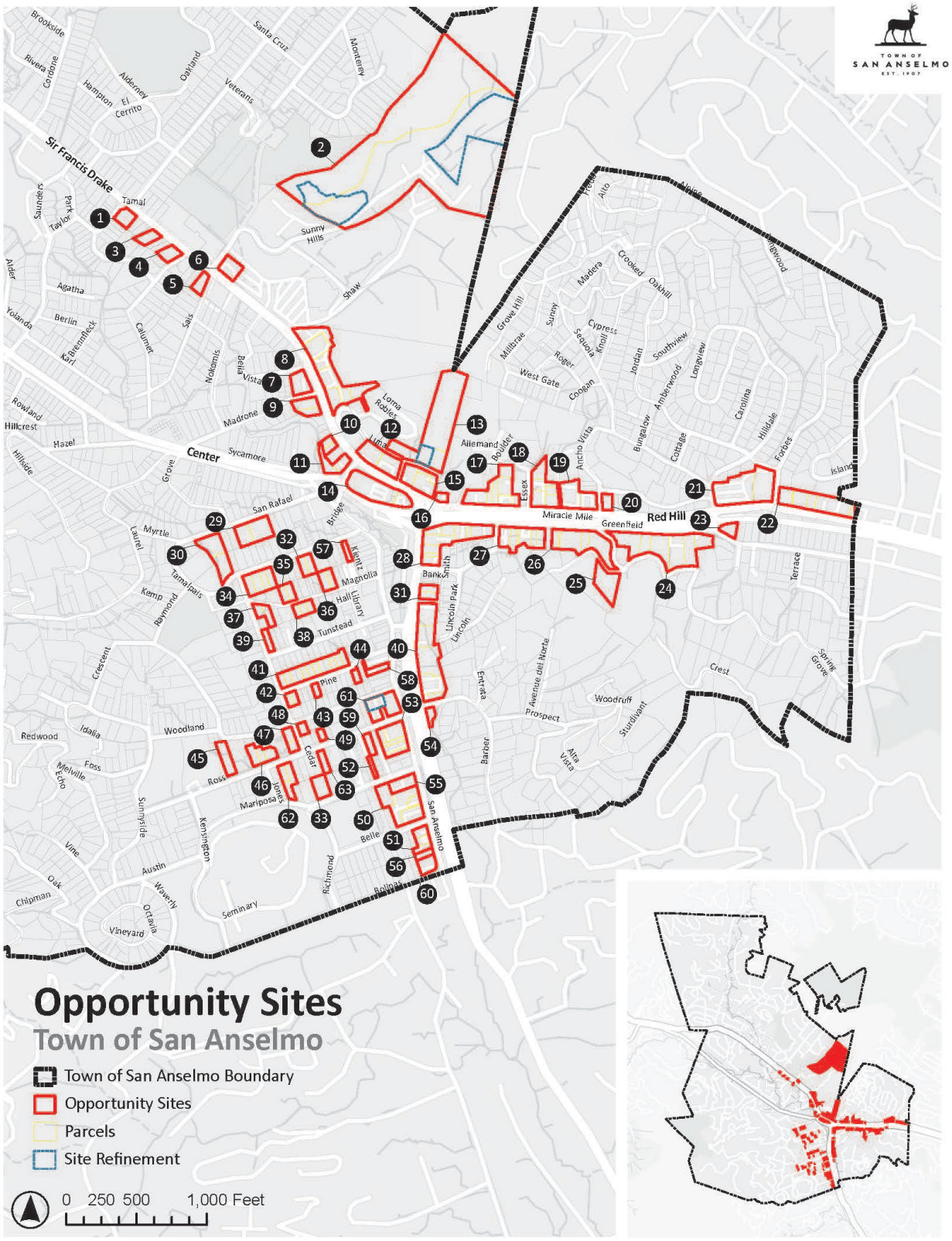


Figure 6.1: Housing Opportunity Sites Inventory Analysis

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
1	1	9 Tamal Ave	006-042-28	R-1	Single-Resid. - Improved	SF	No	N	N	0.305196798	03 Above Moderate Income	R-2	6	12	3	1	2
2	2	300 Sunny Hills Dr	006-061-33	PPD/R-1	Exemption - Improved	SF	No	N	N	5.33	01 Lower Income	R-3/SPD	20	30	112	0	112
3	3	1019 Sir Francis Drake Blvd	006-042-05	R-1	Single-Resid. - Improved	SF	No	N	N	0.265963671	03 Above Moderate Income	R-2	6	12	2	1	1
4	4	1001 Sir Francis Drake Blvd	006-042-08	R-1	Single-Resid. - Improved	SF	No	N	N	0.283255343	03 Above Moderate Income	R-2	6	12	2	1	1
5	5	8 Sais Ave	006-072-13	R-1	Single-Resid. - Improved	SF	No	N	N	0.247400577	03 Above Moderate Income	R-2	6	12	2	1	1
6	6	930 Sir Francis Drake Blvd	006-061-31	C-3	Commercial - Improved	GC	No	N	N	0.403422876	02 Moderate Income	No Change	20	30	8	0	8
7	7	805 Sir Francis Drake Blvd	006-082-40	C-L	Commercial - Improved	LC	No	N	N	0.432090195	03 Above Moderate Income	No Change	20	30	9	0	9
8	8	820 Sir Francis Drake Blvd	006-061-13	C-3	Commercial - Improved	GC	No	N	N	0.487149524	02 Moderate Income	No Change	20	30	10	0	10
8	9	790 Sir Francis Drake Blvd	006-091-68	SPD	Commercial - Improved	LC	No	N	N	0.304824603	02 Moderate Income	C-L/SPD	20	30	6	0	6
8	10	800 Sir Francis Drake Blvd	006-061-06	C-L	Commercial - Improved	LC	No	N	N	0.4207145	03 Above Moderate Income	No Change	20	30	8	0	8
8	11	4 Loma Robles Dr	006-091-70	SPD	Single-Resid. - Improved	HDR	No	N	N	0.367566462	03 Above Moderate Income	R-3/SPD	20	30	7	1	6

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
8	12	2 Loma Robles Dr	006-091-69	SPD	Single-Resid. - Improved	HDR	No	N	N	0.215221267	02 Moderate Income	R-3/SPD	20	30	5	1	4
8	13	810 Sir Francis Drake Blvd	006-061-22	C-3	Commercial - Improved	LC	No	N	N	0.288284462	02 Moderate Income	No Change	20	30	6	0	6
8	14	830 Sir Francis Drake Blvd	006-061-38	C-3	Commercial - Improved	GC	No	N	N	0.48005751	02 Moderate Income	No Change	20	30	10	0	10
9	15	761 Sir Francis Drake Blvd	006-083-02	C-L	Commercial - Improved	LC	No	N	N	0.164205034	03 Above Moderate Income	No Change	20	30	3	0	3
9	16	781 Sir Francis Drake Blvd	006-083-01	C-L	Industrial - Improved	LC	No	N	N	0.304048967	03 Above Moderate Income	No Change	20	30	6	0	6
10	17	727 Sir Francis Drake Blvd	006-083-07	C-L	Single-Resid. - Improved	LC	No	N	N	0.11106951	03 Above Moderate Income	No Change	20	30	2	1	1
10	18	729 Sir Francis Drake Blvd	006-083-06	C-L	Commercial - Improved	LC	No	N	N	0.107951389	03 Above Moderate Income	No Change	20	30	2	0	2
11	19	6 Bridge Ave	006-083-37	C-L	Commercial - Improved	LC	No	N	N	0.263671178	03 Above Moderate Income	No Change	20	30	5	0	5
11	20	707 Sir Francis Drake Blvd	006-083-09	C-L	Commercial - Improved	LC	No	N	N	0.210636991	03 Above Moderate Income	No Change	20	30	4	0	4
12	21	754 Sir Francis Drake Blvd	006-091-39	SPD	Commercial - Improved	LC	No	N	N	0.46200828	03 Above Moderate Income	C-L/SPD	20	30	9	0	9

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
12	22	750 Sir Francis Drake Blvd	006-091-40	C-L	Commercial - Improved	LC	No	N	N	0.478829916	03 Above Moderate Income	No Change	20	30	10	0	10
13	23	129 Spaulding St	006-091-65	SPD	Multiple-Resid. - Unimproved	LC	Yes	N	N	0.40570874	03 Above Moderate Income	R-3/SPD	20	30	8	0	8
13	24	No Address	006-091-05	R-1-H	Single-Resid. - Unimproved	VLD	Yes	N	N	0.28	03 Above Moderate Income	R-3	20	30	5	0	5
13	25	113 Spaulding St	006-091-15	R-2	Multiple-Resid. - Improved	MDR	No	N	N	0.328609232	03 Above Moderate Income	R-3	20	30	6	2	4
14	26	613 Sir Francis Drake Blvd	006-101-05	C-3	Commercial - Improved	GC	No	N	N	0.256545733	02 Moderate Income	No Change	20	30	5	0	5
14	27	100 Center Blvd	006-101-04	C-3	Commercial - Improved	GC	No	N	N	1.020464219	01 Lower Income	No Change	20	30	21	0	21
15	31	640 Sir Francis Drake Blvd	006-092-08	C-L	Commercial - Improved	LC	No	N	N	0.305963076	03 Above Moderate Income	No Change	20	30	6	0	6
15	28	112 Spaulding St	006-092-3	C-L	Commercial - Improved	LC	No	N	N	0.13646996	03 Above Moderate Income	No Change	20	30	2	1	1
15	30	606 Sir Francis Drake	006-092-09	C-L	Commercial - Improved	LC	No	N	N	0.432158119	03 Above Moderate Income	No Change	20	30	9	0	9
16	29	604 Red Hill Ave	006-091-57	C-3	Commercial - Improved	GC	No	N	N	0.123435812	02 Moderate Income	No Change	20	30	3	0	3

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
17	32	5 Palm Ln	006-121-05	C-3	Single-Resid. - Improved	GC	No	N	N	0.295232637	02 Moderate Income	No Change	20	30	6	1	5
17	33	504 Red Hill Ave	006-121-02	C-3	Single-Resid. - Improved	GC	No	N	N	0.095982641	02 Moderate Income	No Change	20	30	2	1	1
17	34	520 Red Hill Ave	006-091-09	C-3	Commercial - Improved	GC	No	N	N	0.172694817	02 Moderate Income	No Change	20	30	4	1	3
17	35	526 Red Hill Ave	006-091-60	C-3	Commercial - Improved	GC	No	N	N	0.129537894	02 Moderate Income	No Change	20	30	3	1	2
17	36	510 Red Hill Ave	006-121-01	C-3	Commercial - Improved	GC	No	N	N	0.166552749	02 Moderate Income	No Change	20	30	3	0	3
17	37	580 Red Hill Ave	006-091-61	C-3	Commercial - Improved	GC	No	N	N	0.375981164	02 Moderate Income	No Change	20	30	7	0	7
18	38	17 Buena Vista	006-121-17	R-1	Single-Resid. - Improved	SF	No	N	N	0.058539945	03 Above Moderate Income	R-3	20	30	1	1	0
18	39	9 Buena Vista	006-121-16	R-1	Single-Resid. - Improved	SF	No	N	N	0.104348364	03 Above Moderate Income	R-3	20	30	2	1	1
18	40	412 Red Hill Ave	006-121-14	C-3	Commercial - Improved	GC	No	N	N	0.26601184	02 Moderate Income	No Change	20	30	6	0	6
18	41	400 Red Hill Ave	006-121-15	C-3	Commercial - Improved	GC	No	N	N	0.211732851	02 Moderate Income	No Change	20	30	4	0	4
18	42	No Address	006-121-13	C-3	Commercial - Improved	GC	No	N	N	0.176830583	02 Moderate Income	No Change	20	30	4	0	4
18	43	50 Essex St	006-121-12	R-1	Single-Resid. - Improved	SF	No	N	N	0.263878019	03 Above Moderate Income	R-3	20	30	6	0	6

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
19	44	330 Red Hill Ave	006-121-31	C-3	Commercial - Improved	GC	No	N	N	0.583407021	01 Lower Income	No Change	20	30	12	0	12
19	45	306 Red Hill Ave	006-161-05	C-3	Commercial - Improved	GC	No	N	N	0.328941008	02 Moderate Income	No Change	20	30	6	0	6
20	46	292 Red Hill Ave	006-162-01	C-3	Commercial - Improved	GC	No	N	N	0.190317675	02 Moderate Income	No Change	20	30	3	0	3
21	47	100 Red Hill Ave	006-167-04	C-3	Commercial - Improved	GC	No	N	N	0.771782692	01 Lower Income	No Change	20	30	16	0	16
21	48	No Address	006-167-06	C-3	Commercial - Improved	GC	No	N	N	1.234846746	01 Lower Income	No Change	20	30	26	26	25
22	49	6 Red Hill Ave	006-201-56	C-3	Commercial - Improved	GC	No	N	N	0.671628162	01 Lower Income	No Change	20	30	14	0	14
22	50	2 Red Hill Ave	006-201-01	C-3	Commercial - Improved	GC	No	N	N	0.081778421	02 Moderate Income	No Change	20	30	2	0	2
22	51	90 Red Hill Ave	006-201-46	C-3	Commercial - Improved	GC	No	N	N	0.264203244	02 Moderate Income	No Change	20	30	6	0	6
22	52	60 Red Hill Ave	006-201-04	C-3	Commercial - Improved	GC	No	N	N	0.287076518	02 Moderate Income	No Change	20	30	6	0	6
22	53	50 Red Hill Ave	006-201-55	C-3	Commercial - Improved	GC	No	N	N	0.164281886	02 Moderate Income	No Change	20	30	3	0	3
23	54	275 Greenfield Ave	006-211-21	C-3	Commercial - Improved	GC	No	28	N	0.21342037	02 Moderate Income	No Change	20	30	4	0	4
24	55	230 Greenfield Ave	006-173-007	C-3	Commercial - Improved	GC	No	27	N	0.435112757	02 Moderate Income	No Change	20	30	9	0	9
24	56	208 Greenfield Ave	006-173-11	C-3	Commercial - Improved	GC	No	N	N	0.571341628	01 Lower Income	No Change	20	30	11	0	11
24	57	270 Greenfield Ave	006-173-22	C-3	Commercial - Improved	GC	No	N	N	0.285610065	02 Moderate Income	No Change	20	30	5	0	5

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
24	58	224 Greenfield Ave	006-173-17	C-3	Commercial - Improved	GC	No	N	N	0.594514398	01 Lower Income	No Change	20	30	12	0	12
24	59	210 Greenfield Ave	006-173-04	C-3	Commercial - Improved	GC	No	N	N	0.238069739	02 Moderate Income	No Change	20	30	4	0	4
24	60	222 Greenfield Ave	006-173-16	C-3	Commercial - Improved	GC	No	N	N	0.526384514	01 Lower Income	No Change	20	30	11	0	11
25	61	5 W Hillside Ave	006-172-02	R-1	Single-Resid. - Unimproved	VLD	Yes	26	N	0.718721109	01 Lower Income	C-3	20	30	15	0	15
26	62	144 Greenfield Ave	006-171-07	C-3	Single-Resid. - Improved	GC	No	N	N	0.165904464	02 Moderate Income	No Change	20	30	3	1	2
26	63	6 W Hillside Ave	006-171-08	C-3	Single-Resid. - Improved	GC	No	N	N	0.59566415	01 Lower Income	No Change	20	30	12	1	11
26	64	128 Greenfield Ave	006-171-05	C-3	Commercial - Improved	GC	No	N	N	0.15883214	02 Moderate Income	No Change	20	30	3	0	3
26	65	130 Greenfield Ave	006-171-6	C-3	Commercial - Improved	GC	No	25	N	0.508351545	01 Lower Income	No Change	20	30	10	0	10
27	66	60 Greenfield Ave	006-254-13	C-3	Commercial - Improved	GC	No	N	N	0.25835984	02 Moderate Income	No Change	20	30	5	0	5
27	67	118 Greenfield Ave	006-171-03	C-3	Commercial - Improved	GC	No	N	N	0.186737086	02 Moderate Income	No Change	20	30	3	0	3
27	68	114 Greenfield Ave	006-171-02	C-3	Commercial - Improved	GC	No	N	N	0.12896394	02 Moderate Income	No Change	20	30	3	0	3
27	69	70 Greenfield Ave	006-254-14	C-3	Commercial - Improved	GC	No	N	N	0.194214289	02 Moderate Income	No Change	20	30	4	0	4
27	70	No Address	006-171-12	C-3	Commercial - Improved	GC	No	N	N	0.245434085	02 Moderate Income	No Change	20	30	5	0	5

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
27	71	90 Greenfield Ave	006-171-13	C-3	Commercial - Improved	GC	No	N	N	0.049589445	02 Moderate Income	No Change	20	30	1	0	1
28	72	316 Sir Francis Drake Blvd	006-251-03	C-2	Commercial - Improved	CC	No	N	N	0.179840238	02 Moderate Income	C-3	20	30	3	0	3
28	73	312 Sir Francis Drake Blvd	006-251-02	C-2	Commercial - Improved	CC	No	N	N	0.070210138	02 Moderate Income	C-3	20	30	1	0	1
28	74	300 Sir Francis Drake Blvd	006-251-01	C-2	Commercial - Improved	CC	No	N	N	0.179604788	02 Moderate Income	C-3	20	30	3	0	3
28	75	340 Sir Francis Drake Blvd	006-251-05	C-2	Commercial - Improved	CC	No	N	N	0.151127174	02 Moderate Income	C-3	20	30	3	0	3
28	76	40 Greenfield Ave	006-251-10	C-3	Commercial - Improved	GC	No	N	N	0.330668152	02 Moderate Income	No Change	20	30	6	0	6
28	77	34 Greenfield Ave	006-251-09	C-3	Commercial - Improved	GC	No	N	N	0.073599611	02 Moderate Income	No Change	20	30	2	0	2
28	78	14 Greenfield Ave	006-251-28	C-3	Commercial - Improved	GC	No	N	N	0.177423682	02 Moderate Income	No Change	20	30	4	0	4
28	79	324 Sir Francis Drake Blvd	006-251-27	C-2	Commercial - Improved	CC	No	N	N	0.346565728	02 Moderate Income	C-3	20	30	7	0	7
28	80	No Address	006-251-08	C-3	Commercial - Improved	GC	No	N	N	0.233803596	02 Moderate Income	No Change	20	30	4	0	4
29	81	55 San Rafael Ave	007-211-04	R-1	Single- Resid. - Improved	DMR	No	N	N	0.341728922	03 Above Moderate Income	R-2	6	12	2	1	1
29	82	43 San Rafael Ave	007-211-05	R-1	Single- Resid. - Improved	DMR	No	N	N	0.525869613	03 Above Moderate Income	R-2	6	12	4	2	2
30	83	71 San Rafael Ave	007-211-01	R-1	Single- Resid. - Improved	SF	No	N	N	0.486362921	03 Above Moderate Income	R-2	6	12	4	1	3

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
30	84	76 Tamalpais Ave	007-211-36	R-1	Single- Resid. - Improved	SF	No	N	N	0.403005229	03 Above Moderate Income	R-2	6	12	3	1	2
31	85	206 Sir Francis Drake Blvd	006-252-02	C-2	Commercial - Improved	CC	No	36	N	0.146849586	02 Moderate Income	C-3	20	30	3	1	2
31	86	214 Sir Francis Drake Blvd	006-252-03	C-2	Commercial - Improved	CC	No	N	N	0.149688284	02 Moderate Income	C-3	20	30	3	0	3
32	87	43 Tamalpais Ave	007-212-13	R-1	Single-Resid. - Improved	DMR	No	31	N	0.161294013	03 Above Moderate Income	R-3	20	30	3	1	2
32	88	41 Tamalpais Ave	007-212- 14	R-1	Single-Resid. - Improved	DMR	No	N	N	0.17463325	03 Above Moderate Income	R-3	20	30	3	1	2
33	89	50 Mariposa Ave	007-284-50	R-2	Single-Resid. - Improved	DMR	No	N	N	0.364969823	03 Above Moderate Income	R-3	20	30	7	1	6
34	90	69 Tamalpais Ave	007-212-07	R-1	Single-Resid. - Improved	DMR	No	29	N	0.226513825	03 Above Moderate Income	R-3	20	30	4	1	3
34	91	77 Tamalpais Ave	007-212-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.197187107	03 Above Moderate Income	R-3	20	30	4	1	3
34	92	63 Tamalpais Ave	007-212-09	R-1	Single-Resid. - Improved	DMR	No	N	N	0.177683841	03 Above Moderate Income	R-3	20	30	4	1	3
35	93	54 Magnolia Ave	007-212-50	R-3	Multiple-Resid. - Improved	DMR	No	30	N	0.150643841	03 Above Moderate Income	R-3	20	30	3	0	3
35	94	58 Magnolia Ave	007-212-43	R-1	Single-Resid. - Improved	DMR	No	N	N	0.148553871	03 Above Moderate Income	R-3	20	30	4	1	3

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
36	95	36 Magnolia Ave	007-212-37	R-2	Multiple-Resid. - Improved	DMR	No	32	N	0.197521662	03 Above Moderate Income	R-3	20	30	4	2	2
36	96	30 Magnolia Ave	007-212-36	R-1	Single-Resid. - Improved	DMR	No	N	N	0.141576988	03 Above Moderate Income	R-3	20	30	2	1	1
37	97	69 Magnolia Ave	007-213-08	R-1	Single-Resid. - Improved	DMR	No	33	N	0.180263731	03 Above Moderate Income	R-3	20	30	3	1	2
37	98	73 Magnolia Ave	007-213-57	R-1	Single-Resid. - Improved	DMR	No	N	N	0.128440994	03 Above Moderate Income	R-3	20	30	3	1	2
38	99	41 Magnolia Ave	007-213-17	R-1	Single-Resid. - Improved	DMR	No	N	N	0.106388546	03 Above Moderate Income	R-3	20	30	2	1	1
38	100	43 Magnolia Ave	007-213-16	R-1	Single-Resid. - Improved	DMR	No	34	N	0.108554194	03 Above Moderate Income	R-3	20	30	2	1	1
38	101	47 Magnolia Ave	007-213-15	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096597159	03 Above Moderate Income	R-3	20	30	2	1	1
39	102	196 Tunstead Ave	007-213-50	R-2	Single-Resid. - Improved	DMR	No	35	N	0.160963273	03 Above Moderate Income	R-3	20	30	3	1	2
40	103	160 Sir Francis Drake Blvd	006-241-05	C-3	Commercial - Improved	CC	No	37	N	0.429000301	02 Moderate Income	No change	20	30	9	0	9
40	104	130 Sir Francis Drake Blvd	006-241-56	C-3	Commercial - Improved	CC	No	N	N	0.757107835	01 Lower Income	No change	20	30	16	0	16
40	105	190 Sir Francis Drake Blvd	006-241-06	C-3	Commercial - Improved	CC	No	N	N	0.470074915	02 Moderate Income	No change	20	30	9	0	9

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
40	106	120 Sir Francis Drake Blvd	006-241-61	C-3	Commercial - Improved	CC	No	N	N	0.519078939	01 Lower Income	No change	20	30	10	0	10
40	107	100 Sir Francis Drake Blvd	006-241-63	C-3	Commercial - Improved	CC	No	N	N	0.145302615	02 Moderate Income	No change	20	30	3	0	3
41	108	182 Pine St	007-251-37	R-1	Single-Resid. - Improved	DMR	No	N	N	0.107202985	03 Above Moderate Income	R-3	20	30	2	1	1
41	109	170 Pine St	007-251-34	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105921335	03 Above Moderate Income	R-3	20	30	2	1	1
41	110	140 Pine St	007-251-27	R-1	Single-Resid. - Improved	DMR	No	N	N	0.12026146	03 Above Moderate Income	R-3	20	30	3	1	2
41	111	160 Pine St	007-251-32	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105383529	03 Above Moderate Income	R-3	20	30	2	1	1
41	112	184 Pine St	007-251-38	R-1	Single-Resid. - Improved	DMR	No	N	N	0.114634014	03 Above Moderate Income	R-3	20	30	2	1	1
41	113	150 Pine St	007-251-29	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105489802	03 Above Moderate Income	R-3	20	30	2	1	1
42	114	171 Pine St	007-252-02	R-1	Single-Resid. - Improved	DMR	No	N	N	0.090982486	03 Above Moderate Income	R-3	20	30	1	1	0
42	115	177 Pine St	007-252-01	R-1	Single-Resid. - Improved	DMR	No	N	N	0.095996571	03 Above Moderate Income	R-3	20	30	2	1	1

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
43	116	155 Pine St	007-252-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105224221	03 Above Moderate Income	R-3	20	30	2	1	1
44	117	129 Pine St	007-252-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.113060429	03 Above Moderate Income	R-3	20	30	2	1	1
45	118	110 Ross Ave	007-281-21	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.401478096	03 Above Moderate Income	R-3	20	30	8	2	6
46	119	80 Ross Ave	007-281-13	R-2	Single-Resid. - Improved	DMR	No	N	N	0.173087148	03 Above Moderate Income	R-3	20	30	4	2	2
46	120	88 Ross Ave	007-281-14	R-2	Single-Resid. - Improved	DMR	No	N	N	0.126552937	03 Above Moderate Income	R-3	20	30	3	1	2
46	121	102 Ross Ave	007-281-19	R-2	Exemption - Improved	DMR	No	N	N	0.202971062	03 Above Moderate Income	R-3	20	30	4	1	3
47	122	68 Ross Ave	007-281-12	R-2	Single-Resid. - Improved	DMR	No	N	N	0.121124473	03 Above Moderate Income	R-3	20	30	3	1	2
47	123	1 Cedar St	007-281-11	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.161667454	03 Above Moderate Income	R-3	20	30	3	2	1
48	124	61 Woodland Ave	007-282-23	R-1	Exemption - Improved	DMR	No	N	N	0.127062452	03 Above Moderate Income	R-3	20	30	3	0	3
49	125	50 Ross Ave	007-282-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096158524	03 Above Moderate Income	R-3	20	30	2	1	1

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
50	126	21 Mariposa Ave	007-301-06	C-3	Commercial - Improved	GC	No	N	N	0.351434473	02 Moderate Income	No change	20	30	7	0	7
50	127	121 San Anselmo Ave	007-301-19	C-3	Commercial - Improved	GC	No	N	N	0.641201561	01 Lower Income	No change	20	30	13	0	13
50	128	115 San Anselmo Ave	007-301-18	C-3	Commercial - Improved	GC	No	N	N	0.130047642	02 Moderate Income	No change	20	30	3	0	3
50	129	101 San Anselmo Ave	007-301-20	C-3	Commercial - Improved	GC	No	N	N	0.331348944	02 Moderate Income	No change	20	30	6	0	6
51	130	55 San Anselmo Ave	007-302-13	C-3	Commercial - Improved	GC	No	N	N	0.161742046	02 Moderate Income	No change	20	30	3	1	2
51	131	35 San Anselmo Ave	007-302-14	C-3	Commercial - Improved	GC	No	N	N	0.133194748	02 Moderate Income	No change	20	30	3	1	2
51	132	29 San Anselmo Ave	007-302-15	C-3	Commercial - Improved	GC	No	N	N	0.128609308	02 Moderate Income	No change	20	30	3	1	2
52	133	22 Mariposa Ave	007-284-22	C-3	Single-Resid. - Improved	GC	No	N	N	0.097344962	03 Above Moderate Income	R-3	20	30	2	1	1
53	134	217 San Anselmo Ave	007-284-17	C-3	Commercial - Improved	GC	No	N	N	0.114672912	02 Moderate Income	No change	20	30	2	0	2
53	135	223 San Anselmo Ave	007-284-49	C-3	Commercial - Improved	GC	No	N	N	0.202570007	02 Moderate Income	No change	20	30	4	0	4
53	136	243 San Anselmo Ave	007-284-13	C-3	Commercial - Improved	GC	No	N	N	0.351072956	02 Moderate Income	No change	20	30	7	0	7
53	137	15 Ross Ave	007-284-12	C-3	Commercial - Improved	GC	No	N	N	0.119282904	02 Moderate Income	No change	20	30	3	0	3
53	138	233 San Anselmo Ave	007-284-14	C-3	Commercial - Improved	GC	No	N	N	0.114378224	02 Moderate Income	No change	20	30	2	0	2

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
54	139	98 Sir Francis Drake Blvd	006-191-36	C-3	Commercial - Improved	CC	No	N	N	0.143617746	02 Moderate Income	No change	20	30	3	0	3
55	140	151 San Anselmo Ave	007-301-07	C-3	Commercial - Improved	GC	No	N	N	0.378580656	02 Moderate Income	No change	20	30	7	7	0
56	141	25 San Anselmo Ave	007-302-16	C-3	Commercial - Improved	GC	No	N	N	0.142561791	02 Moderate Income	No change	20	30	2	0	2
57	142	19 Tamalpais	007-212-20	C-2	Commercial - Improved	CC	No	N	N	0.118881855	03 Above Moderate Income	C-2/SPD	20	30	2	0	2
58	143	341 San Anselmo Ave	007-252-16	C-2	Commercial - Improved	CC	No	N	N	0.191951504	03 Above Moderate Income	C-2/SPD	20	30	4	0	4
59	144	23 Ross Ave	007-284-10	C-3	Single-Resid. - Improved	GC	No	N	N	0.182828329	03 Above Moderate Income	R-3	20	30	3	1	2
60	145	21 San Anselmo Ave	007-302-17	C-3	Commercial - Improved	GC	No	N	N	0.31029105	02 Moderate Income	No change	20	30	7	0	7
61	146	305 San Anselmo Ave	007-282-20	C-2	Commercial - Improved	CC	No	N	N	0.75217669	01 Lower Income	C-3/SPD	20	30	16	0	16
62	147	71 Ross Ave	007-284-03	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.178095877	03 Above Moderate Income	R-3	20	30	3	2	1
62	148	73 Ross Ave	007-284-02	R-2	Single-Resid. - Improved	DMR	No	N	N	0.136358141	03 Above Moderate Income	R-3	20	30	2	1	1
62	149	70 Mariposa Ave	007-284-34	R-2	Single-Resid. - Improved	DMR	No	N	N	0.149608742	03 Above Moderate Income	R-3	20	30	3	1	2

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
63	150	51 Ross Ave	007-284-07	R-1	Multiple-Resid. - Improved	DMR	No	N	N	0.18513728	03 Above Moderate Income	R-3	20	30	3	2	1

Realistic Capacity Assumptions

To calculate the realistic capacity for each site, a typical density of 70 percent of the maximum dwelling units per acre was assumed. This considers recent development trends in San Anselmo and other communities in the region and the typical percentage of land area that is dedicated to parking, hallways, utilities, and other non-dwelling unit spaces. The following developments, which represent all multi-family developments approved in San Anselmo, Sausalito, and Larkspur (both of which are similar communities to San Anselmo in population size and geographic positioning) between 2016 and 2023, informed the Town's realistic capacity assumptions:

- The property at 600 Red Hill Avenue is zoned R-2/PPD/SPD and approximately 1.61 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 21 units. The project was approved in 2021 to allow 28 units (including 7 density bonus units). which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 141 percent of the maximum allowed density on the site.
- The parcel at 1 Lincoln Park is zoned C-3 and approximately 0.63 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 12 units. The project was approved in 2016 to allow 16 units (including 4 density bonus units), which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 127 percent of the maximum allowed density on the site.
- The parcel at 1755 Bridgeway in Sausalito will develop 19 multi-family units on about 0.58 acres zoned for multifamily residential uses. The allowable maximum density for the project, given the lot size and zoning, was 5 units. The project was approved in 2023 to allow 19 units, which is 380 percent of the maximum allowed density on the site. The increased density was primarily attributed to a density bonus, regulatory incentives, and State streamlining provisions.
- The Magnolia Village project in Larkspur will build 20 townhomes on a mixed-use site with 4 retail spaces on the ground floor. The project is located on a 1.63-acre site that is currently zoned C-2, Commercial, and developed but blighted and underutilized. The allowable maximum density for the project, given the lot size and zoning, was 35 units. The project was approved in 2023 to allow 20 units, which is 57 percent of the maximum allowed density on the site.

The average density resulting from these four recent developments is 176 percent. Excluding the Sausalito project, which developed at a density significantly higher than the maximum density allowed, the average density resulting from the other three recent developments is 108 percent of the allowable maximum density of the underlying zone. In order to provide a conservative estimate of realistic development capacity, the Town has reduced the realistic development capacity on sites in the Housing Opportunity Sites Inventory to 70 percent of the maximum density allowed in the underlying zone. **As detailed in Actions 5.2a and 5.2b, San Anselmo will establish a minimum density of 20 dwelling units per acre and require that at least 50 percent of the total floor area of a project be for residential use in the C-L and C-3 districts. Further, as detailed in Action 5.3a, the Town will establish an Affordable Housing Overlay District that could be applied to development in the SPD, C-3, or R-3 Districts that would incentivize the development of affordable housing by allowing greater density amongst other incentives. These actions further ensure housing development in the Town meets or exceeds the realistic capacity assumptions made for this analysis.**

Suitability of Non-Vacant and Underutilized Sites

Nestled in the heart of the Ross Valley, the Town of San Anselmo is renowned for its blend of nature, community, and safe family-friendly living. The Town enjoys easy access to nature, as it directly borders generous open space areas in the shadow of Mt. Tamalpais. Since the Town's first long range planning documents were adopted in May 1959, the vision for the Town has always been to plan for the physical growth and development of the community in a manner that provides the greatest degree of safety, service, economy, and convenience. Additionally, the Town's objectives have been to balance and preserve the natural environment, varied topography, open space, and other natural amenities. Given these historical goals, well-intentioned preventative planning efforts aimed at preserving open space and small-town character resulted in slow residential growth. Despite the Town's efforts to preserve and retain the community character, the result of these preventative planning efforts led to overly restrictive zoning regulations, such as low residential densities, limiting development standards (e.g., floor area, lot coverage, setback requirement, height limitation), single story and dated suburban development with large and expansive paved parking lots, limited land uses in commercial zoning, and discretionary permitting for consideration of any housing. The result of the past preventative planning efforts has led to dated, underutilized building sites that are partially or entirely vacant, and often appear as dilapidated and/or neglected building sites.

In contrast to the past, the Town's current vision is one that values and promotes residential development as a key component of a vibrant community. While preparing the Housing Element Update, and in response to recent state legislation, the community has had an opportunity to rethink its future and patterns of development. While community character and natural amenities are still a top priority for the Town, the Town is dedicated to unlocking the untapped potential within the community by increasing housing. The Town is committed to encouraging and facilitating housing by the redevelopment of underutilized properties and vacant sites. With a focus on sustainable and thoughtful urban planning, the Town envisions a future where underutilized

and vacant spaces transform into vibrant, welcoming neighborhoods and celebrate inclusivity, economic vitality, and a more dynamic, diverse, and thriving community.

Mindful of the challenging market conditions, the Town is committed to taking actions that will attract residential development, and in fact, has already begun to take concrete steps to facilitate and ease housing production. To this end, the Town's Housing Element prioritizes many strategic actions, such as zoning amendments to reduce barriers to housing, offering incentives to encourage development, providing continued outreach to encourage the redevelopment of unutilized properties, and a variety of other actions listed in Chapter 8, Policies, Programs, and Actions, of the Housing Element. **The Town will expedite the residential permitting process and waive fees for lot consolidations sought on housing opportunity sites, as stated in Action 5.2e, which will encourage multi-family housing. Additionally, the Town has already adopted Objective Design and Development Standards as stated in Program 3.2, Action 3.2a for certain multi-family development, prohibiting the discretionary design review that can often be a barrier to housing development and thus, establishing a more efficient and streamlined permitting process**.

The Policies, Programs, and Actions in the Housing Element, and the actions already taken by the Town, demonstrate the Town's commitment to not only address the pressing need for housing opportunities, but also fosters a sense of community, revitalizing the Town and creating spaces where residents can thrive.

San Anselmo has little remaining vacant land suitable for development, and existing vacant sites in the community are severely constrained by the wildland urban interface, high Fire Hazard Severity Zones, and other environmental factors as discussed in greater detail in the Environmental Constraints section of Chapter 4: Housing Constraints. As such, the Housing Opportunity Sites Inventory is comprised largely of non-vacant sites.

Most non-vacant opportunity sites in San Anselmo are underutilized and currently developed as commercial, downtown mixed residential or single-family residential land uses. The existing uses of these sites would not prevent redevelopment, as they provide marginal economic viability, as determined through an examination of specific factors for nonvacant parcels including the age of structures, improvement to land value ratio, unrealized potential, sites that are occupied by vacant or unutilized buildings, non-conforming structures, and developer interest. Opportunity sites received one point if they met one of the factors' thresholds. If a site met at least three of the following factors, it was deemed suitable for residential development, as summarized in Figure 6.2 and detailed in Table 6.10. As shown in Figure 6.2, only four of the Town's opportunity sites meet only four of the factors. More than 89 percent of sites meet more than five factors.

- **Age of existing structure**: If an existing non-residential building is 30 years or older, or if an existing residential building is 40 years or older it was deemed suitable for redevelopment. In general, buildings over 30 years begin to show signs of fatigue and often require significant investments to modernize. Advances in building technology and demands for residential and commercial space have drastically shifted in the past 30-40 years, making reuse of buildings that age and older unlikely.
- **Improvement to land value (ILV) ratio**: If the existing building or structure on a site is worth less than the land of the site (i.e., the ILV ratio is less than 1.0), it was deemed suitable for redevelopment. Properties that are currently developed as high-quality, modern residential uses and commercial centers/office buildings typically have higher IVL ratio. Since land in the community is in such high demand, a site where the land is worth more than the existing building or structure is highly likely to redevelop rather than be reused.
- **Unrealized potential**: If a site zoned for residential uses has the potential to add two or more units based on the proposed maximum allowed density compared to the existing density, or if a site zoned for commercial uses has the potential to increase its FAR based on the currently maximum allowed FAR compared to the existing FAR, it was deemed suitable for redevelopment.



A property with a low improvement to land value ratio at 113 Spaulding Street.

- **Vacant or underutilized buildings**: The national transition from in-person shopping and work to online retail and remote work have shifted the physical landscape and economy, and the town has observed a similar decreased demand for the existing retail and office spaces in San Anselmo. This is evidenced by the growing number of chronically vacant or underutilized buildings in town, and property owners and real estate management offices have anecdotally shared their concerns with Town staff regarding increasing struggles to find tenants over the last few years that are interested in renting their spaces. Since land in the community is in such high demand, a developer is more likely to purchase a site with vacant or underutilized buildings for redevelopment with housing than purchase a vacant site with steep topography, wildfire risk, or other environmental impediments. If a nonvacant site is occupied by a building with a higher vacancy rate and does not command the rents associated with newer commercial buildings in San Anselmo, it was deemed suitable for redevelopment. Sites with partially vacant or underutilized buildings or parking lots not required for viable use received a score of 0.5.



A partially vacant building at 754 Sir Francis Drake Boulevard.

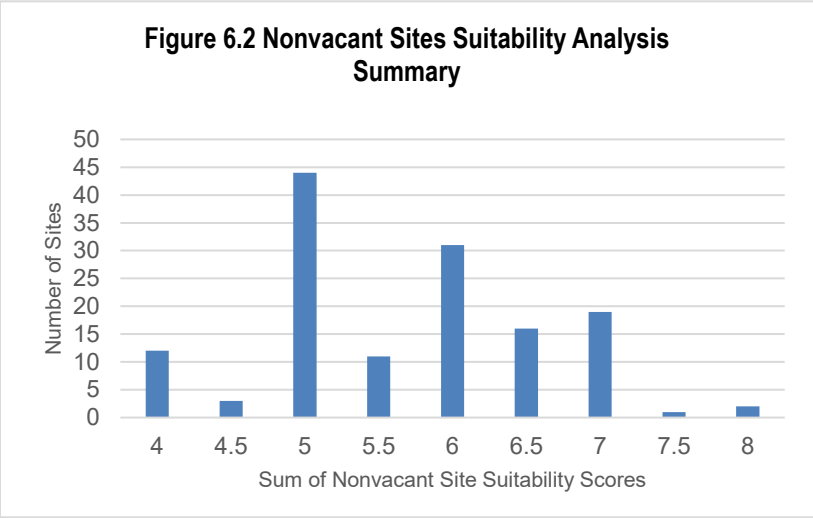
- **Developer interest:** If Town staff have received a formal inquiry from a developer for the development of residential uses on a site, it was deemed suitable for redevelopment.
- **Proximity to Transit.** If the opportunity site is located within a quarter mile of a transit stop, it was deemed suitable for redevelopment. Per Government Code Section 65583.2, subdivisions (h) and (i) the Town cannot require parking for development within a quarter mile of a transit stop. This significantly increases the potential yield of redevelopment, making it more financially feasible to undertake.
- **Streamlined Permitting with ODDS.** If the opportunity site is subject to the Town's Objective Design and Development Standards (ODDS), it was deemed suitable for redevelopment. If a development utilizes the ODDS, development can occur by-right, significantly decreasing the time and cost associated with receiving development approvals, making redevelopment more financially feasible to undertake. Multiple developers and property owners in San Anselmo have expressed apprehension to redevelop their property with residential uses due to the discretionary review process. In conversations with developers and property owners, Town staff have received feedback that a ministerial path to project approval, such as the ODDS, would provide the developers and owners with adequate certainty in the development process to proceed with redevelopment of their property. Therefore, the developer risk mitigation resulting from a new objective review process significantly increases the potential for redevelopment on these sites.



Significant reinvestment would be necessary to construct housing at 19 Tamalpais Avenue.

- **Non-Conforming Structures**. As shown in the accompanying pictures in Appendix B, many buildings in San Anselmo have experienced deferred maintenance and would require significant reinvestment to improve and conform to today's standards. Furthermore, buildings constructed prior to 1990 also are not compliant with ADA requirements. Any major improvements will require the buildings be brought up to codes regarding accessibility. This is often challenging financially in general and physically in particular for older buildings. Since land in the community is in such high demand, a developer is more likely to purchase a site with a non-conforming building and raze it rather than invest the money needed to bring it to today's standards. If a property with non-conforming structures was identified as needing substantial reinvestment to conform with the Town's Municipal Code, which regulates the built environment to ensure the public health, safety, and welfare are maintained as stated in Section 1-6.01 of the Code, then it was deemed suitable for redevelopment.

The nonvacant sites analysis summarized in the chart and detailed in the table below refined the Town's Housing Opportunity Sites Inventory last submitted to HCD on February 20, 2023. The Town's original submittal included 172 housing opportunity sites and the revised inventory presented in this document includes 151 sites. Over 20 sites were removed from the opportunity sites inventory because they met fewer than four of the factors described above.



There are multiple above-moderate income non-vacant sites in the Housing Opportunity Sites Inventory that are located on properties that currently provide single-family residential housing. Recent market trends in San Anselmo indicate a rise in the redevelopment of lower-density single-family sites in walkable neighborhoods with higher-density residential uses. Since 2019, the Town has received, approved, and issued certificates of occupancy for two projects involving the redevelopment of lower-density residential uses with higher-density residential units in San Anselmo. One project, located at 45 Ross Avenue, involved the demolition of one single-family residence and warehouse and construction of six new residential units. The other project at 18 Mariposa Avenue involved the demolition of one single-family residence and construction of four new residential units. Given these recent development trends, the Town anticipates redevelopment of other lower-density single-family properties (as identified in the Housing Opportunity Sites Inventory) with higher-density residential uses.

There are multiple non-vacant sites in the Housing Opportunity Sites Inventory located on commercially-zoned properties adjacent to major transportation thoroughfares, including Red Hill Avenue, Sir Francis Drake Boulevard, and Greenfield Avenue, that currently contain commercial structures. As shown in Table 6.9 below, recent market trends throughout Marin County demonstrate a shift towards redevelopment of older, underutilized commercial and nonresidential strips near transportation corridors with higher-density residential uses.

Table 6.9: Recent Trends in Redevelopment of Commercial and Nonresidential Zoned Properties with Existing Uses in Nearby Jurisdictions

Project	Zoning	Previous Use (Year Built)	Project Use	Approved	Number of Units
1131-1141 Magnolia Avenue, Larkspur	Commercial	Former hardware store and small businesses such a salon/framing store/bakery (1925)	Mixed use commercial and multi-family housing	2023	20
1301 Grant Avenue, Novato	Downtown Core Retail	Office building (1956)	Mixed use commercial and multi-family housing	2021	3
101 Landing Court, Novato	General Commercial	RV, boat, and trailer storage facility (1962)	Multi-family housing	2020	32
1107 Grant Avenue, Novato	Downtown Core Retail	Former hardware store (1907)	Mixed use retail and multi-family housing	2019	32
1515 Fourth Street, San Rafael	West End Village	Bank building (date of construction unknown) and large parking lot	Mixed use commercial and multi-family housing	2023	162
88 Vivian Street, San Rafael	Neighborhood Commercial	Bowling alley (1959)	Multi-family housing	2022	70
703 Third Street, San Rafael	T5 Main Street	Retail stores and parking lots (<1950)	Mixed use commercial and multi-family housing	2019	120

In addition, the Town has a demonstrated history of conversion of former gas stations and auto repair uses to other land uses, with remediation under the supervision of the California Department of Toxic Substance Control (DTSC), as listed below:

- 613 (formerly 631) Sir Francis Drake Boulevard: This site is zoned for commercial uses and was the site of a former Mobile Unocal gas station. The project site removed the gas station and cleaned up the site after 1984 and now serves as an ancillary parking lot to an adjacent grocery store.
- 111 Red Hill Avenue: This site is zoned for commercial uses and was the site of a former Chevron gas station. The project site was redeveloped into a commercial building in 1990.
- 1535 Sir Francis Drake Boulevard: This site is in the Specific Planned Development (SPD) zone with an underlying Neighborhood Commercial land use designation and was the site of a former Mobile gas station. The project site was redeveloped into an eight-unit multi-family

development in 2008.

- 100 Sir Francis Drake Boulevard: This site is zoned for commercial uses and was the site of a former auto repair shop with gas pumps. The project site was redeveloped with a commercial office building in 2003.

In a nearby jurisdiction, a site with an existing gas station at 1005 Northgate Drive in San Rafael received approval in 2019 to redevelop the site with 30 residential units. While many of the San Anselmo sites listed above were redeveloped with commercial uses, the Town's Zoning Code at the time did not allow for by-right residential development in commercial zoning districts. The sites with gas stations or auto uses in the Housing Opportunity Site Inventory are proposed to be redesignated and rezoned to accommodate residential development to meet the identified housing need in Action 5.7a, creating an opportunity to redevelop with residential uses. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the ODDS.

The Environmental Protection Agency (EPA) EPA developed the UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tanks (UST) and leaking USTs (LUST). It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites. There are three total USTs in San Anselmo, as identified in Appendix B, and none of them are leaking, which would require remediation. There are no sites in the Housing Opportunity Sites Inventory that are identified by DTSC or the Town of San Anselmo as having known or suspected contamination issues. If a site is determined to have environmental issues upon redevelopment, there are resources available to incentivize remediation and development. Redevelopment is encouraged by the Environmental Protection Agency's (EPA) petroleum and brownfields grant funding for cleanup and remediation through the State's Brownfield and Environmental Restoration Program.[1] The grants offered at the state level and federal level offset the costs of redevelopment. Furthermore, local market trends point to the redevelopment potential of sites with contamination (from previous uses) to housing. As an example, a mixed-use project at 999 Third Street in San Rafael (zoned T5 Neighborhood) received approval in 2020 for environmental remediation from previous uses as a gas plant (overseen by the California Department of Toxic Substances Control) and construction of research & development facilities, a senior center, and 67 units of affordable senior housing. The project is currently under construction. In addition, the Rose Garden project in Larkspur, approved in 2010, constructed 85 housing units following the environmental remediation of hazardous wastes left by previous uses, as overseen by DTSC.

The Town has also received feedback from several owners of the identified housing opportunity sites indicating that the proposed Zoning Code amendments (Policy 5) that would reduce barriers and incentivize development would encourage them to redevelop their properties with housing, further cementing the Town's confidence that development will occur at the planned densities during the 6th cycle planning period.

Jurisdictions that rely on non-vacant sites to meet 50% or more of their lower income RHNA are subject to a requirement to provide "substantial evidence" that the sites are realistic and developable. San Anselmo is subject to the "substantial evidence" requirement, since more than half of the identified lower-income potential is on non-vacant sites. Examples of substantial evidence include structures that don't conform with current building standards, uses with low improvement values (such as parking lots), property owner interest in developing the parcel, and higher building vacancy rates. Another aspect of substantial evidence is whether other projects in the town have recently developed (or been approved for development) at the presumed densities. While many of San Anselmo's non-vacant sites have low value land uses such as parking lots or storage, some sites retain active uses. State law requires that these uses be considered "constraints." Jurisdictions can mitigate such constraints by providing incentives for residential uses (such as greater height and floor area limits) and working with housing developers to facilitate development.

As required by Government Code § 65583.2(g)(2), the Town has included findings in the resolution adopting the Housing Element that existing uses do not impede additional residential development. The Town has provided incentives and actions to work with developers to ensure that such sites are developable. It has also provided a buffer of additional sites in the event non-vacant sites are not available during the planning period.

[1] State-level grants are published here: https://dtsc.ca.gov/brownfields/loans-and-grants/ and https://www.waterboards.ca.gov/water_issues/programs/grants_loans/ Federal grants are published here: https://www.epa.gov/ust/petroleum-brownfields#federalprog

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
1	9 TAMAL AVE	1	1	0	0	0	1	1	0	1	5		Yes
2	300 SUNNY HILLS DR	0	1	1	0	1	0	1	0	0	4		Yes
3	1019 SIR FRANCIS DRAKE BLVD	0	1	0	0	0.5	1	1	0	1	4.5		Yes
4	1001 SIR FRANCIS DRAKE BLVD	1	1	0	0	0	1	1	0	1	5		Yes
5	8 SAIS AVE	1	1	0	0	0	1	1	0	1	5		Yes
6	930 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
7	805 SIR FRANCIS DRAKE BLVD	1	0	1	1	0.5	1	1	0	0	5.5		Yes
8	830 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
8	820 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	1	0	6.5		Yes
8	810 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
8	800 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	0	5.5		Yes
9	781 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes
9	761 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	0	5.5		Yes
10	729 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	0	1	7		Yes
10	727 SIR FRANCIS DRAKE BLVD	0	1	0	1	0	1	1	0	1	5		Yes
11	6 BRIDGE AVE	1	1	1	1	0	1	1	0	0	6		Yes
11	707 SIR FRANCIS DRAKE BLVD	0	1	1	0	1	1	1	0	0	5		Yes
12	754 SIR FRANCIS DRAKE BLVD	0	0	1	0	1	1	1	0	0	4		Yes
12	750 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
13	113 SPAULDING ST	1	1	1	0	0	1	1	1	1	7		Yes
14	100 CENTER BLVD	1	1	1	1	0	1	1	0	0	6		Yes
15	112 SPAULDING ST	0	1	0	0	0	1	1	1	1	5		Yes
15	606 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	1	1	0	0	5		Yes
15	640 SIR FRANCIS DRAKE BLVD	1	1	1	0	0	1	1	0	0	5		Yes
16	604 RED HILL AVE	1	1	1	1	1	1	1	0	0	7		Yes
17	580 RED HILL AVE	1	1	1	1	0	1	1	0	0	6		Yes
17	526 RED HILL AVE	1	1	0	1	1	1	1	0	1	7		Yes
17	520 RED HILL AVE	0	1	1	1	1	1	1	0	0	6		Yes
17	5 PALM LN	0	1	1	1	0	1	1	0	1	6		Yes
17	510 RED HILL AVE	1	1	1	1	0	1	1	0	0	6		Yes
17	504 RED HILL AVE	1	1	0	1	0	1	1	1	1	7		Yes
18	412 RED HILL AVE	0	1	1	1	0	1	1	0	0	5		Yes
18	NO ADDRESS	0	1	1	1	0.5	1	1	0	0	5.5		Yes
18	9 BUENA VISTA	1	1	0	0	0	1	1	0	1	5		Yes
18	400 RED HILL AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes
18	17 BUENA VISTA AVE	1	1	0	0	0	1	1	0	1	5		Yes
19	330 RED HILL AVE	1	1	1	1	0	1	1	0	1	7		Yes
19	306 RED HILL AVE	1	0	1	0	0.5	1	1	0	0	4.5		Yes
20	292 RED HILL AVE	0	1	1	1	0	1	1	0	1	6		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
21	NO ADDRESS	1	0	1	1	0	1	1	0	0	5		Yes
21	100 RED HILL AVE	0	1	1	1	0	1	1	0	0	5		Yes
22	90 RED HILL AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes
22	60 RED HILL AVE	1	1	1	1	0	1	1	0	0	6		Yes
22	50 RED HILL AVE	0	0	1	1	0.5	1	1	0	0	4.5		Yes
22	6 RED HILL AVE	1	1	1	1	0.5	1	1	1	0	7.5		Yes
22	2 RED HILL AVE	0	1	0	1	1	1	1	0	1	6		Yes
23	275 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
24	208 GREENFIELD AVE	0	1	1	0	0	1	1	0	1	5		Yes
24	210 GREENFIELD AVE	1	1	1	1	0	1	1	0	0	6		Yes
24	222 GREENFIELD AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
24	224 GREENFIELD AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
24	230 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
26	128 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
26	130 GREENFIELD AVE	0	1	1	1	0	1	1	0	1	6		Yes
26	144 GREENFIELD AVE	0	1	1	1	0	1	1	0	1	6		Yes
26	6 W HILLSIDE AVE	0	1	1	1	0	1	1	0	1	6		Yes
27	60 GREENFIELD AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes
27	70 GREENFIELD AVE	0	1	1	0	0	1	1	0	0	4		Yes
27	90 GREENFIELD AVE	0	1	0	1	0	1	1	0	0	4		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
27	NO ADDRESS	1	0	1	1	0	1	1	0	0	5	Yes	Yes
27	114 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
27	118 GREENFIELD AVE	0	1	1	1	0.5	1	1	0	0	5.5		Yes
28	300 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	1	6.5		Yes
28	312 SIR FRANCIS DRAKE BLVD	0	1	0	1	0	1	1	0	1	5		Yes
28	316 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	1	1	0	1	7		Yes
28	324 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	1	1	1	1	8		Yes
28	340 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	0	1	7		Yes
28	14 GREENFIELD AVE	0	1	1	1	0	1	1	1	1	7		Yes
28	No Address	1	0	1	1	0	1	1	0	0	5	Yes	Yes
28	34 GREENFIELD AVE	1	1	0	0	0	1	1	1	1	6		Yes
28	40 GREENFIELD AVE	0	1	1	1	0	1	1	0	0	5		Yes
29	43 SAN RAFAEL AVE	0	1	1	0	0	1	1	0	1	5		Yes
29	55 SAN RAFAEL AVE	1	1	1	0	0	1	1	0	1	6		Yes
30	71 SAN RAFAEL AVE	0	1	1	0	0	1	1	0	1	5		Yes
30	76 TAMALPAIS AVE	0	1	1	0	0	1	1	1	1	6		Yes
31	206 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	1	1	0	1	7		Yes
31	214 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	1	1	0	1	6		Yes
32	43 TAMALPAIS AVE	0	1	1	0	0	1	1	0	1	5		Yes
32	41 TAMALPAIS AVE	1	1	1	0	0	1	1	1	0	6		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
33	50 MARIPOSA AVE	0	1	1	0	0	1	1	0	1	5		Yes
34	77 TAMALPAIS AVE	1	1	1	0	0	1	1	0	1	6		Yes
34	69 TAMALPAIS AVE	1	1	1	0	0	1	1	1	1	7		Yes
34	63 TAMALPAIS AVE	1	1	1	0	0	1	1	1	1	7		Yes
35	54 MAGNOLIA AVE	1	1	1	0	0	1	1	0	1	6		Yes
35	58 MAGNOLIA AVE	1	1	1	0	0	1	1	1	1	7		Yes
36	30 MAGNOLIA AVE	1	1	1	0	0	1	1	0	1	6		Yes
36	36 MAGNOLIA AVE	1	1	1	0	0	1	1	1	1	7		Yes
37	73 MAGNOLIA AVE	1	1	0	0	0	0	1	0	1	4		Yes
37	69 MAGNOLIA AVE	1	1	1	0	0	0	1	0	1	5		Yes
38	47 MAGNOLIA AVE	1	1	0	0	0	1	1	0	1	5		Yes
38	43 MAGNOLIA AVE	1	1	0	0	0	1	1	0	1	5		Yes
38	41 MAGNOLIA AVE	1	1	0	0	0	1	1	1	1	65		Yes
39	196 TUNSTEAD AVE	0	1	1	0	0	0	1	0	1	4		Yes
40	100 SIR FRANCIS DRAKE BLVD	0	0	1	1	0	1	1	0	0	4		Yes
40	120 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	1	1	0	0	5		Yes
40	130 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	1	0	7		Yes
40	160 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	1	1	0	0	5.5		Yes
40	190 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	1	1	0	0	6.5		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
41	140 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	150 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	160 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	170 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	182 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
41	184 PINE ST	1	1	0	0	0	1	1	1	1	6		Yes
42	177 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
42	171 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
43	155 PINE ST	1	1	0	0	0	0	1	0	1	4		Yes
44	129 PINE ST	1	1	0	0	0	1	1	0	1	5		Yes
45	110 ROSS AVE	0	1	1	0	0	1	1	1	1	6		Yes
46	80 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes
46	88 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes
46	102 ROSS AVE	0	1	1	0	0	1	1	0	0	4		Yes
47	1 CEDAR ST	1	1	0	0	0	1	1	0	0	4		Yes
47	68 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes
48	61 WOODLAND AVE	0	1	1	0	0	1	1	0	1	5		Yes
49	50 ROSS AVE	1	1	0	0	0	1	1	1	1	6		Yes
50	21 MARIPOSA AVE	0	1	1	0	0	1	1	0	1	5		Yes
50	121 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
50	115 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	1	0	6.5		Yes
50	101 SAN ANSELMO AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
51	55 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	1	6.5		Yes
51	35 SAN ANSELMO AVE	0	1	0	1	0.5	1	1	0	1	5.5		Yes
51	29 SAN ANSELMO AVE	0	1	0	1	0	1	1	0	0	4		Yes
52	22 MARIPOSA AVE	1	1	0	1	0	1	1	0	1	6		Yes
53	15 ROSS AVE	0	1	1	1	0	1	1	1	1	7		Yes
53	243 SAN ANSELMO AVE	0	1	1	1	0	1	1	0	1	6		Yes
53	233 SAN ANSELMO AVE	1	1	1	1	0	1	1	1	1	8		Yes
53	223 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	0	5.5		Yes
53	217 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	1	6.5		Yes
54	98 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	1	1	1	0	7		Yes
55	151 SAN ANSELMO AVE	0	1	0	1	0	1	1	0	1	5		Yes
56	25 SAN ANSELMO AVE	1	1	1	1	0	1	1	0	0	6		Yes
57	19 TAMALPAIS	0	1	1	1	0	1	1	1	1	7		Yes
58	341 SAN ANSELMO AVE	0	1	1	1	0	1	1	0	1	6		Yes
59	23 ROSS AVE	1	1	1	1	0	1	1	1	1	8		Yes
60	21 SAN ANSELMO AVE	0	1	1	1	0.5	1	1	0	0	5.5		Yes
61	305 SAN ANSELMO AVE	0	1	1	1	1	1	1	0	0	6		Yes
62	73 ROSS AVE	0	1	0	0	0	1	1	0	1	4		Yes
62	70 MARIPOSA AVE	1	1	1	0	0	1	1	0	1	6		Yes
62	71 ROSS AVE	1	1	0	0	0	1	1	0	1	5		Yes

Table 6.10: Non-Vacant Site Suitability													
Site	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Site within 1/4 Mile of a Transit Stop	Site Within ODDS Focus Area	Developer Interest	Non-Conforming Structures	Sum of Nonvacant Site Suitability Scores	Vacant Site	Meets Feasibility for Development Threshold
63	51 ROSS AVE	0	1	1	0	0	1	1	1	1	6		Yes

Replacement Housing Requirements

The Housing Opportunity Sites Inventory includes non-vacant sites, one of which currently provides housing to lower income households: Tam House II at 61 Woodland Avenue (part of Site 47). **Action 4.1c requires replacement housing units when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.**

Rezone Program for Adequate Sites

The Housing Opportunity Sites Inventory includes sites that will require rezoning or that text amendments be made to existing zoning district designations to accommodate the regional housing need, including for lower-income households. **Program 5.2 and Program 5.7 and the associated actions require amendments to the Zoning Code to accommodate higher density and affordable housing** San Anselmo's rezoning program will meet all requirements of Government Code section 65583.2, subdivisions (h) and (i) as detailed below:

- **Residential Density**. As detailed in Actions 5.2a, 5.2b, 5.7b, 5.7c, 5.7d, 5.7e, the Town will establish a required minimum density of residential development and will allow a maximum density of 30 dwelling units per acre. In addition, the Affordable Housing Overlay District (Program 5.3) will be applied to properties zoned SPD, C-3, and R-3, and it will provide additional flexibility in development standards to encourage affordable housing in San Anselmo. Property owners will also be able to request a zoning amendment to fall within the Affordable Housing Overlay Zone, and the Town will waive rezoning fees. However, the Affordable Housing Overlay District is not required to meet the RHNA or make development feasible at the densities prescribed by the base zone.
- **Mixed Use Development**. As detailed in Action 5.2b, the Town of San Anselmo will require that residential use occupy at least 50 percent of the total floor area of a mixed use project.
- **Residential Use by Right**. The Town will not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. As detailed in Actions 3.1b and 3.2a, the Town of San Anselmo will adopt objective design standards for all housing types, including missing middle housing types, which will be used as administrative design review for project approval. Due to the objective, nondiscretionary nature of the objective design standards, design review will not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

Infrastructure Availability

As detailed in Chapter 4, Housing Constraints, infrastructure providers in San Anselmo have sufficient capacity to meet the needs of development on the identified housing opportunity sites.

Housing Opportunities Conclusion

The Town of San Anselmo is committed to creating housing opportunities and choice throughout the community and has gone above and beyond the state mandate to do so. San Anselmo's RHNA 6th Cycle obligation is a total of 833 total units. With 54 units in pipeline projects and 160 projected ADUs, the Town's obligation is reduced to 619 total units. To plan for the remaining 619 units, the Town has identified 63 sites across 151 parcels that can reasonably accommodate 794 total units – **providing the Town with nearly a 30 percent buffer**. This significant buffer will ensure that the Town has the resources needed to fulfill its RHNA 6th Cycle obligation and more in the next eight years.

Table 6.11: RHNA 6th Cycle Allocation Compared to Opportunity Site Yield			
Income Level	RHNA Allocation	RHNA Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer	Opportunity Sites Yield
Low Income	398	356.4	325
Moderate Income (80-119% AMI)	121	114.6	272
Above Moderate Income (120% AMI+)	314	301.8	197
Total	**833**	**745**	**794**

Table 6.12 and *Table 6.13* below summarize the projected number of units that could be developed on parcels currently suitably designated and zoned to allow residential uses in relation to the RHNA and projected pipeline projects and ADUs. The sites currently suitably zoned to allow residential development are broken down into vacant and non-vacant sites. Redevelopment potential of the non-vacant sites is analyzed in this chapter. As shown in the table, San Anselmo's RHNA of 833 units cannot be met by already suitably zoned land that allows residential uses. Therefore, the Town proposes to redesignate and rezone sites to accommodate additional residential development at income levels that meet the identified housing need in **Action 5.7a**.

Table 6.12: Suitable Sites Zoned for Residential Uses Yield Analysis					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
RHNA	253	145	121	314	833
Estimated Units Accommodated by Vacant Land Zoned to Allow Residential Uses	0		16	10	26
Estimated Units Accommodated by Non-Vacant Land Zoned to Allow Residential Uses	182		224	60	466
Projected Units to be Accommodated by Pipeline Projects and ADUs	50	48	48	68	214
Remaining RHNA to be Accommodated by Opportunity Sites	118		-167 (surplus)	176	127

Table 6.13: Housing Opportunity Sites Summary Table						
Income Category	Total Sites	Total Net New Units	Total Acres	Rezoned Sites	Rezoned Sites: Net New Units	Rezoned Acres
Lower Income	16	325	15.80	3	143	6.80
Moderate Income	64	272	14.52	9	32	1.74
Above Moderate Income	70	197	14.94	58	133	11.60
Total	**150**	**794**	**45.26**	**70**	**308**	**20.14**

7 AFFIRMATIVELY FURTHERING FAIR HOUSING

Affirmatively Furthering Fair Housing

Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity[1] and a commitment to specific meaningful actions to affirmatively further fair housing[2]. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes[3]. In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing.
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation.
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation.
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due to begin in 2021.
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the Town's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.[4] The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends the Bay Area (the members of ABAG) when data is available in the Data Needs Package as well as it could be gathered from the U.S. Census and trends within the boundaries of Marin County. "Local Trends" describe trends specific to the San Anselmo.

---

[1] While the Department of Housing and Community Development (HCD) does not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

[2] "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law.

[3] A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

[4] Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

Sources of Information

The Town used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics
    - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS)
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI).
- Local Knowledge

Some of these sources provide data on the same topic, but the resulting data differs due to different methodologies. For example, the decennial Census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. The ACS provides estimates based on a small survey of the population taken over the course of the whole year.5 Since the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information included provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the primary source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2015-2019 ACS reports are cited more frequently (and 2013-2017 for CHAS data).

The Town also used findings and data from the 2020 Marin County Analysis of Impediments to Fair Housing Choice (2020 AI), which includes a variety of locally available information, such as surveys, local history, and events that have historically or currently affect fair housing choice. The Town also sourced regional findings and data from HCD's 2020 Analysis of Impediments to Fair Housing Choice.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG package. Time frames across data sources may differ by a few years when data from the same year was not available . As explained earlier, assessments are most useful when indicating possible trends.

For simplicity, this analysis will refer to various sections of the county as North Marin, West Marin, Central Marin, and Southern Marin. San Anselmo is part of Central Marin. These designations are shown in *Figure 7.1* and include the following communities and jurisdictions:

- **North Marin:** Black Point-Green Point, Novato, Lucas Valley-Marinwood
- **West Marin:** Dillon Beach, Tomales, Inverness, Point Reyes Station, Nicasio, Lagunitas-Forest Knolls, San Geronimo, Woodacre, Bolinas, Stinson Beach, Muir Beach
- **Central Marin:** Sleepy Hollow, Fairfax, San Anselmo, Ross, Santa Venetia, San Rafael, Kentfield, Larkspur, Corte Madera
- **Southern Marin:** Mill Valley, Tiburon, Strawberry, Tamalpais-Homestead Valley, Marin City, Belvedere, Sausalito

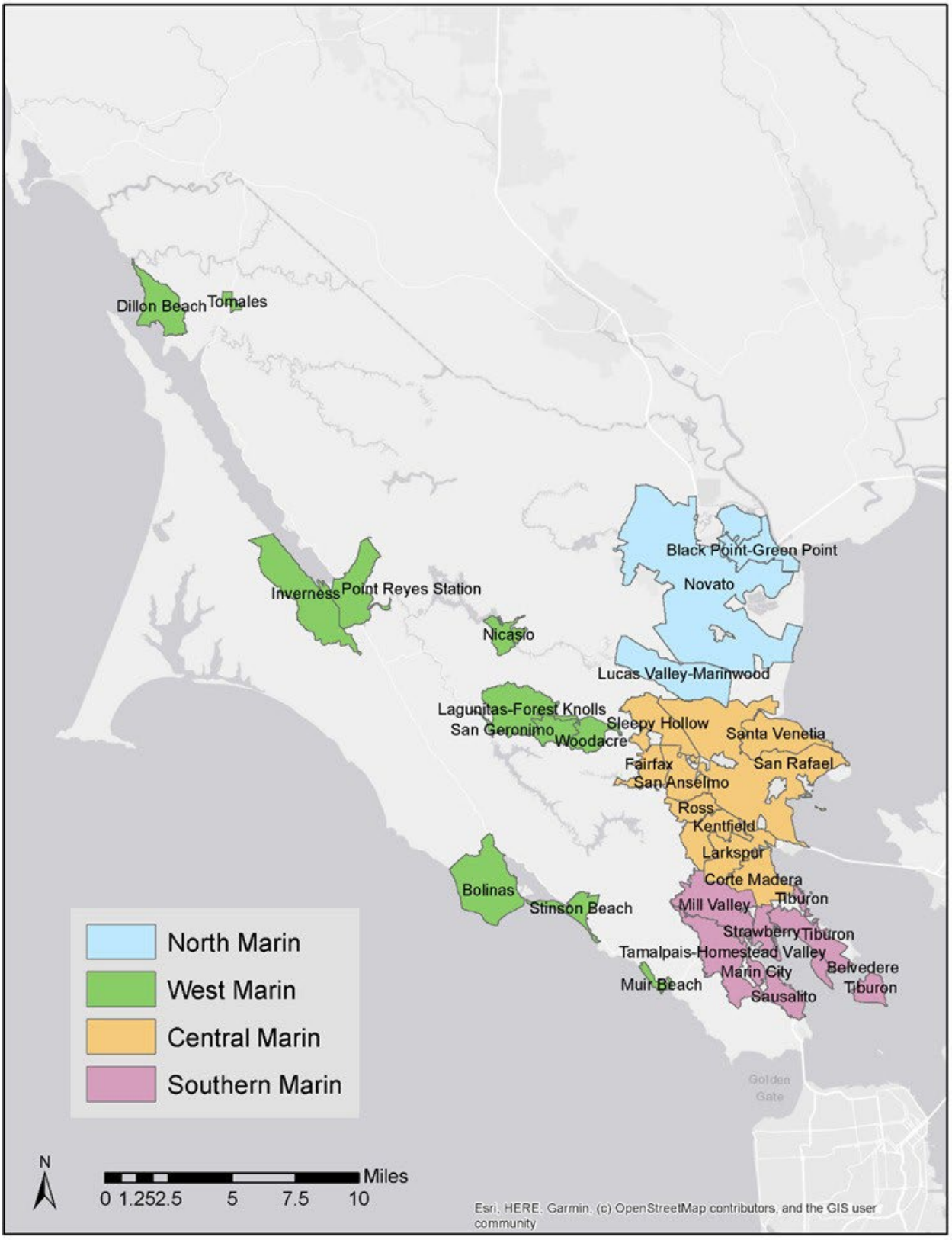


Figure 7.1: Marin County Communities

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing The Fair Housing Advocates of Northern California (FHANC) provides fair housing services, including fair housing counseling, complaint investigation, and discrimination complaint assistance, to Marin County residents. FHANC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. FHANC also provides fair housing workshops in English and Spanish. Workshops educate tenants on fair housing law and include information on discriminatory practices, protections for immigrants, people with disabilities, and families with children, occupancy standards, and landlord-tenant laws. FHANC also provides educational workshops on home buying and affordable homeownership. FHANC hosts a fair housing conference in Marin County annually.

The County of Marin works in close partnership with the Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC). FHAM is the only HUD-certified Housing Counseling Agency in the county, as well as the only fair housing agency with a testing program in the county. Fair Housing Advocates of Marin (FHAM) provides free services to residents protected under federal and state fair housing laws. FHAM helps people address discrimination they have experienced, increasing housing access and opportunity through advocacy as well as requiring housing providers to make changes in discriminatory policies. FHAM provides the following services:

1. Housing counseling for individual tenants and homeowners;
2. Mediations and case investigations;
3. Referral of and representation in complaints to state and federal enforcement agencies;
4. Intervention for people with disabilities requesting reasonable accommodations and modifications;
5. Fair housing training seminars for housing providers, community organizations, and interested individuals;
6. Systemic discrimination investigations;
7. Monitoring Craigslist for discriminatory advertising;
8. Education and outreach activities to members of protected classes on fair housing laws;
9. Affirmatively Furthering Fair Housing (AFFH) training and activities to promote fair housing for local jurisdictions and county programs;
10. Pre-purchase counseling/education for people in protected classes who may be victims of predatory lending; and
11. Foreclosure prevention.

Fair Housing Enforcement

Regional Trends

The 2020 Analysis of Impediments (AI) presented information on housing discrimination basis for the entire County. Discrimination complaints from both in-place and prospective tenants are filed with FHANC, the Department of Housing and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH). Complaints filed through HUD/DFEH from 2018-2019, included in the 2020 AI are shown below. More updated FHANC clients (2020-2021) are also included in *Table 7.1*. A total of 301 housing discrimination complaints were filed with FHANC from 2020 to 2021 and 14 were filed with HUD from 2018 to 2019. Discrimination complaints by protected class are shown in *Table 7.1*. A majority of complaints, including 78 percent of complaints filed with FHANC and 57 percent of complaints filed with HUD, were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims, making disability the most common basis for a complaint. In addition to the complaints detailed in the table below, FHANC also received four complaints based on age, three based on sex, two based on color, one based on sexual orientation, and one based on marital status. Similarly, state trends show that race and familial status are among the most common basis for discrimination complaints (16 percent and 10 percent, between 2015 and 2019).

Table 7.1: Discrimination Complaints by Protected Class (2018-2021)

Protected Class	FHANC (2020-21)		HUD/DFEH (2018-19)	
	Complaints	Percent	Complaints	Percent
Disability	235	78%	8	57%
National Origin	38	13%	4	29%
Race	22	7%	3	21%
Gender	19	6%	2	14%
Familial Status	13	4%	1	7%
Source of Income	28	9%	N/A	N/A
Total	**301**	**N/A**	**14**	**N/A**

Sources: Marin County Analysis of Impediments to Fair Housing Choice, 2020; Fair Housing Advocates of Northern California (FHANC), 2020-21.

A reasonable accommodation, as defined in the 2020 AI, "is a change or modification to a housing rule, policy, practice, or service that will allow a qualified tenant or applicant with a disability to participate fully in a housing program or to use and enjoy a dwelling, including public and common spaces." The 2020 AI reported that FHANC requested 35 reasonable accommodations for clients with disabilities between 2018 and 2019, 33 of which were approved. County staff also advise clients on reasonable accommodations requests. FHANC also provides funding for the Marin Center for Independent Living (MCIL). Since 2017, FHANC has provided funding for 13 MCIL modifications.

As described earlier, the County works with Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC) to provide fair housing services to Marin residents. However, FHAM also provides services across a large service area that includes Marin County, Sonoma County, Santa Rosa, Fairfield, and Vallejo.

Historically, FHAM's fair housing services have been especially beneficial to Latinos, African Americans, people with disabilities, immigrants, families with children, female-headed households (including survivors of domestic violence and sexual harassment), and senior residents; approximately 90 percent of clients are low-income. FHAM's education services are also available to members of the housing, lending, and advertising industry. Providing industry professionals with information about their fair housing responsibilities is another means by which FHAM decreases incidences of discrimination and helps to protect the rights of members of protected classes.

From 2017 to 2018, the FHAM served 1,657 clients (tenants, homeowners, social service providers, and advocates), a 22 percent increase from the previous year; provided counseling on 592 fair housing cases (a 26 percent increase), intervened for 89 reasonable accommodations granted (a 33 percent increase) of 97 (a 24 percent increase) requested for people with disabilities; funded eight (8) reasonable modification requests to improve accessibility for people with disabilities; investigated 71 rental properties for discriminatory practices, filed 15 administrative fair housing complaints (a 15 percent increase)and one (1) lawsuit; garnered $71,140 in settlements for clients and the agency; and counseled 71 distressed homeowners and assisted homeowners in acquiring $228,197 through Keep Your Home California programs to prevent foreclosure.

During Fiscal Year 2018 to 2019, FHAM counseled 393 tenants and homeowners in Marin County, screening clients for fair housing issues and providing referrals for non-fair housing clients or callers out of FHAM's service area. Of the households counseled, 211 alleged discrimination and were referred to an attorney or bilingual housing counselor for further assistance (e.g. receiving information on fair housing laws, interventions with housing providers requesting relief from discriminatory behavior, making 35 reasonable accommodation requests on behalf of disabled tenants, four referrals to HUD/DFEH and representation in administrative complaints). Though the complaints FHAM received were on every federal and protected basis, the fair housing administrative complaints filed with the Department of HUD or the California Department of Fair Housing and Equal Opportunity alleged discrimination on the basis of disability, race, national origin, gender, and familial status.

Local Trends

FHANC received 39 housing discrimination complaints from San Anselmo residents between 2016 to 2021, including five in 2021 **(***Table 7.2***).** It is important to note that the sum of the complaints by protected class shown below will not equal the total as a single complaint may have been filed by a member of multiple protected classes. During this period, a large majority (74.4 percent) of complaints were related to disability status. Less common complaints related to race (7.7 percent), sexual orientation (7.7 percent), and gender (7.7 percent). Two complaints were filed by members of each of the following protected classes: source of income, age, marital status, religion, and national origin. One complaint was filed related to sex and familial status respectively. Consistent with the large proportion of persons filing on the basis of disability, 59 percent of complaints cited reasonable accommodation as a discriminatory practice. Other common discriminatory practices cited include different terms and conditions (15.4 percent), refusal to rent/sale (12.8 percent), and intimidation, interference, or coercion (12.8 percent).

Of the 39 complaints filed during this period, 27 (69.2 percent) were filed by White residents, four were filed by Black/African American residents (10.3 percent), three were filed by other/multiple race residents (7.7 percent), two were filed by American Indian/Alaska Native and White residents (5.1 percent), and two were filed by Asian and White residents (5.1 percent). Nearly 13 percent of complaints were filed by Latino residents. White residents were underrepresented in the pool of complaints, while all other races/ethnicities were overrepresented compared to the distribution of the population (see *Table 7.3*).

Table 7.2: Discrimination Complaints by Protected Class – San Anselmo (2016-2021)

Protected Class	2021	2020	2019	2018	2017	2016	Total
Disability	5	6	5	5	2	6	74.4%
Race	1	0	0	2	0	0	7.7%
Sexual Orientation	0	0	0	2	1	0	7.7%
Gender	0	0	0	0	2	1	7.7%
Source of Income	1	0	1	0	0	0	5.1%
Age	0	0	1	0	1	0	5.1%
Marital Status	0	0	1	0	1	0	5.1%
Religion	0	0	0	0	1	1	5.1%
National Origin	0	0	0	0	0	2	5.1%
Sex	1	0	0	0	0	0	2.6%
Familial Status	0	0	0	0	1	0	2.6%
Total	**5**	**6**	**7**	**7**	**5**	**9**	**39**

Note: Sum of complaints by basis will not equal total as a single complaint may be on the basis of multiple protected classes.
Sources: Fair Housing Advocates of Northern California (FHANC), 2020-21.

The HCD Data Viewer records HUD fair housing inquiries. Fair housing inquiries are not official fair housing cases but can be used to identify concerns about possible discrimination. According to 2013-2021 HUD data, there were 0.15 inquiries per 1,000 persons in San Anselmo. The fair housing inquiry rate in the town is like the nearby jurisdictions of Fairfax, Larkspur, and Ross, and lower than San Rafael and Corte Madera. There were two total inquiries from San Anselmo residents during this period, one related to disability status and one related to sex.

Fair Housing Testing

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

During the 2018-2019 FY, FHANC conducted email testing, in-person site, and phone testing for Marin County. FHANC conducted 60 email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 27 percent of tests, discrimination based on income in 63 percent of tests, and discrimination based on familial status in 7 percent of tests. Three paired tests (6 tests total) also showed discrimination based on both race and source of income. In 80 percent of tests (24 of 30 paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).[3]

In-person site and phone tests consisted of an African American tester and a White tester. Of the 10 paired in-person site and phone tests conducted, 50 percent showed differential treatment favoring the White tester, 60 percent showed discrepancies in treatment for HCV recipients, and 30 percent showed discrimination on the basis of race and source of income.

The conclusions of the fair housing tests included in the 2020 AI are as follows:

- Housing providers make exceptions for White Housing Choice Voucher recipients, particularly in high opportunity areas with low poverty.
- Email testing revealed significant evidence of discrimination, with 27 percent of tests showing clear differential treatment favoring the White tester and 63 percent of tests showing at least some level of discrimination based upon source of income.
- Phone/site testing also revealed significant instances of discrimination: 50 percent of discrimination based upon race and 60 percent based on source of income.

In Fiscal Year 2018 to 2019, Fair Housing Advocates of Marin (FHAM) conducted systemic race discrimination investigations as well as complaint-based testing, with testing for race, national origin, disability, gender, and familial status discrimination. FHAM monitored Craigslist for discriminatory advertising, with the additional recently added protection for individuals using housing subsidies in unincorporated parts of Marin. FHAM notified 77 housing providers in Marin during the year regarding discriminatory language in their advertisements.

The 2020 State AI did not report any findings on fair housing testing. However, the AI concluded that community awareness of fair housing protections correlates with fair housing testing as testing is often complaint-based, like it is for FHAM in Marin County. According to the 2020 State AI, research indicates that persons with disabilities are more likely to request differential treatment to ensure equal access to housing, making them more likely to identify discrimination. The 2020 State AI highlighted the need for continued fair housing outreach, fair housing testing, and trainings to communities across California, to ensure the fair housing rights of residents are protected under federal and state law. The 2020 State AI recommended that the state support the increase of fair housing testing to identify housing discrimination.

The 2020 State AI also reported findings from the 2020 Community Needs Assessment Survey. Respondents felt that the primary bases for housing discrimination were source of income, followed by discriminatory landlord practices, and gender identity and familial status. These results differ from the most cited reason for discrimination in complaints filed with DFEH and FHANC. The State survey also found that most (72 percent) respondents who had felt discriminated against did "nothing" in response. According to the 2020 State AI, "fair housing education and enforcement through the complaint process are areas of opportunity to help ensure that those experiencing discrimination know when and how to seek help."

3 The Housing Choice Voucher (HCV) Program is the federal government's major program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Participants issued a housing voucher are responsible for finding a suitable housing unit of their choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the local Public Housing Agency (PHA) on behalf of the participant. The participant then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Beginning on January 1, 2020, housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Housing Choice Voucher, that helps them to afford their rent.

Local Trends

During the 2018-2019 FY, FHANC conducted email testing in San Anselmo. FHANC conducted eight email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 50 percent of tests, discrimination based on income in 75 percent of tests, and there was also clear differential treatment based upon familial status. Four paired tests showed clear differential treatment based upon race and two paired tests based upon source of income.

In 100 percent of tests (eight of eight paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).

Fair Housing Education and Outreach

Regional Trends

As stated earlier, the 2020 State AI has concluded that fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. FHANC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. The Marin Housing Authority website includes the following information in 103 languages:

- Public Housing, including reasonable accommodations, grievance procedures, transfer policies, Section 3, maintenance service charges, fraud and abuse, resident newsletters, forms and other resources;
- HCVs, including for landlords, participants, fraud and abuse and voucher payment standards;
- Waitlist information and updates;
- Resident Services, including the Supportive Housing Program and Resident Advisory Board;
- Homeownership including Below Market Rate Homeownership Program, Residential Rehab Loan Program, Mortgage Credit Certification Program and the Section 8 Homeownership Program;
- Announcements and news articles, Agency reports and calendar of events.

The County established a Fair Housing Community Advisory Group in 2016. The Community Advisory Group provides advice and feedback on community engagement and communication strategies to County staff, participates in inclusive discussions on fair housing topics, identifies fair housing issues and contributing factors, and assists in developing solutions to mitigate fair housing issues. The County also established a Fair Housing Steering Committee consisting of 20 members representing public housing, faith-based organizations, the Marin Housing Authority, Asian communities, cities and towns, African American communities, business, persons with disabilities, children, legal aid, persons experiencing homelessness, Latino communities, and philanthropy. The Steering Community advises on community engagement strategies, identifies factors contributing to fair housing impediments, incorporates community input and feedback, and provides information on a variety of housing topics to inform actions and implementation plans.

From 2017 to 2018, Fair Housing Advocates of Marin (FHAM) educated 221 prospective homebuyers; trained 201 housing providers on fair housing law and practice, a 28 percent increase from the previous fiscal year. From 2017 to 2018, FHAM also reached 379 tenants and staff from service agencies through fair housing presentations and 227 community members through fair housing conferences (a 37 percent increase); distributed 4,185 pieces of literature; had 100 children participate in our annual Fair Housing Poster Contest from 10 local schools and 16 students participate in our first Fair Housing Poetry Contest from 11 local schools; and offered Storytelling shows about diversity and acceptance to 2,698 children attending 18 Storytelling shows.

As of 2021, FHAM agency reaches those least likely to apply for services through the following: ·

- Translating most of its literature into Spanish and some in Vietnamese;
- Continuing to advertise all programs/services in all areas of Marin, including the Canal, Novato, and Marin City, areas where Latino and African-American populations are concentrated and live in segregated neighborhoods;
- Maintaining a website with information translated into Spanish and Vietnamese;
- Maintaining bilingual staff: As of 2021, FHAM has three bilingual Spanish speakers who offer intake, counseling, education and outreach to monolingual Spanish speakers; in addition, they have one staff member who is bilingual in Mandarin and another in Portuguese;
- Maintaining a TTY/TDD line to assist in communication with clients who are deaf/hard of hearing · Offering translation services in other languages when needed;
- Conducting outreach and fair housing and pre-purchase presentations in English and Spanish;
- Collaborating with agencies providing services to all protected classes, providing fair housing education to staff and eliciting help to reach vulnerable populations – e.g. Legal Aid of Marin, the Asian Advocacy Project, Canal Alliance, ISOJI, MCIL, Sparkpoint, the District Attorney's Office, Office of Education, and the Marin Housing Authority.

Local Trends

As previously described in the Public Outreach Chapter, the Town held a series of Virtual Community Meetings and Housing Element Advisory Committee (HEAC) meetings. Both the Virtual Community Meetings and the HEAC meetings included an overview of fair housing issues, what AFFH is and how it relates to the town, current conditions within the town and potential actions to address AFFH issues. The Town is committed to continuing to engage the segments of the population that reside in the neighborhoods with a lower access to opportunity and more fair housing impediments for ongoing input related to housing and community development needs and access to opportunities. This includes access to economic, environmental, educational and transportation opportunities. The Town intends to complete additional outreach as it works to obtain certification of this Housing Element as well as continuing community engagement during the planning period.

Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"- households with extended family members and non-kin.[4] These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).[5]

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two group that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score above 60, 60 percent of people in the specified area would need to move to eliminate segregation.[6] The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

4 Harvey, H., Duniforn, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. Duke University Press, 58 (3): 821–846. https://doi.org/10.1215/00703370-9101102
5 Sandefur, G.D., Martin, M., Eggerling-Boeck, J. , Mannon, S.E., & .Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) America becoming: Racial trends and their consequences. (Vol I, pp. 40-102). National Academy Press Washington, D.C. .
6 Massey, D.S. and N.A. Denton. (1993). American Apartheid: Segregation and the Making of the Underclass. Cambridge, MA: Harvard University Press.

Regional Trends

Non-Hispanic Whites make up 71.2 percent of Marin County's population, a significantly larger share than in the Bay Area region[7], where only 39 percent of the population is non-Hispanic White. The next largest racial/ethnic group in Marin County is Hispanic/Latino, making up 16 percent of the population, followed by Asian population (5.8 percent), and population of two or more races (3.8 percent) (*Table 7.3*). Of the selected jurisdictions surrounding San Anselmo, San Rafael has the most concentrated Hispanic population, where 31 percent of residents are Hispanic or Latino, while Ross has the smallest Hispanic population of only 3.5 percent (and inversely the largest White population of 89 percent). These trends differ from the Bay Area, where Asians make up the second largest share of the population (27 percent). While Asians make up the third largest share of the population in Marin County, they account for only six percent of the population.

Table 7.3: Racial Composition in Neighboring Cities and County (2019)

Race	Bay Area[10]	Marin County	San Anselmo	Corte Madera	Fairfax	Larkspur	Ross	San Rafael
White, non-Hispanic	3,030,040 (39.3%)	185,079 (71.2%)	10,759 (85.9%)	7,723 (78.5%)	6,237 (82.3%)	9,597 (77.9%)	2,040 (89.1%)	33,502 (57.0%)
Black or African American, non-Hispanic	447,182 (5.8%)	5,459 (2.1%)	100 (0.8%)	226 (2.3%)	30 (0.4%)	86 (0.7%)	69 (3.0%)	764 (1.3%)
American Indian and Alaska Native, non-Hispanic	15,420 (0.2%)	520 (0.2%)	N/A	N/A	N/A	49 (0.4%)	N/A	59 (0.1%)
Asian, non-Hispanic	2,058,577 (26.7%1)	15,077 (5.8%)	413 (3.3%)	600 (6.1%)	326 (4.3%)	665 (5.4%)	87 (3.8%)	3,938 (6.7%)
Native Hawaiian and Other Pacific Islander, non-Hispanic	N/A	260 (0.1%)	N/A	N/A	30 (0.4%)	12 (0.1%)	N/A	N/A
Some other race, non-Hispanic	N/A	2,339 (0.9%)	38 (0.3%)	157 (1.6%)	N/A	62 (0.5%)	N/A	234 (0.4%)
Two or more races, non-Hispanic	N/A	9,878 (3.8%)	326 (2.6%)	433 (4.4%)	242 (3.2%)	493 (4.0%)	11 (0.5%)	1,998 (3.4%)
Hispanic or Latino	1,811,856 (23.5%)	41,591 (16.0%)	698 (7.1%)	698 (7.1%)	712 (9.4%)	1,355 (11.0%)	80 (3.5%)	18,220 (31.0%)
Total	**7,710,026**	**259,943**	**12,525**	**9,838**	**7,578**	**12,319**	**2,290**	**58,775**

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
2. Asian and Pacific Islander combined; ABAG Data Package presented data with some races combined.
Sources: American Community Survey, 2015-2019 (5-Year Estimates). ABAG Housing Needs Data Package.

As explained above, dissimilarity indices measure segregation, with higher indices signifying higher segregation. In Marin County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 42.6 in 2020 (*Table 7.4).* Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Black, Hispanic, Asian/Pacific Islander, and White residents have also increased since 1990, indicating that Marin County has become increasingly racially segregated. Based on HUD's definition of the index, Black and White residents are highly segregated and Hispanic and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table 7.4: Dissimilarity Indices for Marin County (1990-2020)

	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	31.63	34.08	35.21	42.61
Black/White	54.90	50.87	45.61	57.17
Hispanic/White	36.38	44.29	44.73	49.97
Asian or Pacific Islander/White	19.64	20.13	18.55	25.72

Sources: HUD Dissimilarity Index, 2020.

7 The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

In California, based on the figures provided in the 2020 State AI, segregation levels between non-White and White populations were moderate in both entitlement and non-entitlement areas. However, segregation levels in non-entitlement areas are slightly higher with a value of 54.1, compared to 50.1 in entitlement areas. Segregation trends Statewide show an increase in segregation between non-White and White populations between 1990 and 2017 in both entitlement and non-entitlement areas. The 2020 State AI found that California's segregation levels have consistently been most severe between the Black and White populations, a trend paralleled in Marin County. Also, like Marin County, State trends show Asian or Pacific Islander and White residents are the least segregated when compared to other racial and ethnic groups, but levels are still increasing.

Figure 7.2 and *Figure 7.3* below compare the concentration of minority populations in Marin County and the adjacent region by census block group8 in 2010 and 2018. Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide. In Marin County, non-White populations are most concentrated along the eastern County boundary, specifically in North and Central Marin in the cities of San Rafael, Novato, and the unincorporated communities of Marin City and San Quentin (where a State Prison is located). Red block groups indicate that over 81 percent of the population in the tract is non-White. While non-White populations appear to be increasing across the Marin region, these groups are generally concentrated within the areas described above. However, minorities are more highly concentrated in jurisdictions east and south of Marin County. Most of the block groups along the San Pablo Bay and San Francisco Bay shores in Solano, Contra Costa, Alameda, and San Francisco County have higher concentrations of minorities (over 61 percent) compared to North Bay counties (Marin, Sonoma, and Napa).

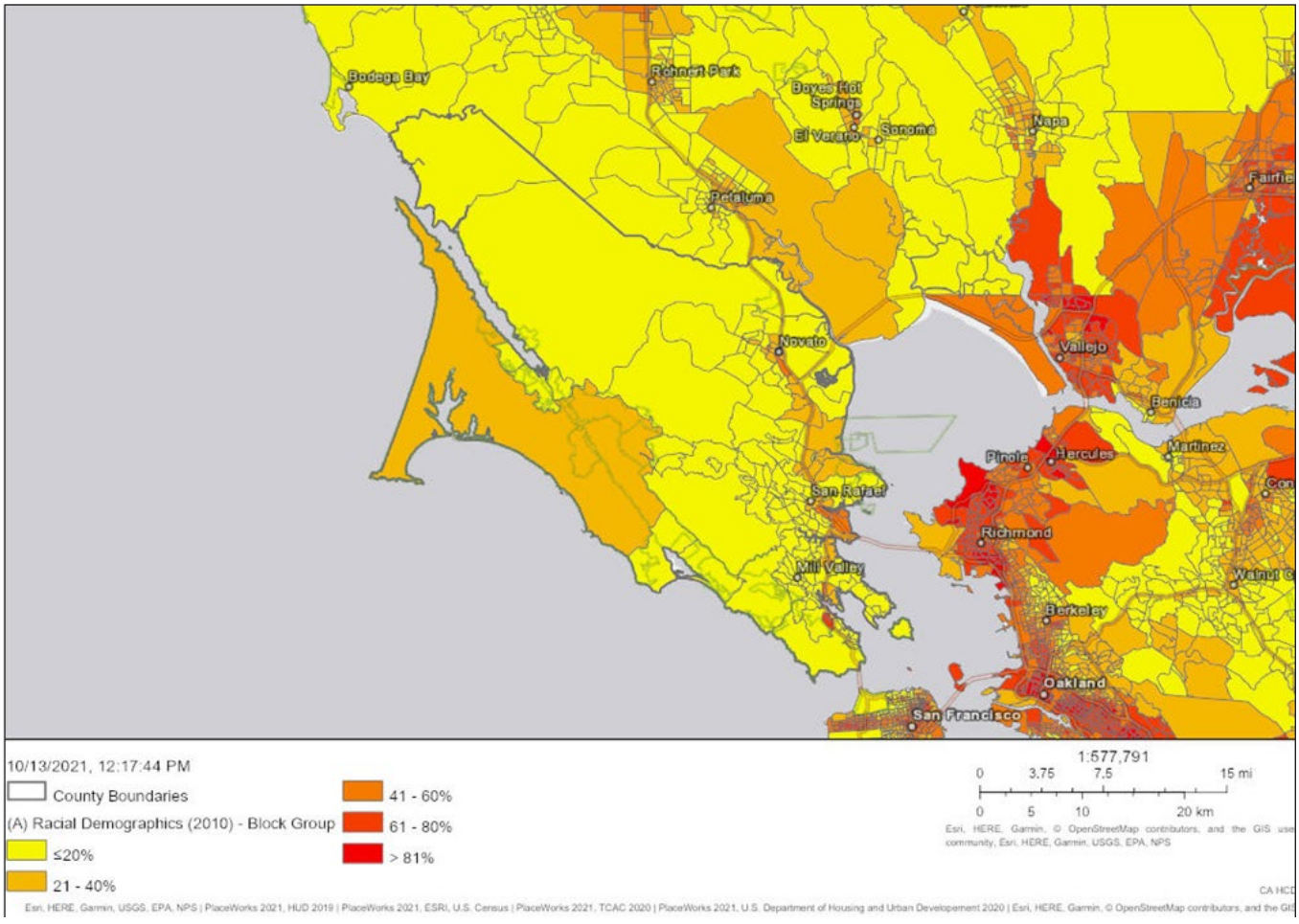


Figure 7.2: Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

8 Block groups (BGs) are the next level above census blocks in the geographic hierarchy (census blocks are the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data). A BG is a combination of census blocks that is a subdivision of a census tract or block numbering area (BNA). A county or its statistically equivalent entity contains either census tracts or BNAs; it can not contain both. The BG is the smallest geographic entity for which the decennial census tabulates and publishes sample data.

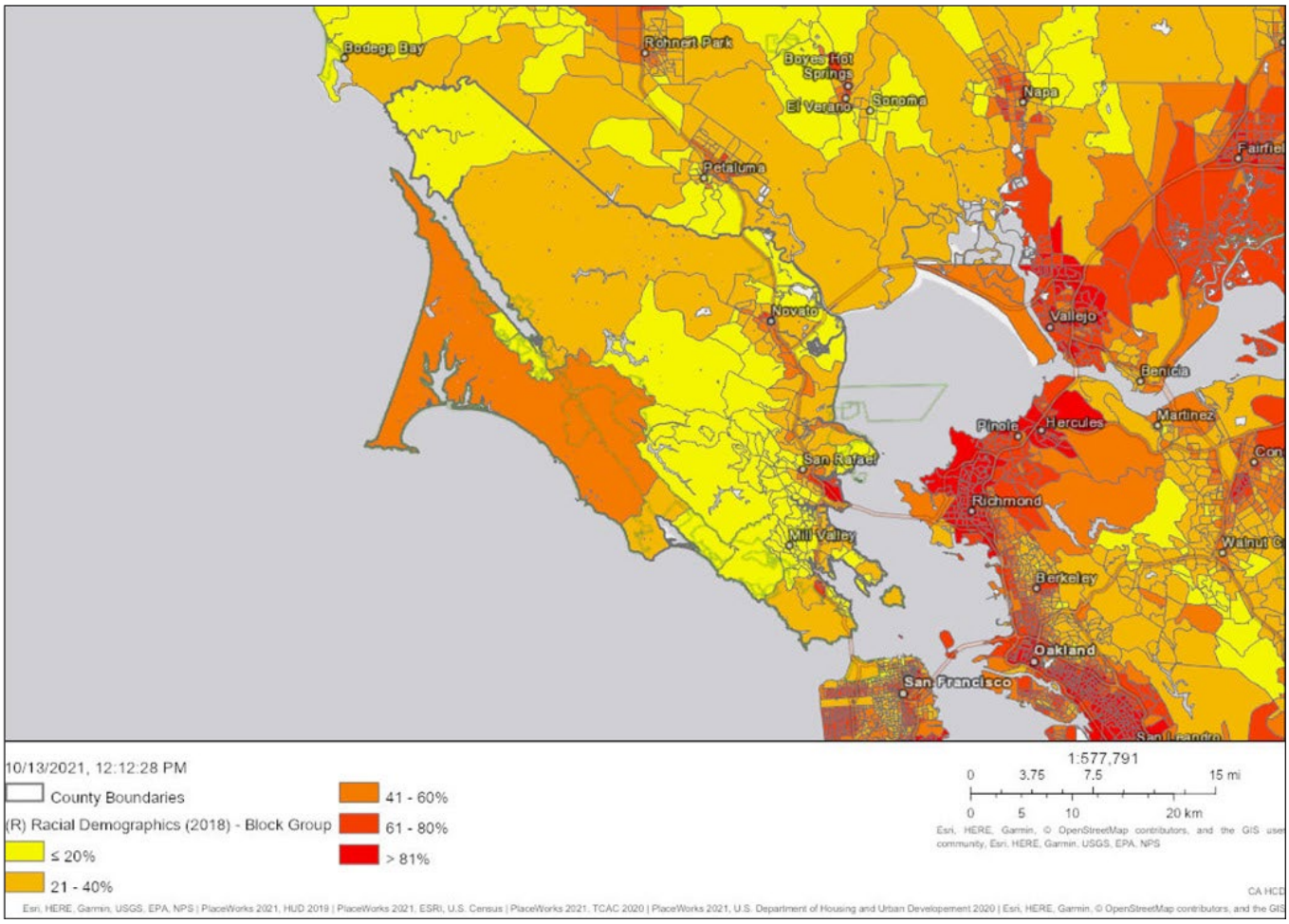


Figure 7.3: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

Figure 7.4 shows census tracts in Marin County and the neighboring region by predominant racial or ethnic groups. The intensity of the color indicates the population percentage gap between the majority racial/ethnic group and the next largest racial/ethnic group. The higher the intensity of the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. The darkest color indicator for each race indicates that over 50 percent of the population in that tract is of a particular race/ethnicity. Gray indicates a White predominant tract, green indicates a Hispanic predominant tract, purple indicates an Asian predominant tract, and red indicates a Black predominant tract. There are only four tracts in the county with non-White predominant populations. Three tracts in Central Marin and one tract in Southern Marin have predominant non-White populations. Two tracts in San Rafael have Hispanic predominant populations (green), one of which has a Hispanic population exceeding 50 percent (90 percent, darkest green), and one tract in the unincorporated San Quentin community has a Black predominant population (40 percent, red). In Southern Marin, one tract in unincorporated Marin City has a Black majority population (41 percent, red). In all other tracts countywide, Whites are the predominant race (grey). By comparison, many census tracts in Solano, Contra Costa, Alameda, and San Francisco County have predominant minority populations (shades of purple, green, and red).

Marin City, historically an African American enclave, has experienced significant declines in the local African American population. In 1990, the community was about 90 percent Black/African American, and is currently around 28 percent.

The COVID-19 pandemic has accelerated these trends, highlighting communities that are increasingly at risk for higher infection rates. Hispanic/ Latino populations represent about 16 percent of the county and 34 percent of Rental Assistance requests, while Black/African American residents represent about two percent of rental assistance requests.

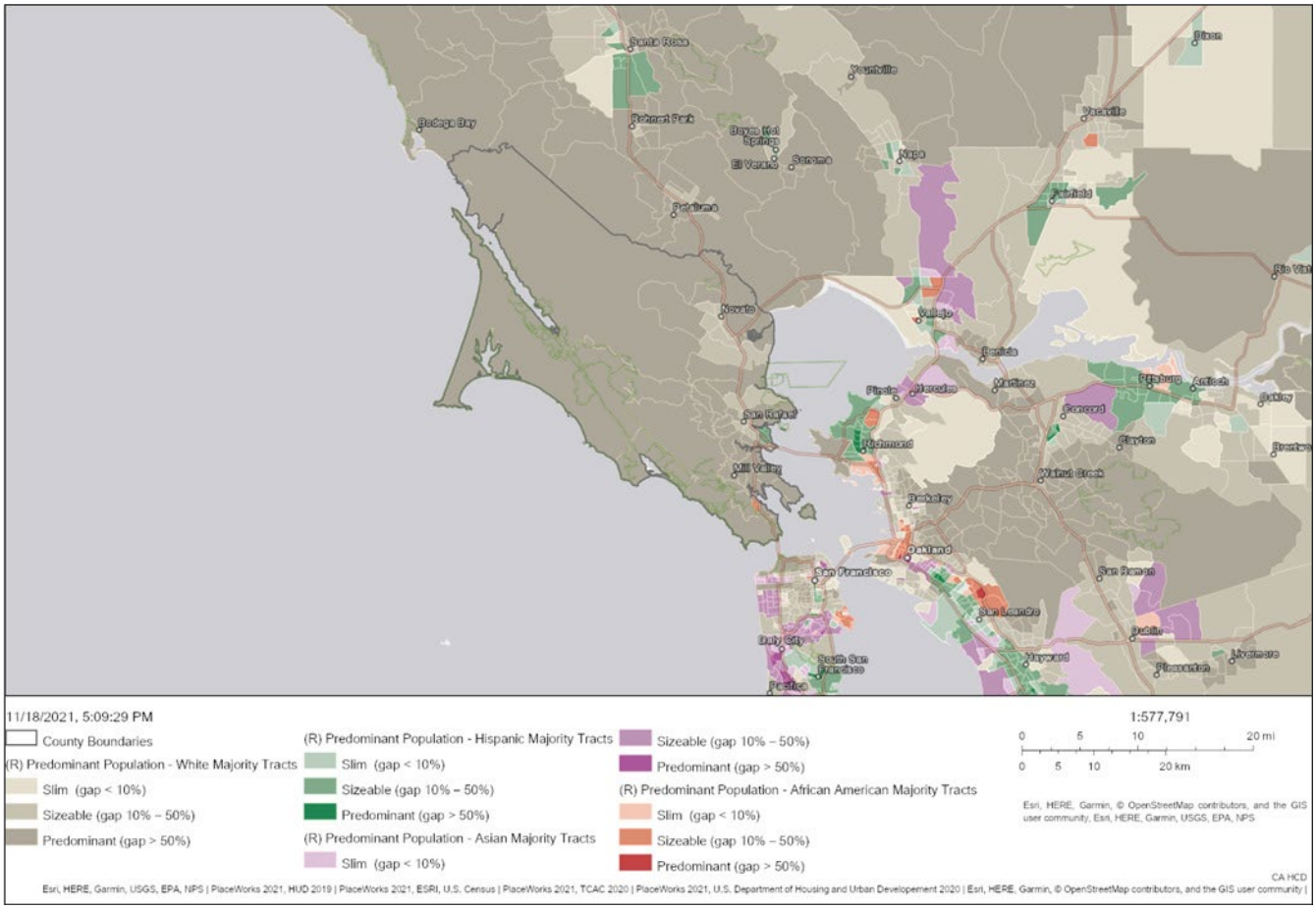


Figure 7.4: Regional Racial/Ethnic Majority Tracts (2018)

Local Trends

Like the county, San Anselmo's population is mostly White (85.9 percent). As presented in *Table 7.5*, the town's White population increased from 83.4 percent in 2010, while the Hispanic/Latino decreased from 7.4 percent in 2010 to 7.1 percent in 2019. Since 2010, the Asian population also decreased, currently representing 3.3 percent of the population. The share of Black/African American residents, American Indian/Alaska Native residents, and residents of two or more races has also decreased during this period. The population, but 8.5 percent of Rental Assistance requests.

Table 7.5: Change in Racial/Ethnic Composition (2010-2019)

	2010		2019	
	Persons	Percent	Persons	Percent
White, non-Hispanic	10,174	83.4%	10,765	85.9%
Black or African American, non-Hispanic	118	1.0%	96	0.8%
American Indian and Alaska Native, non-Hispanic	12	0.1%	0	0.0%
Asian, non-Hispanic	620	5.1%	418	3.3%
Some other race, non-Hispanic	8	0.1%	32	0.3%
Two or more races, non-Hispanic	371	3.0%	330	2.6%
Hispanic or Latino	900	7.4%	884	7.1%
Total	**12,203**	**100.0%**	**12,525**	**100.0%**

Sources: 2006-2010 and 2015-2019 ACS (5-Year Estimates).

ABAG provides segregation analyses for Bay Area jurisdictions for the purpose of this AFFH assessment. According to this report, dissimilarity indices between the population of people of color and White population of San Anselmo are lower than the Bay Area average (*Table 7.6*). Between 2000 to 2020, the White and non-White communities in San Anselmo have become less segregated, and segregation between White and non-White groups townwide is considered low based on HUD's definitions for dissimilarity indices. Asian/Pacific Islander and White communities have become slightly more segregated during this period, while segregation between Black/African American, Hispanic or Latino, and White communities has generally remained constant. However, dissimilarity indices for San Anselmo may be inaccurate due to the small non-White populations residing in the town.

Table 7.6: Dissimilarity Indices for San Anselmo (2000-2020)

	San Anselmo			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander and White	17.8*	15.8*	18.6*	18.5*
Black/African American and. White	19.4*	3.4*	19.2*	24.4*
Latino and White	3.2*	5.1	3.3	20.7
People of Color and White	8.8	8.0	5.9	16.8

** Index based on racial group making up less than 5 percent of jurisdiction population. Estimates may be unreliable.*
Source: ABAG/MTC AFFH Segregation Report, 2022.

As presented in *Figure 7.5*, the entirety of San Anselmo is predominantly White, consistent with the surrounding jurisdictions.

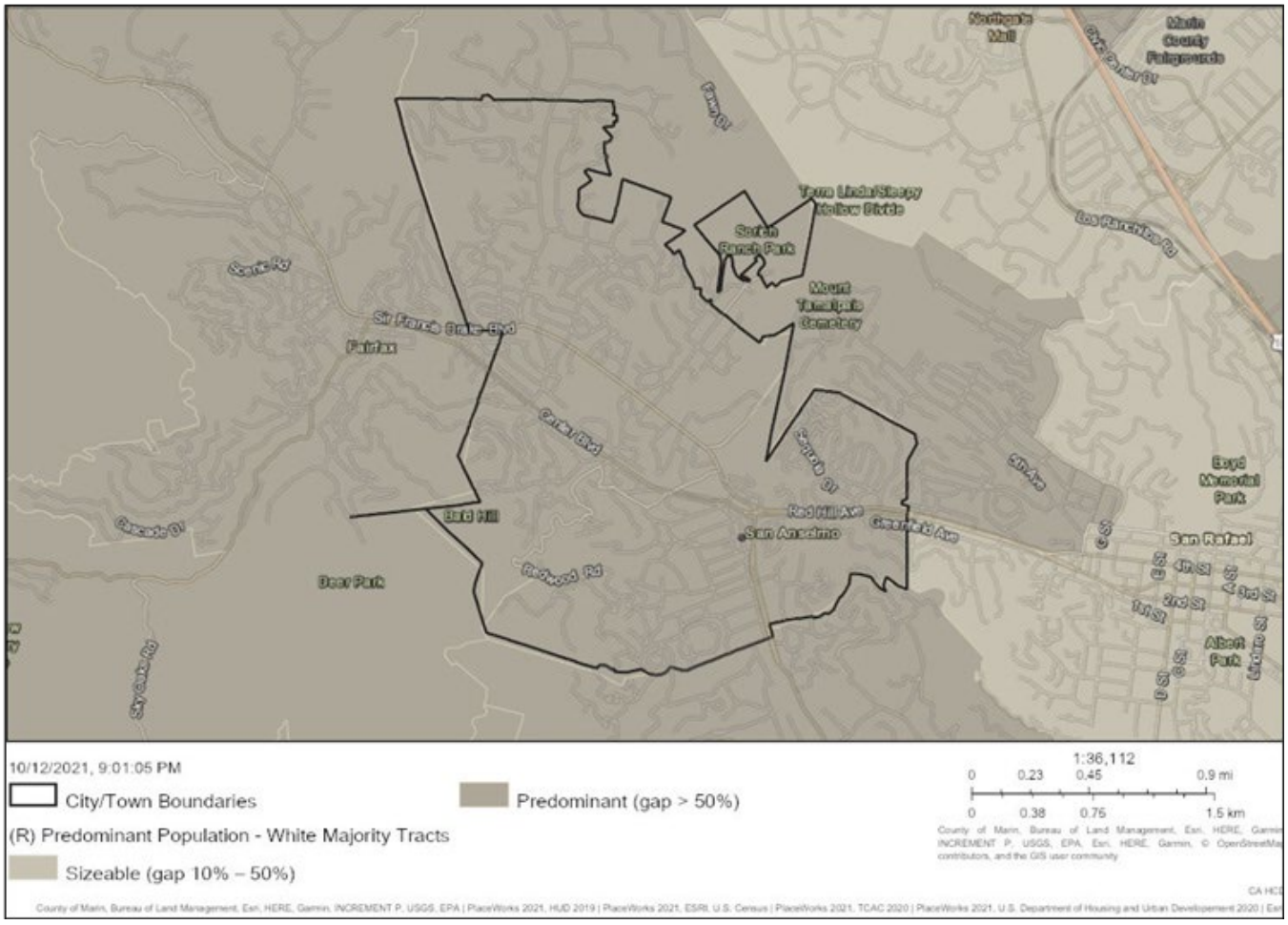


Figure 7.5: Racial/Ethnic Majority Tracts (2018)

Figure 7.6 shows the racial/ethnic minority population by block group and the sites inventory used to meet the Town's RHNA. Racial/ethnic minority residents represent less than 20 percent of the population in all nine block groups that make up the town. All block groups have remained predominantly White since 2010, while block groups in San Rafael, northeast of the town, have seen growing populations of people of color. As discussed previously, the White population townwide has increased since 2010.All units of all income levels generated from the RHNA opportunity sites are located in census tracts which all contain less than or equal to 20 percent non-White populations.

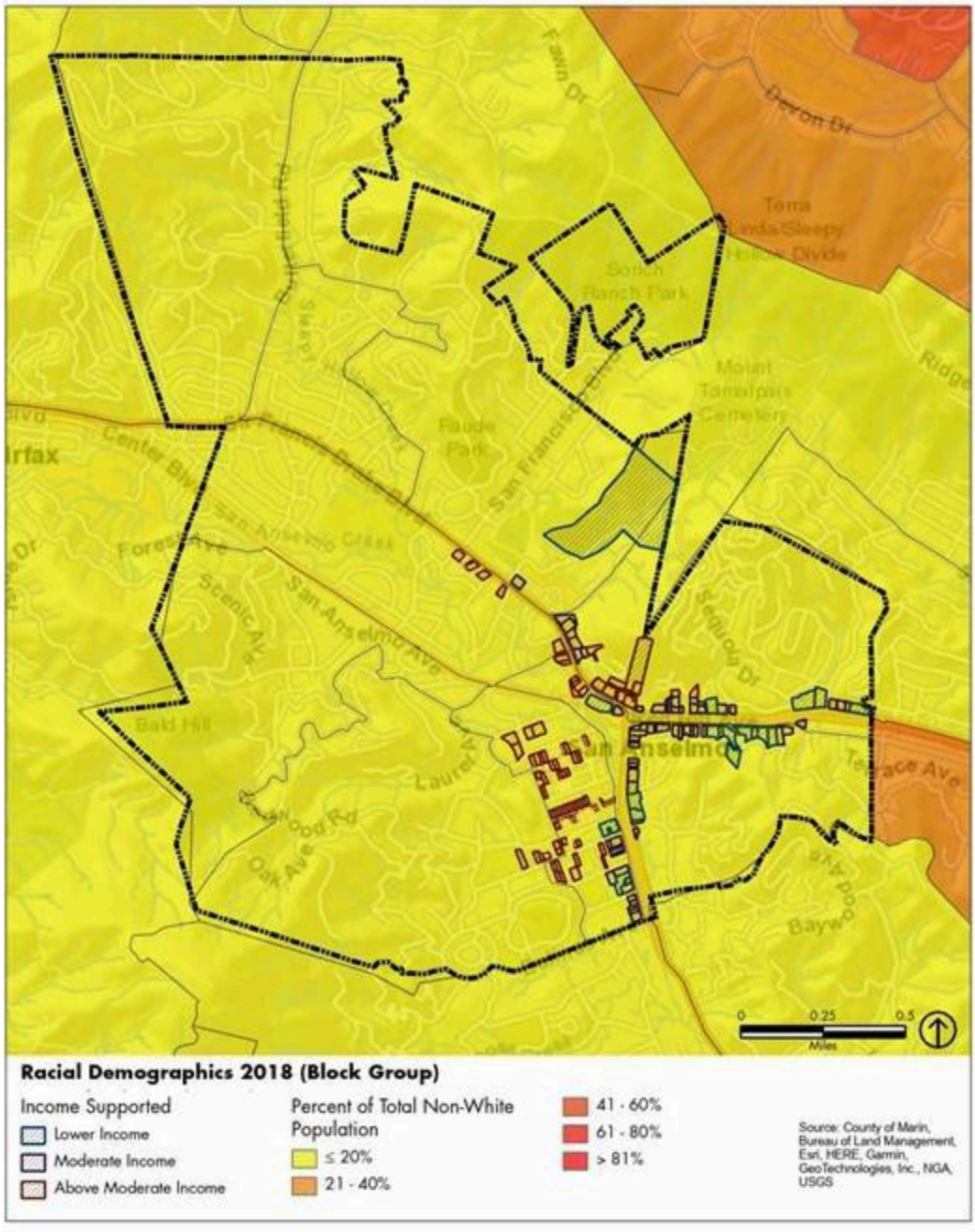


Figure 7.6: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

Persons with Disabilities

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability. **Actions outlined in Program 7.2 will support persons with disabilities in ensuring that new housing developments are accessible and affordable.**

Regional Trends

Marin County's population with a disability[9] is similar to that in the Bay Area. As presented in *Table 7.7,* in Marin County, 9.1 percent of the population has a disability, compared to 9.6 percent in the Bay Area. Black or African American, American Indian and Alaska Native, and non-Hispanic White populations experience disabilities at the highest rates in both the Bay Area and the county (16 percent, 18 percent, and 11 percent in the Bay Area and 15 percent, 12 percent, and 10 percent in Marin County, respectively). Nearly 37 percent of Marin County's population aged 75 and older and 14.6 percent aged 65 to 74 has one or more disability, lower shares than in the Bay Area. Ambulatory and independent living difficulties are the most common disability type in the county and Bay Area

According to the 2015-2019 ACS, populations of persons with disabilities in Marin County cities are generally consistent, ranging from 7.2 percent in Ross to 10 percent in Novato. *Figure 7.7* shows that less than 20 percent of the population in all tracts in the county have a disability. Persons with disabilities are generally not concentrated in one area in the region. *Figure 7.7* also shows that only few census tracts in the region have a population with a disability higher than 20 percent. However, multiple census tracts with a population with disabilities between 15 and 20 percent are concentrated along San Pablo Bay and San Francisco Bay in Napa, Contra Costa, and Contra Costa Valley.

Table 7.7: Populations of Persons with Disabilities – Marin County (2019)

	Bay Area	Marin County
	Percent with a Disability	Percent with a Disability
Civilian non-institutionalized population	9.6%	9.1%
Race/Ethnicity		
Black or African American alone	15.9%	14.8%
American Indian and Alaska Native alone	17.5%	12.1%
Asian alone	7.3%	7.3%
Native Hawaiian and Other Pacific Islander alone	9.3%	0.8%
Some other race alone	6.8%	4.7%
Two or more races	8.2%	8.9%
White alone, not Hispanic or Latino	11.3%	9.9%
Hispanic or Latino (of any race)	7.9%	6.1%
Age		
Under 5 years	0.6%	0.7%
5 to 17 years	3.8%	2.9%
18 to 34 years	4.6%	5.9%
35 to 64 years	8.0%	6.1%
65 to 74 years	19.6%	14.6%
75 years and over	47.8%	36.8%
Type		
Hearing difficulty	2.7%	3.0%
Vision difficulty	1.7%	1.5%
Cognitive difficulty	3.7%	3.2%
Ambulatory difficulty	4.8%	4.3%
Self-care difficulty	2.2%	2.0%
Independent living difficulty	3.9%	4.3%

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.
Sources: American Community Survey, 2015-2019 (5-Year Estimates).

9 The American Community Survey asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report anyone of the six disability types are considered to have a disability. For more information visit: https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reaching%2C%20lifting%2C%20or%20carrying.

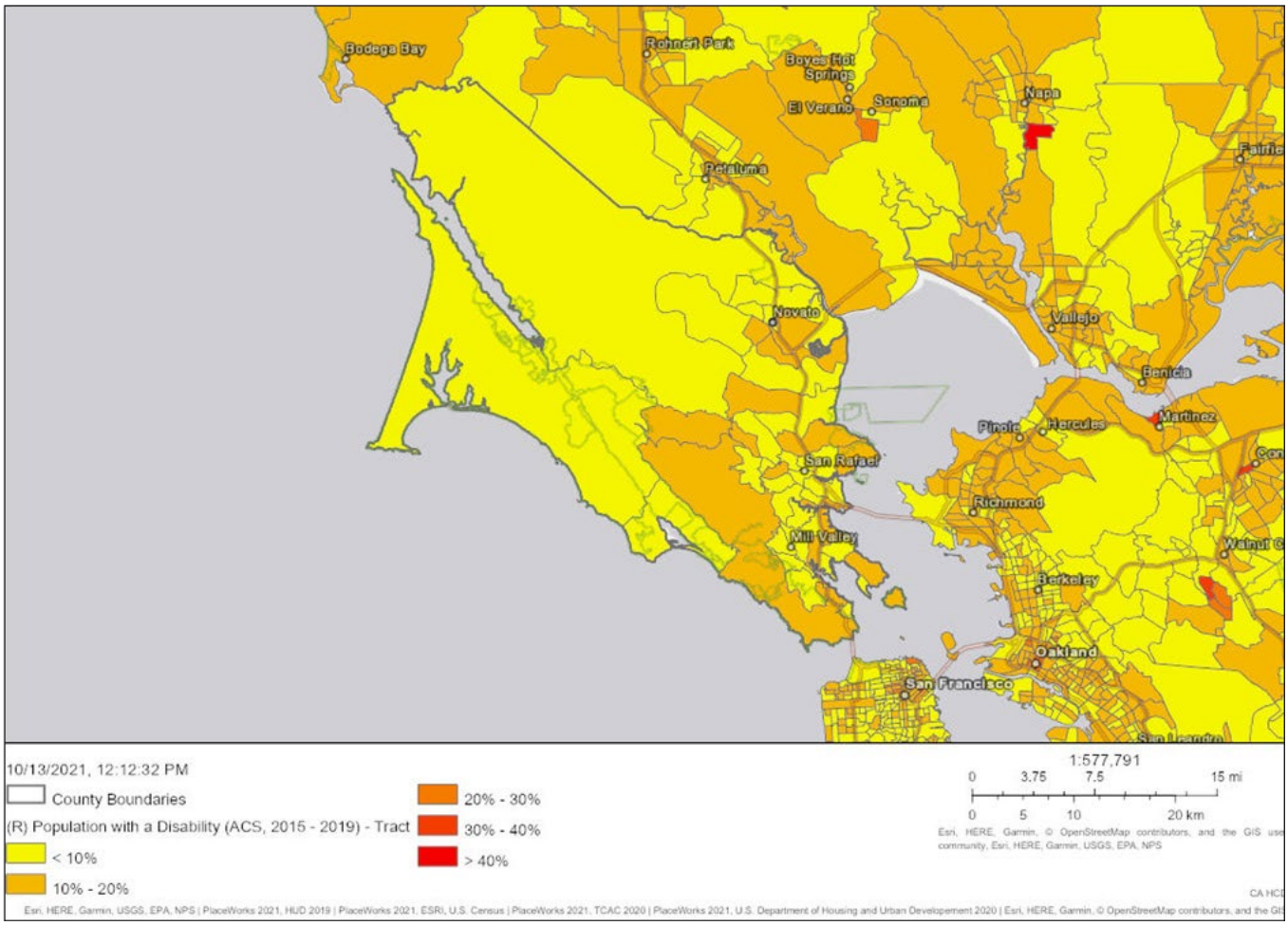


Figure 7.7: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

Local Trends

According to the 2015-2019 ACS, 7.6 percent of San Anselmo residents experience a disability, compared to 9.1 percent countywide. Disabilities are most common amongst elderly residents; approximately 39 percent of persons aged 75 and over and 11.5 percent of persons aged 64 to 74 experience a disability (*Table 7.8*). The most common disabilities in San Anselmo are ambulatory difficulties (3.6 percent) and hearing difficulties (3 percent). The population of persons with disabilities has generally remained constant since the 2008-2012 ACS (7.7 percent with disability). The proportion of elderly adults aged 65 and older who experience a disability in the town is lower than the county, but a larger proportion of youths (5 to 17 years old) and young adults (18 to 34 years old) experience a disability. There is a significantly higher rate of Black/African American residents (13 percent) and residents of two or more races (15.8 percent) who experience a disability compared to other racial/ethnic groups in San Anselmo.

Table 7.8: Populations of Persons with Disabilities – San Anselmo (2019)

	Total Population	Percent with a Disability
Total civilian non-institutionalized population	12,487	7.6%
Race/Ethnicity		
Black or African American alone	92	13.0%
Asian alone	418	6.9%
Some other race alone	392	0.0%
Two or more races	342	15.8%
White alone, not Hispanic or Latino	10,735	7.8%
Hispanic or Latino (of any race)	880	2.8%
Age		
Under 5 years	562	0.0%
5 to 17 years	2,195	6.5%
18 to 34 years	1,571	2.5%
35 to 64 years	5,815	4.7%
65 to 74 years	1,520	11.5%
75 years and over	824	39.1%
Type		
Hearing difficulty	N/A	3.0%
Vision difficulty	N/A	2.1%
Cognitive difficulty	N/A	2.8%
Ambulatory difficulty	N/A	3.6%
Self-care difficulty	N/A	1.4%
Independent living difficulty	N/A	2.8%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Figure 7.8 shows the population of persons with disabilities by census tract based on the 2015-2019 ACS. Three tracts make up San Anselmo: tract 1150 (northern San Anselmo), tract 1160 (central western San Anselmo), and tract 1170 (southern San Anselmo). Tract 1150 encompasses areas north of Sir Francis Drake Boulevard and Shaw Drive, including Sorich Ranch Park. It is important to note that this tract also encompasses much of the Sleepy Hollow community north of the town.

The southern San Anselmo tract (tract 1170) has a higher concentration of persons with disabilities compared to the northern areas (tracts 1150 and 1160). According to the HCD AFFH Data Viewer, 11.4 percent of the population in tract 1170 experiences one or more disability, compared to only 7.5 percent in tract 1160 and 6.1 percent in tract 1150. This trend may be due to the distribution of elderly residents. According to the 2015-2019 ACS, tract 1170 has an elderly population of 21 percent compared to 17.8 percent in tract 1160 and 19.1 percent in tract 1150. There is also one subsidized housing project in the town, Oak Hill Apartments. Oak Hill Apartments is located in the southern section of the town and serves the developmentally disabled population. Oak Hill Apartments includes 14 units, 13 of which are affordable units.

Sites Inventory

The distribution of units selected to meet the Town's RHNA by income level and population of persons with disabilities is presented in *Table 7.9* and *Figure 7.8*. Most RHNA sites are located in the southern tract (1170). As such, 84 percent of units yielded from opportunity sites are located in the tract where more than 10 percent of the population experiences a disability. A larger share of above moderate-income (97 percent) and moderate-income (97 percent) units are in this tract compared to lower income units (66 percent).

Table 7.9: Distribution of Opportunity Site Units by Population of Persons with Disabilities

Percent with Disability (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	112	34%	8	3%	5	3%	125	16%
10-20%	213	66%	264	97%	196	97%	673	84%
Total	**325**	**100%**	**272**	**100%**	**201**	**100%**	**798**	**100%**

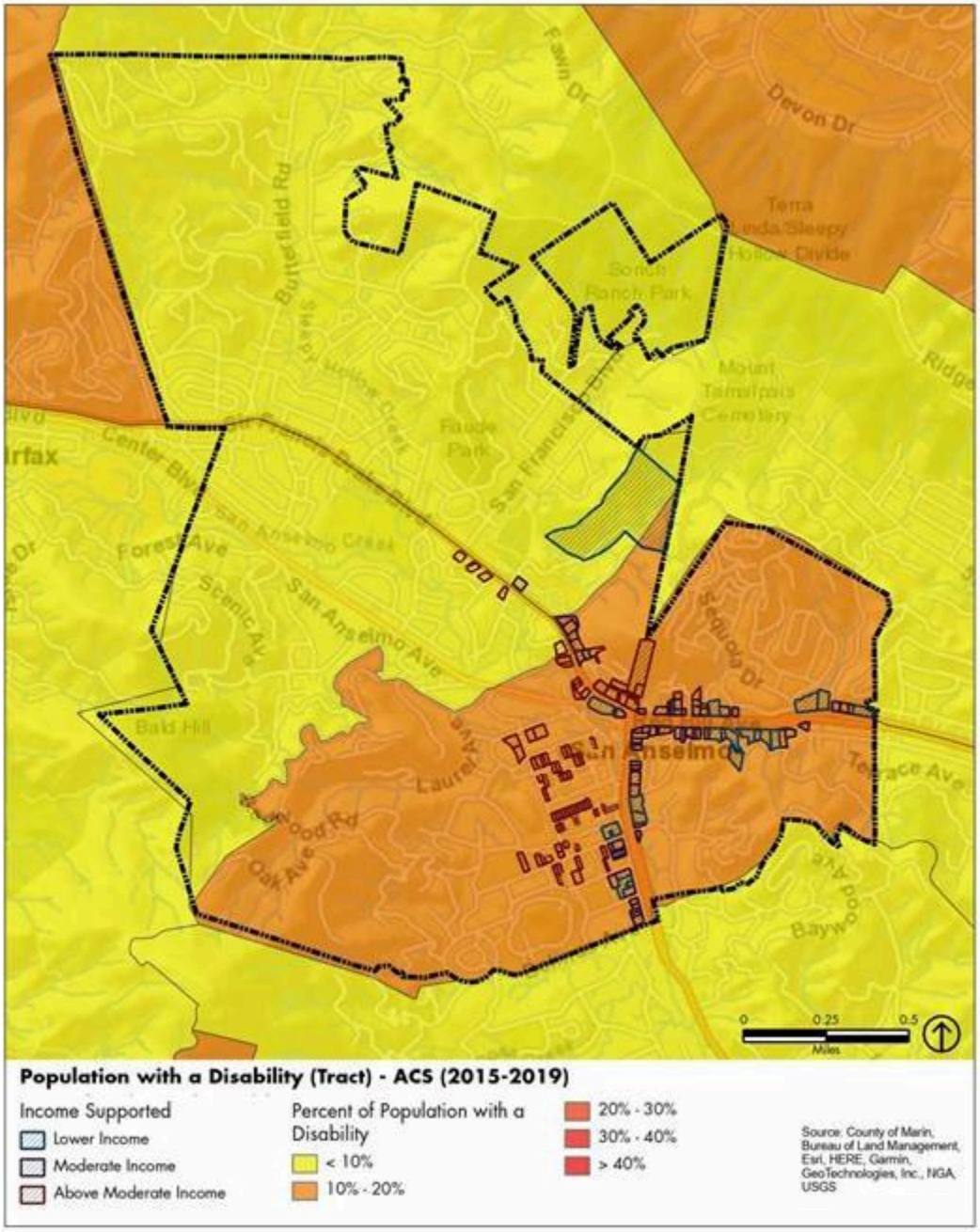


Figure 7.8: Sites Inventory and Concentration of Persons with Disabilities by Tract

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Regional Trends

According to the 2019 ACS, there are slightly fewer households with children in Marin County than the Bay Area. About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households (*Figure 7.9*). In the Bay Area, about 32 percent of households have children and like the county, most households with children are married-couple households. Within Marin County, the cities of Larkspur and Ross have the highest percentage of households with children (50.1 percent and 40.6 percent, respectively). Larkspur, Corte Madera, and San Rafael have concentrations of single-parent households exceeding the countywide average. *Figure 7.10* shows the distribution of children in married households and single female headed households in the region.

Census tracts with high concentrations of children living in married couple households are not concentrated in one area of Marin County. Most census tracts have over 60 percent of children living in married-persons households. Regionally, children in married-person households are more common in inland census tracts (away from the bay areas). The inverse trend is seen for children living in single-parent female-headed households, is shown in *Figure 7.11*. In most tracts countywide, less than 20 percent of children live in female-headed households. Between 20 and 40 percent of children live in female-headed households in two tracts: one in Southern Marin in the unincorporated community of Marin City and one in West Marin near the unincorporated community of Bolinas. Regionally, tracts with a higher percentage of children in married-persons households are found along the San Pablo and San Francisco bays.

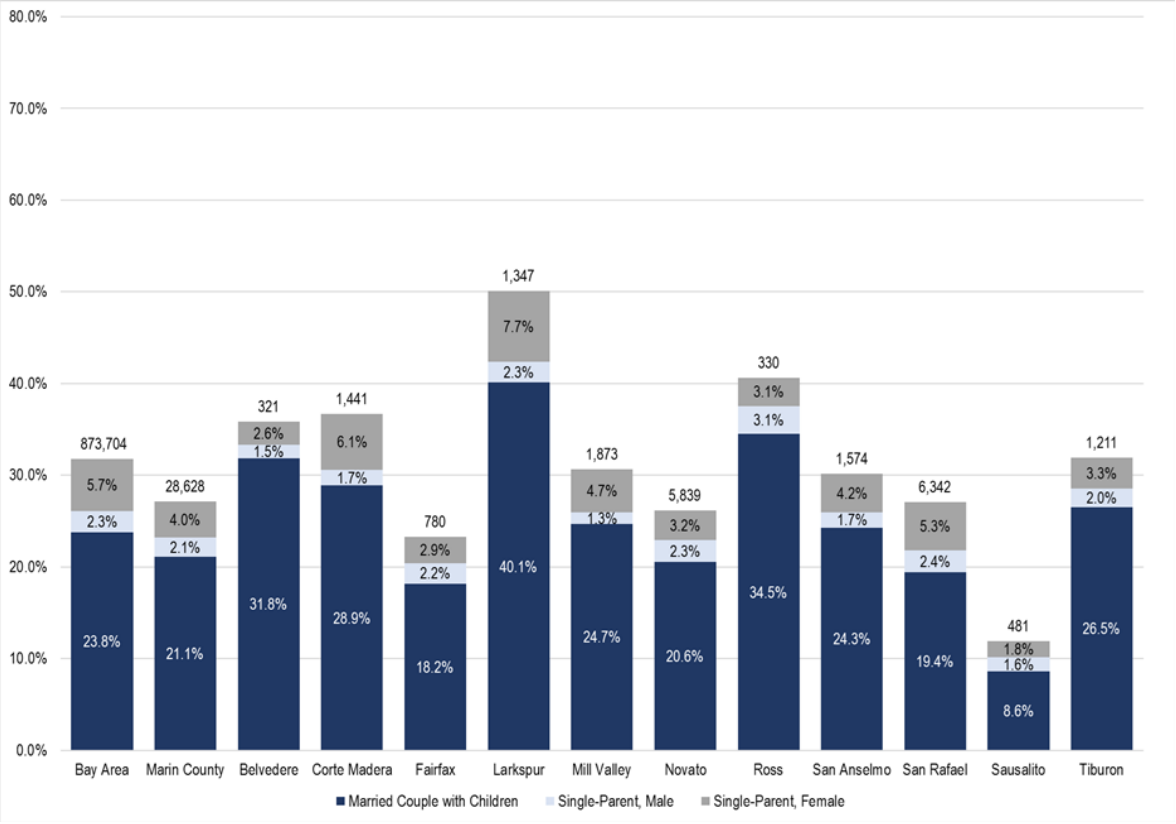


Figure 7.9: Households with Children in Marin County and Incorporated Cities (2019)
Source: American Community Survey, 2015-2019 ACS (5-Year Estimates)

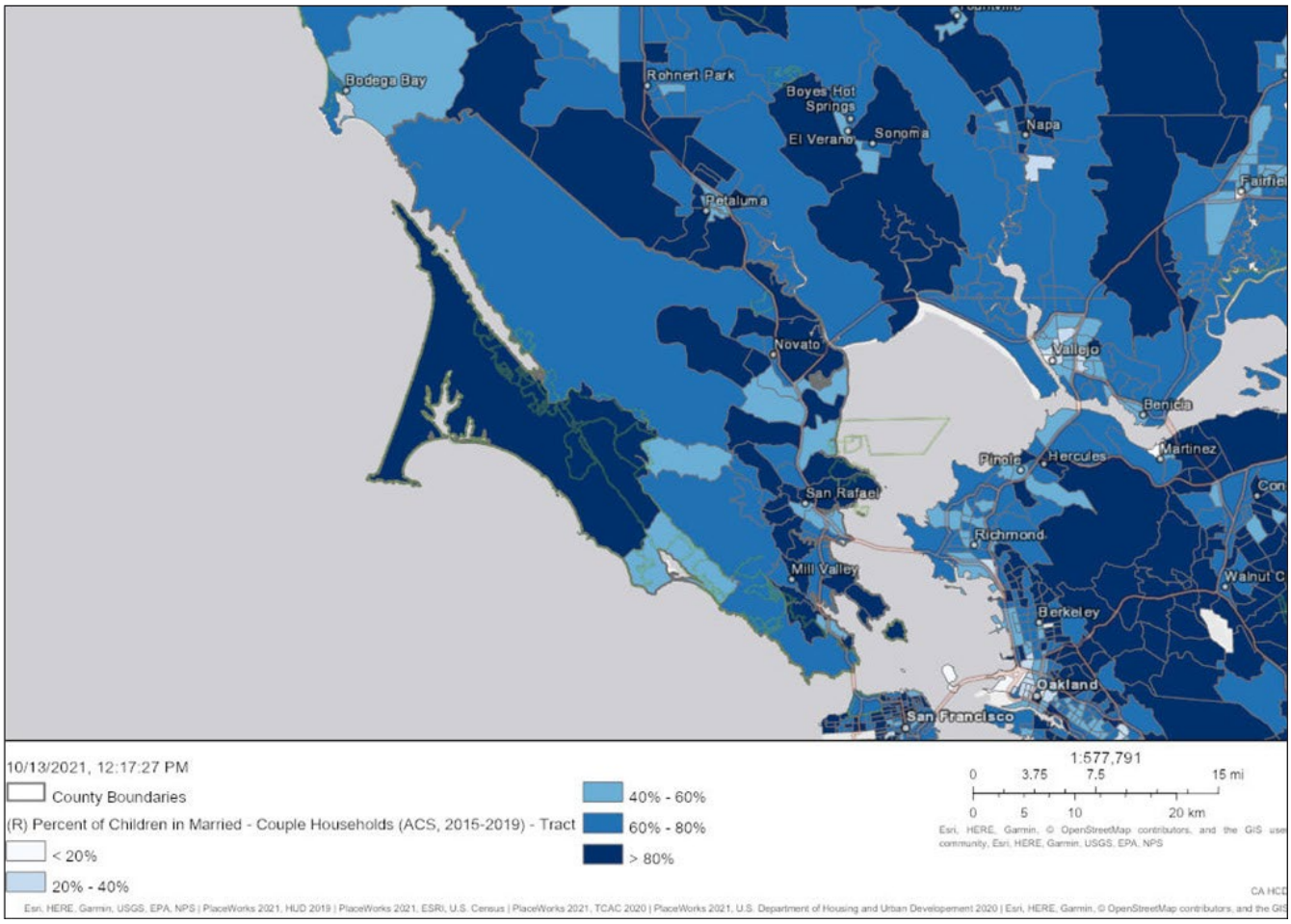


Figure 7.10: Regional Percent of Children in Married Couple Households by Tract (2019)

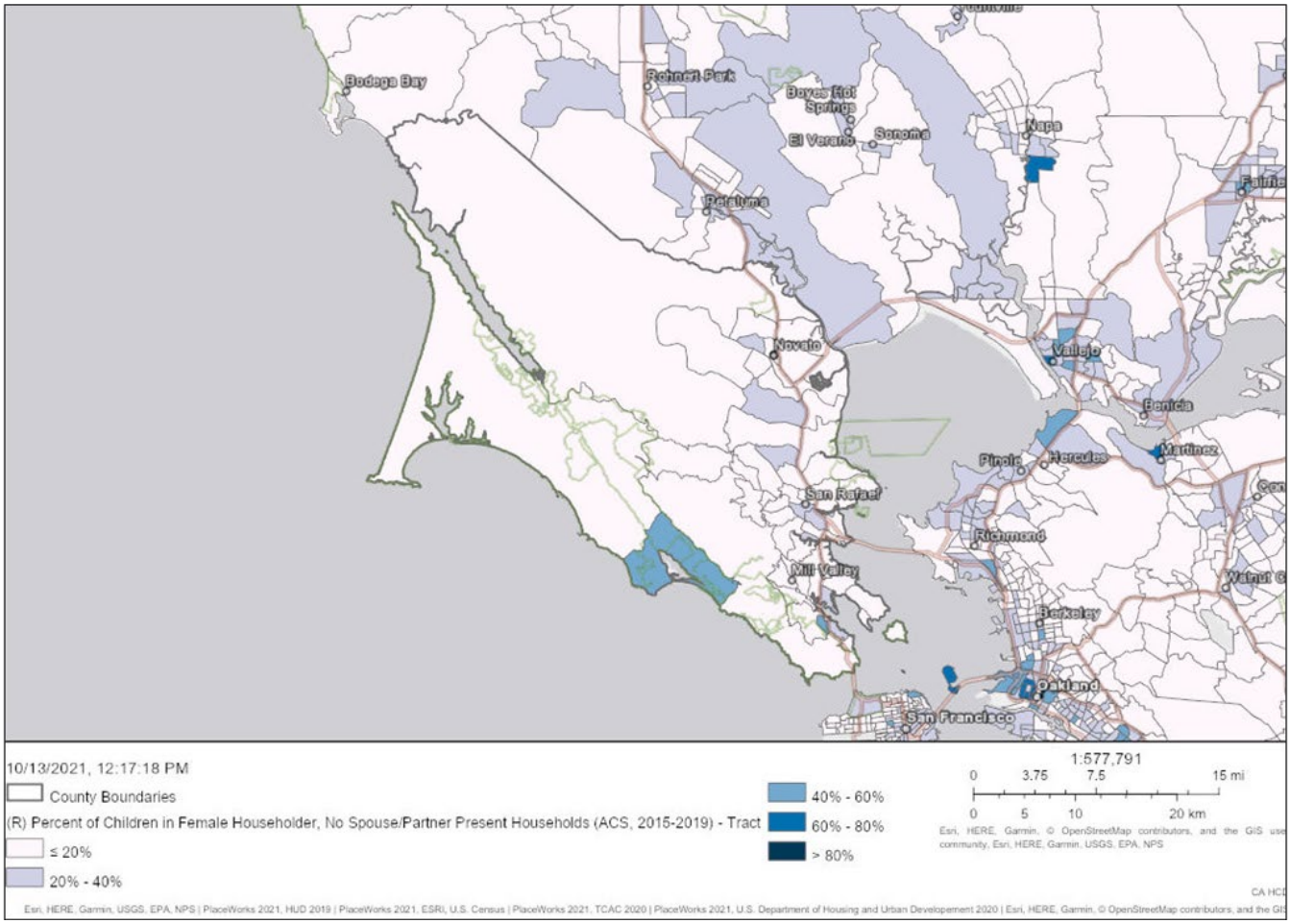


Figure 7.11: Regional Percent of Children in Female-Headed Households by Tract (2019)

Local Trends

San Anselmo has seen a decrease in households with children in recent years (*Table 7.10*). During the 2006-2010 ACS, there were 1,807 households with children representing 35.3 percent of all town households. The most recent 2015-2019 ACS estimates show there is now 1,655 households with children in San Anselmo representing 31.7 percent of households townwide. Over five percent of households in the town are single-parent households, most of which are female-headed single-parent households (3.5 percent). Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Table 7.10: Change in Household Type – Households with Children (2006-2019)

Household Type	2006-2010		2015-2019		Percent Change
	Households	Percent	Households	Percent	
Married-couple family with children	1,283	25.1%	1,268	24.3%	-1.2%
Cohabiting couple with children	N/A	N/A	38	0.7%	N/A
Single-parent, male-headed	167	3.3%	87	1.7%	-47.9%
Single-parent, female-headed	343	6.7%	181	3.5%	-47.2%
Total Households with Children*	1,807	35.3%	1,655	31.7%	-8.4%
Total Households	**5,118**	**100.0%**	**5,219**	**100.0%**	**2.0%**

** Includes all households with one or more people under 18 years*
N/A: Data unavailable
Sources: American Community Survey, 2006-2010 and 2015-2019 (5-Year Estimates).

As shown in *Figure 7.12,* more than 80 percent of children in the northern and southern San Anselmo tracts live in married couple households compared to 69.8 percent of children in tract 1160 along the western town boundary. Despite the smaller proportion of children living in married couple households in this tract, there are no concentrations of children living in single-parent female-headed households in the town. In all San Anselmo tracts, fewer than 20 percent of children live in female-headed households. In tract 1160, 7.6 percent of children live in single-parent male-headed households, 13.2 percent live in single-parent female-headed households, and 9.4 percent live in cohabiting couple households. While the concentration of children in female-headed households in tract 1160 is comparable to tract 1150 (11.6 percent) and tract 1170 (10.3 percent), a larger proportion live in male-headed households and cohabiting couple households.

Sites Inventory

A majority of units yielded from opportunity sites units (99 percent) are in tracts where more than 80 percent of children live in married couple households including 100 percent of lower income units, 100 percent of moderate-income units, and 98 percent of above moderate-income units (*Table 7.11* and *Figure 7.12*). This trend is consistent with the overall composition of the town and does not disproportionately place units of any income level in tracts where fewer children live in female-headed households.

Table 7.11: Distribution of Opportunity Site Units by Percent of Children in Married Couple Households

Percent of Children in Married Couple Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Less than 80%	0	0%	0	0%	5	2%	5	1%
Greater than 80%	325	100%	272	100%	196	98%	793	99%
Total	**325**	**100%**	**272**	**100%**	**201**	**100%**	**798**	**100%**

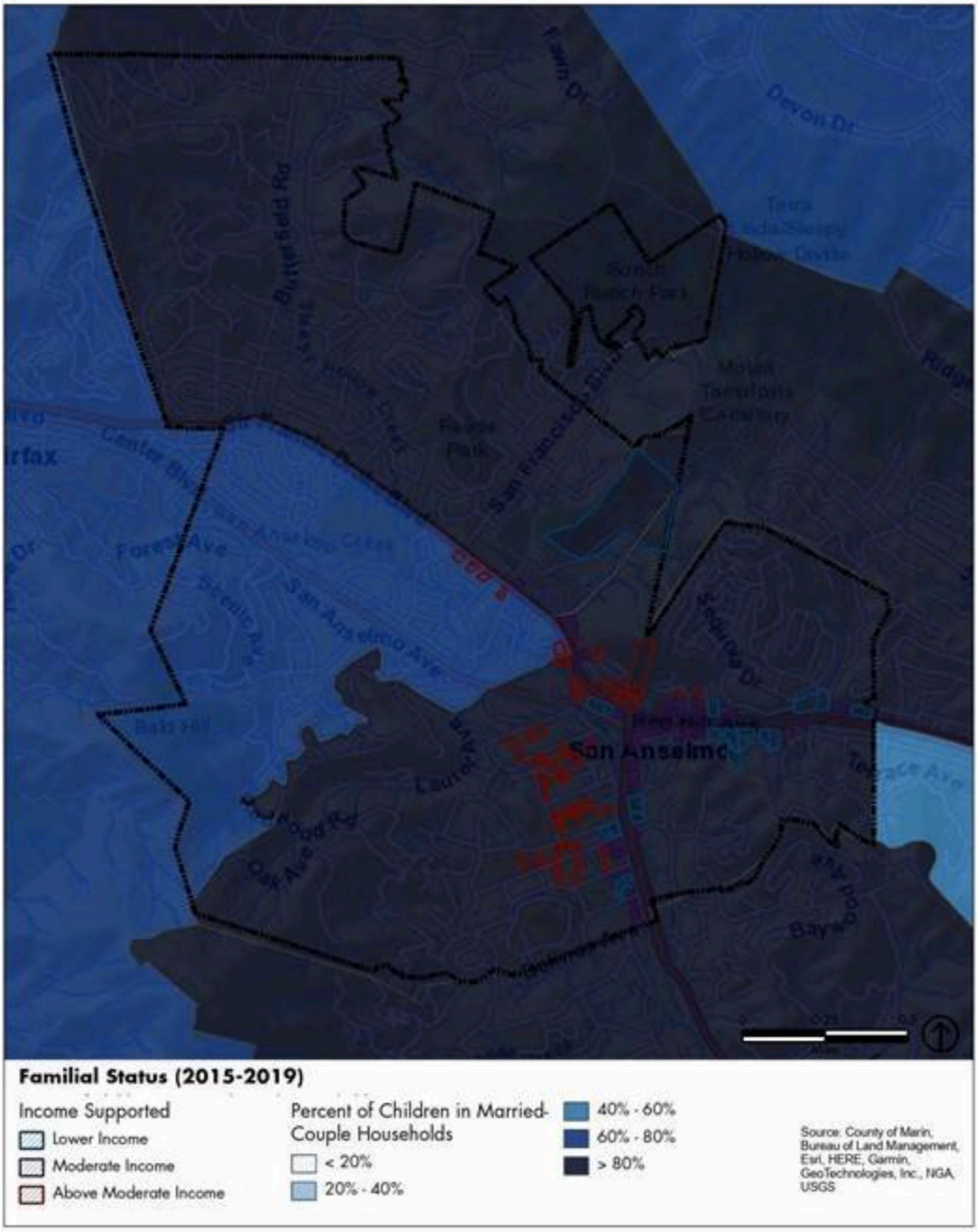


Figure 7.12: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)

Income Level

Identifying low or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

According to Comprehensive Housing Affordability Strategy (CHAS)[10] data based on the 2017 ACS, 40.5 percent of Marin County households are low or moderate-income, earning 80 percent or less than the area median income (AMI) (*Table 7.12*). A significantly larger proportion of renter households in Marin County are LMI. Nearly 60 percent of renter households are considered LMI compared to only 29.8 percent of owner households. *Figure 7.13* shows that LMI populations are most concentrated in tracts in West Marin, North Marin (Novato), Central Marin (San Rafael), and the unincorporated communities of Marin City and Santa Venetia.

Table 7.12: Marin County Households by Income Category and Tenure (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	5,855 (8.7%)	9,763 (26.0%)	15,622 (14.9%)
31%-50% of AMI	5,720 (8.5%)	6,008 (16.0%)	11,743 (11.2%)
51%-80% of AMI	8,479 (12.6%)	6,609 (17.6%)	15,098 (14.4%)
81%-100% of AMI	5,653 (8.4%)	3,755 (10.0%)	9,331 (8.9%)
Greater than 100% of AMI	41,588 (61.8%)	11,415 (30.4%)	52,947 (50.5%)
Total	**67,295**	**37,550**	**104,845**

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties) for Marin County.

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

10 Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low- income households.

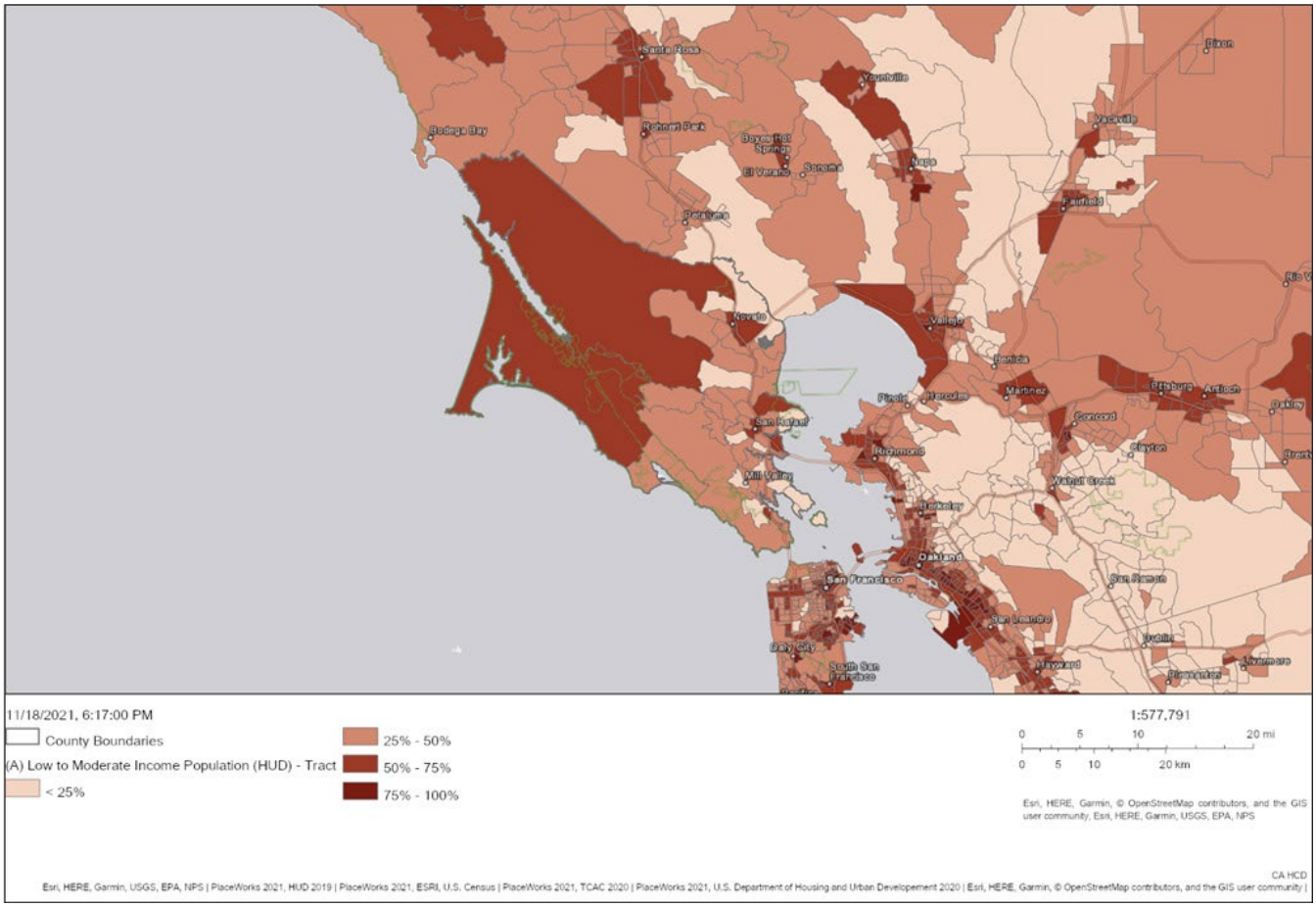


Figure 7.13: Regional Concentrations of LMI Households by Tract (2020)

Local Trends

The Town is characterized by mainly owner-occupied households (76 percent). Nearly 55 percent of households in San Anselmo earn more than 100 percent of the area median income (AMI). However, a significantly larger proportion of owner-occupied households earn 100 percent of the AMI or more compared to renter-occupied households. Households earning less than 80 percent of the AMI are considered lower income households. Approximately 56 of renter households in the town are lower income households compared to only 24 percent of owners. According to 2015-2019 ACS estimates, the median household income in San Anselmo is $128,212, higher than the county ($115,246) and neighboring cities of Fairfax ($104,122), Larkspur ($109,426) and San Rafael ($91,742), but lower than Ross ($224,500) and Tiburon ($154,915).

Figure 7.14 shows the LMI populations in San Anselmo by block group. A block group is considered an LMI area if more than 50 percent of households are low or moderate-income. There is only one block group in the town, located along the southern town boundary, that is considered an LMI area. According to the HCD Data Viewer, 56 percent of households residing in this block group are low or moderate-income. The Oak Hills Apartment project is located in this block group. As discussed previously, the Oak Hills Apartments project has 13 affordable units and serves the developmentally disabled population. This is the only subsidized housing project in the town and likely contributes to the concentration of LMI households in this block group. This block group is also located in the tract with the slightly larger population of persons experiencing disabilities (see *Figure 7.8)*.

Table 7.13: San Anselmo Households by Income Category and Tenure (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	337 (8.5%)	290 (23.1%)	626 (12.0%)
31%-50% of AMI	242 (6.1%)	130 (10.4%)	370 (7.1%)
51%-80% of AMI	381 (9.6%)	283 (22.6%)	663 (12.7%)
81%-100% of AMI	448 (11.3%)	245 (19.5%)	694 (13.3%)
Greater than 100% of AMI	2,561 (64.6%)	305 (24.3%)	2,865 (54.9%)
Total	**3,964**	**1,254**	**5,218**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.

Sites Inventory

The distribution of RHNA units by census tract LMI population is presented in *Table 7.14* and *Figure 7.14*. All units yielded from opportunity sites units are in census tracts with LMI populations between 25-50 percent. The mix of income levels will increase housing opportunities in the area and promote a mixed income community. The Town's strategy does not disproportionately place lower income units in LMI areas or exacerbate existing fair housing conditions.

Table 7.14: Distribution of Opportunity Site Units by LMI Household Concentration

LMI Households (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	0	0%	0	0%	0	0%	0	0%
25-50%	325	100%	272	100%	201	100%	798	100%
50-75%	0	0%	0	0%	0	0	0	0
Total	**325**	**100%**	**272**	**100%**	**201**	**100%**	**798**	**100%**

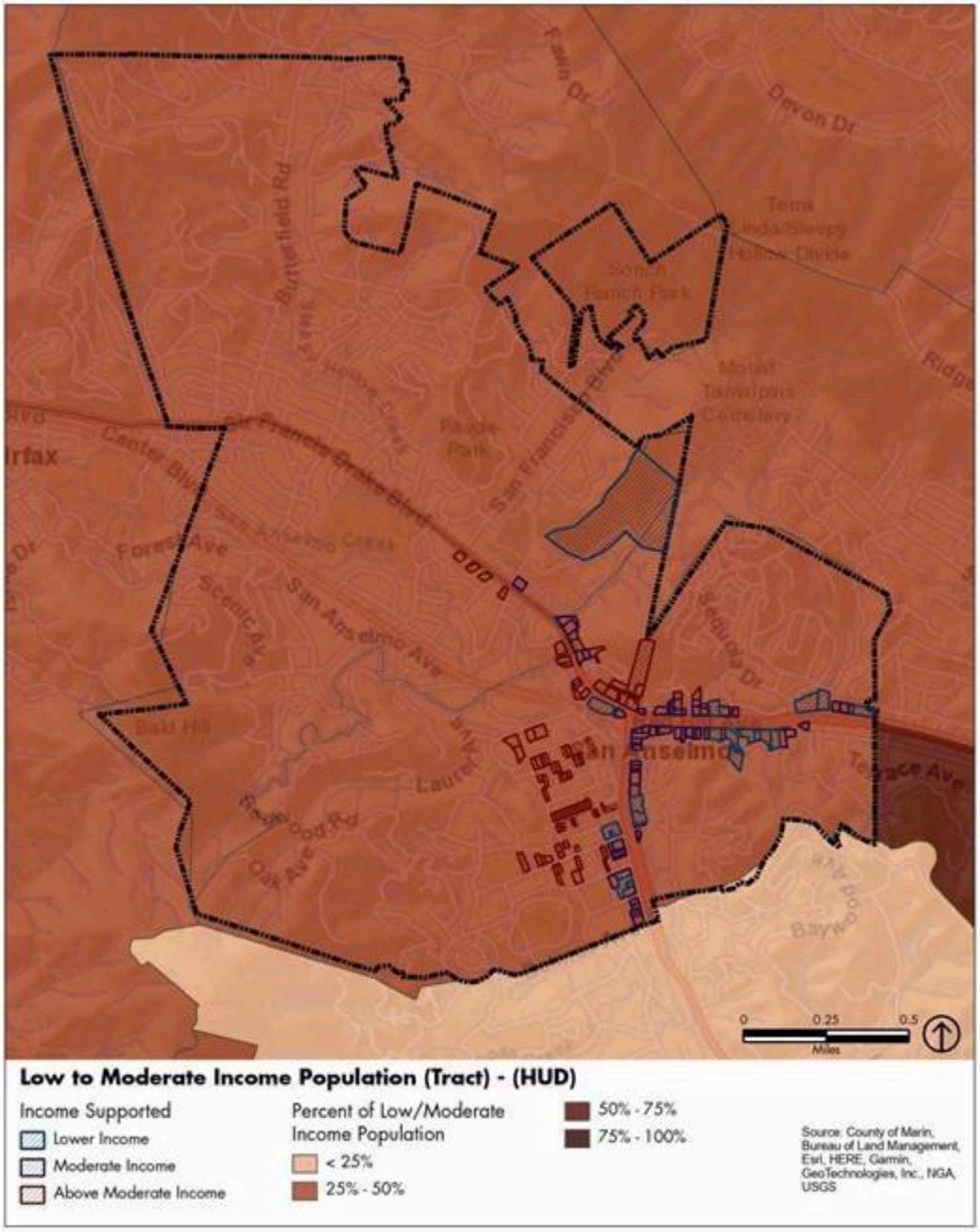


Figure 7.14: Sites Inventory and LMI Population by Block Group (2020)

Housing Choice Vouchers (HCV)

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration[11]. In Marin County, the Landlord Partnership Program aims to expand rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive and feasible, and by making the entire program more streamlined.

A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty[12].This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

As of December 2020, 2,100 Marin households received HCV assistance from the Housing Authority of the County of Marin (MHA). The map in *Figure 7.15* shows that HCV use is concentrated in tracts in North Marin (Hamilton and the intersection of Novato Boulevard and Indian Valley Road). In these tracts, between 15 and 30 percent of the renter households are HCV holders. In most Central Marin tracts and some Southern Marin tract (which are more densely populated), between five and 15 percent of renters are HCV recipients. The correlation between low rents and a high concentration of HCV holders holds true in North Marin tracts where HVC use is the highest (*Figure 7.16*). Overall, patterns throughout most Marin County communities also show that where rents are lower, HCV use is higher.

11 For more information of Marin County's SEMAP indicators, see: the County's Administrative Plan for the HCV Program. https://irp.cdn-website.com/4e4dab0f/files/uploaded/Admin%20Plan%20Approved%20December%202021.pdf

12 Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). Housing choice voucher location patterns: Implications for participant and neighborhood welfare. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

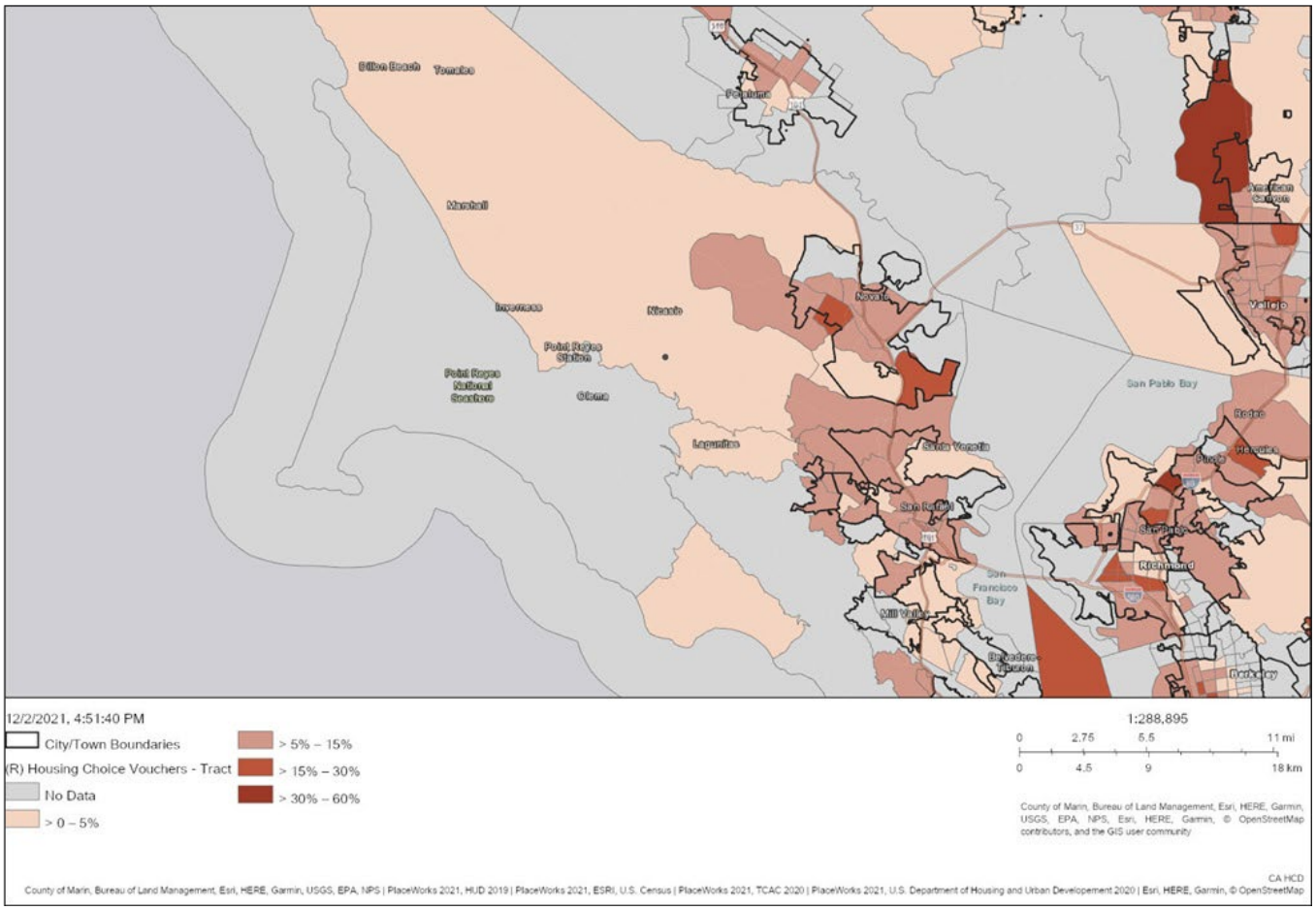


Figure 7.15: Regional HCV Concentration by Tract (2020)

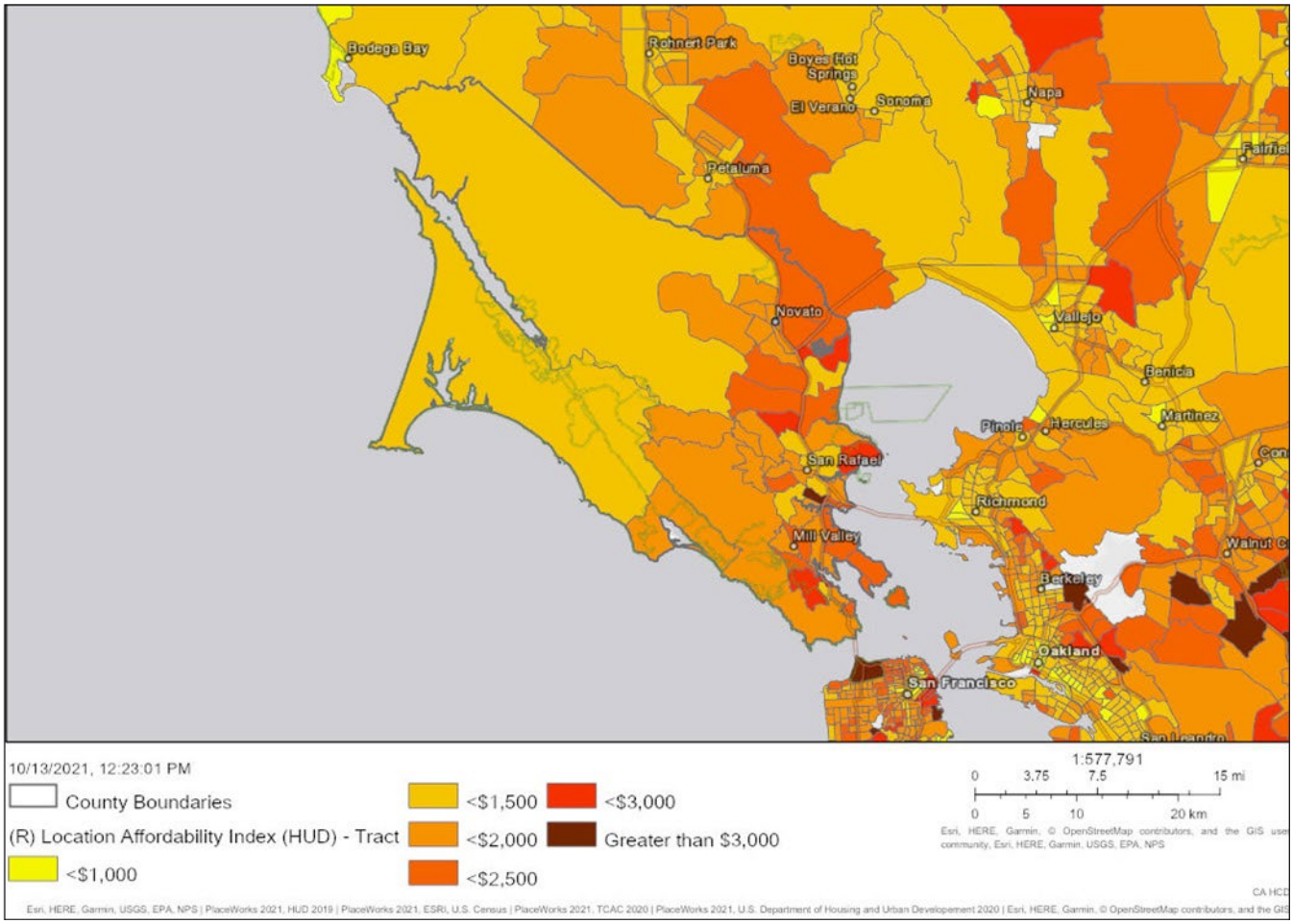


Figure 7.16: Regional Median Gross Rent/Affordability Index by Tract (2016)

Local Trends

According to the HCD Data Viewer, 8.3 percent of renters in the northern tract (tract 1150), 5.3 percent of renters in the southern tract (tract 1170) and 3.7 percent of renters in the central tract (tract 1160) receive HCVs (*Figure 7.17)*. As shown in *Figure 7.19*, San Anselmo is predominantly comprised of owner-occupied households. According to the 2015-2019 ACS, 67.6 percent of households in the town are owner-occupied. Rent prices in the town tracts are generally moderate to high. The northern area of the town has a smaller concentration of renters compared to the central and southern tracts. The median gross rent is generally uniform throughout San Anselmo (*Figure 7.18)*.

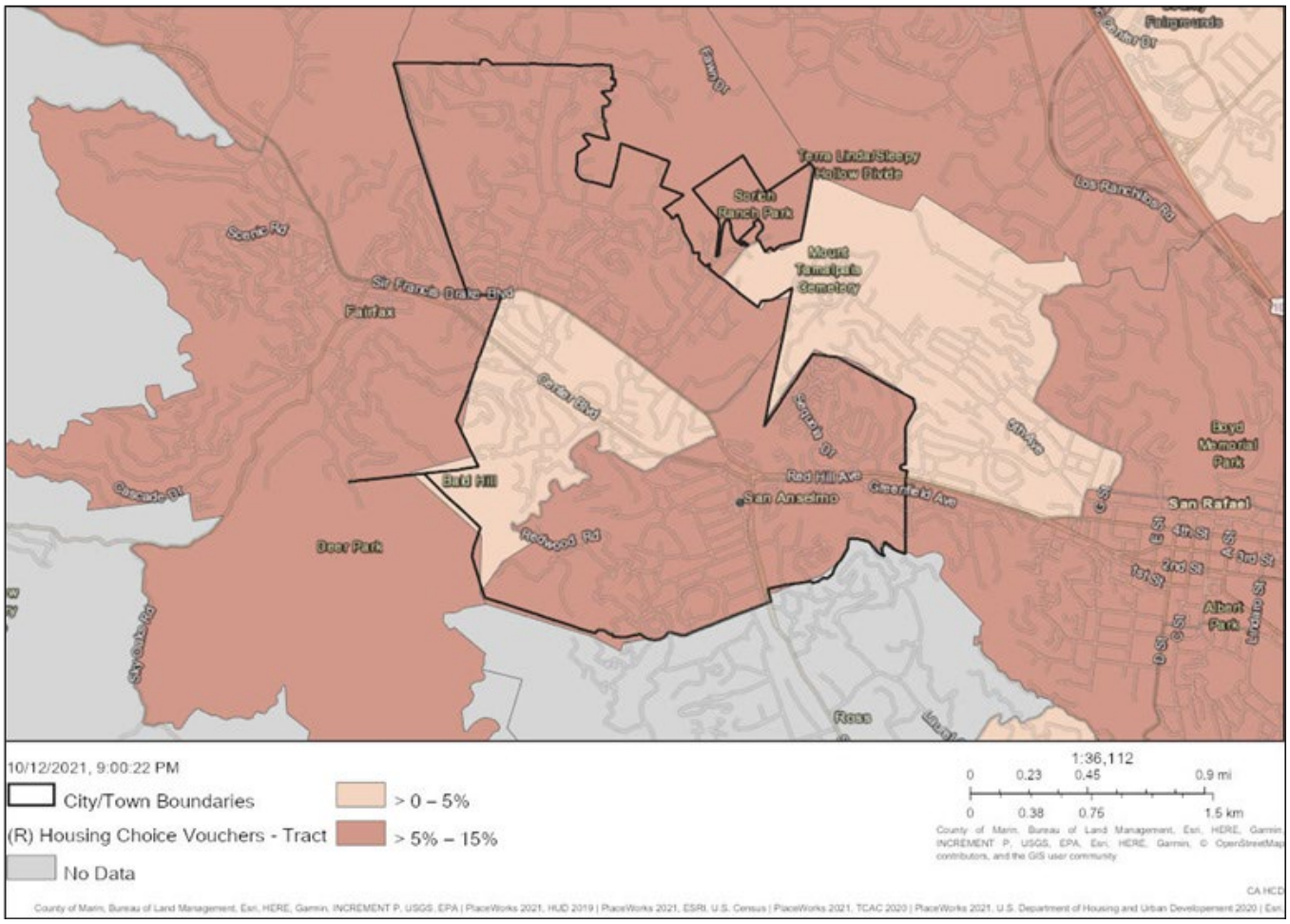


Figure 7.17: HCV Concentration by Tract (2020)

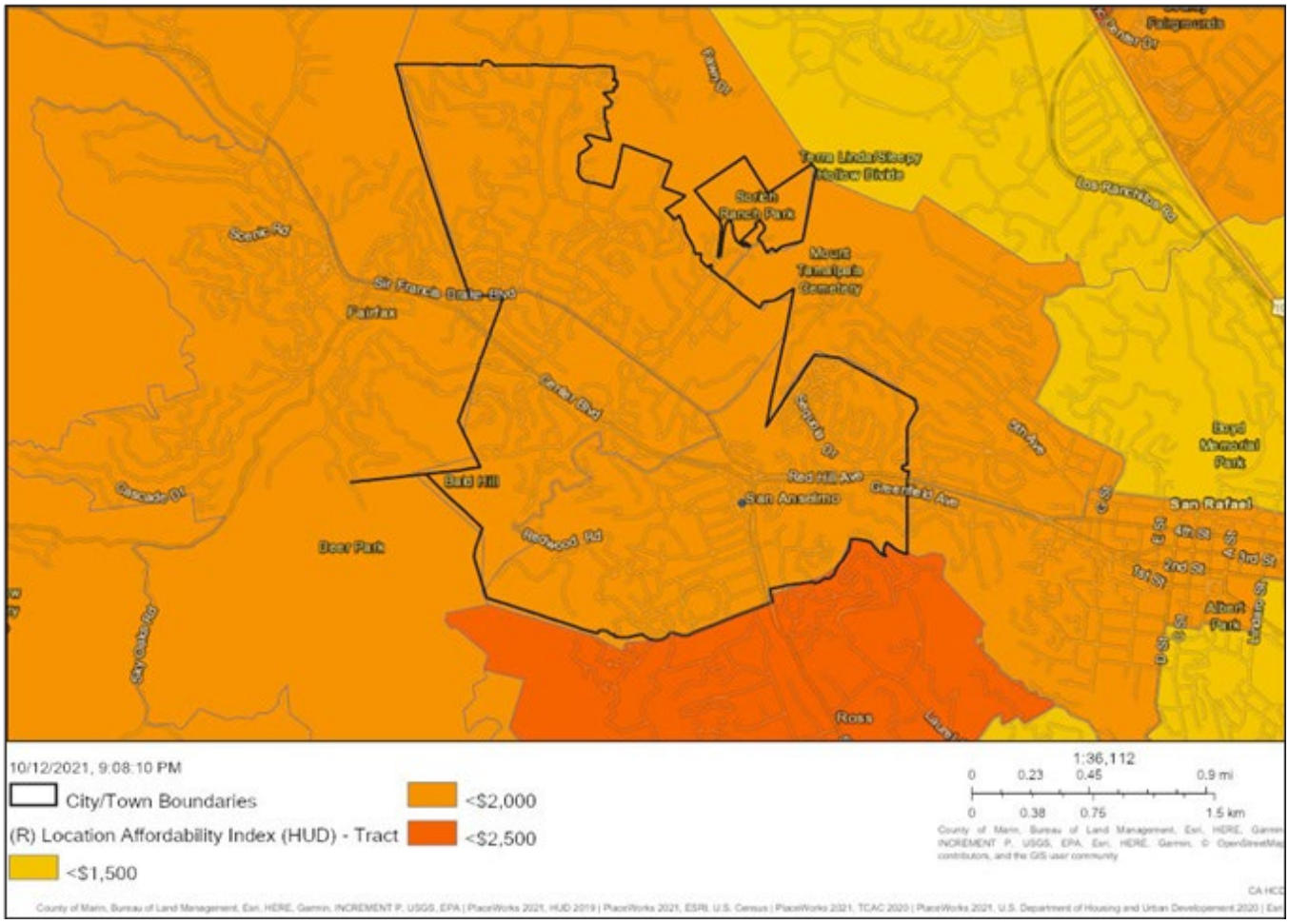


Figure 7.18: Median Gross Rent/Affordability Index by Tract (2016)

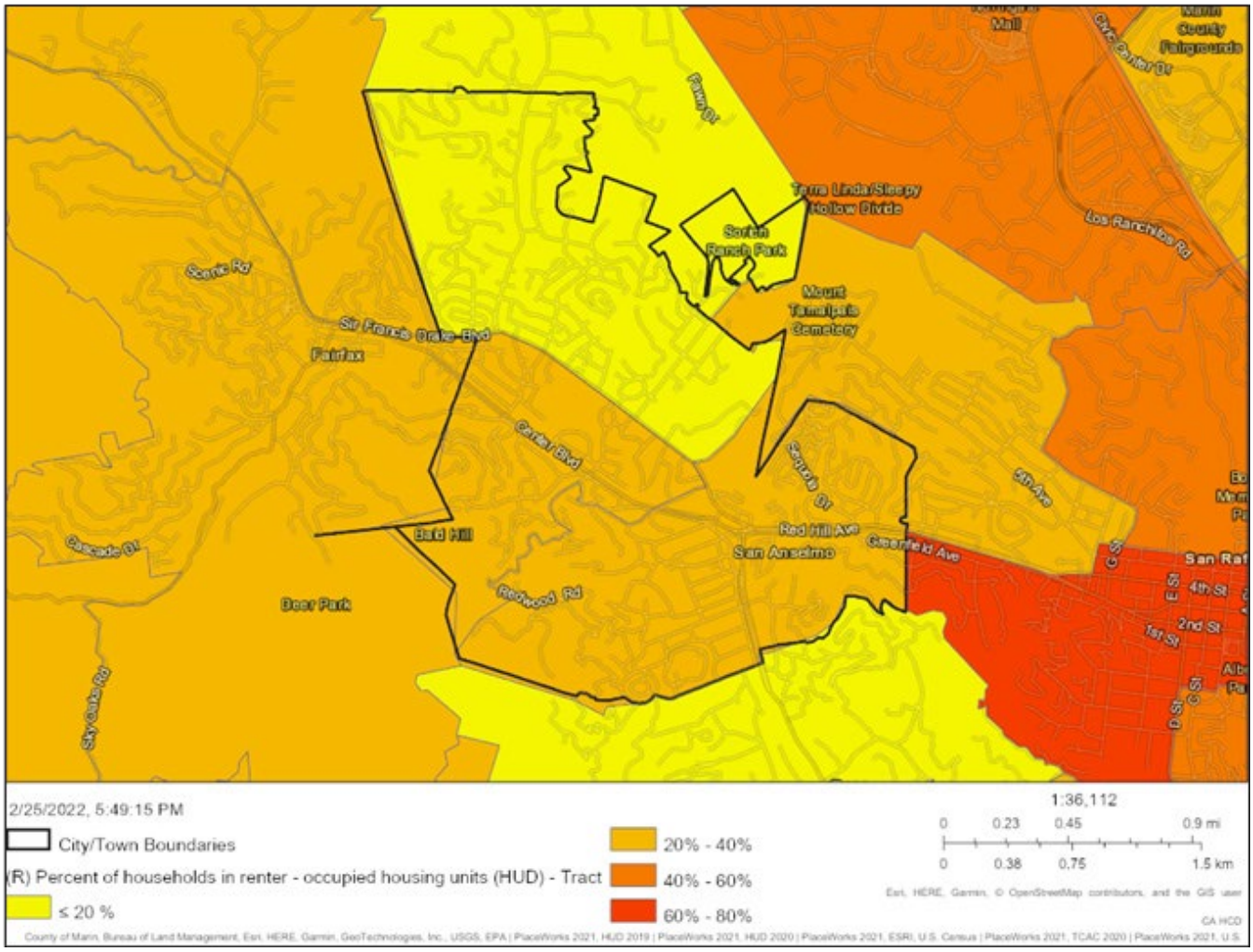


Figure 7.19: Percent of Renter-Occupied Households by Tract (2016)

Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

There is one R/ECAP in Southern Marin located in Marin City west of State Highway 101 (*Figure 7.20)*. As shown in *Figure 7.4*, previously, the Marin City CDP tract is characterized by a concentration of African American residents. Approximately 22 percent of Marin City's residents are African American- significantly higher than the County's and unincorporated county's African American population (two percent and three percent, respectively). Marin City residents also earn lower median incomes (less than $55,000, *Figure 7.24*), especially compared to neighboring jurisdictions where median incomes are higher than $125,000. Marin City, where Marin County's only family public housing is located, also has the highest share of extremely low-income households in the county; about 40 percent of households earn less than 30 percent the Area Median Income, whereas only 14 percent of unincorporated County households are considered extremely low-income.

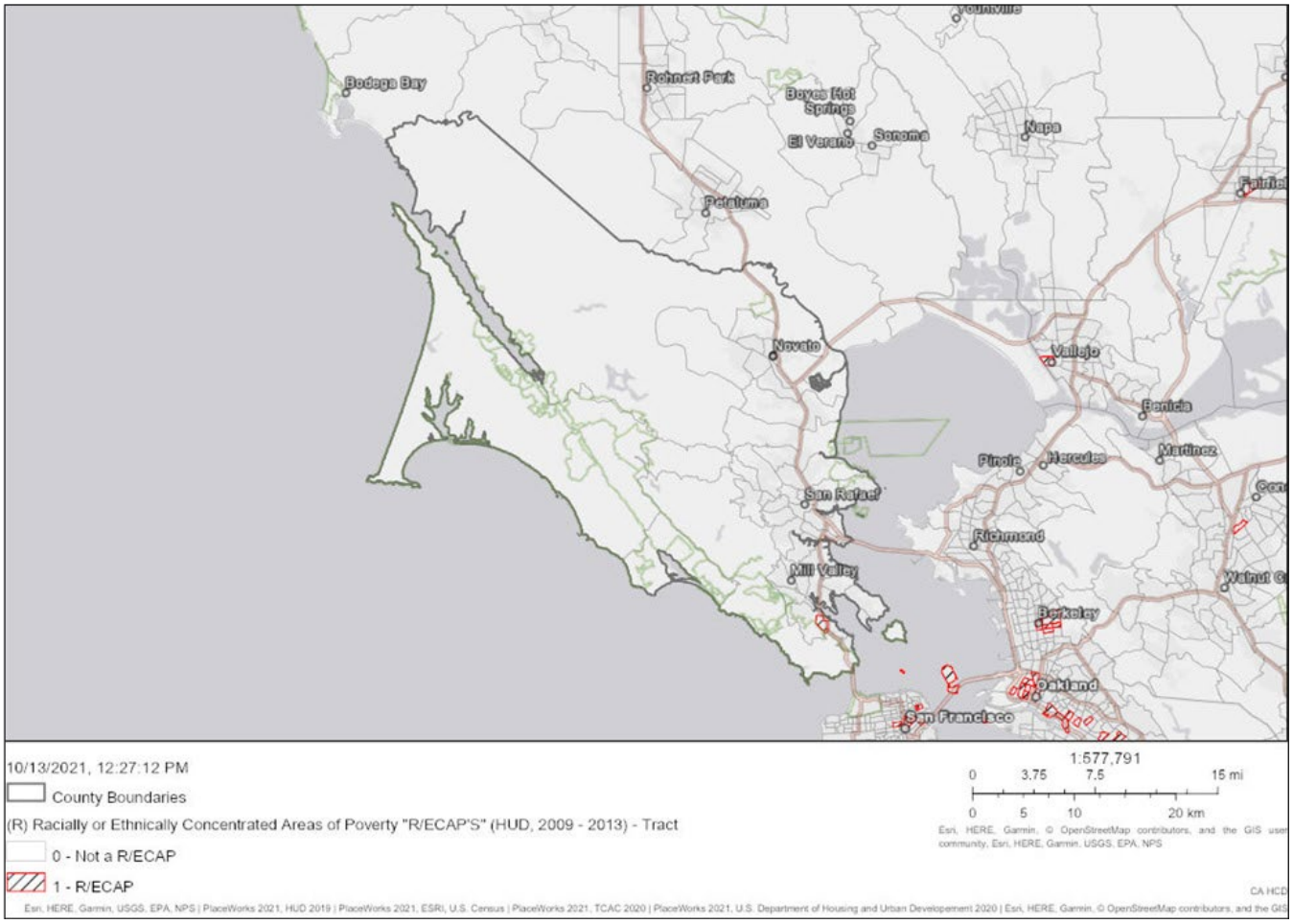


Figure 7.20: Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

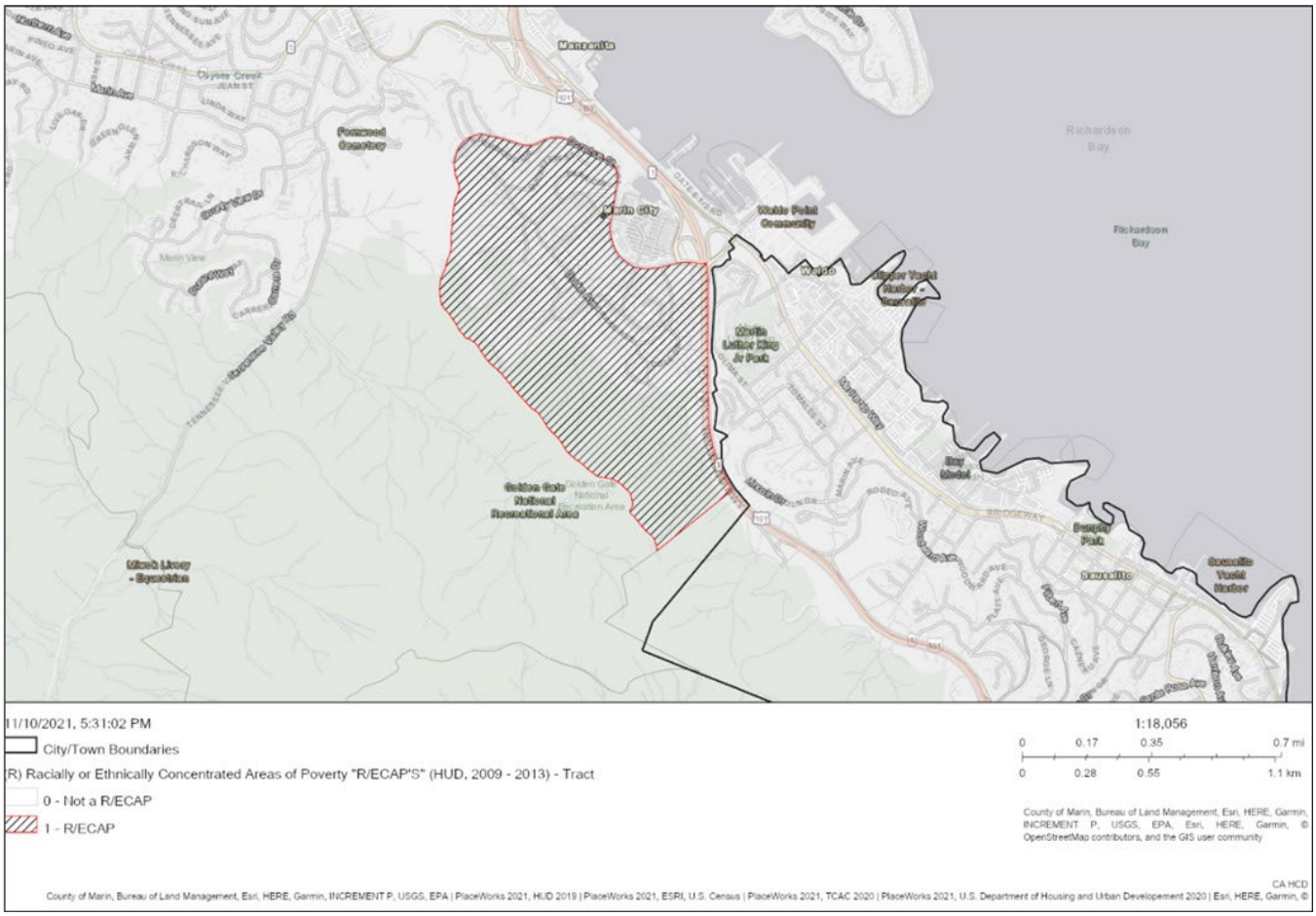


Figure 7.21: Regional R/ECAP Detail

Local Trends

There are no R/ECAPs or TCAC-designated areas of high segregation and poverty in the town. The closest R/ECAP is in Marin City, south of the town and the closest TCAC area of high segregation and poverty.is in San Rafael, east of the town.

As presented in *Table 7.15*, San Anselmo has a smaller population below the poverty level compared to the county. Only 2.9 percent of San Anselmo residents are below the poverty level compared to 7.2 percent in the county. In San Anselmo, the Black/African American population has the highest poverty rate of 13 percent, significantly higher than all other racial/ethnic groups in the town. The Asian population, population of two or more races, and non-Hispanic White population also have poverty rates exceeding 2.9 percent. In comparison, only 1.4 percent of the Hispanic/ Latino population and none of the population of a race not listed ("some other race alone") are below the poverty level. *Figure 7.22* shows poverty status by tract in San Anselmo. Consistent with the trend townwide, fewer than 10 percent of the population in all tracts are below the poverty line. All units of all income levels generated from the RHNA opportunity sites are in census tracts with fewer than 10 percent of the population below the poverty line.

Table 7.15: Population Below Poverty Level by Race/Ethnicity (2019)

Income Category	San Anselmo		Marin County	
	Total Population	% Below Poverty Level	Total Population	% Below Poverty Level
Black or African American alone	92	13.0%	4,746	16.8%
American Indian and Alaska Native alone	0	N/A	823	22.1%
Asian alone	418	3.8%	14,859	8.2%
Native Hawaiian and Other Pacific Islander alone	0	N/A	507	65.1%
Some other race alone	392	0.0%	20,879	23.2%
Two or more races	342	3.5%	12,199	6.5%
Hispanic or Latino origin (of any race)	880	1.4%	39,574	16.9%
White alone, not Hispanic or Latino	10,717	3.0%	182,823	4.8%
Total	**12,469**	**2.9%**	**253,869**	**7.2%**

Sources: ABAG/MTC Housing Needs Data Workbook, 2021; 2015-2019 ACS (5-Year Estimates).

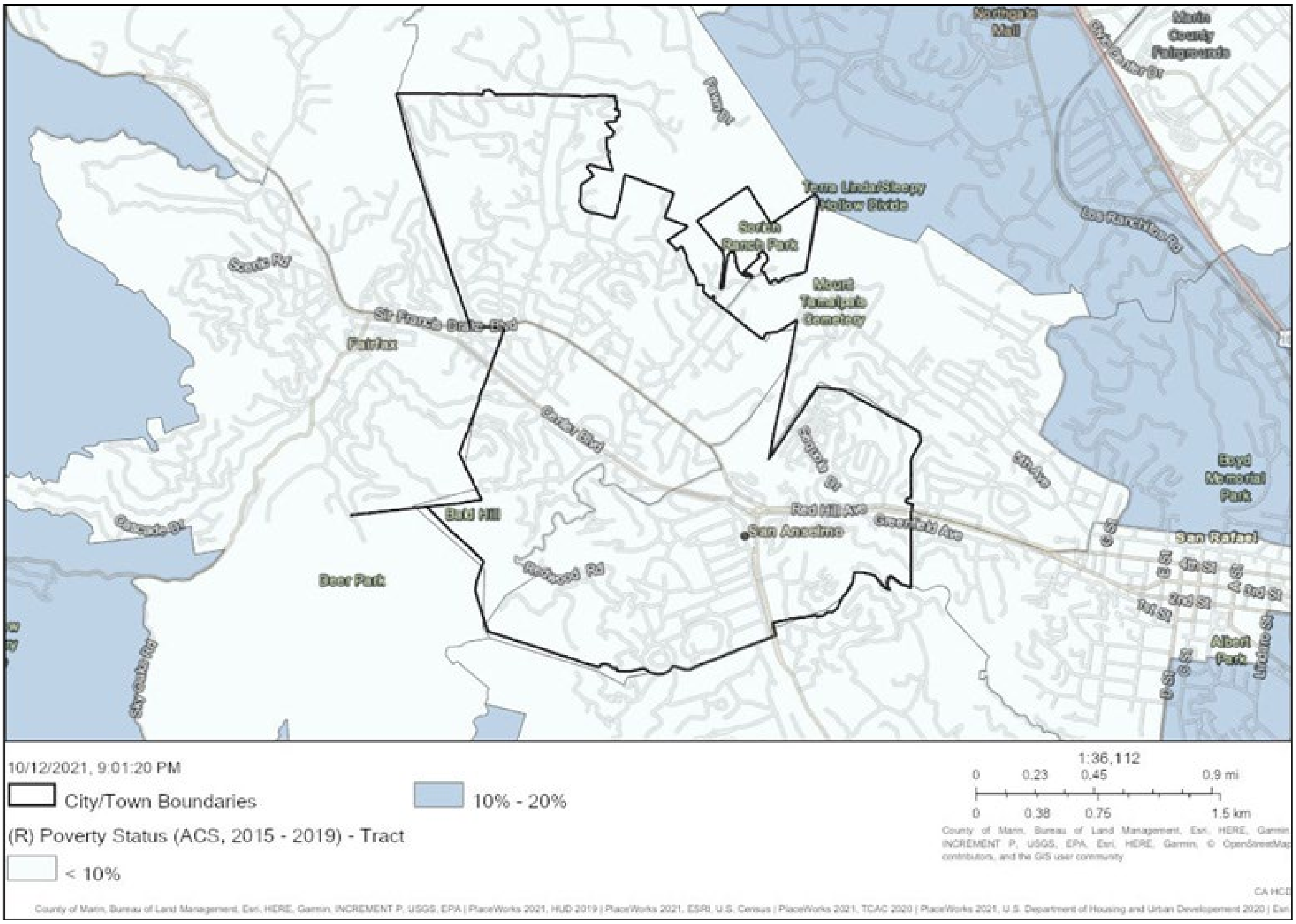


Figure 7.22: Poverty Status by Tract (2019)

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic white residents. According to HUD's policy paper, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

RCAA's are defined as tracts with 80 percent or higher white population, and a median household income of $125,000 or greater (slightly more than double the national median household income in 2016). Using this metric, the data shows that two of the three tracts which comprise San Anselmo are considered RCAA's. The third tract is predominantly white, but its median household income is $105,000. RCAA maps are not available on HCD's AFFH Data Viewer tool).

San Anselmo RCAA Tract

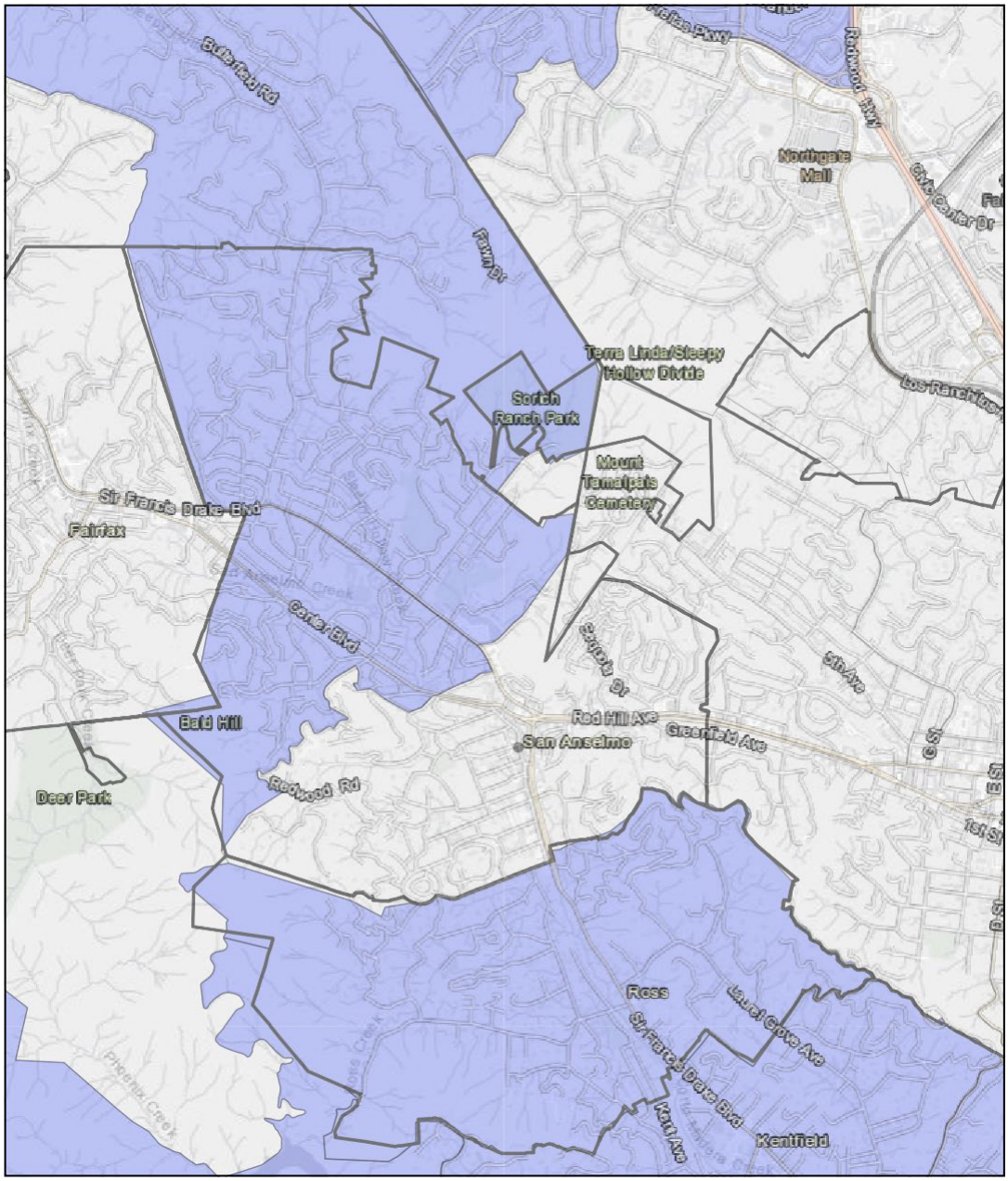


Figure 7.23: Local Detail of Racially Concentrated Areas of Affluence (RCAAs)

Regional Trends

Figure 7.3 and *Figure 7.4* (previously in this section) shows the concentration of minority/non-White population and majority populations across the region. In *Figure 7.3,* census tracts in yellow have less than 20 percent non-white population, indicating over 80 percent of the population is white. There are a few tracts with over 80 percent non-Hispanic White population located throughout the county, especially in Southern Marin, parts of Central Marin, coastal North Marin, and central West Marin. The cities of Belvedere, Mill Valley, Fairfax, Ross, and some areas of San Rafael and Novato are also predominantly white. However, of all these predominantly white areas (incorporated jurisdictions and unincorporated communities), only Belvedere, the Valley, Tam Valley, Black Point- Green Point and the eastern tracts of Novato are census tracts with a median income over $125,000 (*Figure 7.24*). Although not all census tracts have the exact relationship of over 85 percent White and median income over $125,000 to qualify as “RCAAs,” throughout the county tracts with higher White population tend to have greater median incomes.

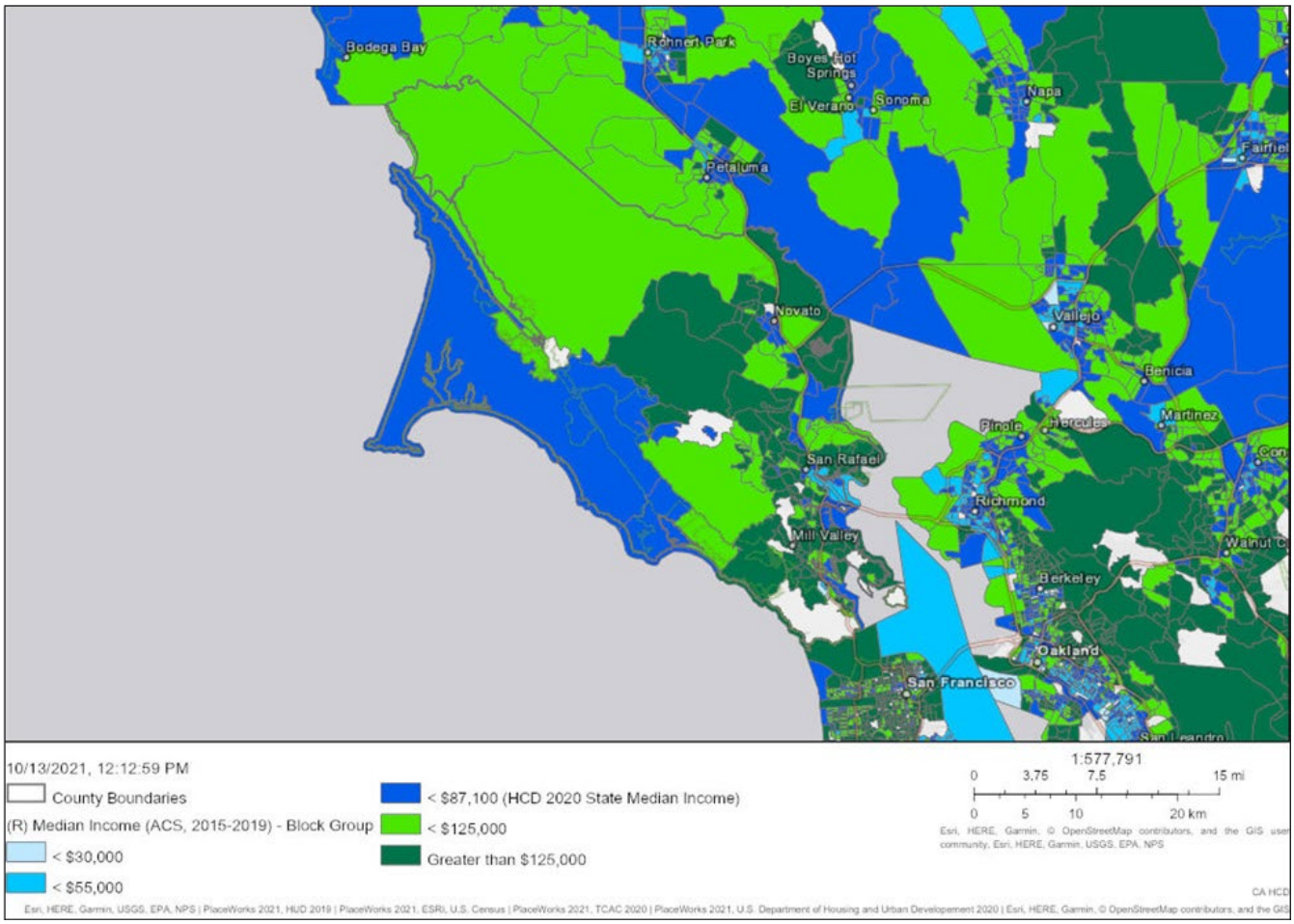


Figure 7.24: Regional Median Income by Block Group (2019)

Local Trends

As presented previously, non-White populations represent less than 20 percent of the population in all San Anselmo block groups (see *Figure 7.6*). *Figure 7.24* shows median income and non-White population by block group in the town. Most block groups have median incomes exceeding $125,000. Because all block groups in the town have White populations exceeding 80 percent, all block groups in the town with median incomes exceeding $125,000 are considered RCAAs. One block group in the northern section of the town has a median income of $118,897 and one block group in the southern section of the City has a median income of $56,324. Neither are considered RCAAs. The block group in southern San Anselmo with the lowest median income contains the Oak Hills Apartments. Oak Hills Apartments has 13 affordable units and serves the developmentally disabled population, likely contributing to the low median income in this block group.

Median household income by race/ethnicity in San Anselmo and Marin County is shown in *Table 7.16*. In the county, White, non-Hispanic households have the highest median income of $126,501. Countywide, the median income amongst Hispanic or Latino households is $67,125, significantly lower than non-Hispanic White households. Most non-White household populations are too small to provide sufficient data on median household income. In San Anselmo, non-Hispanic White households have the highest median income of $132,809 followed by Asian households ($111,776). Hispanic/Latino households have a significantly lower median income of $72,578 despite having one of the lowest poverty rates in the town (see *Table 7.15*).

To address housing mobility and housing opportunity in RCAAs, the Town has developed actions, primarily focused on Missing Middle Housing. **These actions include Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts, Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhoods, and Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce development costs and streamline the approval of missing middle housing.** Missing Middle Housing ensures housing design standards stay consist with those already established in surrounding single family neighborhoods while increasing density. Missing Middle Housing can be the development of duplexes, triplexes, townhomes, row homes and other housing typologies.

Table 7.16: Median Household Income by Race/Ethnicity (2019)

Income Category	San Anselmo		Marin County	
	Percent Distribution	Median Household Income	Percent Distribution	Median Household Income
White alone, not Hispanic or Latino	91.5%	$132,809	80.3%	$126,501
Hispanic or Latino origin (of any race)	3.3%	$72,578	9.7%	$67,125
Black or African American	1.1%	N/A	1.6%	$48,602
American Indian and Alaska Native	0.0%	N/A	0.3%	N/A
Asian	2.5%	$111,776	5.6%	$107,849
Native Hawaiian and Other Pacific Islander	0.0%	N/A	0.1%	$18,221
Some other race	1.1%	N/A	4.5%	$59,604
Two or more races	1.9%	N/A	3.2%	$104,679
Total	**100.0%**	**$128,212**	**100.0%**	**$115,246**

N/A = Insufficient data.
Sources: 2015-2019 ACS (5-Year Estimates).

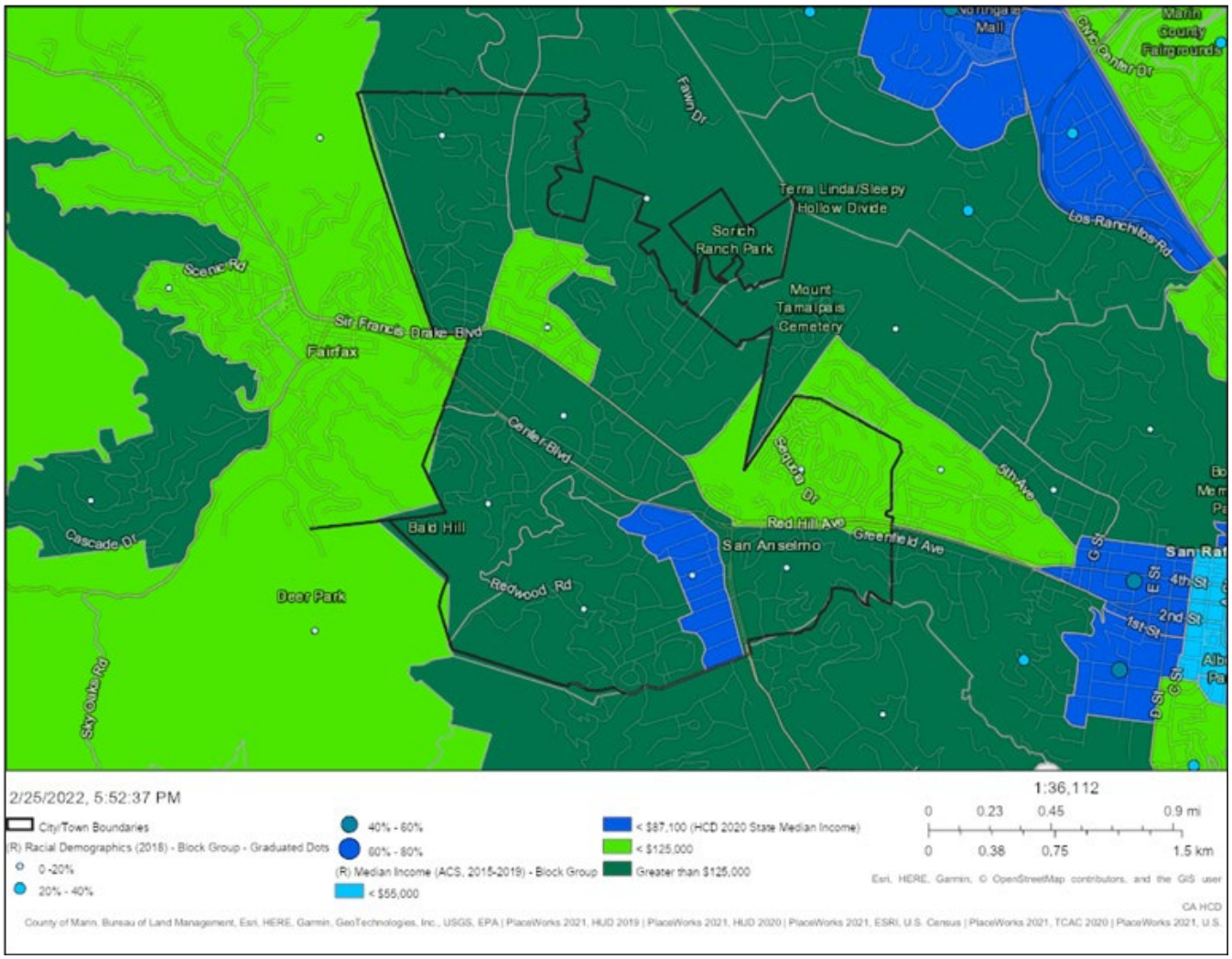


Figure 7.25: Median Income and Non-White Population by Block Group (2019, 2018)

Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low-Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. *Table 7.17* shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line;
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table 7.17: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD assigns "scores" for each of the domain *Table 7.17* by census tracts as well as computing "composite" scores that are a combination of the three domains. Scores from each individual domain range from 0-1, where higher scores indicate higher "access" to the domain or higher "outcomes." Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize show areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty and can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate-income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess county residents' access to key opportunity assets in comparison to the county. *Table 7.18* provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 7.18: Opportunity Indices by Race/Ethnicity – Marin County

	School Prof.	Labor Market	Transit Trip	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population						
White, Non-Hispanic	78.73	86.48	61.00	86.45	64.50	81.33
Black, Non-Hispanic	75.59	48.89	68.54	89.57	74.96	76.55
Hispanic	55.96	68.11	68.08	89.65	69.72	83.84
Asian or Pacific Islander, Non-Hispanic	74.41	82.57	64.24	87.81	66.89	81.01
Native American, Non-Hispanic	77.09	67.25	62.28	87.19	69.32	80.55
Population below federal poverty line						
White, Non-Hispanic	74.28	84.68	61.13	87.02	64.01	82.93
Black, Non-Hispanic	66.79	55.04	74.1	91.52	66.84	76.07
Hispanic	38.54	56.82	75.83	91.68	76.48	83.81
Asian or Pacific Islander, Non-Hispanic	68.97	82.89	67.01	89.11	71.69	78.95
Native American, Non-Hispanic	56.77	66.49	71.22	88.33	67.14	85.29

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 145 for index score meanings. Table is comparing the total Marin County, by race/ethnicity, to the county and Town population living below the federal poverty line, also by race/ethnicity.
Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

As explained earlier, TCAC composite scores categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Counties in the region all have a mix of resource levels. The highest concentrations of highest resource areas are located in the counties of Sonoma and Contra Costa *(Figure 7.26*). Marin and San Francisco counties also have a concentration of high resource tracts. All counties along the San Pablo and San Francisco Bay area have at least one census tract considered an area of high segregation and poverty, though these tracts are most prevalent in the cities of San Francisco and Oakland.

There is only one census tract in Marin County considered an area of "high segregation and poverty" (*Figure 7.27*). This census tract is located in Central Marin within the Canal neighborhood of the City of San Rafael. In the county, low resource areas (green) are concentrated in West Marin, from Dillon Beach to Nicasio. This area encompasses the communities of Tomales, Marshall, Inverness, and Point Reyes Station. In Central Marin, low resource areas are concentrated in San Rafael. As shown in the figures below, all of Southern Marin is considered a highest resource area, with the exception of Marin City which is classified as moderate resource.

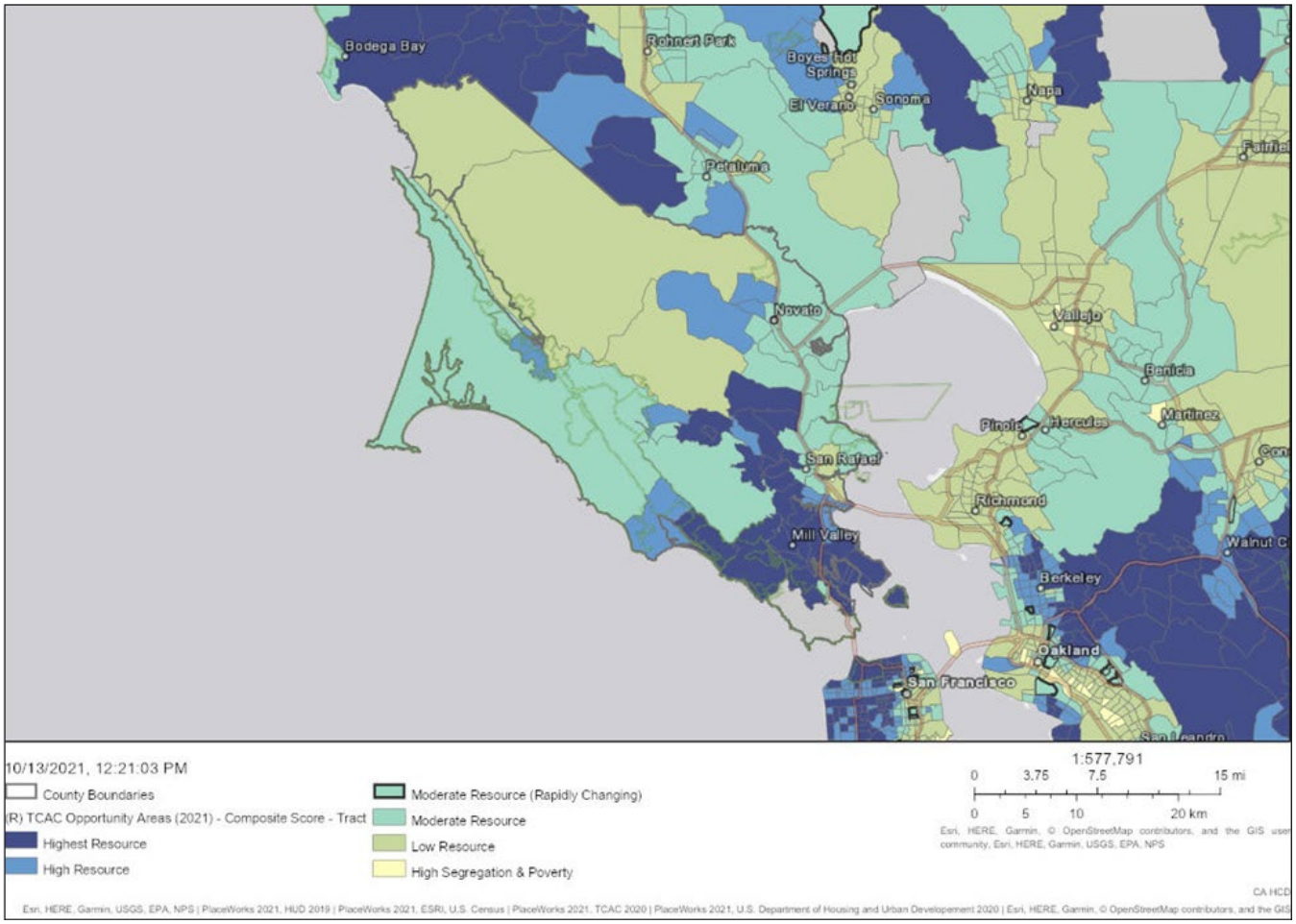


Figure 7.26: Regional TCAC Composite Scores by Tract (2021)

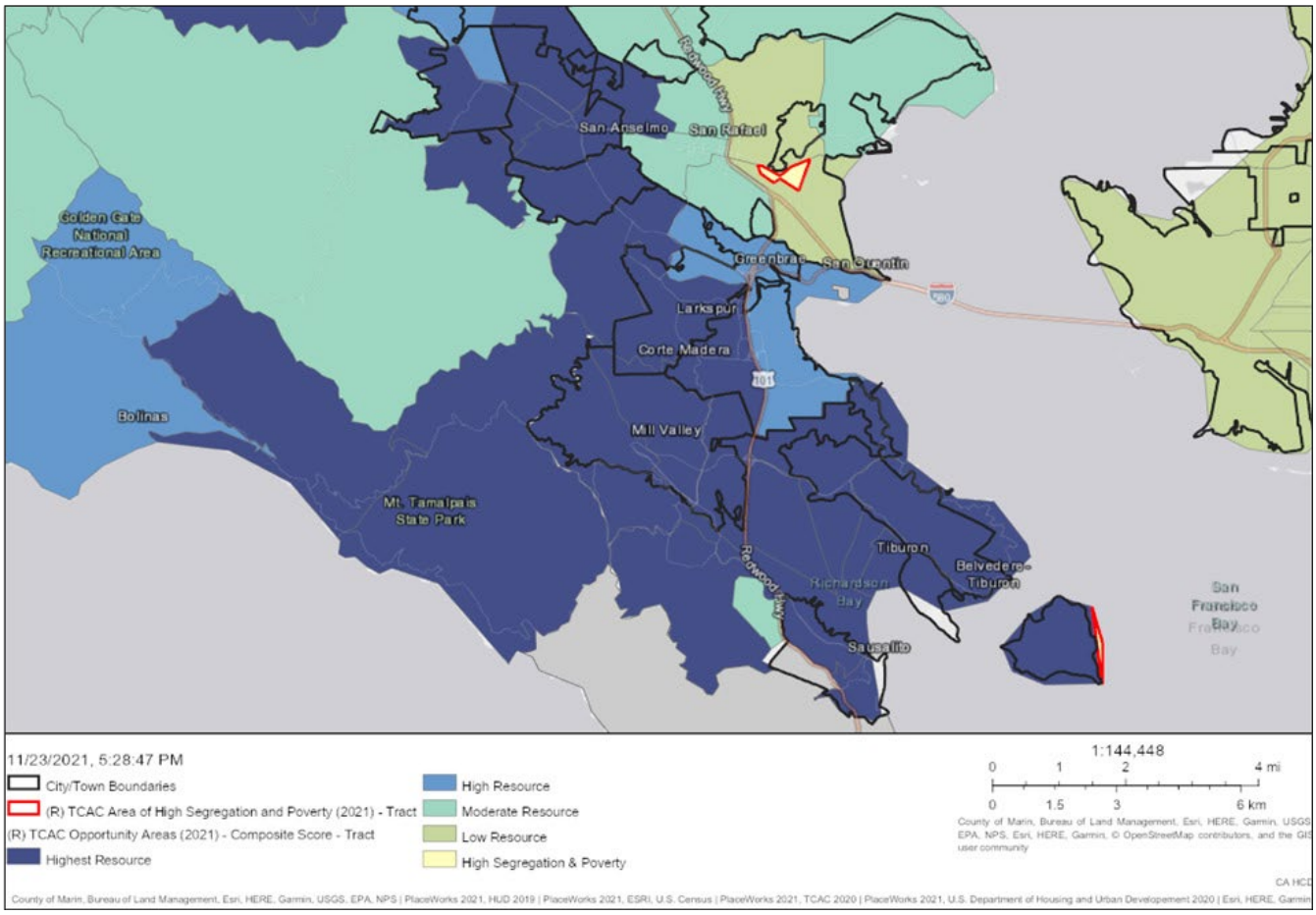


Figure 7.27: Local TCAC Areas of High Segregation and Poverty Areas (2021)

Local Trends

Table 7.19 shows the Opportunity Map scores for the census tracts in the town. Categorization is based on percentile rankings for census tracts within the Marin County region. High composite scores mean higher resources. All tracts in San Anselmo are categorized as highest resource areas. San Anselmo TCAC scores are generally consistent with tracts north and south of the town but favorable compared to jurisdictions east and west. The Opportunity Map shown in *Figure 7.28* shows the RHNA Opportunity sites in the context of HCD composite opportunity scores. All opportunity sites are in highest resource areas. Economic, environmental, educational, transportation, and other opportunities are discussed in detail in the following sections.

Table 7.19: Opportunity Map Scores and Categorization (2021)

Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index	Final Category
1150	0.740	0.967	0.797	0.592	Highest Resource
1160	0.606	0.976	0.811	0.533	Highest Resource
1170	0.672	0.973	0.814	0.569	Highest Resource

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, 2021.

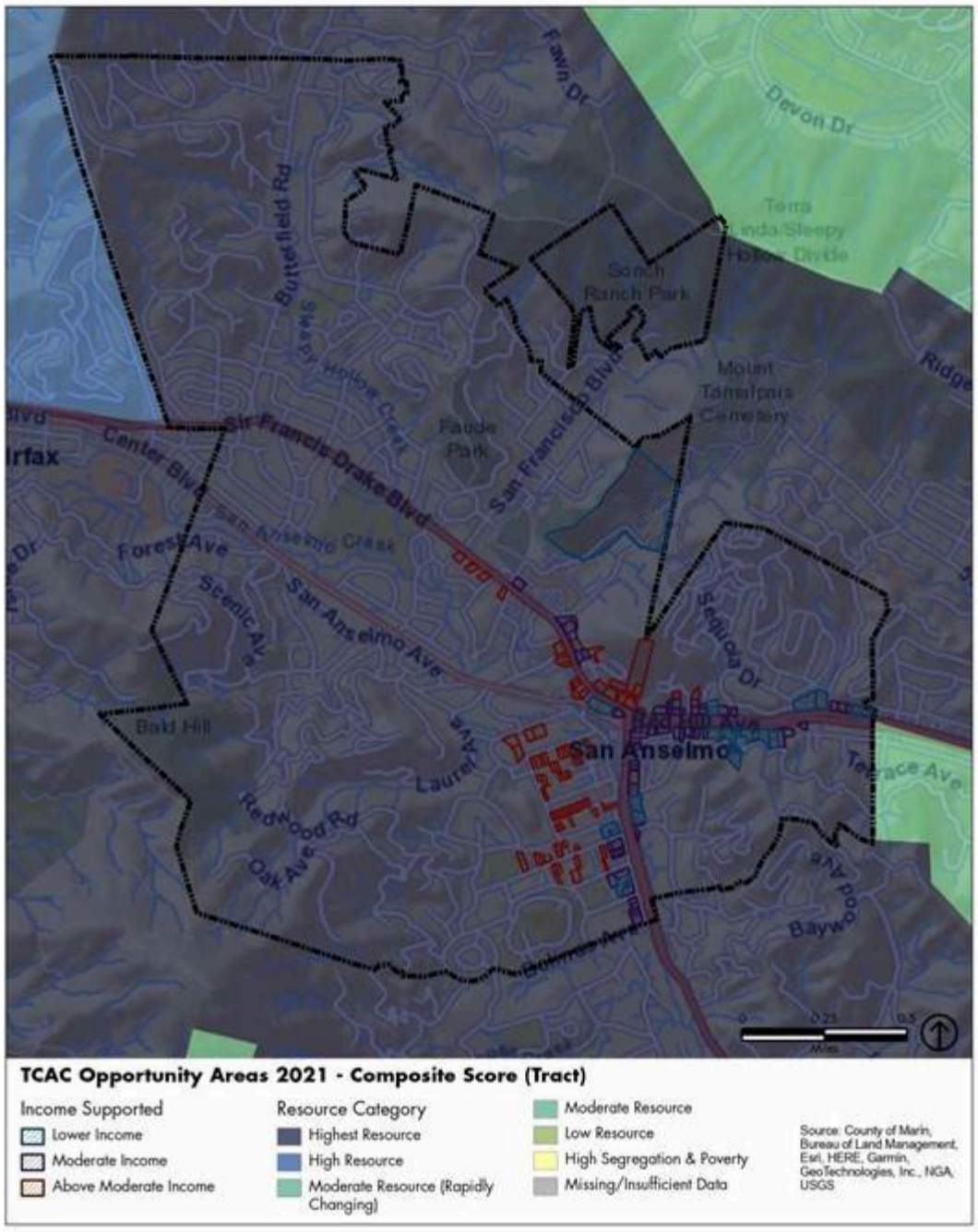


Figure 7.28: Sites Inventory and TCAC Opportunity Area by Tract (2021)

Opportunity Indices

Education

Regional Trends

The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Marin County, Hispanic residents have access to lower quality schools (lowest index value of 56) compared all other residents (for all other races, index values ranged from 74 to 78, *Table 7.18*). For residents living below the federal poverty line, index values are lower for all races but are still lowest for Hispanic and Native American residents. White residents have the highest index values, indicating a greater access to high quality schools, regardless of poverty status.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (*Figure 7.29)*. As explained in *Table 7.17*, the Education domain score is based on a variety of indicators including math proficiency, reading proficiency, high School graduation rates, and student poverty rates. The education scores range from 0 to 1, with higher scores indicating more positive education outcomes. In the Region, lower education scores are found in census tracts in all counties along the San Pablo Bay. In counties surrounding the San Francisco Bay, there are concentrations of both low and high education scores. For example, in San Francisco County, the western coast has a concentration of high education scores while the eastern coast has a concentration of low education scores. In Marin County, low education scores are concentrated in Novato and San Rafael along the San Pablo Bay and along the western coast.

According to Marin County's 2020 Analysis of Impediments to Fair Housing Choice [2020 AI], while the county's overall high school graduation rates are among the highest in the nation, Marin County, "has the greatest educational achievement gap in California." According to data from Marin Promise, a nonprofit of education and nonprofit leaders, from 2017 – 2018:

- 78 percent of White students in Marin met or exceeded common core standards for 3rd Grade Literacy, while only 42 percent of students of color met or exceeded those standards;
- 71 percent of White students met or exceeded common core standards for 8th grade math, while only 37 percent of students of color met or exceeded those standards;
- 64 percent of White students met or exceeded the college readiness standards, defined as completing course requirements for California public universities, while only 40 percent of students of color met or exceeded those requirements.

Of special note in Marin County is the California State Justice Department's finding in 2019 that the Sausalito Marin City School District had "knowingly and intentionally maintained and exacerbated" existing racial segregation and deliberately established a segregated school and diverted County staff and resources to Willow Creek while depriving the students at Bayside MLK an equal educational opportunity. More details on this finding are found under local knowledge for Marin's vulnerable communities

Lower education scores are found in most of the unincorporated County areas in West Marin (*Figure 7.29*). Higher education scores are prominent in Southern Marin and eastern Central Marin jurisdictions including the unincorporated and incorporated communities of Lucas Valley, Fairfax, Larkspur, Kentfield, Mill Valley, Corte Madera, Tiburon, and Strawberry. However, lower education scores are found in parts of North and Central Main, specifically in the cities of Novato and San Rafael. The pattern of higher education scores in the south and lower education scores in the north correlate with the location of schools throughout the county. *Figure 7.30* shows that most schools are concentrated in North, Central, and Southern Marin along major highways (Highway 101 and Shoreline Highway), with few schools in West Marin. Despite a high concentration of schools in the San Rafael/Novato area, these census tracts have lower education outcomes.

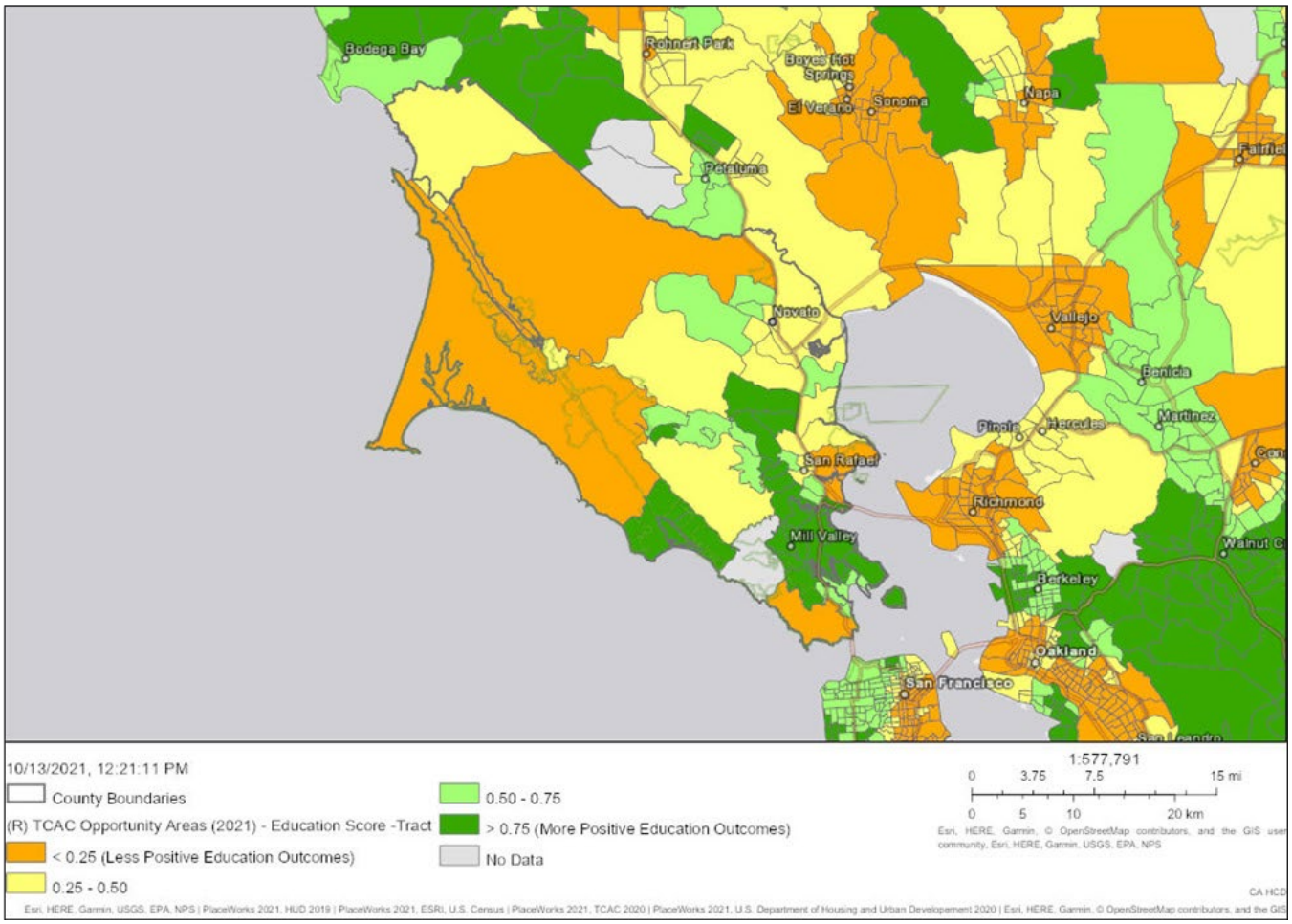


Figure 7.29: TCAC Education Scores- Region



Figure 7.30: Schools in Marin County

Local Trends

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 indicate "average," and 7-10 are "above average." *Figure 7.31* shows that San Anselmo is comprised of mostly private schools (gray). All four public schools in the town are considered "above average" schools. Public schools in the City include Hidden Valley Elementary, Brookside Elementary School, Wade Thomas Elementary School, and Archie Williams High School. These scores correspond with the TCAC's Education Score map for the City presented in *Figure 7.32*. All San Anselmo tracts scored in the highest quartile for education opportunities.

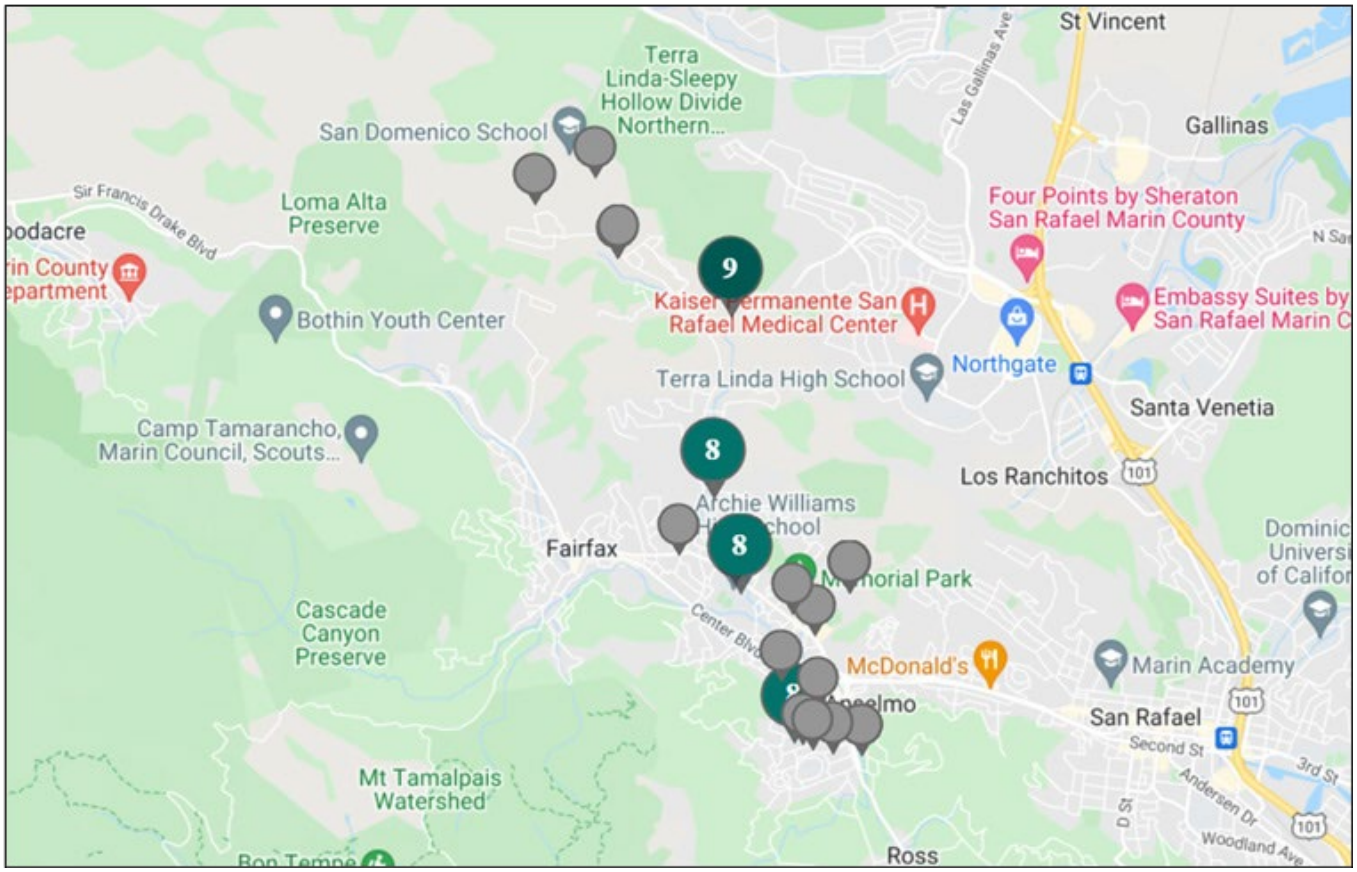


Figure 7.31: GreatSchools Ratings
Source: GreatSchools.org, GreatSchools Rating – San Anselmo, 2022.

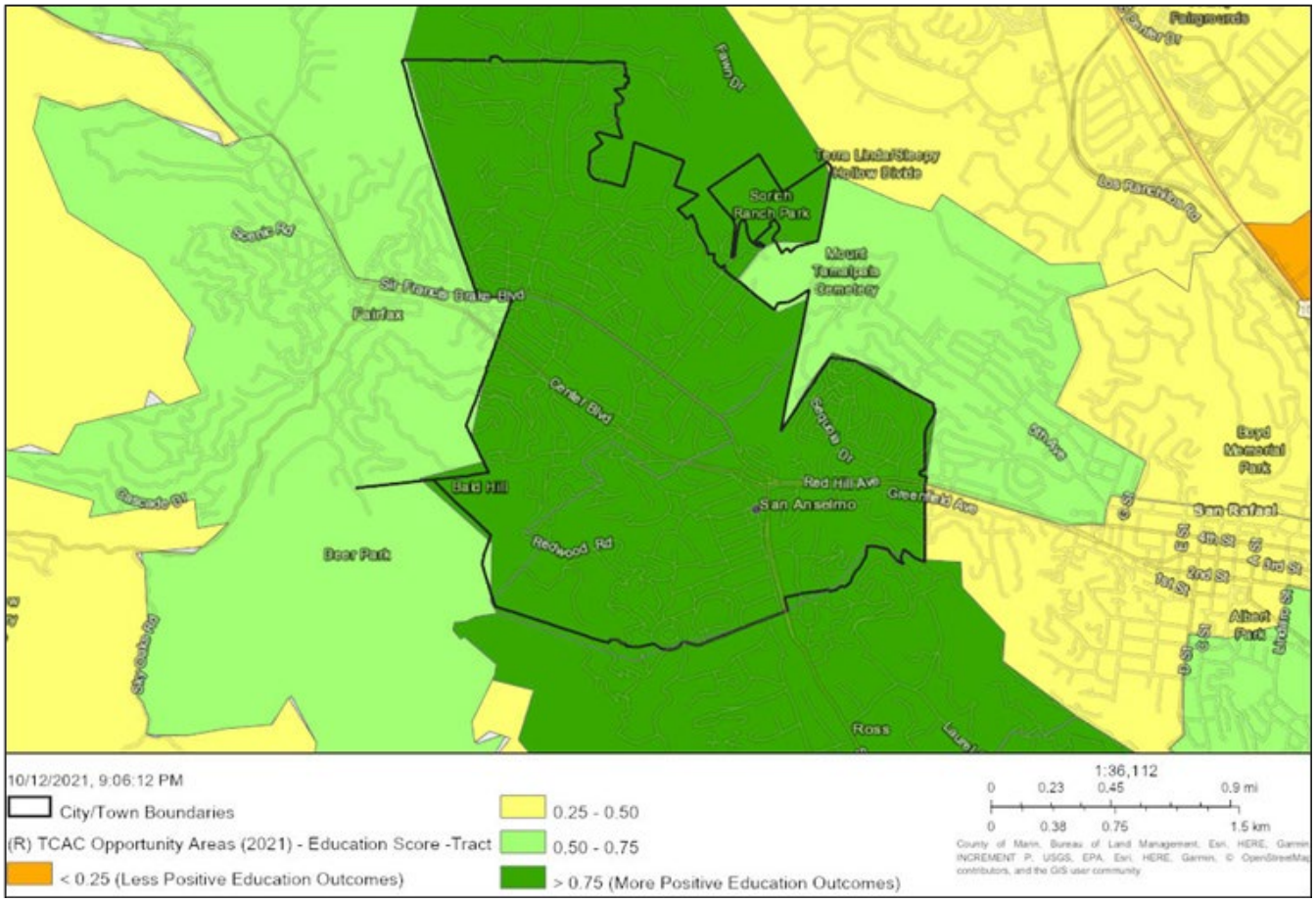


Figure 7.32: TCAC Education Scores by Tract (2021)

The Healthy Places Index (HPI) analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions. The HPI is expanded upon in Healthy Places subsection of this Chapter, Access to Opportunities. According to the HPI, more than 70 percent of the population in all San Anselmo tracts have a bachelor's degree or higher, scoring in the highest quartile for healthy community conditions. The HPI reveals that 100 percent of high school-aged residents are enrolled in high school in tracts 1160 and 1170 (central and southern areas), whereas only 91.1 percent are enrolled in high school in tract 1150 (northern area). Conversely, 65.1 percent of three and four-year-old children in tract 1150 are enrolled in preschool, compared to only 48.8 percent in tract 1170 and 20.6 percent in tract 1160. This may indicate schools are less accessible in certain parts of the town. All three census tracts in San Anselmo have an education domain score of greater than 0.75 which is the highest range of scores, indicating more positive educational outcomes. All units of all income levels generated from the RHNA opportunity sites are in census tracts with the highest education scores.

Transportation

Regional Trends

According to ABAG's Plan Bay Area 2040, regional mismatch between employment growth relative to the housing supply has resulted in a disconnect between where people live and work. Overall, the Bay Area has added nearly two jobs for every housing unit built since 1990. The deficit in housing production has been particularly severe in terms of housing affordable to lower- and middle wage workers, especially in many of the jobs-rich, high-income communities along the Peninsula and in Silicon Valley. As a result, there have been record levels of freeway congestion and historic crowding on transit systems like Bay Area Rapid Transit (BART), Caltrain and San Francisco's Municipal Railway (Muni).

HUD's opportunity indicators can provide a picture of transit use and access in Marin County through the transit index[13] and low transportation cost.[14] Index values can range from zero to 100 and are reported per race so that differences in access to transportation can be evaluated based on race. In the county, transit index values range from 61 to 69, with White residents scoring lower and Black and Hispanic residents scoring highest. Given that the higher the transit trips index, the more likely residents utilize public transit, Blacks and Hispanics are more likely to use public transit. For residents living below the poverty line, the index values have a larger range from 61 for White residents to 75 for Hispanic residents. Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit.

Low transportation cost index values have a larger range than transit index values from 65 to 75 across all races and were similar for residents living below the poverty line. Black and Hispanic residents have the highest low transportation cost index values, regardless of poverty status. Considering a higher "low transportation cost" index value indicates a lower cost of transportation; public transit is less costly for Blacks and Hispanics than other groups in the county.

Transit patterns in *Figure 7.33* show that transit is concentrated throughout North, Central, and Southern Marin along the Town Centered Corridor from Novato to Marin City/Sausalito. In addition, there are connections eastbound; San Rafael connects 101 North/South and 580 Richmond Bridge going East (Contra Costa County) and Novato connects 101 North/South and 37 going East towards Vallejo (Solano County). Internally, public transit along Sir Francis Drake Blvd connects from Olema to Greenbrae.

13 Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
14 Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.



Figure 7.33: Public Transit

In West Marin, the West Marin Stagecoach provides two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Pt. Reyes, and Inverness (*Figure 7.34*). The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the northern West Marin area does not have any public transit connection to the south. Bus transit (orange dots in Figure 6.32 and route 61 and 86 of Stagecoach *Figure 7.34)* only connects as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the county (*Figure 7.3* and *Figure 7.7*).

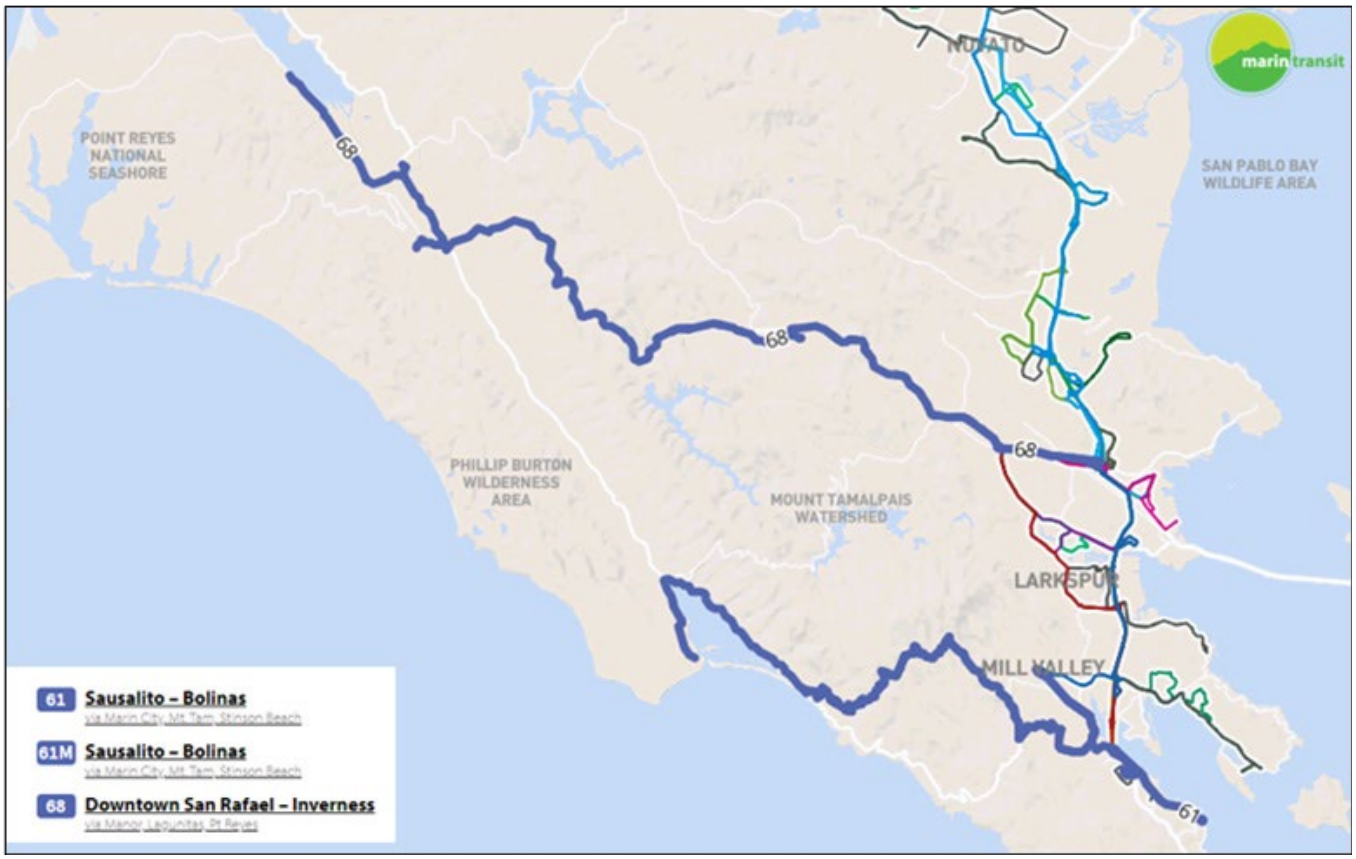


Figure 7.34: West Marin Stagecoach Routes

Marin Transit Authority (MTA) operates all bus routes that begin and end in the county. In 2017, MTA conducted an onboard survey of their ridership and identified the Canal District of San Rafael as having a high rating of a "typical" transit rider". That typical rider was described as, "42 percent of households have annual income of less than $25,000, 90 percent of individuals identify as Hispanic or Latino, 19 percent of households have no vehicle, 17 percent have three or more workers in their homes, 30 percent have five or more workers living with them, and Spanish is spoken in 84 percent of households"[15] According to the survey, residents in the Canal area had the highest percentage of trips that began or ended in routes provided by Marin Transit.

In addition to its fixed routes, MTA offers several other transportation options and some that are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes.
- ADA Paratransit Service – provides transportation for people unable to ride regular buses and trains due to a disability. It serves and operates in the same areas, same days, and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are eligible for ADA Paratransit Service.

Local Trends

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), San Anselmo has an AllTransit Performance Score of 5.6 (out of 10). The map in *Figure 7.35* shows that the central and southern areas of the town along Sir Francis Drake Boulevard have the highest scores compared to the southwestern and northern tracts. According to AllTransit, in the town, 93.1 percent of jobs are located within ½ mile of transit and 82.7 percent workers live within ½ mile of transit.

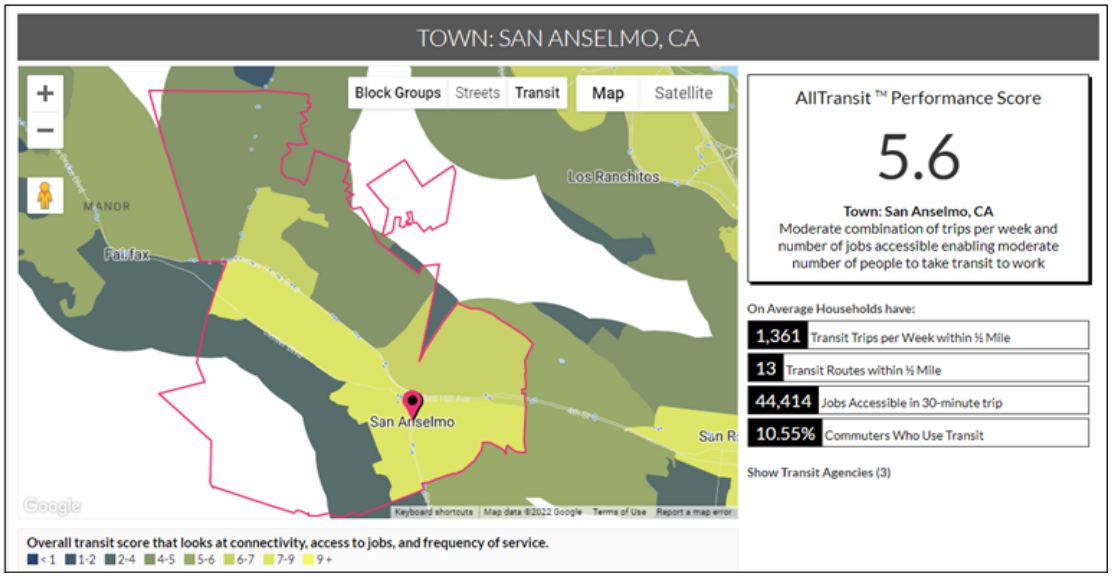


Figure 7.35: All Transit Performance Score – San Anselmo (2019)
Source: AllTransit.org, AllTransit Metrics – San Anselmo, 2022.

The HPI includes household active commuting and automobile access by tract. In all three tracts, more than 19 percent of the population commutes to work by transit, walking, or cycling. All tracts scored in the highest quartile for active commuting, indicating the town has a healthy population of active commuters compared to the region. Lack of a vehicle can limit access to necessary resources if sufficient alternative transportation is not available. According to the HPI, fewer residents in the southern areas of the town have access to an automobile.

15 From the 2020 County of Marin Analysis of Impediments to Fair Housing Choice

Economic Development

Regional Trends

The Bay Area has a regional economy in which has grown to be the fourth largest metropolitan region in the United States today, with over 7.7 million people residing in the nine-county, 7,000 square-mile area. In recent years, the Bay Area economy has experienced record employment levels during a tech expansion surpassing the "dot-com" era of the late 1990s. The latest boom has extended not only to the South Bay and Peninsula — the traditional hubs of Silicon Valley — but also to neighborhoods in San Francisco and cities in the East Bay, most notably Oakland. The rapidly growing and changing economy has also created significant housing and transportation challenges due to job-housing imbalances.

HUD's opportunity indicators provide values for labor market index16 and jobs proximity index17 that can be measures for economic development in Marin County. Like the other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Marin County's labor market index values have a significant range from 49 to 86, with Black residents scoring lowest and White residents scoring highest. Scores for Marin County residents living below the poverty line drop notably for Hispanic residents (from 68 to 57), increase for Black residents (from 49 to 55) and remain the same for all other races. These values indicate that Black and Hispanic residents living in poverty have the lowest labor force participation and human capital in the county.

HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicates the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 65 to 75 and are highest for Hispanic and Black residents. The jobs proximity value map in *Figure 7.36* shows the distribution of scores in the region. Regionally, tracts along the northern San Pablo Bay shore and northern San Francisco Bay shore (Oakland and San Francisco) have the highest job proximity scores

In Marin County, the highest values are in Central Marin at the intersection of Highway 101 and Highway 580 from south San Rafael to Corte Madera. Some census tracts in North and Southern Marin along Highway 101 also have high jobs proximity values, specifically in south Novato and Sausalito. The City of Tiburon in Southern Marin also has the highest scoring census tracts. Western North and Central Marin and some West Marin tracts, including the unincorporated Valley community (west of Highway 101) have the lowest jobs proximity scores.

16 Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
17 Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

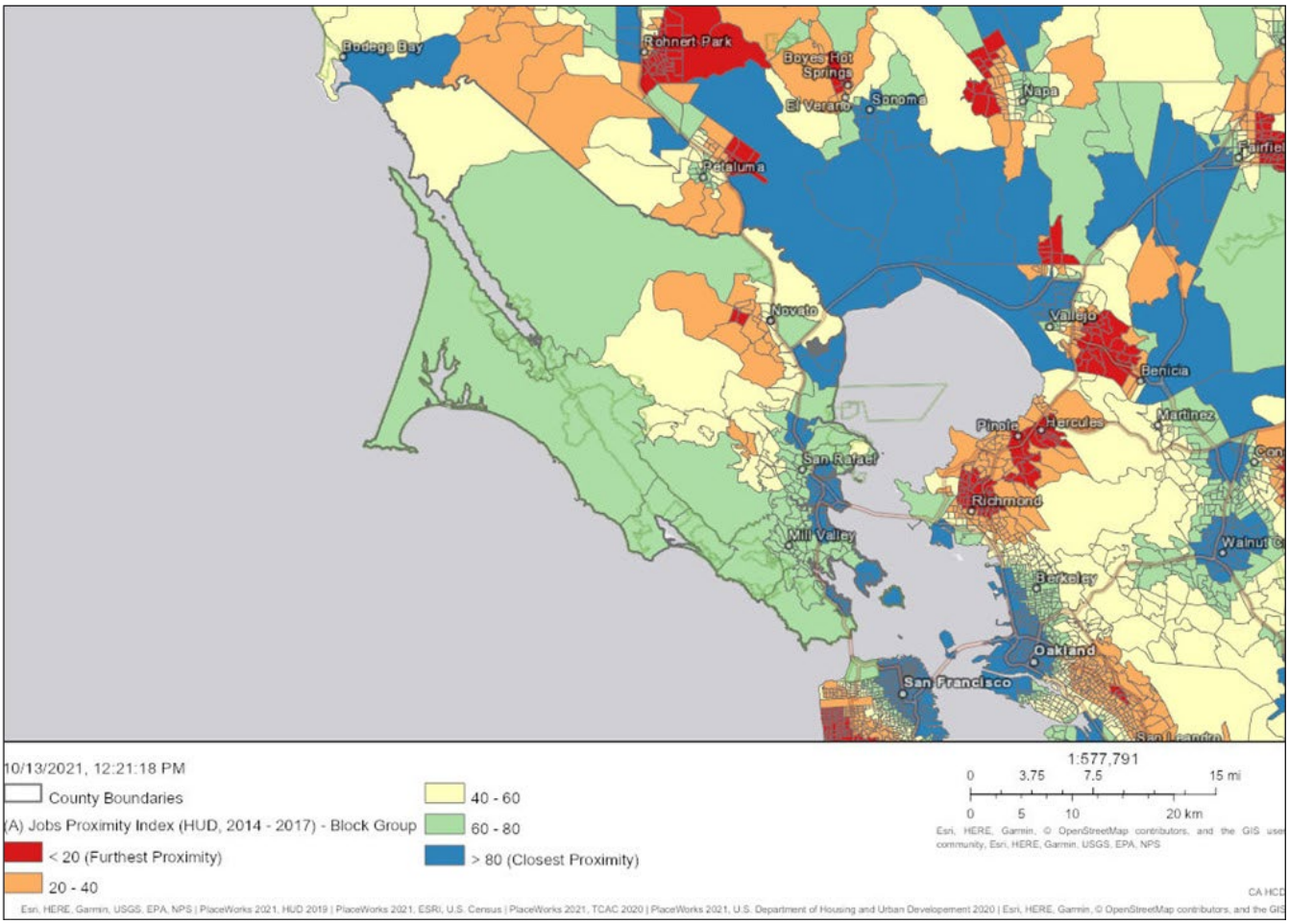


Figure 7.36: Regional Jobs Proximity Index by Block Group (2017)

The TCAC Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics.[18] TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. The map below shows that the lowest economic scores are in the northern San Pablo shores as well as many census tracts in North and West Marin, southern Sonoma County, Solano, and Contra Costa County. In Marin County, the lowest economic scores are in northern West Marin and North Marin, as well as some census tracts in Central Marin and at the southern tip of the county (Marin Headlands). The highest TCAC economic scores are located along coastal West Marin communities, Southern Marin, and parts of Central Marin including the cites of Larkspur, Mill Valley, Corte Madera, Sausalito, and Tiburon.

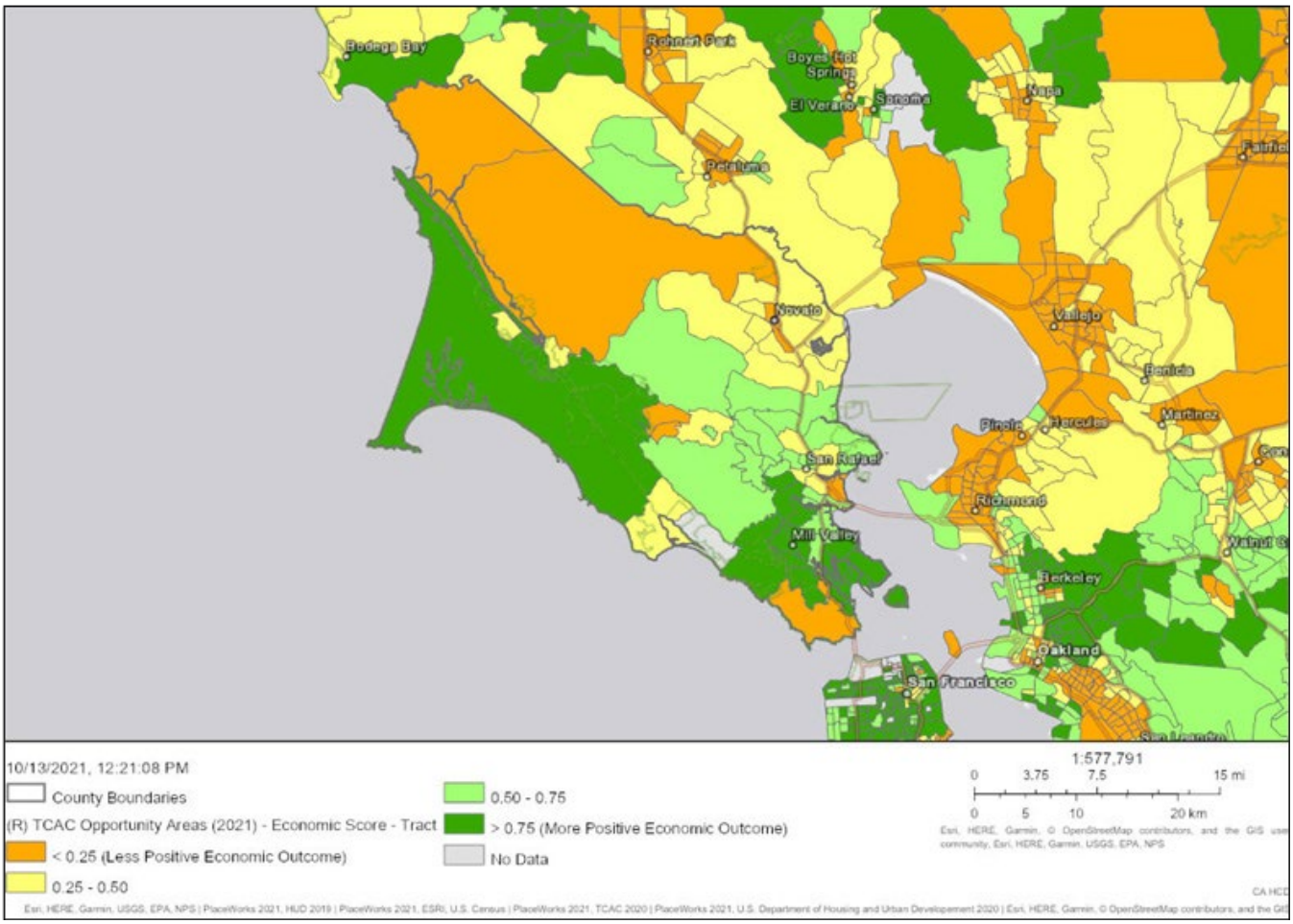


Figure 7.37: Regional TCAC Economic Score by Tract (2021)

Local Trends

HUD's jobs proximity scores, discussed above, are shown by block group in *Figure 7.38*. All block groups in San Anselmo have jobs proximity index scores in the 40 to 60 range indicating employment opportunities are moderately accessible to San Anselmo residents.

The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in Figure *7.39* shows that all tracts in San Anselmo received economic scores between 0.50 and 0.75. These scores are slightly lower than the tracts south of the City, which scored in the highest quartile. However, TCAC economic scores indicate adequate accessibility to economic opportunities townwide.

18 See TCAC Opportunity Maps at the beginning of section for more information on TCAC maps and scores.

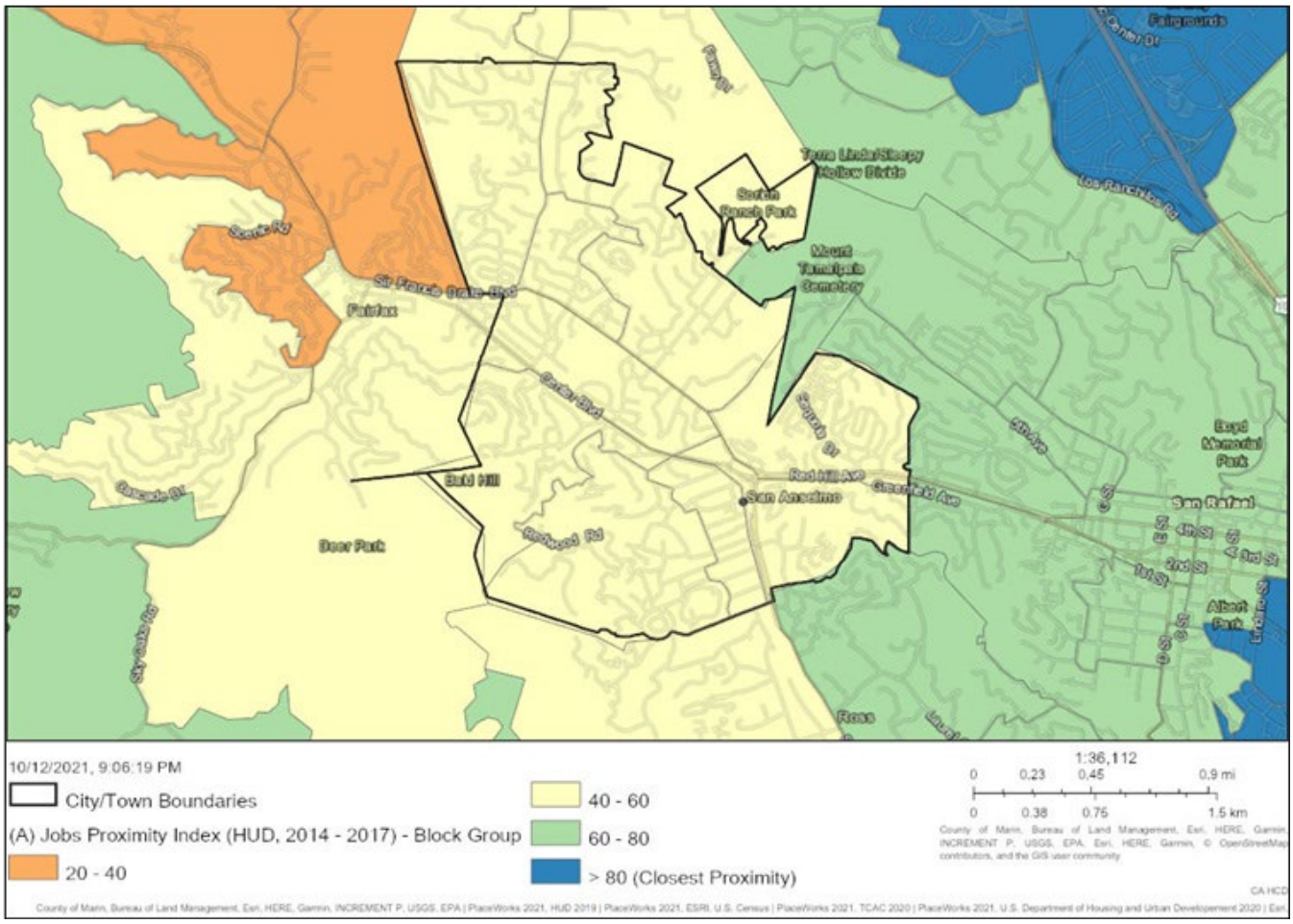


Figure 7.38: Jobs Proximity Index by Block Group (2017)

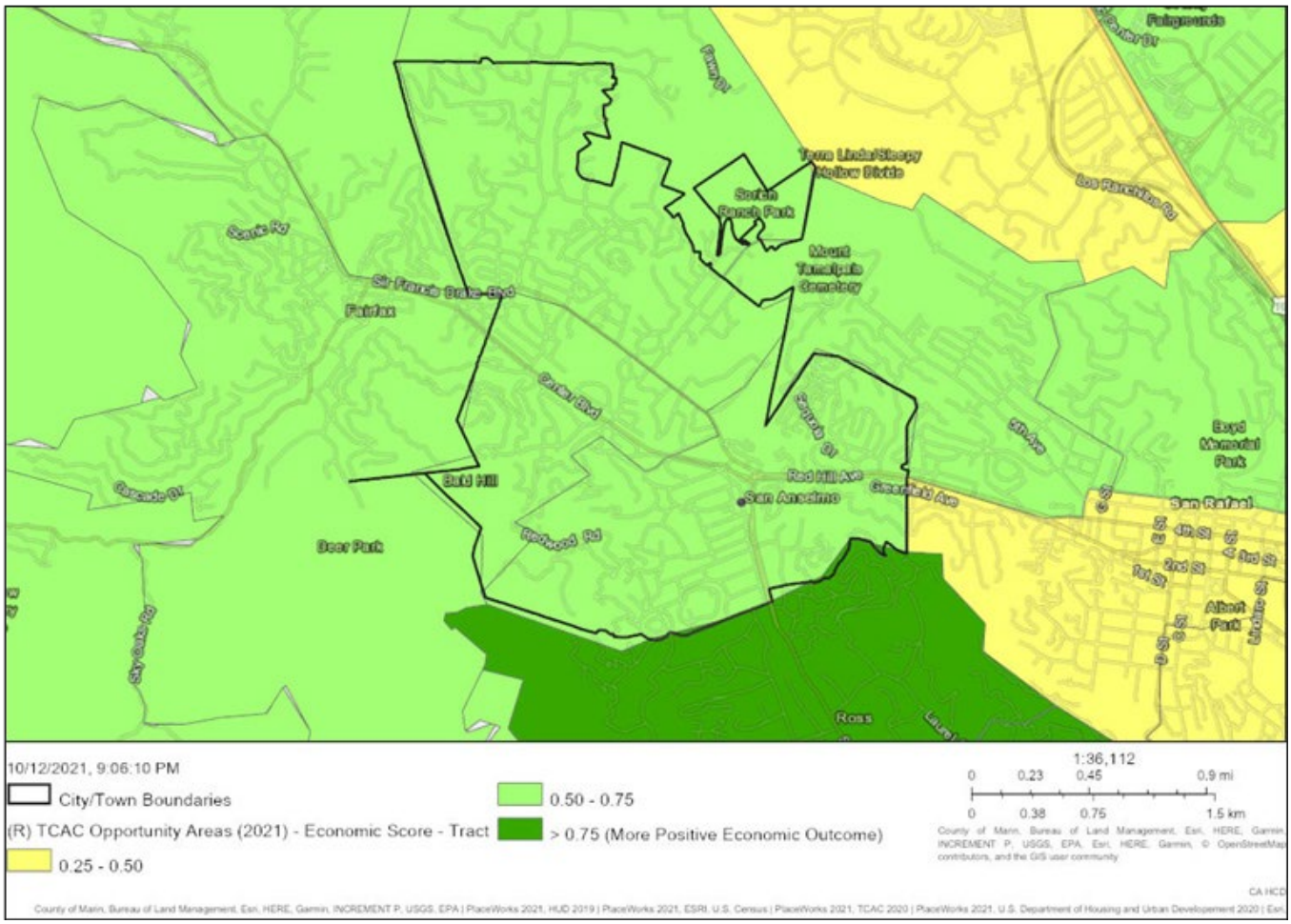


Figure 7.39: TCAC Economic Scores by Tract (2021)

Environment

Regional Trends

Environmental conditions residents live in can be affected by past and current land uses like landfills or proximity to freeways. The TCAC Environmental Score shown in *Figure 7.40* is based on CalEnviroscreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, where higher scores indicate a more positive environmental outcome (better environmental quality)

Regionally, TCAC environmental scores are lowest in the tracts along to the San Pablo and San Francisco Bay shores, except for the coastal communities of San Rafael and Mill Valley in Marin County. Inland tracts in Contra Costa and Solano County also have low environmental scores. In Marin County, TCAC Environmental scores are lowest in the West Marin areas of the unincorporated County from Dillon Beach in the north to Muir Beach in the South, east of Tomales Bay and Shoreline Highway. In addition, census tracts in Black Point-Green Point, Novato, and south San Rafael have “less positive environmental outcomes.” More positive environmental outcomes are in tracts along Highway 101, from North Novato to Sausalito (*Figure 7.40*).

Figure 7.39 shows the TCAC Environmental Score based on CalEnviroscreen 3.0. However, the Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.0 scores in *Figure 7.41* are based on percentiles and show that Southern San Rafael and Marin City have the highest percentile and are disproportionately burdened by multiple sources of pollution.

HUD’s opportunity index for “environmental health” summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Marin County, environmental health index values range from 77 for Blacks to 83 for Hispanics *Table 7.18*. The range is similar for the population living below the federal poverty line, with Black residents living in poverty still scoring lowest (76) but Native American residents living in poverty scoring highest among all races (85) and higher than the entire County Native American population (86 and 81, respectively).

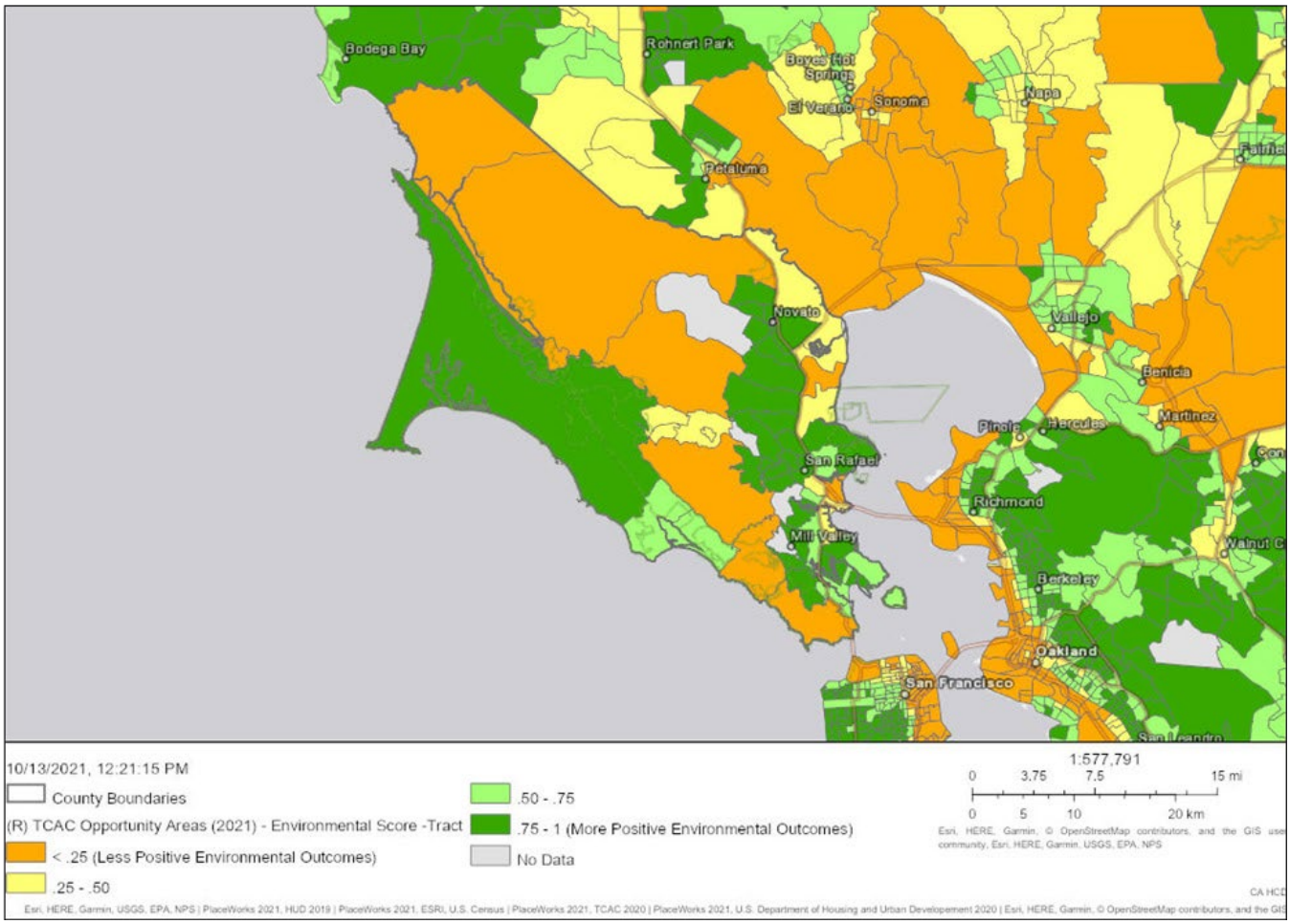


Figure 7.40: Regional TCAC Environmental Score by Tract (2021)

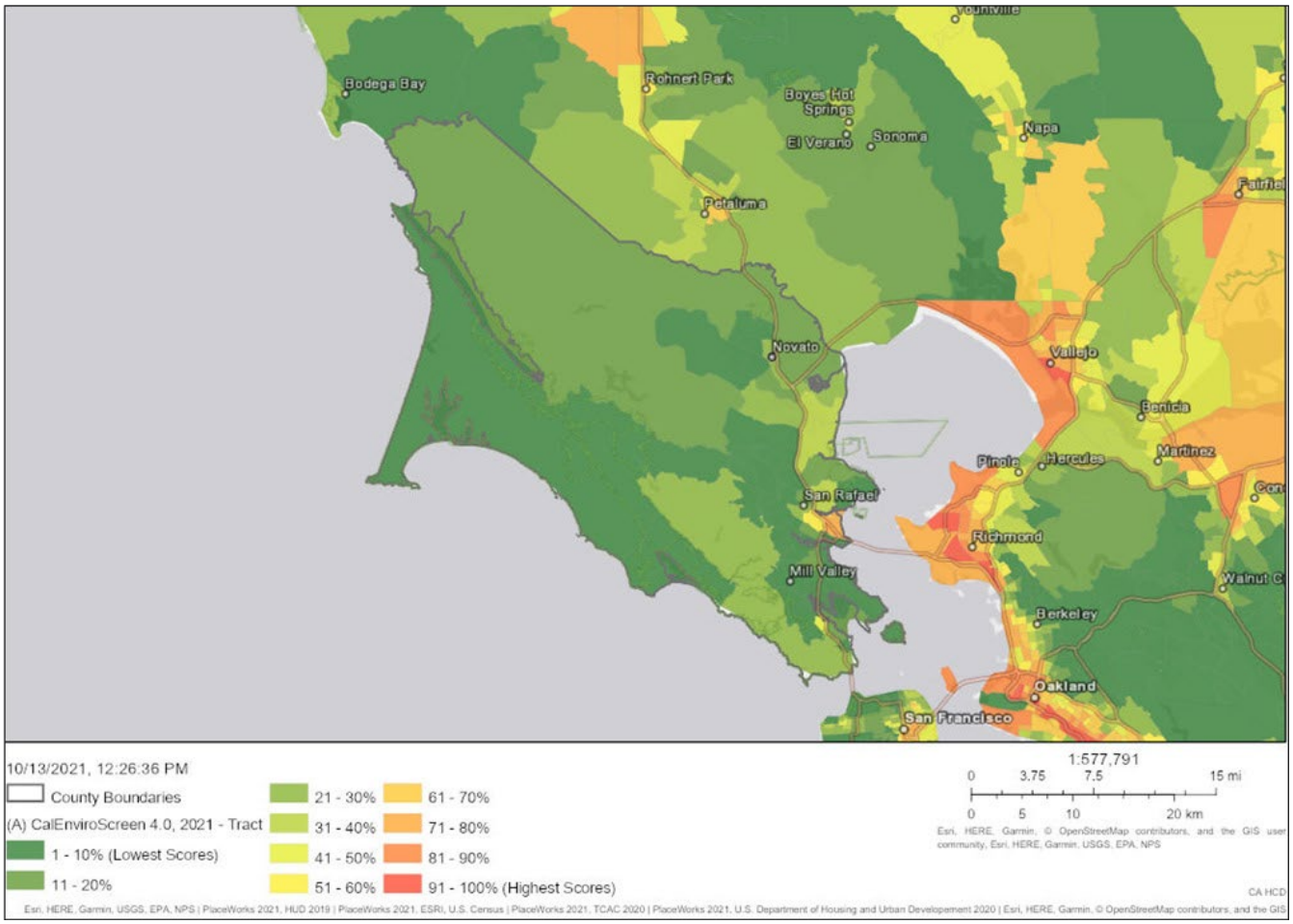


Figure 7.41: Regional CalEnviroScreen 4.0 Scores by Tract (2021)

Local Trends

As shown in *Figure 7.42*, all tracts in San Anselmo scored in the highest quartile for TCAC environmental scores. TCAC environmental scores in the town are comparable to adjacent jurisdictions and are higher than unincorporated areas west and south of the City and in San Rafael east of the town.

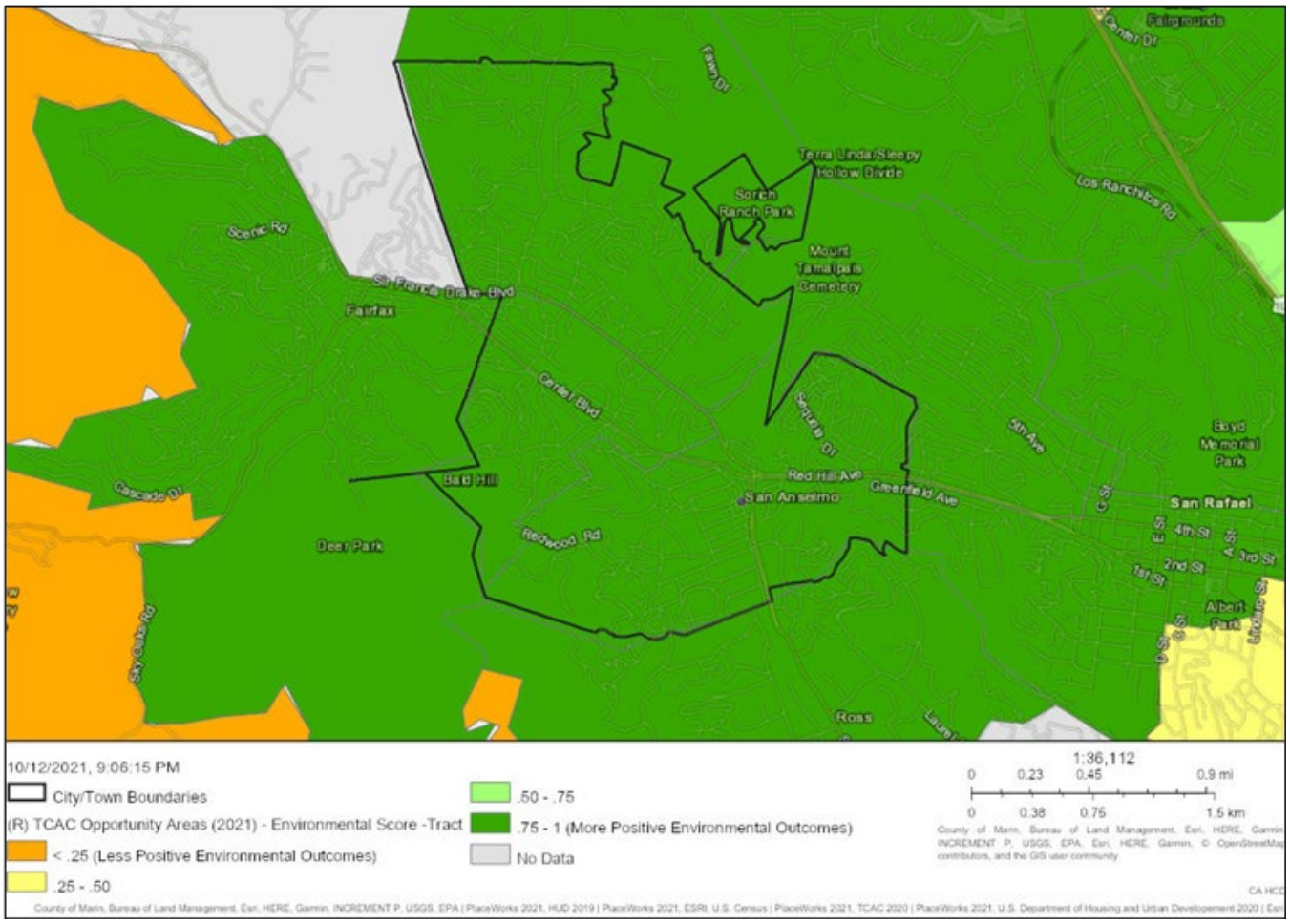


Figure 7.42: TCAC Environmental Scores by Tract (2021)

The Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.0 scores in *Figure 7.43* are based on percentiles: the lower the score the better the environmental conditions. CalEnviroScreen 4.0 scores reveal that all tracts in San Anselmo have the highest CalEnviroScreen 4.0 scores within the 10th percentile. CalEnviroScreen 4.0 percentile scores for the town are comparable to adjacent jurisdictions. All units of all income levels generated from the RHNA opportunity sites are in census tracts with the highest environmental domain scores and the highest CalEnviroScreen 4.0 scores within the 10th percentile.

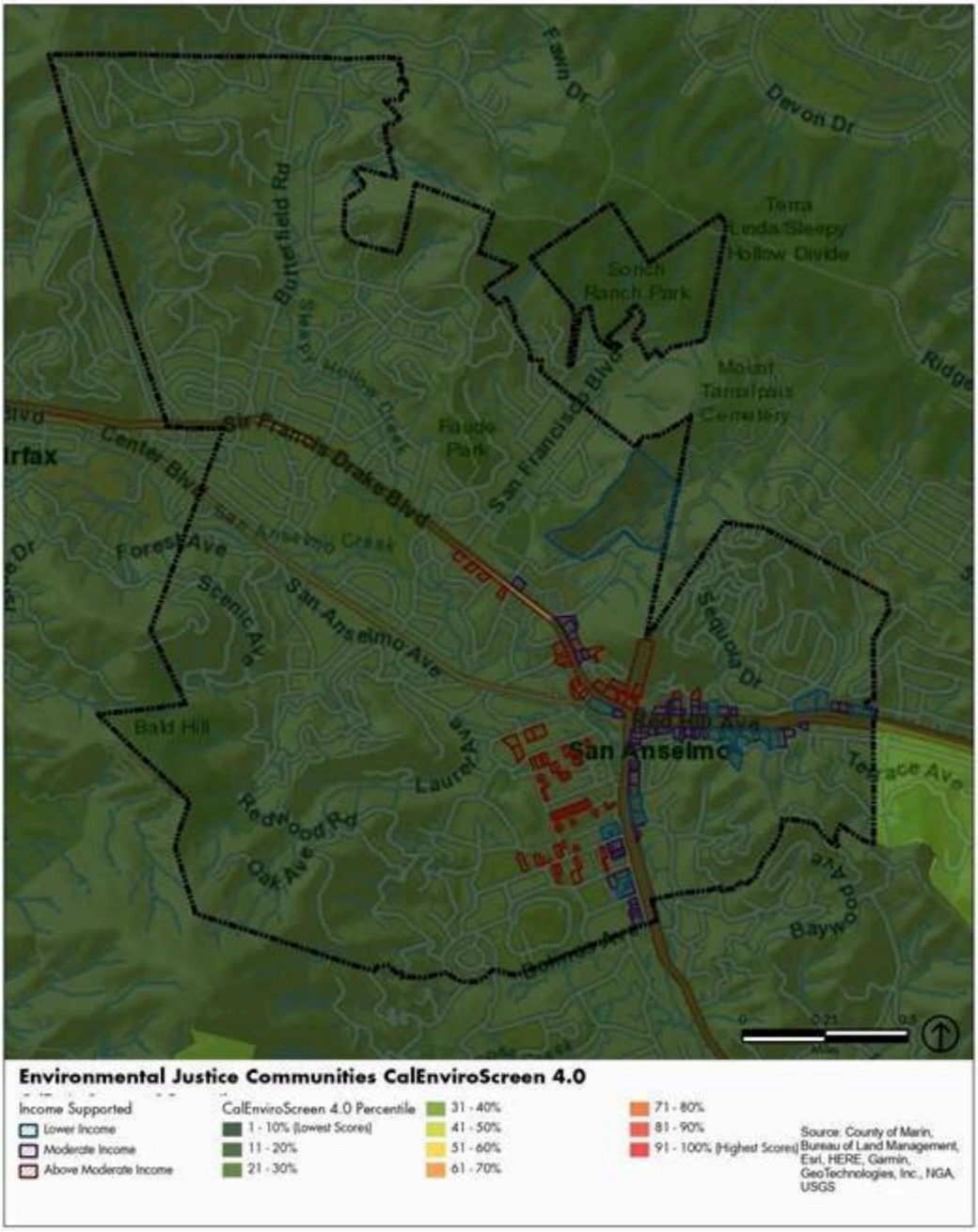


Figure 7.43: Sites Inventory and CalEnviroScreen 4.0 Score by Tract (2021)

Healthy Places

Regional Trends

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. *Figure 7.44* shows the HPI percentile score distributions in the Region tend to be above 60 percent except in some concentrated areas in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco- each county along the bays have at least one cluster of tracts with an HPI below 60 (blue). In Marin County, most tracts are also above 80 percent except in Southern San Rafael and Marin City. All of Marin City and the census tract in the Canal area of San Rafael both scored in the lower 40th percentile. These communities have also both been identified as having low access to healthy foods in the 2020 AI and have a concentration of minorities and lower access to resources.

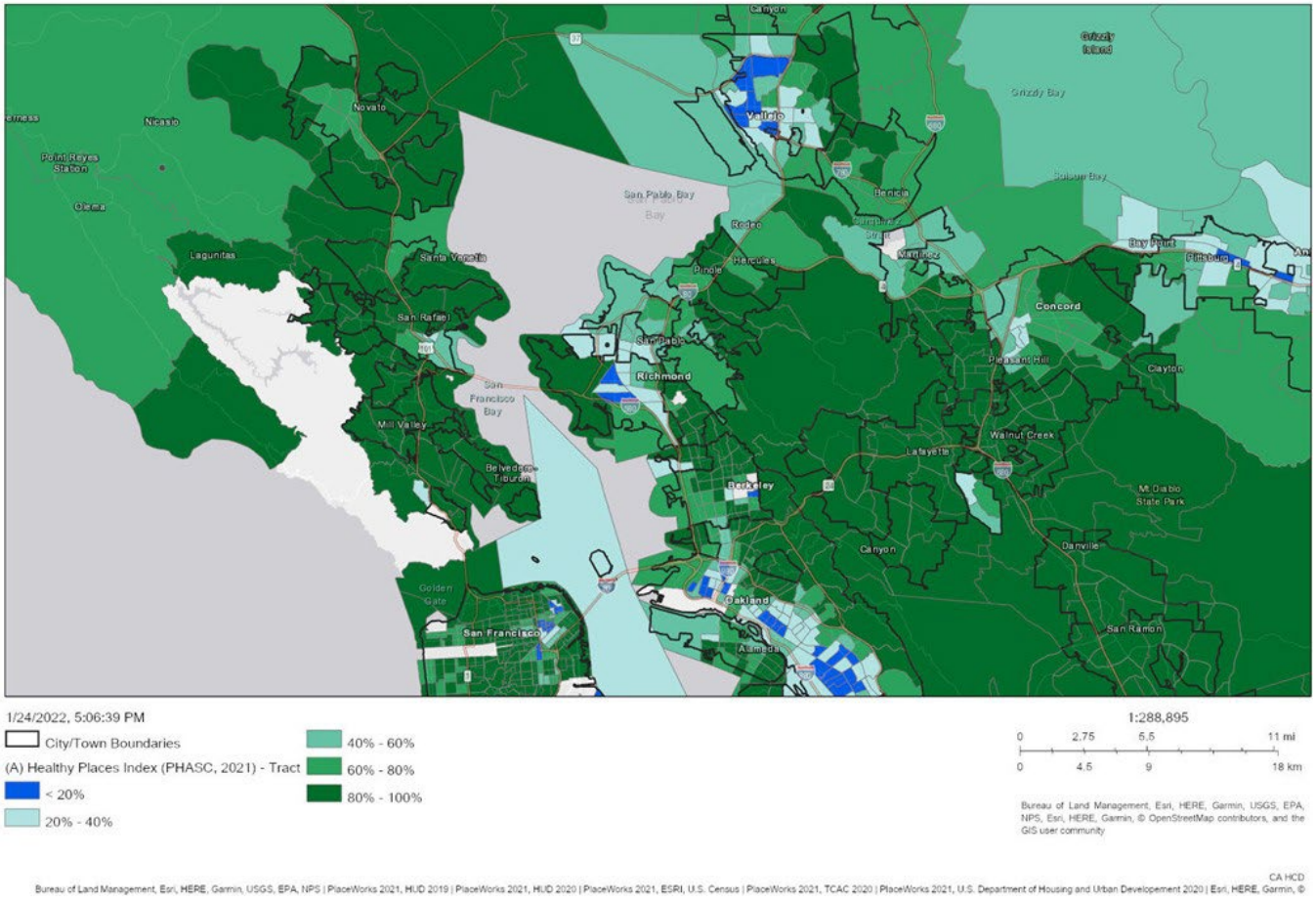


Figure 7.44: Regional Healthy Places Index by Tract (2021)

Local Trends

Figure 7.45 shows that all San Anselmo tracts have the highest healthy places indices, indicating that community conditions, including housing, education, economic, and social factors, are favorable. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with the highest healthy places indices.



Figure 7.45: Healthy Places Index by Tract (2021)

Open Space and Recreation

Regional Trends

According to the Plan Bay Area 2040, a strong regional movement emerged during the latter half of the 20th century to protect farmland and open space. Local governments adopted urban growth boundaries and helped lead a “focused growth” strategy with support from environmental groups and regional agencies to limit sprawl, expand recreational opportunities, and preserve scenic and natural resources. However, this protection has strained the region’s ability to build the housing needed for a growing population. In addition, maintaining the existing open space does not ensure equal access to it.

In Marin County, the Marin County Parks and Open Space Department includes regional and community parks, neighborhood parks, and 34 open space preserves that encompass 19,300 acres and 190 miles of unpaved public trails. In 2007, 500 Marin County residents participated in a telephone survey, and more than 60 percent of interviewees perceived parks and open space agencies favorably, regardless of geographic area, age, ethnicity, or income. However, the 2020 AI found that residents in Marin City, a community with a concentration of minorities and low-income residents, has limited access to open spaces for recreation. From 1990 to 2015, Marin City, which had the highest African American population in the county and according to the Marin Food Policy Council, one of the highest obesity rates, did not have an outdoor recreational space. In 2015, the Trust for Public Land, in collaboration with the Marin City Community Services District, designed and opened Rocky Graham Park in Marin City. According to the 2020 AI, while the park contains “a tree-house-themed play structure, drought-resistant turf lawn, adult fitness areas, and a mural showcasing scenes from Marin City's history”, Marin City continues to have limited access to surrounding open spaces and hiking trails.

In 2019, the Parks Department conducted a Community Survey and identified the cost of entrance and fees to be obstacles for access to County parks. As a result, in July of 2019, entry fees were reduced from $10 to $5 for three popular parks in the county, and admission to McNears Beach Park pool, located in San Rafael, was free beginning on August 1, 2019.

Local Trends

The following parks and open space areas are located in San Anselmo:

- Creek Park
- Faude Park
- Lansdale Park
- Memorial Park, Elders' Garden, & Millennium Playground
- Robson-Harrington Park
- Sorich Ranch Park

The City is also located adjacent to the Deer Park area and trailhead, Natalie Coffin Greene Park, Cascade Canyon Preserve, and Loma Alta Preserve. The HPI, discussed above, assesses community health using various factors including access to parks. *Figure 7.46* shows the percent of the population living within a half-mile of a park, beach, or open space in San Anselmo by tract. All tracts in the town scored in the highest quartile for park access; 100 percent of the population in all tracts live within a half-mile of a park, beach, or open space. All units of all income levels generated from the RHNA opportunity sites are located in census tracts that contain 100 percent of the population living within a half-mile of a park.

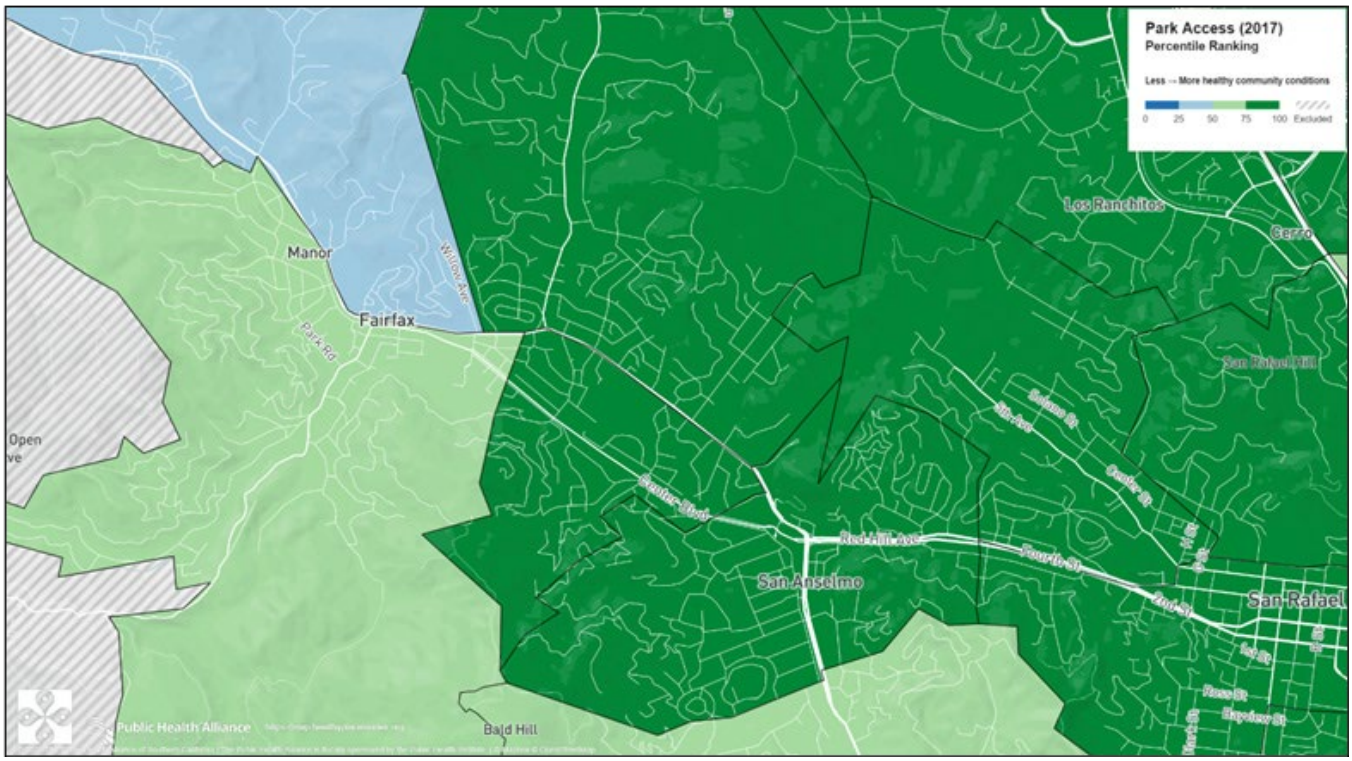


Figure 7.46: Healthy Places Index – Park Access (2017)

Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as "redlining" were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Regional Trends

The 2020 Marin County Analysis of Impediments to Fair Housing Choice examined lending practices across Marin County. According to HMDA, in 2017, there were a total of 11,688 loans originated for Marin properties. Of the 11,688 original loan applications, 6,534 loans were approved, representing 56 percent of all applications, 1,320 loans denied, representing 11 percent of the total applications, and there were 1,555 applicants who withdrew their applications, which represents 13 percent of all applications (*Table 7.20)*. Hispanic and Black/African American residents were approved at lower rates and denied at higher rates than all applicants in the county.

Table 7.20: Loan Approval, Denial, and Withdrawal by Race

	All Applicants	White	Asian	Hispanic/ Latino	Black/African American
Loans approved	55.9%	60.0%	59.0%	50.0%	48.0%
Loans denied	11.3%	12.0%	16.0%	18.0%	19.0%
Loans withdrawn by applicant	13.3%	14.0%	13.0%	19.0%	14.0%

Source: 2017 HMDA, as presented in 2020 Marin County AI.

According to the 2020 AI, there were several categories for reasons loans were denied. Under the category, "Loan Denial Reason: insufficient cash - down payment and closing costs," African Americans were denied 0.7 percent more than White applicants. Denial of loans due to credit history significantly affected Asian applicants more than others; and under the category of "Loan Denial Reason: Other", the numbers are starkly higher for African American applicants.

The AI also identified many residents who lived in Marin City during the Marinship years[19] were not allowed to move from Marin City to other parts of the county because of discriminatory housing and lending policies and practices. For those residents, Marin City has been the only place where they have felt welcomed and safe in the county.

Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that HMDA data for Marin County should be monitored on an ongoing basis to analyze overall lending patterns in the county. In addition (and what has not been studied for this AI), lending patterns of individual lenders should be analyzed, to gauge how effective the Community Reinvestment Act (CRA) programs of individual lenders are in reaching all communities to ensure that people of all races and ethnicities have equal access to loans.

19 Marinship is a community of workers created by the Bechtel Company which during World War II built nearly 100 liberty ships and tankers. Since Marinship faced a shortfall in local, available workers, Bechtel overlooked the workplace exclusions that were standard at the time and recruited African Americans from southern states such as Louisiana, Arkansas, Texas and Oklahoma. A thorough history if Marin City and Marinship is found in the local knowledge section.

Local Trends

Loan applications by race/ethnicity in San Anselmo from 2018 to 2019 are presented in *Figure7.47* Most home loan applications were submitted by White non-Hispanic residents, a reflection of the overall racial/ethnic composition of the City. Non-Hispanic White applicants represent 71 percent of the application pool, but 85.9 percent of the overall population. Asian and Hispanic residents are also slightly underrepresented in the loan application pool; however, the race or ethnicity of 22.1 percent of loan applicants is unknown.

Approximately 14.6 percent of all loans were denied during this period. Black/African American applications were denied at the highest rate (29 percent), followed by Asian/API applications (18 percent). Non-Hispanic White applicants and Hispanic/Latino applicants were denied at the same rate of 15 percent. As discussed previously, the County AI recommended HMDA data be monitored due to disparities in lending patterns based on race or ethnicity.

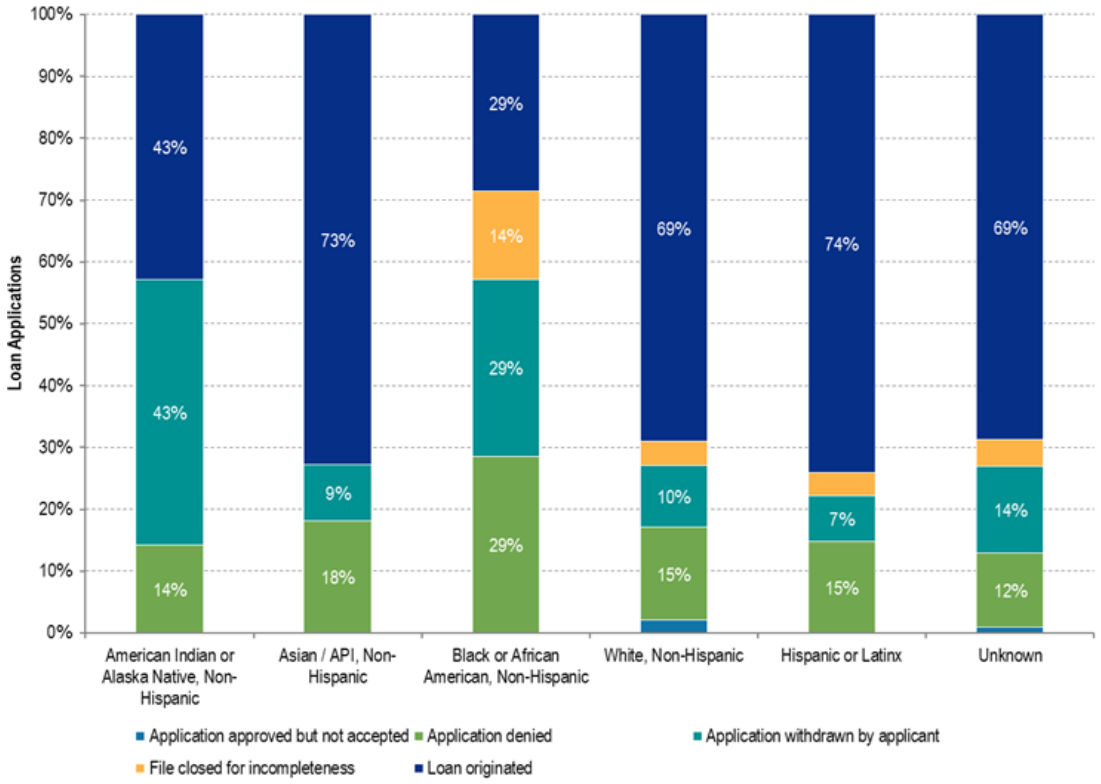


Figure 7.47: Loan Applications by Race/Ethnicity – San Anselmo (2018-2019)

Disproportionate Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom

According to CHAS data based on the 2013-2017 ACS, approximately 40 percent of Marin County households experience housing problems, compared to 37.2 percent of households in San Anselmo. In both Marin County and town, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trends

As presented in *Table 7.21*, in Marin County, approximately 38 percent of households experience cost burdens. Renters experience cost burdens at higher rates than owners (48 percent compared to 32 percent), regardless of race. Among renters, American Indian and Pacific Islander households experience the highest rates of cost burdens (63 percent and 86 percent, respectively). Geographically, cost burdened renter households are concentrated census tracts in North and Central Marin in Novato and San Rafael (*Figure 7.48*). In these tracts, between 60 and 80 percent of renter households experience cost burdens. Throughout the incorporated County census tracts, between 40 and 60 percent of renter households are experiencing cost burdens. Cost-burdened owner households are concentrated in West Marin census tract surrounding Bolinas Bay and Southern Marin within Sausalito.

Table 7.21: Housing Problems and Cost Burden by Race/Ethnicity – Marin County (2017)

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.8%	41.1%	30.7%	37.5%	0.0%	52.7%	32.9%
Renter-Occupied	47.9%	59.5%	51.2%	62.5%	85.7%	73.7%	53.2%
All Households	36.6%	54.5%	38.7%	43.8%	54.5%	67.5%	40.2%
With Cost Burden							
Owner-Occupied	31.2%	41.1%	29.0%	37.5%	0.0%	49.4%	32.2%
Renter-Occupied	45.1%	57.5%	41.5%	62.5%	85.7%	58.9%	47.7%
All Households	**35.4%**	**53.1%**	**33.9%**	**43.8%**	**54.5%**	**56.1%**	**37.7%**

Note: Used CHAS data based on 2013-2017 ACS despite more recent available data being available as this dataset is included in the ABAG Housing Data Needs Package.
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

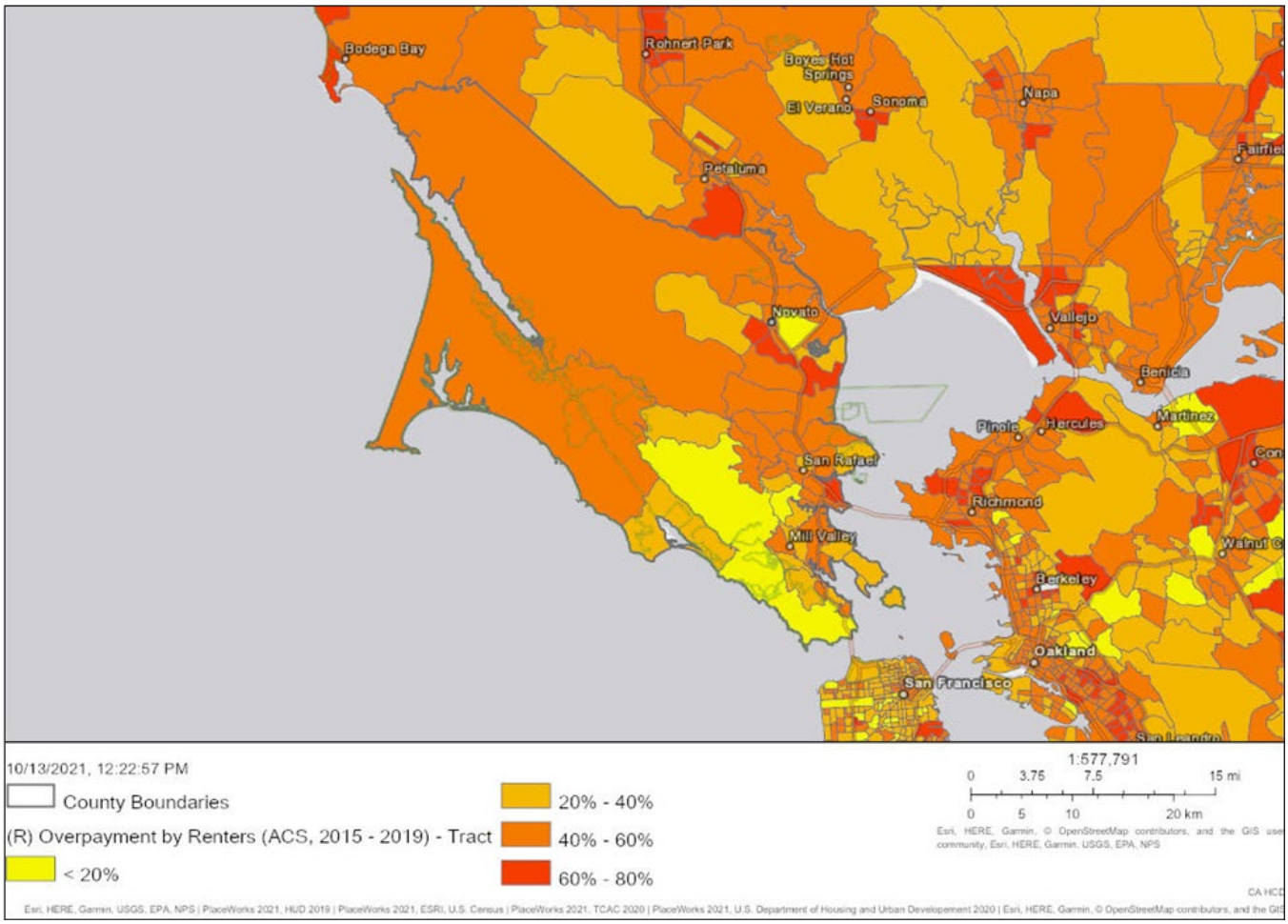


Figure 7.48: Regional Cost Burdened Renter Households by Tract (2019)

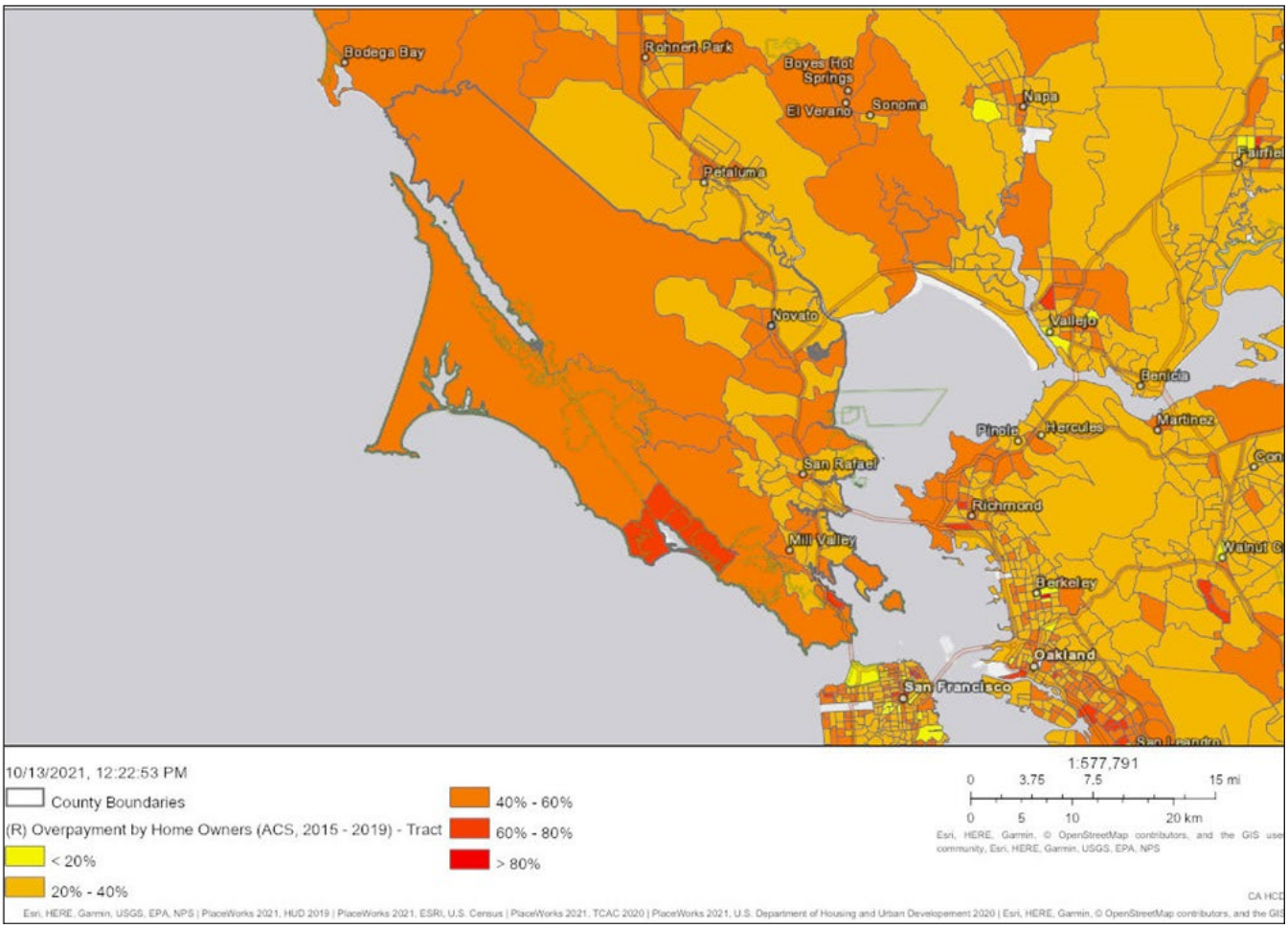


Figure 7.49: Regional Cost Burdened Owner Households by Tract (2019)

Housing problems and cost burdens can also affect special needs populations disproportionately. *Table 7.22* shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table 7.22: Housing Problems, Elderly and Large Households – Marin County (2017)

	Owner-Occupied			Renter-Occupied			All Households
	Elderly	Large Households	All Owner	Elderly	Large Households	All Renters	
Any Housing Problem	34.0%	30.2%	32.9%	59.3%	74.0%	53.2%	34.0%
Cost Burden > 30%	33.6%	26.7%	32.2%	55.9%	50.0%	47.7%	33.6%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Local Trends

Cost burden is less common amongst San Anselmo households compared to the county; 35.7 percent of households in the town are cost burdened compared to 37.7 percent countywide (*Table 7.23)*. Similarly, 47.7 percent of renters in Marin County are cost burdened compared to only 40 percent in the town. According to the 2015-2019 ACS, San Anselmo has a relatively low proportion of renters (32.4 percent), compared to 36 percent in the county and 44 percent in the Bay Area. Renters are more likely to be cost burdened compared to owners.

Hispanic households are the most likely to experience cost burden compared to other racial/ethnic groups in San Anselmo. According to HUD CHAS estimates, 81.3 percent of Hispanic owners and 50 percent of Hispanic renters are cost burdened. White renter-occupied households are also cost burdened at a rate slightly exceeding the citywide average (42.9 percent).

Table 7.23: Housing Problems and Cost Burden by Race/Ethnicity – San Anselmo (2017)

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	35.0%	N/A	10.5%	N/A	N/A	80.0%	35.6%
Renter-Occupied	43.8%	0.0%	0.0%	N/A	N/A	50.0%	42.4%
All Households	37.0%	0.0%	7.4%	N/A	N/A	70.0%	37.2%
With Cost Burden							
Owner-Occupied	34.2%	N/A	10.5%	N/A	N/A	81.3%	34.3%
Renter-Occupied	42.9%	0.0%	0.0%	N/A	N/A	50.0%	40.0%
All Households	**36.2%**	**0.0%**	**7.4%**	N/A	N/A	**70.8%**	**35.7%**

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

As discussed previously, housing problems and cost burden often affect special needs populations disproportionately. Rates of housing problems and cost burden for elderly and large households in the town are presented in *Table 7.24*. Large households in San Anselmo are not cost burdened at a rate exceeding the townwide average. Conversely, 34.7 percent of elderly owner-occupied households are cost burdened, compared to 34.3 percent of owners townwide, and 59 percent of elderly renter-occupied households are cost burdened, compared to 40 percent of renters townwide. Elderly households are cost burdened at a higher rate in San Anselmo than the county.

Table 7.24: Housing Problems, Elderly and Large Households – San Anselmo (2017)

	Owner-Occupied			Renter-Occupied			All Households
	Elderly	Large Households	All Owner	Elderly	Large Households	All Renters	
Any Housing Problem	34.2%	29.3%	35.6%	62.6%	0.0%	42.4%	37.2%
Cost Burden > 30%	34.7%	29.3%	34.3%	59.0%	0.0%	40.0%	35.7%

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Figure 7.50 and *Figure 7.51* show cost burden in the town by tract and tenure. According to the HCD AFFH Data Viewer, between 40 and 60 percent of renters in all San Anselmo tracts are cost burdened. Similarly, between 20 to 40 percent of owners in all tracts are cost burdened. Since the 2010-2014 ACS, overpayment amongst renters has remained generally constant in all tracts, while overpayment amongst owners has decreased in all tracts. All units of all income levels generated from the RHNA opportunity sites are located in census tracts with 40 to 60 percent of renters that are cost burdened and 20 to 40 percent of owners that are cost burdened.

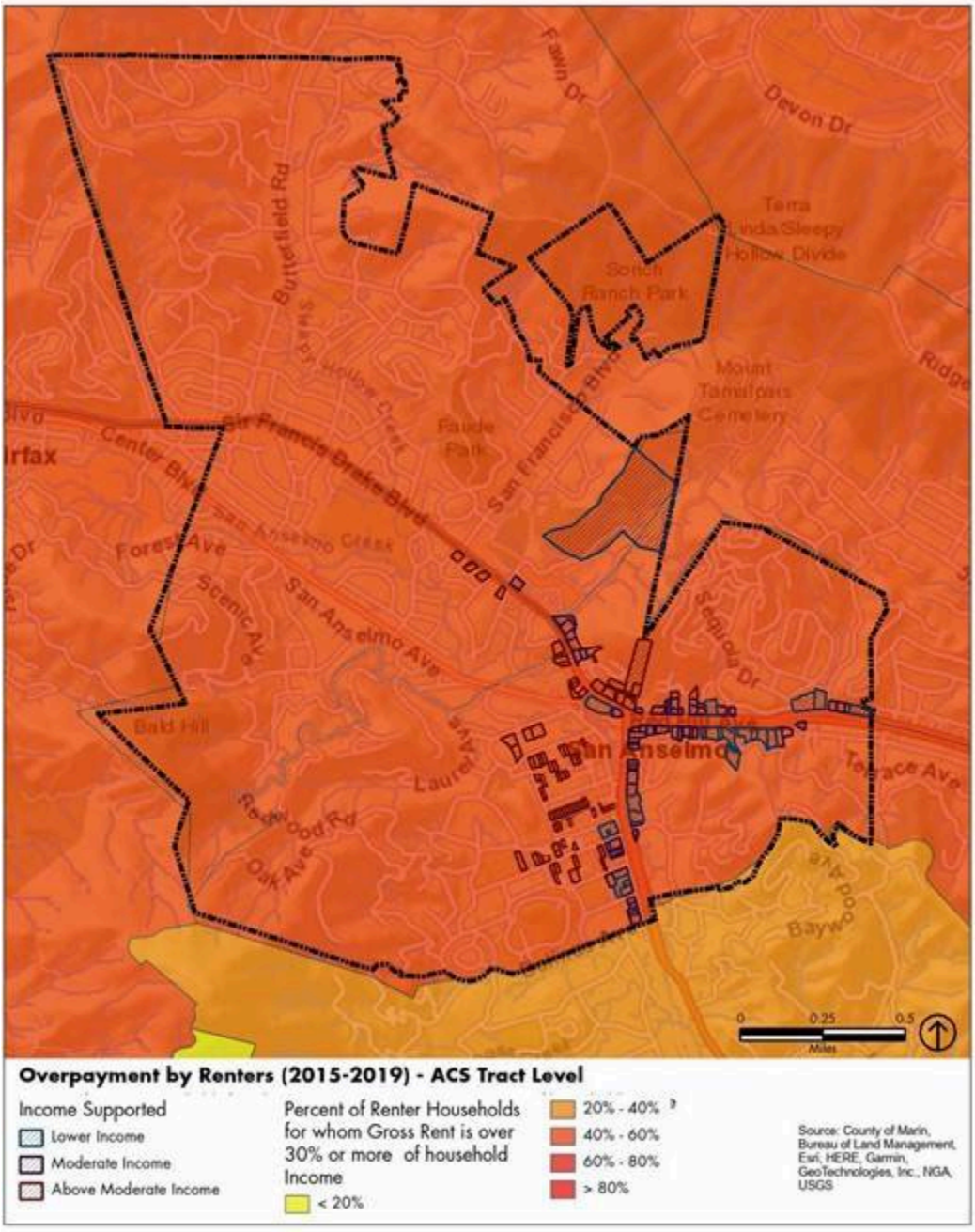


Figure 7.50: Sites Inventory and Cost Burdened Renters by Tract (2019)

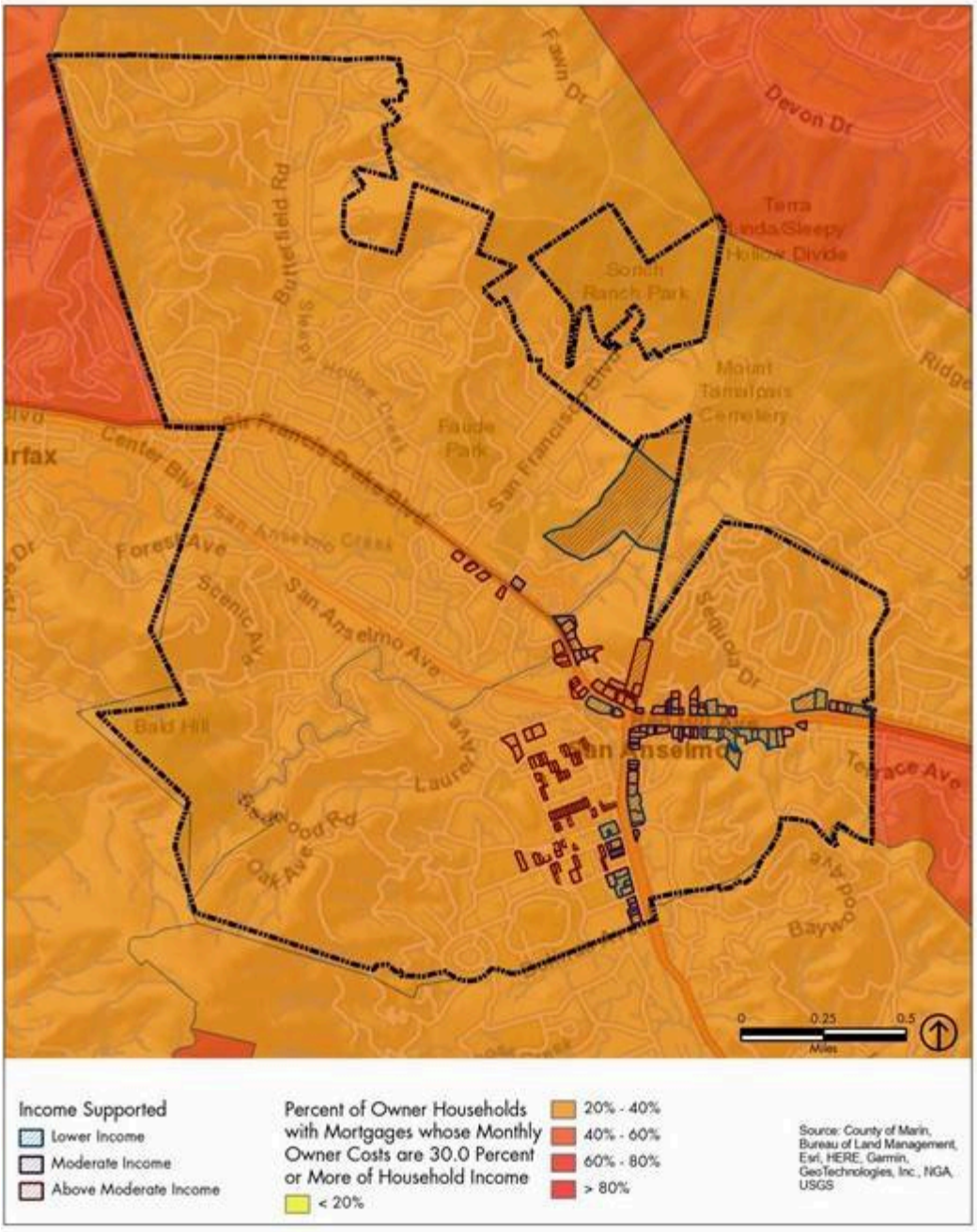


Figure 7.51: Sites Inventory and Cost Burdened Owners by Tract (2019)

Overcrowded Households

Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2017 five-year ACS estimates, about 6.5 percent of households in the Bay Area region are living in overcrowded conditions (*Table 7.28*). About 11 percent of renter households are living in overcrowded conditions in the region, compared to three percent of owner households. Overcrowding rates in Marin County are lower than the Bay Area (four percent and 6.5 percent, respectively) and like regional trends, Marin County a higher proportion of renters experience overcrowded conditions compared to owners. Overcrowded households in the region are concentrated in Richmond, Oakland, and San Francisco (*Figure 7.50*). At the county level, overcrowded households are concentrated North and Central Marin, specifically in downtown Novato and the southeastern tracts of San Rafael (Canal).

While the ACS data shows that overcrowding is not significant problem, it is likely that this data is an undercount, especially with families who may have undocumented members. It is also likely that agriculture worker housing is overcrowded and undercounted.

Table 7.28: Overcrowded Households – Bay Area and Marin County (2017)

	Bay Area	Marin County
Owner-Occupied	3.0%	0.8%
Renter Occupied	10.9%	9.4%
All Households	**6.5%**	**3.9%**

Note: Overcrowding means more than one person per household.
Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

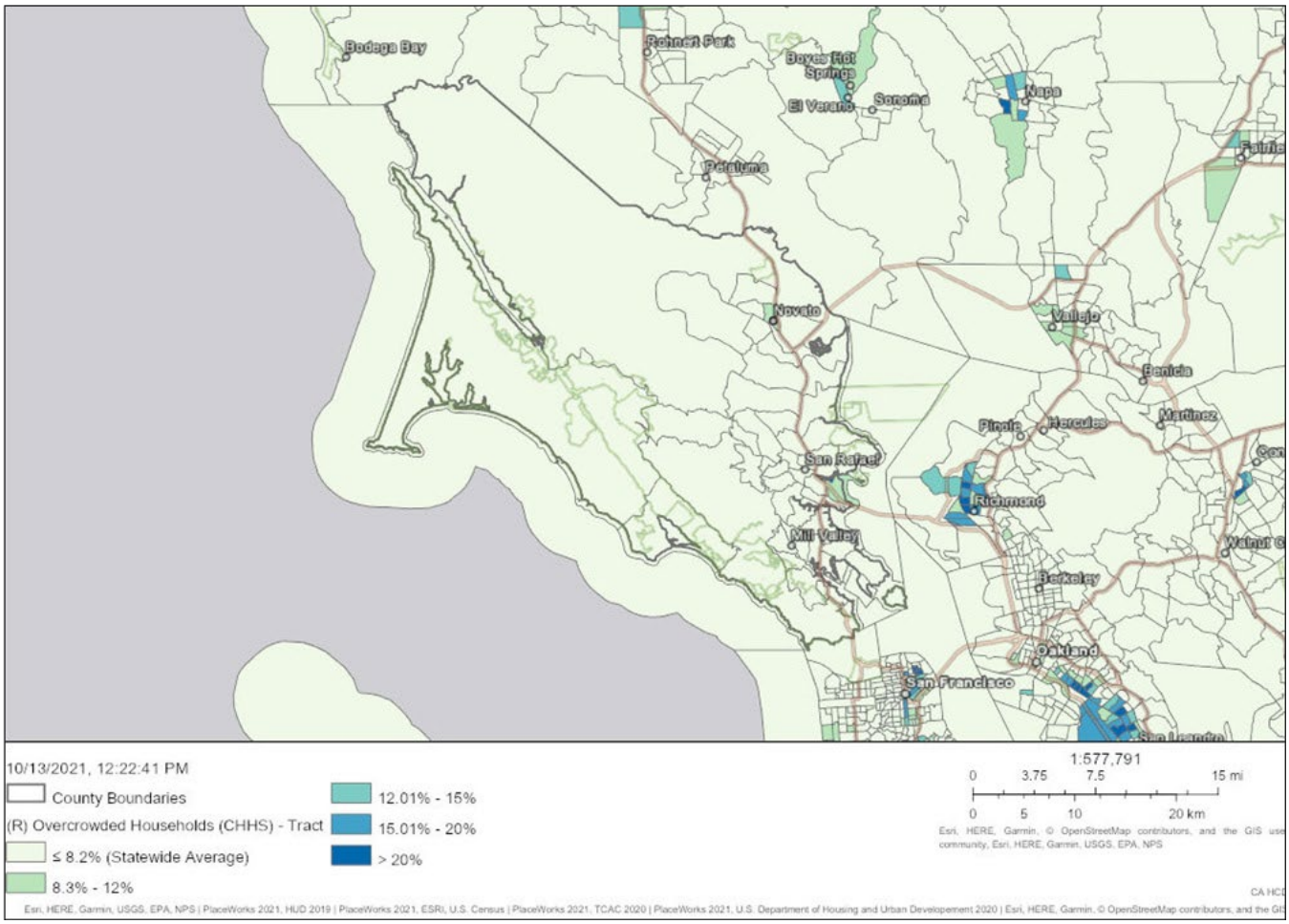


Figure 7.52: Regional Overcrowded Households by Tract

Local Trends

Overcrowding is generally not an issue in the town. As shown in *Table 7.29*, only 0.8 percent of owner-occupied households are overcrowded, all of which are severely overcrowded. Amongst renter households, 2.4 percent are overcrowded, and none are severely overcrowded. Only 1.3 percent of households in San Anselmo are overcrowded, compared to 3.9 percent in the county and 3.5 percent in the Bay Area. The rate of overcrowding in all San Anselmo tracts is also below the statewide average of 8.2 percent. All units generated from the RHNA opportunity sites are in census tracts below the statewide average for overcrowded households.

Table 7.29: Overcrowded Households – San Anselmo (2017)

	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	0.8%	0.8%
Renter Occupied	2.4%	0.0%
All Households	**1.3%**	**0.5%**

Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.

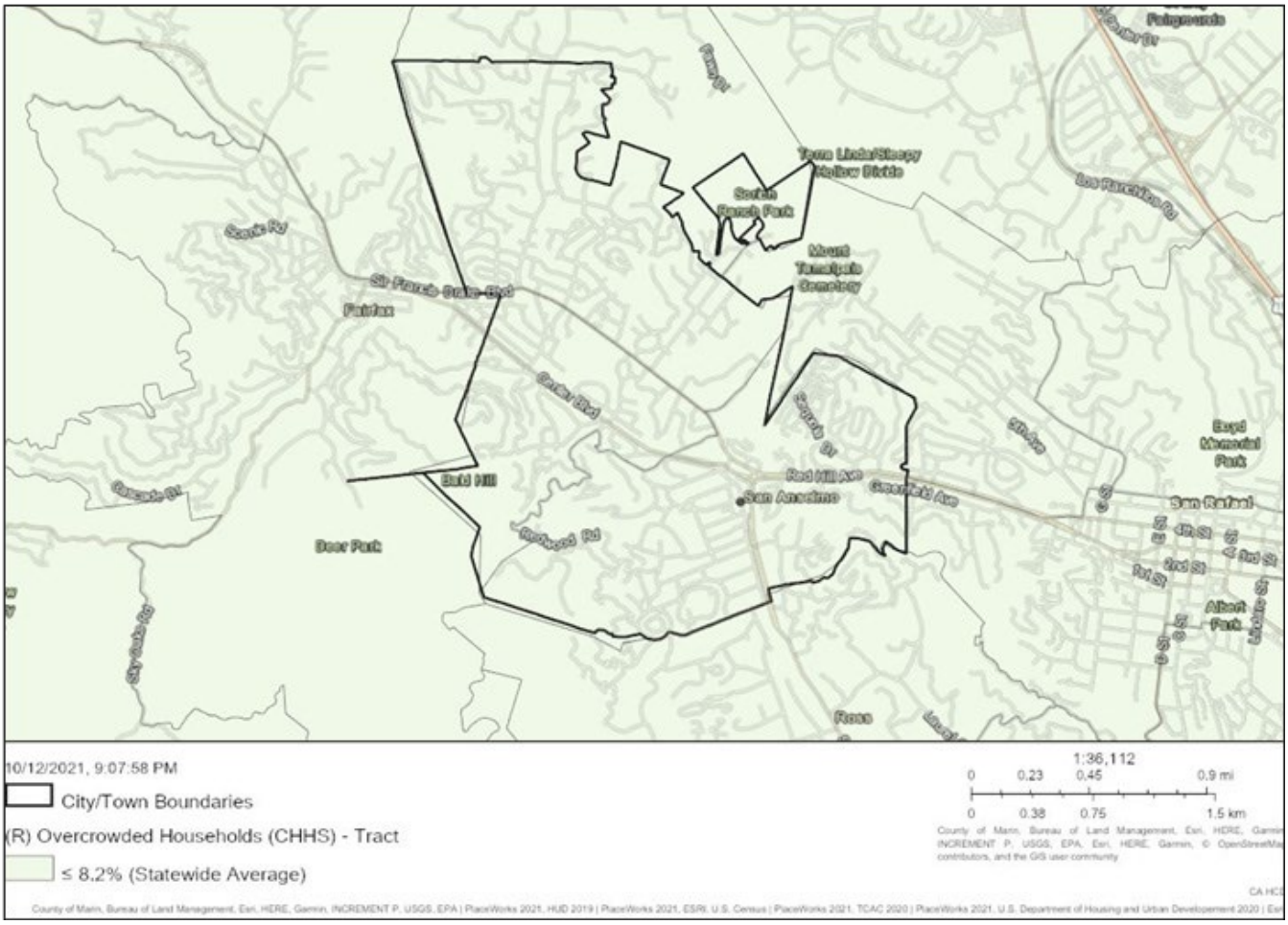


Figure 7.53: Overcrowded Households by Tract

Substandard Conditions

Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to 2015-2019 ACS estimates, shown in *Table 7.30*, 1.3 percent or less of households in the Bay Area and Marin County lack complete kitchen and plumbing facilities. Incomplete kitchen facilities are more common in both the Bay Area and Marin County and affect renter households more than owner households. In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. In the county, more than 2 percent of renters lack complete kitchen facilities while less than one percent of renter households lack plumbing facilities.

Table 7.30: Substandard Housing Conditions –Bay Area and Marin County (2019)

	Bay Area		Marin County	
	Lacking complete kitchen facilities	Lacking complete plumbing facilities	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner	0.3%	0.2%	0.2%	0.3%
Renter	2.6%	1.1%	2.4%	0.6%
All Households	**1.3%**	**0.6%**	**1.0%**	**0.4%**

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Like overcrowding, ACS data may not reflect the reality of substandard housing conditions in the county. Staff have received comments about substandard conditions related to lack of landlord upkeep/care (i.e., moldy carpets) or hot water delays, especially from the Hispanic/Latin community.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the county, 86 percent of the housing stock was built prior to 1990, including 58 percent built prior to 1970 (*Table 7.32*). *Figure 7.54* shows median housing age for Marin County cities and Census-designated places (CDPs). Central and Southern Marin, specifically the cities of Ross, Fairfax, and San Anselmo have the oldest housing while Novato, Black Point-Green Point CDP, Nicasio CDP, Muir Beach CDP, and Marin City CDP have the most recently built housing.

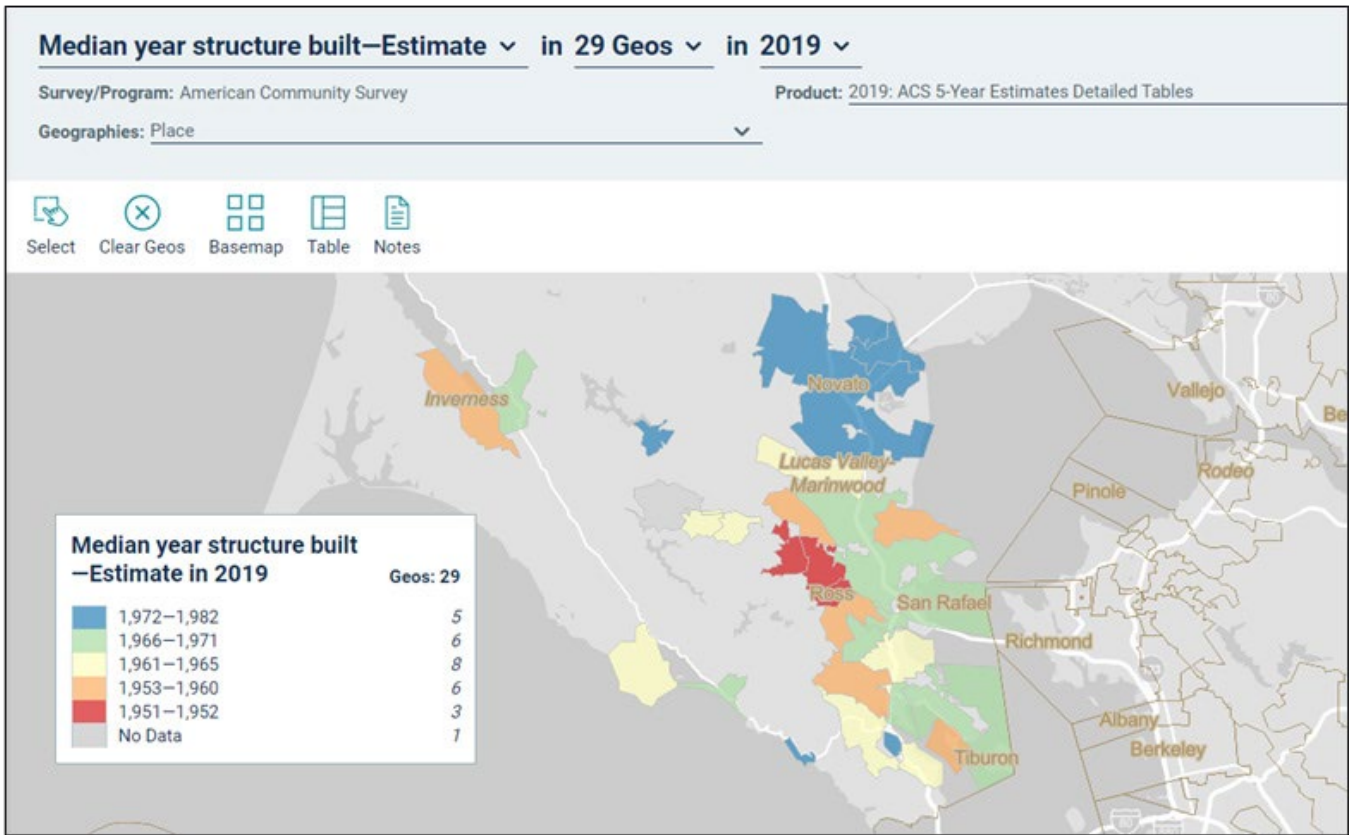


Figure 7.55: Median Housing Age by Marin County Cities and Census-Designated Places (CDPs)
Source: 2015-2019 ACS (5-Year Estimates).

Local Trends

There are no owner-occupied households in San Anselmo lacking complete kitchen facilities (*Table 7.31*). Compared to Marin County, a smaller proportion of households in San Anselmo lack complete kitchen facilities (0.3 percent). One percent of renters in the town lack complete kitchen facilities, which is less than both the county (2.4 percent) and the Bay Area (2.6 percent).

A slightly larger proportion of owner-occupied and renter-occupied households in the town lack complete plumbing facilities compared to the county. Overall, 0.5 percent of households in San Anselmo lack complete plumbing facilities compared to 0.4 percent in Marin County and 0.6 percent in the Bay Area.

Table 7.31: Substandard Housing Conditions San Anselmo (2019)

	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner-Occupied Households	0.0%	0.5%
Renter-Occupied Households	1.0%	0.7%
All Households	**0.3%**	**0.5%**

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Table 7.32 shows housing stock age by block group, town, and county. Nearly 81 percent of housing units in the town were built in 1969 or earlier compared to only 58 percent countywide. As discussed previously, units aged 50 and older are likely to require major rehabilitation. As shown in Figure 7.56, older housing units are most concentrated in block groups in the central and southwestern areas of the town. More than 73 percent of housing units in all San Anselmo block groups were built prior to 1970.

Table 7.32: Housing Stock Age (2019)

Block Group/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
Block Group 1, Tract 1150	73.4%	19.3%	7.3%	1,195
Block Group 3, Tract 1150	84.4%	15.6%	0.0%	649
Block Group 4, Tract 1150	100.0%	0.0%	0.0%	421
Block Group 1, Tract 1160	86.5%	6.6%	6.9%	713
Block Group 2, Tract 1160	75.5%	14.4%	10.1%	645
Block Group 1, Tract 1170	78.1%	15.4%	6.4%	590
Block Group 2, Tract 1170	78.7%	11.0%	10.3%	263
Block Group 3, Tract 1170	76.6%	6.4%	16.9%	590
Block Group 4, Tract 1170	81.8%	12.6%	5.5%	688
San Anselmo	80.7%	12.2%	7.1%	5,450
Marin County	58.0%	28.2%	13.9%	113,084

Source: American Community Survey, 2015-2019 (5-Year Estimates).

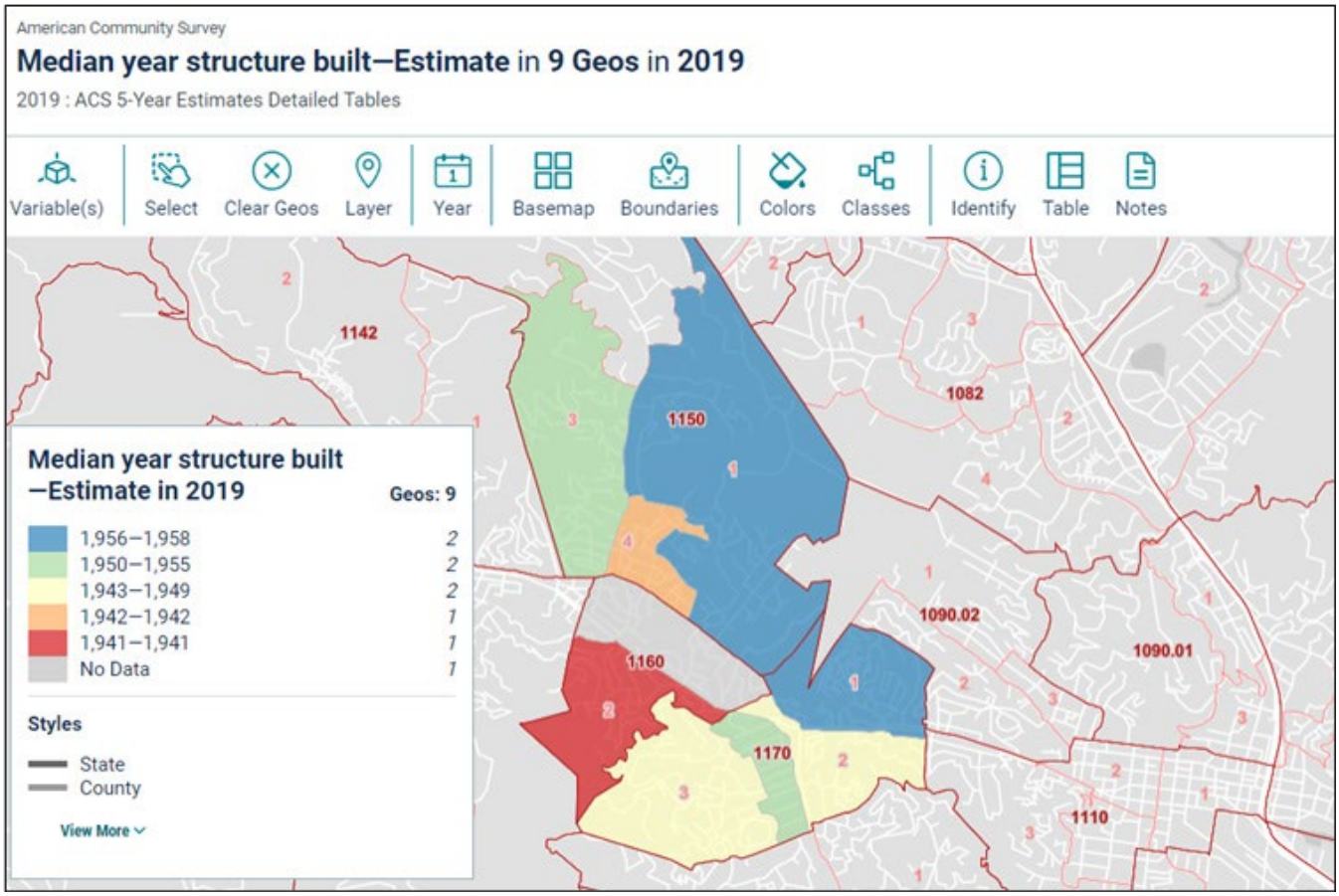


Figure 7.56: Median Housing Age by Block Group (2019)
Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

Regional Trends

UC Berkeley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. The project defines vulnerability based on the share of low-income residents per tract and other criteria including share of renters is above 40 percent, share of people of color is more than 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the Bay Area region were identified in the coastal census tracts of Contra Costa, Alameda, and San Francisco County, specifically in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco (*Figure 7.57*). In Marin County, sensitive communities were identified in the cites of Novato and San Rafael, and the unincorporated areas of Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio.

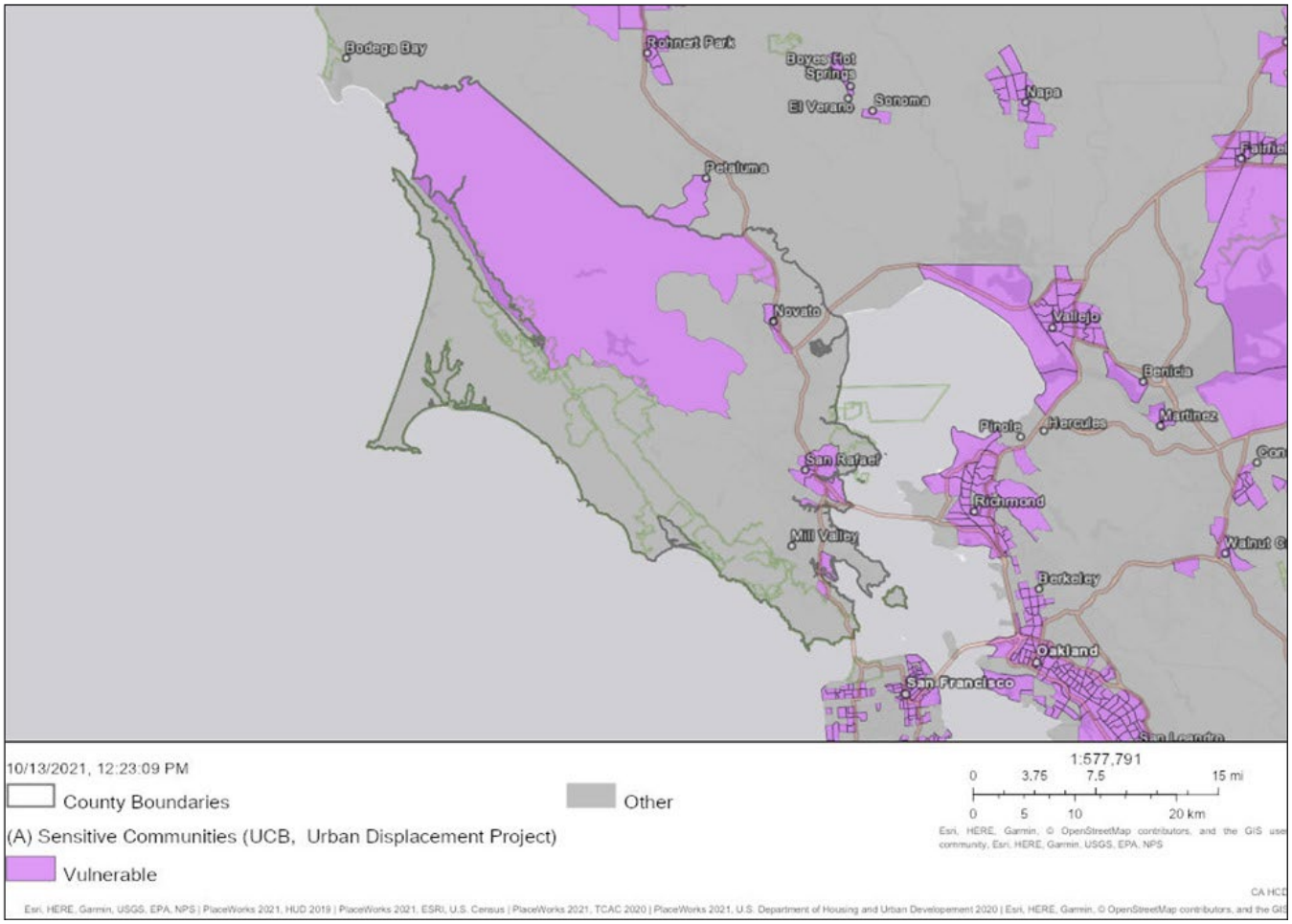


Figure 7.57: Regional Sensitive Communities At Risk of Displacement by Tract (2021)

Local Trends

There are no areas in San Anselmo identified as sensitive communities at risk of displacement. The closest community at risk of displacement is east of San Anselmo in San Rafael.

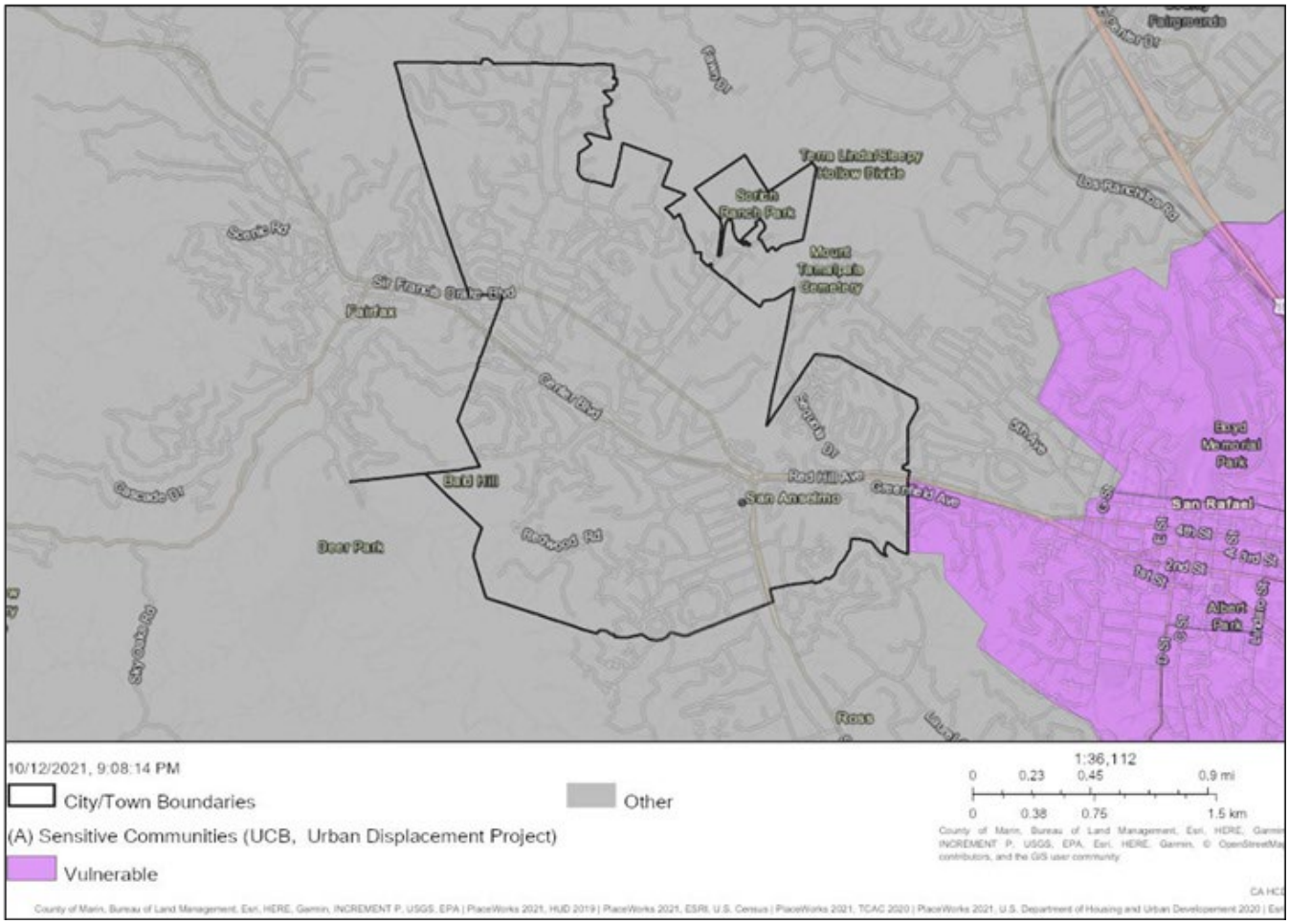


Figure 7.58: Sensitive Communities At Risk of Displacement by Tract (2021)

As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40 percent, share of people of color exceeding 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. San Anselmo is a predominately owner-occupied household community (67.6 percent) with a large White population (85.9 percent). Since the 2006-2010 ACS, the non-Hispanic White population increased from 83.4 percent, and the share of owner-occupied households increased from 66.9 percent. As presented in *Figure 7.50*, White householders are significantly more likely to own their home compared to all other racial/ethnic groups in San Anselmo. Over 70 percent of non-Hispanic White households own their homes. In comparison, all Black/African American householders are renters. Similarly, 70.1 percent of householders of a race not listed ("Other race") or multiple races, 60.8 percent of Hispanic/Latino householders, and 46.5 percent of Asian/API householders are renters in San Anselmo.

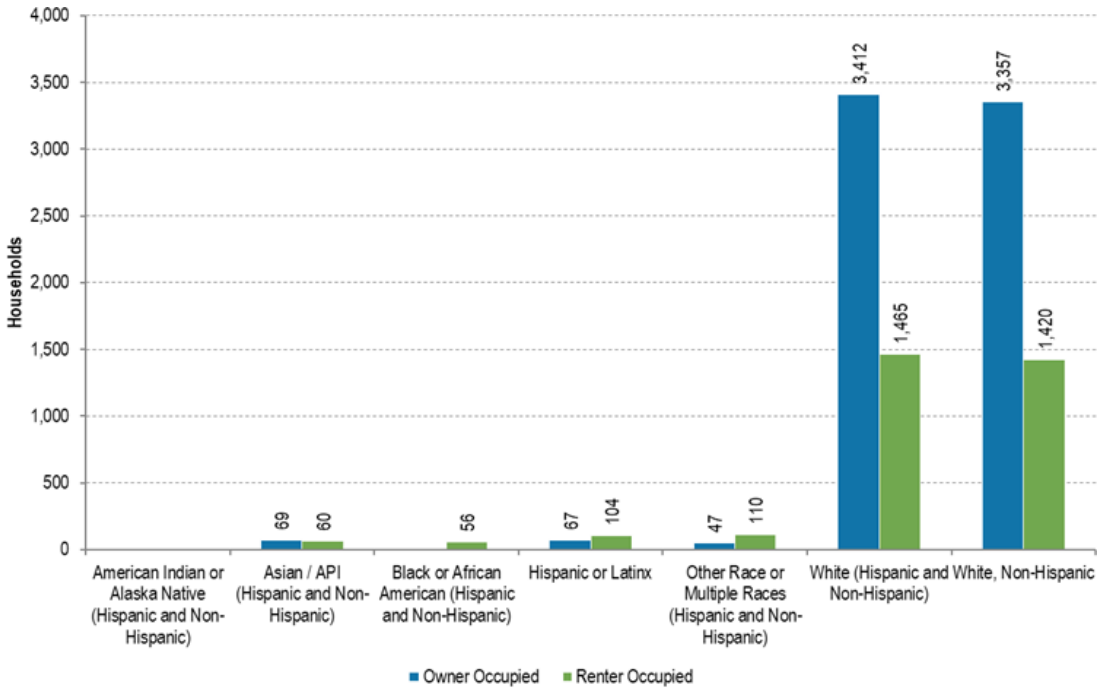


Figure 7.59: Housing Tenure by Race of Householder (2019)
Source: ABAG Data Needs Package, 2015-2019 ACS.

Figure 7.60 shows the median contract rent in San Anselmo, Marin County, and the Bay Area from 2009 to 2019. As of 2019, San Anselmo had the lowest median contract rent price of $1,820 when compared to the county ($1,961) and the Bay Area ($1,849). Over the past ten years, median contract rent has increased by 39.3 percent in San Anselmo, a slightly higher increase than Marin County (37.9 percent) but significantly lower than the Bay Area region (54.6 percent). As discussed above, increasing rental prices in the town are more likely to disproportionately affect people of color, specifically Black/African American and Hispanic/Latino households.

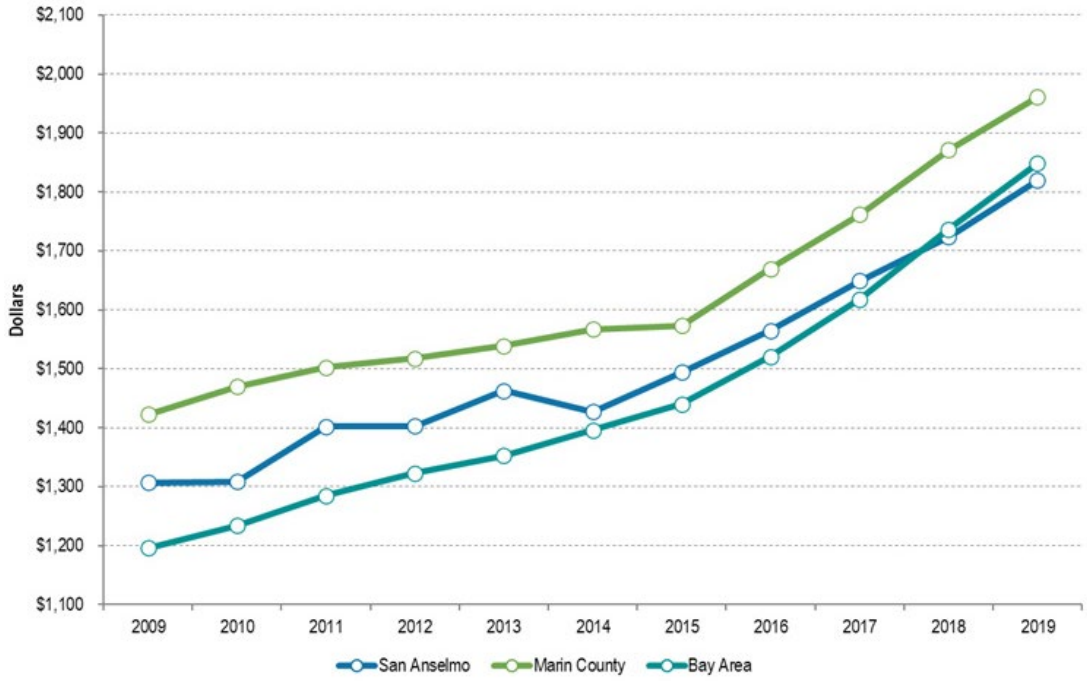


Figure 7.60: Median Contract Rent (2009-2019)
Source: ABAG Data Needs Package, 2015-2019 ACS.

Homelessness

Regional Trends

As presented in *Table 7.33*, according to the County's Point-in-Time (PIT) Homeless Count and Survey, there were 1,034 persons experiencing homelessness in Marin County in 2019. Most of the people experiencing homelessness in the county were unsheltered (68.5 percent). Another 16.6 percent were living in emergency shelters, and 14.9 percent were living in transitional housing. Since 2015, the county's homeless population has decreased by 21 percent (1,309 persons in 2015). However, in 2015, only 64 percent of the homeless population was unsheltered compared to 68 percent in 2019.

Table 7.33: Homelessness by Shelter Status
Marin County (2019)

	Persons	Percent
Sheltered – Emergency Shelter	172	16.6%
Sheltered – Transitional Housing	154	14.9%
Unsheltered	708	68.5%
Total	**1,034**	**100.0%**

Source: ABAG Housing Data Needs Package, HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.

Black/African American, Hispanic/Latino, and American Indian/Alaska Native populations are all overrepresented in the county's homeless population. Conversely, Asian, White, and "Other race" populations are underrepresented. Black or African American persons are the most overrepresented in the homeless population, accounting for 16.7 percent of the homeless population but only 2.2 percent of the population countywide. *Table 7.34* shows the share of people experiencing homelessness and total populations by race and ethnicity.

Table 7.34: Racial/Ethnic Share of General and Homeless Populations
Marin County (2019)

	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native (Hispanic and Non-Hispanic)	3.5%	0.4%
Asian / API (Hispanic and Non-Hispanic)	3.1%	6.1%
Black or African American (Hispanic and Non-Hispanic)	16.7%	2.2%
White (Hispanic and Non-Hispanic)	66.2%	77.8%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	10.5%	13.5%
Hispanic/Latino	18.8%	15.9%
Non-Hispanic/Latino	81.2%	84.1%

Source: ABAG Housing Data Needs Package – HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019; 2015-2019 ACS (5-Year Estimates).

The number of students in local public schools experiencing homelessness in the county has also increased in recent years. Since the 2016-17 school year, the number of students experiencing homelessness in Marin County has increased from 976 to 1,268 during the 2019-20 school year, a nearly 30 percent increase. Conversely, the Bay Area as a whole has seen a decrease in students experiencing homelessness during the same time period (*Figure 7.61*).

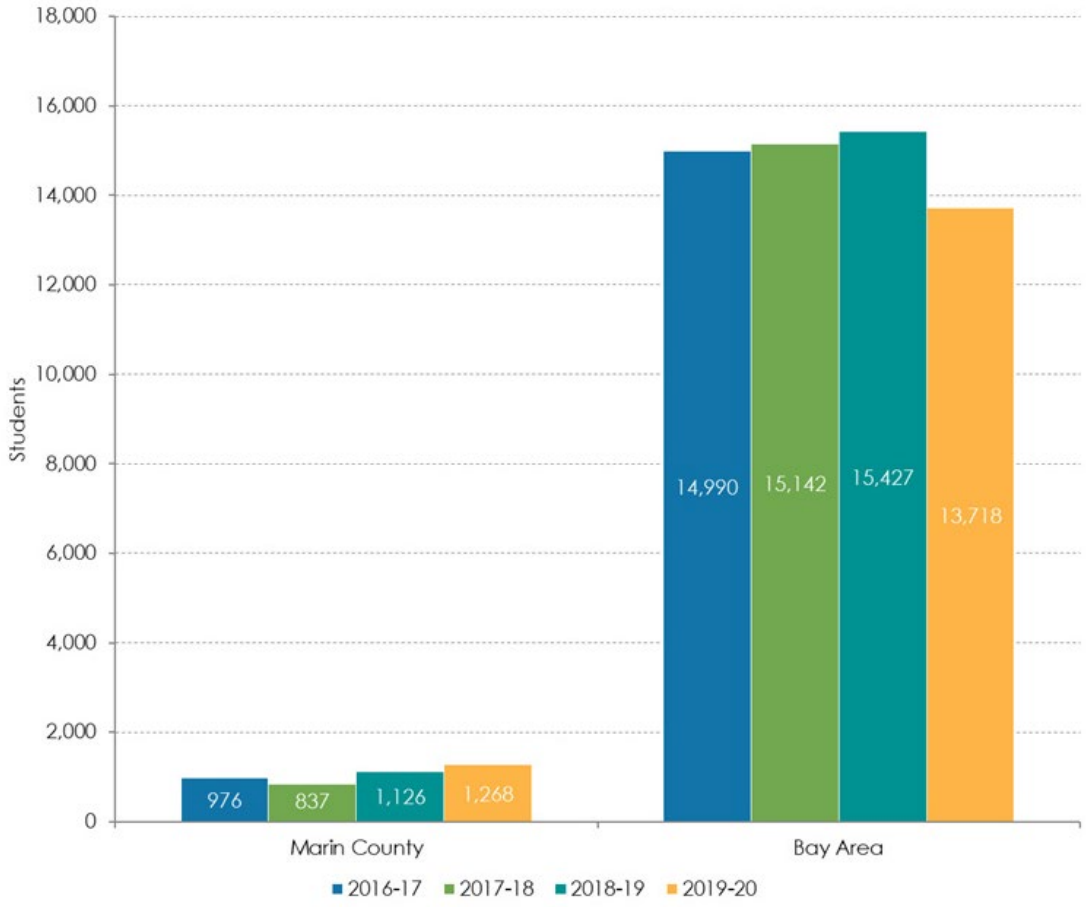


Figure 7.61: Students in Local Public Schools Experiencing Homelessness
Source: Source: ABAG Housing Data Needs Package – California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data.

The County's 2019 Homeless PIT Count and Survey found that nearly half (49 percent) of respondents reported that economic issues, such as rent increases or a lost job, were the primary cause of their homelessness. Other causes include personal relationship issues (36 percent), mental health issues (16 percent), substance use issues (14 percent), and physical health issues (11 percent). The 2019 PIT Count and Survey also showed that 73 percent of homeless respondents reported needing rental assistance (*Figure 7.62*). Additional assistance needed includes more affordable housing (69 percent), money for moving costs (55 percent), help finding an apartment (37 percent), transportation (31 percent), and case management (29 percent). The need for rental assistance reflects the high cost of housing in the county. As discussed previously, nearly half (47.7 percent) of renter-occupied households in the town are cost burdened.

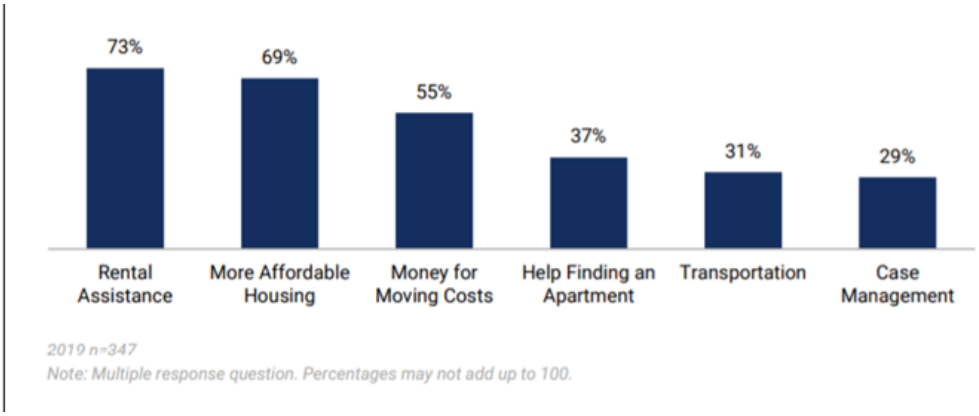


Figure 7.602 Assistance Needed to Obtain Permanent Housing
Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

Local Trends

According to the County's 2019 PIT Count and Survey, there are no sheltered individuals experiencing homelessness in San Anselmo. There are no emergency shelters in San Anselmo. Emergency shelters located closest to the town are all located in San Rafael and include Homeward Bound of Marin Mill Street Center (55 beds), Homeward Bound of Marin Family Center (25 beds), and Homeward Bound of Marin Voyager Program (10 beds). As shown in *Figure 7.63*, the town's homeless population has increased from 13 persons in 2015 to 20 persons in 2019, an increase of 54 percent. In comparison, the unsheltered population in Central Marin decreased 28.6 percent during the same period, from 388 individuals to 277 individuals. The unsheltered homeless population in San Anselmo represents only 3.4 percent of the unsheltered population in Central Marin in 2015, but 7.2 percent in 2019. Persons experiencing homelessness in San Anselmo represent a smaller proportion of the population (0.2 percent) compared to the county (0.4 percent).

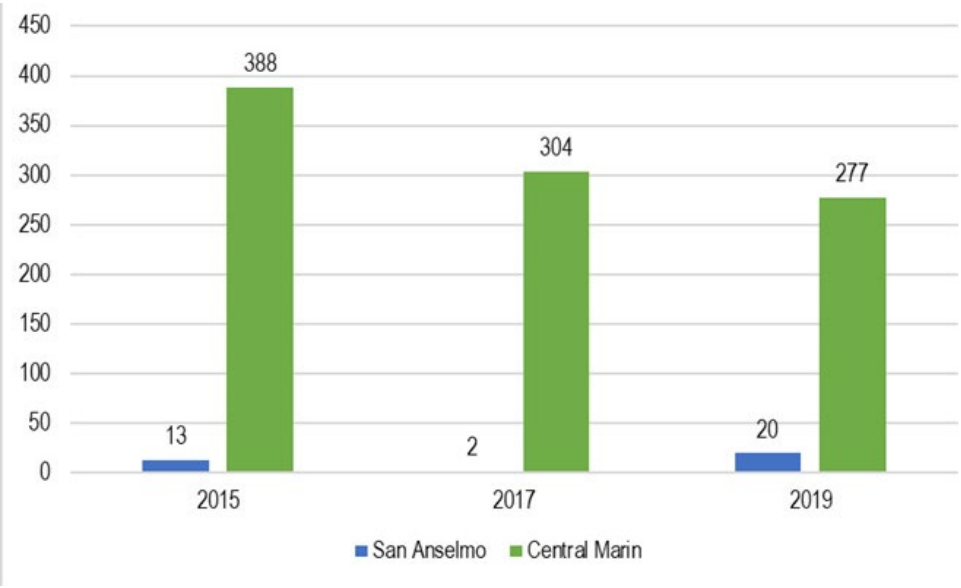


Figure 7.63: Population of Unsheltered Homeless Individuals (2015-2019)
Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

Site Inventory

AB 686 requires that a jurisdiction's site inventory "…shall be used to identify sites throughout the community, consistent with…" its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate-income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section.

A summary of the sites inventory analysis and a further breakdown of the RHNA strategy and AFFH variables by San Anselmo neighborhood is included below and shown in *Table 7.35* and *Figure 7.62.* For the purposes of this analysis, the City has been divided into the following neighborhoods:

- **Northern San Anselmo (Tract 1150):** Bound by northern, eastern, and western town boundaries and Sie Francis Drake Boulevard and Shaw Drive to the south.
- **Central San Anselmo (Tract 1160):** Bound by Sir Francis Drake Boulevard to the north, Madrone Avenue and Redwood Road to the south, and the western town boundary.
- **Southern San Anselmo (Tract 1170):** Bound by the southern, eastern, and western town boundaries and Redwood Road, Madrone Avenue, and Shaw Drive to the north.

Northern San Anselmo

There are only two sites identified in Northern San Anselmo. Most units are allocated towards the lower income RHNA (77 units). An additional 9 units are allocated towards the moderate-income RHNA. This section of the town is a highest resource area with smaller proportions of non-White populations and LMI households. Half of renters and 39.6 percent of owners residing in this area neighborhood are cost burdened and only 0.3 percent of households are overcrowded, significantly lower than that statewide average of 8.2 percent. Less than 10 percent of the population in this tract experiences one or more disability and more than 80 percent of children residing in this tract live in married couple households.

Northern San Anselmo has the largest share of cost burdened renters (39.6 percent) amongst all San Anselmo tracts; however, rates of renter cost burdened are generally comparable to Central San Anselmo (31.4 percent) and Southern San Anselmo (39.4 percent). While the Town's RHNA strategy places only lower income RHNA units in this area of the town, lower income units are not isolated to this neighborhood alone. An additional 56 lower income units are located in Central San Anselmo and 388 in Southern San Anselmo, ensuring lower income housing is not concentrated in a single area of the town. Further, like San Anselmo as a whole, this section of the town is generally affluent with the highest access to opportunities including educational, environmental, transportation, and economic. Additional affordable units in this area may also serve the existing cost burdened household population residing in this tract. The Town's RHNA strategy does not exacerbate existing fair housing conditions in Northern San Anselmo.

Central San Anselmo

There are four sites located in Central San Anselmo, totaling 5 units (all above moderate-income units). The block group encompassing the sites identified to meet the RHNA has a population of racial/ethnic minorities of 15.1 percent and LMI households of 41.7 percent. Central San Anselmo is considered a highest resource area where 54 percent of renters and 31.4 percent of owners are cost burdened. There are no overcrowded households in this neighborhood.

The Town's RHNA strategy places above moderate-income income units in Central San Anselmo due to the small size of the sites available for development and relatively lower access to transit and resources in this neighborhood. The five units located in this area represent only two percent of the total above-moderate income units planned in the town. The Town's strategy ensures that above-moderate income units are interspersed moderate and low-income units throughout several different areas of the town where sites are available for development and in closer proximity to transit and resources. This strategy promotes mixed income communities and reduces segregation. Like trends townwide, Central Anselmo is generally an affluent area with adequate access to opportunities and low to moderate levels of disproportionate housing needs. The Town's RHNA strategy does not exacerbate existing fair housing conditions in this neighborhood.

Southern San Anselmo

Southern San Anselmo has the highest concentration of sites. Southern San Anselmo contains a total of 164 sites with an allocation of 673 units (213 lower income units, 264 moderate-income units, and 196 above moderate-income units). Southern San Anselmo is also considered a highest resource tract where 55.6 percent of renters and 39.4 percent of owners are cost burdened. Only 2.5 percent of households in this area are over-crowded. Southern San Anselmo also has a higher concentration of persons with disabilities (11.4 percent) compared to the remainder of the town, likely do to the larger elderly population residing there.

Due to the high volume of sites in this area, Southern San Anselmo is compared by block group in this paragraph. Block groups 1 and 2 have the highest concentration of RHNA units (248 units and 258 units, respectively). Block groups 1 and 2 are the highest resource areas with few fair housing issues. Block group 4, generally bound by San Anselmo Avenue to the east, Center Boulevard to the north, and Cedar Street to the west, is the only LMI area in the town where 56 percent of households are low or moderate-income. While the town does place 151 units in this block group, this includes a variety of unit types at various income levels. The town allocates 67 lower income units, 104 moderate-income units, and 77 above moderate-income units in this block group ensuring lower and moderate-income units are not concentrated in an area where LMI households are currently more prevalent. Consistent with the town as a whole, Southern San Anselmo is an affluent, high resource area.

Table 7.35: RHNA Sites by AFFH Variables

Tract/BG	# of Households in Tract	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	% Over-crowded	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate						
Northern San Anselmo											
1150	2,873	120	112	8	0	Highest	13.9%	25.2%	0.3%	50.0%	39.6%
Central San Anselmo											
1160	1,270	5	0	0	5	Highest	15.1%	41.9%	0.0%	54.0%	31.4%
Southern San Anselmo											
1170	1,864	673	213	264	196	Highest	17.1%	33.7%	2.5%	55.6%	39.4%

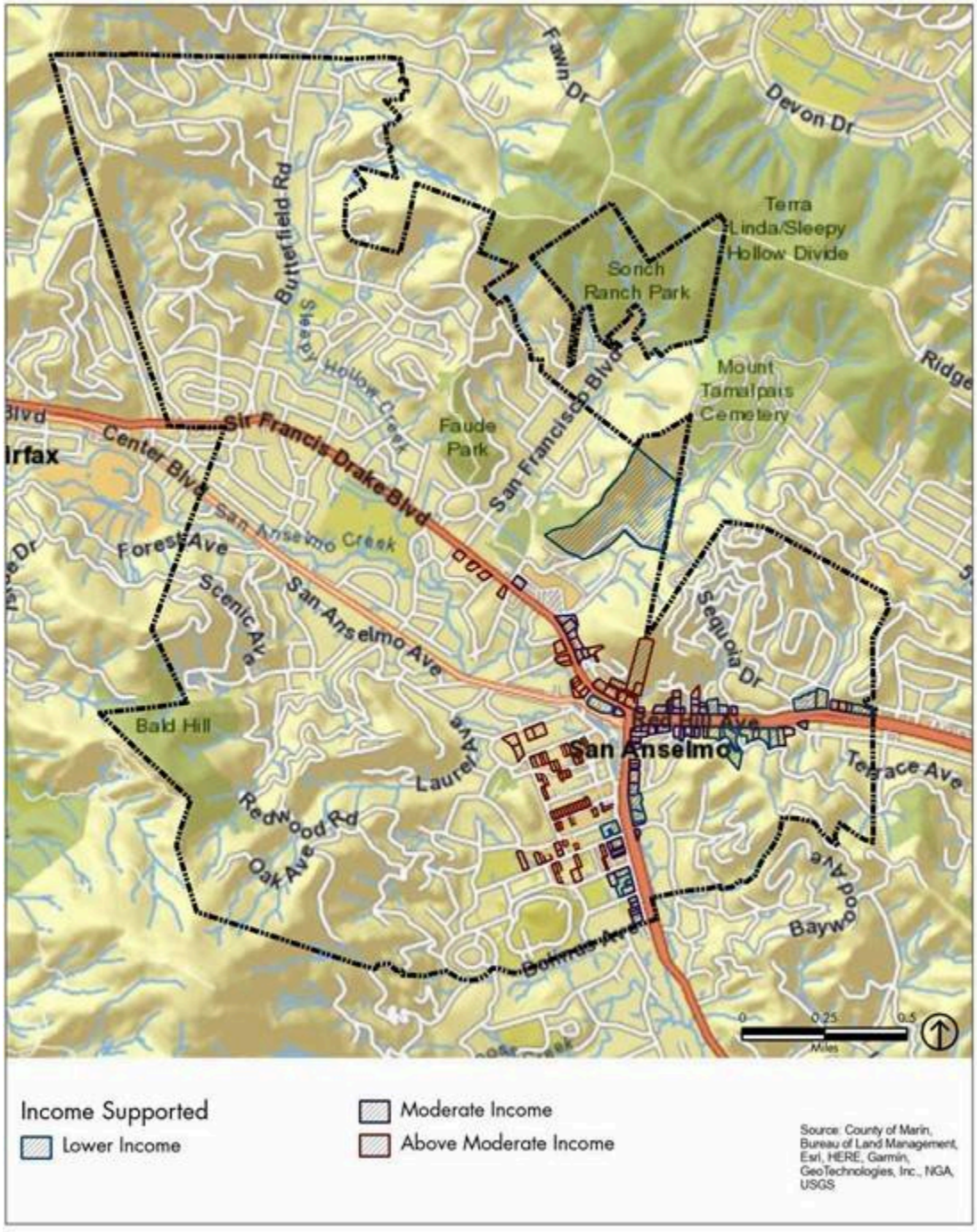


Figure 7.64: Sites Inventory

Summary of Fair Housing Issues

Table 7.36, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts in the southern end of the town, primarily in census tract 1170, where there are higher concentrations of low-moderate-income populations (census tract 1170, block group 4 contains 50-75 percent), populations with a disability (10-20 percent), homeowners overpaying for housing (greater than 80 percent), the lowest median income (census tract 1170, block group 4 has a median income of $56,324 which is less than the HCD State median of $87,100), population of individuals 18 years old and older living alone (20-40 percent), and is the only census tract that is not a racially concentrated area of affluence (RCAA).

Table 7.36 Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	
Fair Housing Records	Fair Housing Advocates of Northern California provides free outreach and consultation regarding fair housing issues in Marin County, investigating all aspects of discrimination complaints.
Integration and Segregation	
Race/Ethnicity	San Anselmo has a relatively homogenous set of census tracts, all having high proportions of white populations. 85.9 percent of residents are White compared to 71.2 percent in Marin County.
Disability	7.6 percent of residents experience a disability compared to 9.1 % in the county.
Familial Status	About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households. There are 1,655 households with children in San Anselmo representing 31.7 percent of households townwide. Most of the town contains concentrations of greater than 80 percent households with children, with most of the opportunity sites located in these areas. Over five percent of households in the town are single-parent households, most of which are female-headed single-parent households (3.5 percent).
Income	Nearly 55 percent of households in San Anselmo earn more than 100 percent of the area median income (AMI), compared to 50percent in Marin County. Census tract 1140, block group 4 is the only census tract block group in the town, located in along the southern town boundary, that is considered an LMI area. According to the HCD Data Viewer, 56 percent of households residing in this block group are low or moderate-income.
Racially or Ethnically Concentrated Areas of Poverty	
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	There are no R/ECAPs in San Anselmo; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.
Racially/Ethnically Concentrated Areas of Affluence (RCAAs)	All of San Anselmo's tracts have less than or equal to 20% non-white residents. The block groups in the northern portion of the town have median incomes greater than $100,000 while the block groups in the southern portion of the town have median incomes between $80,000 and $100,000 Census tracts 1150 and 1160 are considered RCAAs and census tract 1170 is not an RCAA.
Access to Opportunities	
Economic	The entire town scored an economic domain score of 0.5 – 0.75.
Education	The entire town scored an education domain score of .75-1, the most positive education outcomes.
Environmental	The entire town scored an environmental domain score of .75-1, the most positive environmental outcomes.
Transportation	San Anselmo achieves a score of 5.6 according to AllTransit.
Disproportionate Housing Needs	
Housing Problem	37.2 percent of the town's households experience a housing problem, while 40 percent of households in Marin County experience a housing problem. In both Marin County and the town, renters are more likely to be affected by housing problems than owners.

Fair Housing Issue	Summary
Cost Burden	35.7 percent of households in San Anselmo are cost burdened compared to 37.7 percent countywide. Similarly, 47.7 percent of renters in the county are cost burdened compared to only 40 percent in the town.
Overcrowding	0.8 percent of owner-occupied households are overcrowded, all of which are severely overcrowded. Amongst renter households, 2.4 percent are overcrowded, and none are severely overcrowded. In Marin County 3.9 percent of households are overcrowded and a higher proportion of renters experience overcrowded conditions compared to owners.
Incomplete Plumbing and Kitchen Facilities	In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. More than 2 percent of renters lack complete kitchen facilities compared to less than one percent of renter households lacking plumbing facilities. There are no owner-occupied households in San Anselmo lacking complete kitchen facilities. A smaller proportion of households in San Anselmo lack complete kitchen facilities (0.3 percent) compared to Marin County (one percent). Only one percent of renters in the town lack complete kitchen facilities (one percent) compared to both the county (2.4 percent) and Bay Area (2.6 percent).
Displacement	There are no areas in San Anselmo that have been identified as sensitive communities at risk of displacement.

Fair Housing Issues and Contributing Factors

Lack of Fair Housing Testing, Education, and Outreach

The Town lacks information on fair housing law and discrimination complaint filing procedures on the Town website. Current outreach practices may not provide sufficient information related to fair housing, including federal and state fair housing law and affordable housing opportunities. Cost burdened households throughout San Anselmo may be unaware of affordable housing opportunities. Approximately 74 percent of discrimination complaints filed though FHANC between 2016 and 2021 were related to disability status. The Town may lack sufficient education and outreach related to reasonable accommodation and ADA laws based on the proportion of complaints related to disability status. Further, while fair housing testing was conducted in the county, fair housing tests in San Anselmo may be insufficient for monitoring housing discrimination.

Contributing Factors

- Lack of resources for fair housing agencies and organizations.
- Lack of availability and awareness of affordable units in a range of sizes.
- Lack of outreach, especially related to reasonable accommodations and ADA laws.

Lack of Housing Choice and Mobility

Most of the community is in the R-1 zoning district which allows for only single-family detached homes and ADUs and JADUs. The lack of housing choice throughout the community perpetuates issues of segregation, especially for the disability community.

Contributing Factors

- Overly restrictive zoning.
- Insufficient access to publicly supported housing for persons with disabilities.

Discrimination in Home Sales Market and Disparities in Homeownership Rates

Asian and Hispanic residents may be slightly underrepresented in the home loan application pool; however, the race or ethnicity of nearly a quarter of loan applicants is unknown. The Black/African American population was denied home loans at the highest rate (29 percent), significantly high than the White population (15 percent) and Hispanic population (15 percent). Asian applicants (18 percent) were also denied at a rate exceeding the townwide rate of 14.6 percent. The Hispanic/Latino and Asian populations make up the second and third largest racial/ethnic populations in the town following the White population. Less than 30 percent of non-Hispanic White householders are renters compared to 100 percent of Black/African American householders, 70.1 percent of other/multiple race householders, 60.8 percent of Hispanic/Latino householders, and 46.5 percent of Asian householders.

Contributing Factors

- Private discrimination in the home sales market.
- Availability of affordable housing in all areas of town.
- Lack of fair housing testing/monitoring.
- Lack of opportunities for residents to obtain housing in higher opportunity areas.

Community Opposition to Affordable Housing

According to the 2020 County Analysis of Impediments to Fair Housing Choice, community opposition to housing development remains the number one barrier to housing development in the county. The AI cites the following reasons for community resistance to development: concerns about traffic congestion, a desire for the preservation of open spaces, loss of local control, and the impact on schools. According to the 2020 AI, opposition to new housing developments can arise in all neighborhoods of the county, but it is especially the case in majority White neighbor- hoods. As discussed previously, San Anselmo is characterized by a non-Hispanic White population of 85.9 percent, higher than the 71.2 percent countywide.

Contributing Factors

- Community concerns about housing densities and impacts on traffic congestion, open spaces, loss of local control, and schools.

Substandard Housing Conditions

While the City does not have a large proportion of households lacking complete kitchen or plumbing facilities, approximately 93 percent of housing units are aged 30 years or older, including 80.7 percent aged 50 years or older, and may require minor or major rehabilitation. Aging housing units are mostly concentrated in the southwestern and central areas of the town, but aging housing units are prevalent townwide.

Contributing Factors

- Lack of monitoring.
- Age of housing stock and cost of repairs or rehabilitation.

Alignment with State AFFH Goals

The State of California passed AFFH related legislation to meet several goals of the California Department of Housing and Community Development, as detailed below. To better clarify the relationship between the fair housing issues/contributing factors and their related policies and actions and the State's AFFH goals, the following symbols are used.

	Fair Housing Services Outreach and Enforcement
	Housing Mobility
	Place-Based Strategies to Encourage Community Revitalization
	New Housing Choices in Areas of High Opportunity
	Housing for Persons with Disabilities
	Protecting Existing Residents from Displacement
	Community Health Strategies
	Environmental Equity Strategies

Implementation Actions

Table 7.37 identifies specific actions from Table 8-1: Housing Element Action Matrix that affirmatively further fair housing. The table connects the fair housing issues and contributing factors identified above with the associated action to mitigate/resolve the issue.. Additional detail on Town lead, time frame, and quantifiable metrics is available in Action Matrix included in that section.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
Fair Housing Issue 1: Lack of Fair Housing Testing, Education, and Outreach			
Priority: High			
CF 1.1: Lack of resources for fair housing agencies and organizations.	**Action 9.1g:** Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including Town Hall and the library.	Town-wide	Update the Town's website to include information regarding fair housing law. Annually work with Marin County Mediation Services to make flyers and literature regarding fair housing law available at key Town facilities.
	Action 9.1b: Assemble and promote the distribution of information to landlords regarding fair housing.	Town-wide	Update the Town's website to include information regarding fair housing for landlords.
	Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Town-wide	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
CF 1.2: Lack of availability and awareness of affordable units in a range of sizes (such as lack of family housing).	**Action 5.1a:** Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Town-wide	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a renter match program.
	Action 9.1h: Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Town-wide	Update the Town's website to include information regarding reasonable accommodations.
	Action 9.2a: Require that any development within the Affordable Housing Overlay District be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Town-wide	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.
	Action 9.2b: Require that any development within the Affordable Housing Overlay District prepares and publicizes paper and digital versions of multi-lingual applications, and that all websites containing application information be accessible.	Town-wide	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multilingual applications be made available and accessible.
CF 1.3: Lack of outreach especially related to reasonable accommodations and ADA laws.	**Action 9.1h:** Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Town-wide	Update the Town's website to include information regarding reasonable accommodations.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
Fair Housing Issue 2: Lack of Housing Choice and Mobility			
Priority: High			
CF 2.1: Overly restrictive zoning.	**Action 1.2c:** Continue ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to provide advice and comment on proposed zoning amendments and other program implementation.	Town-wide	Assess opportunities for non-profit housing developers and affordable housing advocates to provide advice on proposed zoning and other program implementation on an ongoing basis as items are brought forward. Include non-profit housing developers and affordable housing advocates on the Town's e-newsletter mailing list to ensure they are notified of zoning amendments and other program implementation efforts.
	Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	R-1 and R-2 Districts	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.
	Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhood.	R-1 and R-2 Districts	Adopt objective design standards for all housing types, including missing middle housing types.
	Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce costs and streamline the approval of missing middle housing.	R-1 and R-2 Districts	Adopt pre-approved infill missing middle housing plans.
	Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	R-3 District	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district.
	Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	R-1 and R-2 Districts	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
	Action 4.4a: Allow for modified development standards where multifamily projects include the preservation of an existing building.	Townwide	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances to development standards under certain circumstances.
	Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Town-wide	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
	Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a minimum density of 20 dwelling units per acre and a maximum density of up to	C-L and C-3 Districts	Adopt Zoning Code amendments to require all new development and redevelopment in the C-L and C-3 districts to include residential units at a density minimum density of 20 and maximum

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	30 dwelling units per acre in accordance with California Government Code section 65583.2, subdivisions (h) and (i). In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2. 		density of up to 30 dwelling units per acre.
	Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts and maximum FAR in the C-1, C-L, and C-3 districts to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in accordance with California Government Code section 65583.2, subdivisions (h) and (i).. 	C-1, C-L, and C-3 Districts	Adopt Zoning Code amendments to accommodate mixed-use development and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in the C-L and C-3 districts.
	Action 5.2c: Amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097. 	Town-wide	Adopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit.
	Action 5.2d: Amend the Zoning Code to include flexible parking requirements in areas not located within a half-mile of public transit such as joint use parking, off-site parking (currently allowed), allowances for reduced standards if developers do not bundle the cost of parking with the cost of rent, reducing parking stall dimensions, allowing public overnight parking on Town streets, and "grandfathering" non-compliant buildings and uses. 	Town-wide	Adopt Zoning Code amendments to establish minimum parking requirements reductions.
	Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code for properties zoned SPD, C-3, and R-3 to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low, very low-income, or extremely low-income households. In addition, the Town will waive the rezoning fees for property owners' requests to be rezoned within the Affordable Housing Overlay District to incentivize affordable housing creation. The nondiscretionary, administrative approval process will utilize objective design standards, as detailed in Actions 3.1b and 3.2a. 	Town-wide	As a part of a full Zoning Code update, adopt a floating Affordable Housing Overlay District.
	Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low, very low-, and extremely low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms. 	Town-wide	Prior to the commencement of a full Zoning Code update, conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low, very low-, and extremely low-income households for the Affordable Housing Overlay District, especially affordable units with three or more bedrooms.
	Action 5.3d: Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of below market rate housing and senior housing. Work with non-profits and property owners to seek	Town-wide	Develop 150 very low and low income housing units.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Undertake the following actions to encourage development of multi-family, affordable, and senior housing: • Meet with non-profit housing developers and property owners of housing opportunity sites to identify housing development opportunities, issues, and needs during 2023. • Select the most viable sites during 2023 and 2024. • Undertake community outreach in coordination with potential developers and property owners during 2023 and 2024. • Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. • Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, lot consolidation, and assistance in development review. • Apply for and/or allocate state and local affordable housing funds to the project. Require affordable units to be affirmatively marketed to communities of color and protected classes. Utilize publications, venues, and community groups, such as Canal Alliance, that serve Black and Hispanic/Latinx communities, including outside of Marin County. 		
	Action 5.4b: Evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects. 	Town-wide	As a part of a full Zoning Code update, evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.
	Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development. 	Town-wide	Adopt an inclusionary housing ordinance.
	Action 5.9e: Evaluate and update the design review findings in the Zoning Code to be objective in order to remove barriers to housing development. Remove and replace the following findings with objective findings: • Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. • Provides for protection against noise, odors, and other factors which may make the environment less desirable. • Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area. • Will not unreasonably impair access to light and air of structures on neighboring properties. • Will not unreasonably affect the privacy of neighboring properties including not unreasonably	Town-wide	Update the Zoning Code to remove subjective design review findings.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	affecting such privacy by the placement of windows, skylights and decks. • Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood. • Adequacy of screening. • Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile. • Will not be materially visible offsite. • Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood. • Internal efficiency and/or space utilization problems exist. Amend the following findings to be objective: • Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.		
	Action 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state.	R-1C, R-1H, and R-1 Districts	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
	Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all zoning districts that allow single family units.	Town-wide	Adopt Zoning Code amendments to allow residential care facilities in all multifamily and commercial districts.
	Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Town-wide	As needed, direct all complaints related to housing discrimination to the Town Attorney.
	Action 9.1e: Amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation to comply with the Americans with Disabilities Act. In particular, the Town will revise the reasonable accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval to be consistent with State law.	Town-wide	Amend Chapter 13 (Reasonable Accommodation) of the Zoning Code to include objective findings and procedures to facilitate adequate housing conditions for persons with disabilities.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	Action 9.1f: Provide maximum flexibility in the development of housing for persons with physical disabilities and developmental disabilities. Establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities. 	Town-wide	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities. Assist with the creation of 20 units for those with special needs, including those persons with developmental disabilities, to reduce displacement risk and expand mobility options.
	Action 9.2a: Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities. 	Town-wide	As part of the Affordable Housing Overlay District standards adopted as part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non-English speakers.
CF 2.2: Insufficient access to publicly supported housing for persons with disabilities.	**Action 9.2a:** Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities. 	Town-wide	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.
Fair Housing Issue 3: Discrimination in Home Sales Market and Disparities in Homeownership Rate			
Priority: Medium			
CF 3.1: Private discrimination in the home sales market.	**Action 9.1b:** Assemble and promote the distribution of information to landlords regarding fair housing. 	Town-wide	Update the Town's website to include information regarding fair housing for landlords.
	Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution. 	Town-wide	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
	Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination. 	Town-wide	As needed, direct all complaints related to housing discrimination to the Town Attorney.
CF 3.2: Availability of affordable housing in all areas of the town.	**Action 3.1a:** Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts. 	R-1 and R-2 Districts	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.
	Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhood. 	R-1 and R-2 Districts	Adopt objective design standards for all housing types, including missing middle housing types.
	Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce costs and streamline the approval of missing middle housing. 	R-1 and R-2 Districts	Adopt pre-approved infill missing middle housing plans.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district. 	R-3 District	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district.
	Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program. 	Town-wide	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
	Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low and very low-income households. 	Town-wide	As a part of a full Zoning Code update, adopt an Affordable Housing Overlay District.
	Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms. 	Town-wide	Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low and very low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.
	Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development. 	Town-wide	Adopt an inclusionary housing ordinance.
	Program 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state. 	R-1, R-1C, R-1H Districts	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
CF 3.3: Lack of fair housing testing/ monitoring.	**Action 9.1d:** Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination. 	Town-wide	As needed, direct all complaints related to housing discrimination to the Town Attorney.
	Action 9.1i: Work with the County of Marin and other Marin jurisdictions to develop strategies that protect tenants from rapidly rising rents and displacement. These may include: • Rent stabilization: Currently, the State imposes rent caps on some residential rental properties (AB 1482) through 2030. Evaluate a permanent policy and/or expansion to units not covered by AB 1482, as permitted by law. • Just cause for eviction: AB 1482 also establishes a specific set of reasons that a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4) criminal activity; 5) subletting without permission; 6) refusal to provide access; 7)	Town-wide	Adopt ordinance for tenant protection strategies.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	failure to vacate; 8) refusal to sign lease; and 9) unlawful purpose. Evaluate expansion on these protections or extension if State protections expire. • Local relocation assistance: Evaluate a countywide relocation assistance program that provides greater relocation assistance to special needs groups (e.g., seniors, disabled, female-headed households) and reasonable accommodation for persons with disabilities. • Right to Purchase: When tenants are being evicted due to condominium conversion or redevelopment, offer first right to purchase to displaced tenants to purchase the units. • Right to Return: When tenants are being evicted due to rehabilitation/renovation of the property, offer first right to displaced tenants to return to the improved property. • Tenant Bill of Rights: Adopt a tenant's bill of rights that considers extending protections for subletters and family members and addresses severe habitability issues and market pressures. This provision could also provide anti-retaliation protection for tenants that assert their rights and a right to legal representation in the case of evictions. The Town will take the following actions: 1. Participate in countywide meetings with planning staff from all Marin jurisdictions to review best practices and develop model ordinances for the tenant protection strategies identified above in 2024. Work with Fair Housing of Northern California and Legal Aid of Marin to develop strategies and prepare model ordinances. 2. Conduct study sessions with the Planning Commission and Town Council to understand needs and best practices for the tenant protection strategies identified above in 2025. Invite Fair Housing of Northern California and Legal Aid of Marin to present at and participate in the study sessions. 3. Prepare ordinances at Town Council direction and bring forward for Planning Commission recommendation and Town Council adoption in 2025. 		
CF 3.4: Lack of opportunities for residents to obtain housing in higher opportunity areas.	**Action 9.2a:** Require that any development within the Affordable Housing Overlay be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities. 	Town-wide	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.
	Action 9.2b: Require that any development within the Affordable Housing Overlay make available paper and digital versions of multi-lingual applications available, and that all websites containing application information be accessible. 	Town-wide	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multi-lingual applications be made available and accessible.

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
Fair Housing Issue 4: Community Opposition to Affordable Housing			
Priority: Medium			
CF 4.1: Community concern about housing densities and impacts on traffic congestion, open spaces, loss of local control, and schools.	**Action 2.2a:** Require developers to have neighborhood meetings with residents early in the discretionary land use permit process as part of the application submittal to undertake problem solving and facilitate more informed, faster and constructive development planning and review.	Town-wide	Make mailing addresses for properties in close proximity to potential development sites available to developers in order to facilitate developer outreach and successful neighborhood meetings.
	Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	Town-wide	In partnership with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce develop an annual article for the Town's e-newsletter about the community benefits of recent affordable housing, mixed-use, and pedestrian-oriented development.
	Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	Town-wide	Coordinate with local community groups and schools (to send notification to families of students in an effort to reach out to residents representing a broad range of socio-economic groups) regarding new housing and land use policies under consideration and to solicit feedback.
Fair Housing Issue 5: Substandard Housing Conditions			
Priority: Medium			
CF 5.1: Lack of monitoring.	**Action 1.1b:** Work with MHA, and local Bay Area and Marin County housing non-profits and affordable housing developers to implement resale and rental regulations for extremely low, very low-, low- and moderate-income units, and monitor to ensure that these units remain affordable.	Town-wide	Establish a database of properties subject to resale and rental regulations for monitoring purposes.
	Action 1.3a: Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element Cycle and adjust zoning as needed.	Town-wide	Establish a monitoring mechanism and assign a Planning Department staff person to assess and identify needed zoning adjustments. Report annually to the Town Council recommended zoning adjustments to ensure no net loss of housing occurs.
	Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	Town-wide	Establish an online dashboard and assign a Planning Department staff person to update it regularly for improved transparency on Housing Element implementation and streamlined annual reporting.
	Action 4.1c: When housing developments are identified as "at-risk" of converting from affordable to market- rate, work with MHA to reduce the potential of conversion and preserve or replace units, as needed, through the following strategies: • Monitor the status of "at risk" units pursuant to Action 4.1d. If property owners indicate the desire to convert the units, consider providing technical assistance, when possible, to support preservation of the "at risk"	Town-wide	Regularly monitor the no net loss monitoring mechanism (Action 1.3a) and work with MHA to convert, preserve, or replace units, as needed, utilizing funding from the Affordable Housing Impact Fee program (Program 5.5).

Table 7.37 Affirmatively Furthering Fair Housing Implementation Matrix			
Contributing Factors	**Associated Program/ Action** (from Housing Element Action Matrix - see matrix for additional detail)	**Geographic Target**	**Metrics**
	units at an affordable price. • Work with Marin Housing Authority and other agencies and non-profits to seek funding to subsidize the long-term affordability of the "at risk" units. To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.		
	Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking "at risk" units to preserve their affordability.	Town-wide	Establish a no net loss monitoring mechanism. Assign a Planning Department staff person to update the monitoring mechanism and track "at risk" units.
CF 5.2: Age of housing stock and cost of repairs or rehabilitation.	**Action 4.3a:** Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	Town-wide	Include information regarding MHA, PG&E, or Marin Clean Energy loan programs in the Town's e-newsletters and website on a quarterly basis.
	Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	Town-wide	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
	Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	Town-wide	As a part of the nexus study conducted to support the establishment and structure of an Affordable Housing Impact Fee program (Action 5.5a) assess the feasibility of utilizing related funds to provide property tax incentives for maintaining existing residences.
	Action 4.5a: Evaluate, and if appropriate, amend the Zoning Code and other portions of the Municipal Code to remove potential constraints for adaptive reuse, such as the review/approval process, design requirements, and parking standards.	Town-wide	As a part of a full Zoning Code update, evaluate whether barriers to adaptive reuse exist and eliminate identified barriers as appropriate. Assist 40 units with rehabilitation opportunities during the planning period.
	Action 7.2b: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	Town-wide	Establish an annual day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners in partnership with local non-profits.

This page left intentionally blank

8

POLICIES, PROGRAMS, AND ACTIONS

Policies, Programs, and Actions

The policies, programs, and actions presented in the Action Matrix below provide the Town of San Anselmo with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing throughout the community. The Action Matrix also identifies the town lead, time frame, and quantifiable metrics for each action to ensure the Town is held accountable in Housing Element implementation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Policy 1. Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs.			
Program 1.1: Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.			
Action 1.1a: Continue to implement the agreements with the Marin Housing Authority (MHA), for for-sale units and with local Bay Area and Marin County housing non-profits and affordable housing developers for for-rent units, to manage deed restricted affordable housing developments in San Anselmo.	Planning Department	Bi-annually	Conduct bi-annual coordination calls to ensure continued implementation.
Action 1.1b: Work with MHA, and local Bay Area and Marin County housing non-profits and affordable housing developers to implement resale and rental regulations for extremely low, very low-, low- and moderate-income units, and monitor to ensure that these units remain affordable.	Planning Department	July 2025	Establish a database of properties subject to resale and rental regulations for monitoring purposes.
Action 1.1c: Work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise through Housing Element implementation. Facilitate the participation of non-profits as an advisory role to assist the Town's affordable housing consultant (see Program 1.2) in identifying funding and opportunities for development.	Planning Department	Quarterly; Case-by-case basis	Conduct quarterly coordination calls to establish open, ongoing communication.
Action 1.1d: Work with the Marin Municipal Water District (MMWD) and the Ross Valley Sanitary District (RVSD) to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to MMWD and RVSD immediately after adoption.	Planning Department; Public Works Department	Send Housing Element upon adoption	Send Housing Element to MMWS and RVSD upon adoption and subsequently as future amendments are adopted.
Program 1.2: Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.			
Action 1.2a: Provide a report annually to the Town Council to review progress on Housing Element programs. Annually prioritize programs for implementation and include funding in the Town's budget.	Planning Department	Annually	Conduct annual meetings with the Planning Commission and Town Council to report on progress of Housing Element implementation.
Action 1.2b: Hire a consultant with expertise in affordable housing to present options for funding affordable housing projects, identifying affordable housing strategies and opportunities in San Anselmo as the Town budget is developed.	Planning Department	Annually	Present affordable housing strategies and opportunities to the Town Council prior to the adoption of each annual budget.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 1.2c: Continue ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to provide advice and comment on proposed zoning amendments and other program implementation.	Planning Department; Communications	Annually; Case-by-case basis	Assess opportunities for non-profit housing developers and affordable housing advocates to provide advice on proposed zoning and other program implementation on an ongoing basis as items are brought forward. Include non-profit housing developers and affordable housing advocates on the Town's e-newsletter mailing list to ensure they are notified of zoning amendments and other program implementation efforts.
Program 1.3: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in San Anselmo.			
Action 1.3a: Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element planning period and adjust zoning as needed.	Planning Department	July 2023; Annually	Establish a monitoring mechanism and assign a Planning Department staff person to assess and identify needed zoning adjustments. Report annually to the Town Council recommended zoning adjustments to ensure no net loss of housing occurs.
Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	Planning Department	July 2023	Establish an online dashboard and assign a Planning Department staff person to update it regularly for improved transparency on Housing Element implementation and streamlined annual reporting.
Action 1.3c: Develop and maintain an up-to-date residential sites inventory and provide interested developers with information on available housing development opportunities and incentives.	Planning Department	July 2023; Quarterly	Establish a residential sites inventory as a component of the online dashboard (Action 1.3b). Assign a Planning Department staff person to update the inventory and notify interested developers.
Action 1.3d: Complete an evaluation and report of housing development on a regular basis to ensure that adequate services and facilities, including water, wastewater, and neighborhood infrastructure are available.	Planning Department; Public Works Department	Annually	Provide a status report on housing development and infrastructure to the Town Council annually.
Policy 2. Effectively Engage and Educate the Community			
Program 2.1. Undertake effective and informed public participation to engage all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.			
Action 2.1a: Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.	Planning Department	Annually and on an as-needed basis	Send public notices related to Housing Element implementation to the Housing Element mailing list.
Action 2.1b: Continue to use online tools such as maps. social and Balancing Act to better understand community	Planning Department	Annually	Conduct annual campaigns to promote the use of tools such

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
preferences and collect feedback about specific housing opportunity sites.			as map.social and Balancing Act to engage the community on Housing Element implementation.
Action 2.1c: Continue to provide housing related surveys to gather a consensus on housing preferences in San Anselmo.	Planning Department	Bi-Annually	Conduct online questionnaires bi- annually to determine whether the Town's housing preferences have evolved.
Action 2.1d: Work with local schools to share information with the families of students regarding the formulation and review of housing and land use policy issues.	Planning Department	Annually and on an as-needed basis	Coordinate with local schools to send notification to families of students at least once per year regarding new housing and land use policies under consideration and to solicit feedback.
Program 2.2: Build support for the development of new housing in the community.			
Action 2.2a: Require developers to have neighborhood meetings with residents early in the discretionary land use permit process as part of the application submittal to undertake problem solving and facilitate more informed, faster, and constructive development planning and review.	Planning Department	Ongoing as project applications are received	Make mailing addresses for properties in close proximity to potential development sites available to developers in order to facilitate developer outreach and successful neighborhood meetings.
Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	Planning Department	Annually	In partnership with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce develop an annual article for the Town's e-newsletter about the community benefits of recent affordable housing, mixed-use, and pedestrian-oriented development.
Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	Planning Department	Annually and on an as-needed basis	Coordinate with local community groups and schools (to send notification to families of students in an effort to reach out to residents representing a broad range of socio-economic groups) at least once per year regarding new housing and land use policies under consideration and to solicit feedback.
Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.			
Program 3.1: Seek ways specific to each neighborhood and consistent with the AFFH analysis to provide new housing opportunities as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals.			
Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	Planning Department	July 2023	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts. The Town estimates that 20 missing middle housing units will be constructed during the planning period, as missing middle housing types were not explicitly permitted by right in these districts previously.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhoods.	Planning Department	July 2023	Adopt objective design standards for all housing types, including missing middle housing types.
Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce development costs and streamline the approval of missing middle housing.	Planning Department	July 2024	Adopt pre-approved infill missing middle housing plans.
Program 3.2: Review proposed new housing in order to achieve excellence in development design in an efficient process.			
Action 3.2a: Adopt objective design standards for all housing types to clearly communicate San Anselmo's development design standards and streamline development approval processes. Within the objective design standards, include specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process.	Planning Department	July 2023	Adopt objective design standards for all housing types including specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process. The Town estimates that 40 units will be created during the planning period through the objective design standards, as streamlined, ministerial housing projects were not previously permitted by right.
Program 3.3: Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighborhood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties and avoids impairing access to light and air of structures on neighboring properties.			
Action 3.3a: Amend the Town's Planned Unit Development process to clarify standards for review and streamline processes to better accommodate innovative housing opportunities.	Planning Department	July 2024	Adopt amended Planned Unit Development (PUD) standards and procedures. The Town estimates that 25 units will be constructed through the PUD process during the planning period due, in part, to the change in regulations.
Action 3.3b: Conduct a feasibility analysis to evaluate the Town's ability to provide affordable housing through an inclusionary housing program that is consistent with the Town's Regional Housing Needs Allocation.	Planning Department	Completed May 2023 (Presented to the Town Council and Inclusionary Ordinance adopted via Reso- 4497 and Reso-4498)	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	Planning Department	July 2023	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district. The Town estimates that 20 SROs will be constructed during the planning period, as SROs were not previously a by-right use in the R-3 zoning district.
Policy 4. Support the Preservation of Housing			
Program 4.1: To the extent permitted by law, limit the conversion of residential units to other uses and regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.			
Action 4.1a: Support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.	Planning Department	Annually	As a part of annual budget development, assess opportunities to support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
			housing units.
Action 4.1b: Assess the feasibility of adopting strategies to preserve affordable housing stock, such as Right of First Refusal (to give qualified entities priority to purchase a property with an expiring rental subsidy contract), property tax incentives, a one-to-one replacement ordinance, and housing preservation funds.	Planning Department	July 2025	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 4.1c: When housing developments are identified as "at-risk" of converting from affordable to market- rate, work with MHA to reduce the potential of conversion and preserve or replace units, as needed, through the following strategies: • Monitor the status of "at risk" units pursuant to Action 4.1d. If property owners indicate the desire to convert the units, consider providing technical assistance, when possible, to support preservation of the "at risk" units at an affordable price. • Work with Marin Housing Authority and other agencies and non-profits to seek funding to subsidize the long-term affordability of the "at risk" units. To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.	Planning Department	Ongoing as developments are identified as "at-risk"	Regularly monitor the no net loss monitoring mechanism (Action 1.3a) and work with MHA to convert, preserve, or replace units, as needed, utilizing funding from the Affordable Housing Impact Fee program (Program 5.5).
Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking "at risk" units in order to preserve their affordability.	Planning Department	July 2023; Annually	Establish a no net loss monitoring mechanism. Assign a Planning Department staff person to update the monitoring mechanism and track "at risk" units.
Program 4.2: Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, conserve existing multifamily rental housing supply.			
Action 4.2a: Prohibit conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.	Planning Department	July 2024	Establish a mechanism to prohibit conversions of rental developments to condominium ownership except under the identified conditions.
Program 4.3: Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.			
Action 4.3a: Coordinate with the MHA, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	Planning Department	Quarterly	Include information regarding MHA, PG&E, or Marin Clean Energy loan programs in the Town's e-newsletters and website on a quarterly basis.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	Planning Department	July 2025	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
Program 4.4: Facilitate adaptive reuse of existing buildings on small parcels.			
Action 4.4a: Allow for modified development standards where multifamily projects include the preservation of an existing building.	Planning Department	July 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances to development standards under certain circumstances.
Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	Planning Department	October 2024	As a part of the nexus study conducted to support the establishment and structure of an Affordable Housing Impact Fee program (Action 5.5a) assess the feasibility of utilizing related funds to provide property tax incentives for maintaining existing residences.
Program 4.5: Encourage and carry out creative strategies for the rehabilitation, adaptation, and reuse of residential, commercial, and industrial structures for housing in the spirit of retaining the mass, scale, and character of the Town.			
Action 4.5a: Evaluate, and if appropriate, amend the Zoning Code and other portions of the Municipal Code to remove potential constraints for adaptive reuse, such as the review/approval process, design requirements, and parking standards.	Planning Department	July 2025	As a part of a full Zoning Code update, evaluate whether barriers to adaptive reuse exist and eliminate identified barriers as appropriate. Assist 40 units with rehabilitation opportunities during the planning period.
Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing			
Program 5.1: Strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.			
Action 5.1a: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Planning Department	October 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a renter match program.
Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Planning Department	October 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
Action 5.1c: Work with Marin County and neighboring jurisdiction to explore the feasibility of establishing a multi-lingual flier and/or email blast regarding housing opportunities.	Planning Department	October 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a multi-lingual flyer and/or email blast regarding housing opportunities.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Program 5.2: Support mixed-use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas in accordance with California Government Code section 65583.2, subdivisions (h) and (i).			
Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a minimum density of 20 dwelling units per acre and a maximum density of up to 30 dwelling units per acre in accordance with California Government Code section 65583.2, subdivisions (h) and (i). In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2.	Planning Department	July 2023	Adopt Zoning Code amendments to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a density minimum density of 20 and maximum density of up to 30 dwelling units per acre. In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.
Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts and maximum FAR in the C-1, C-L, and C-3 districts to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt Zoning Code amendments to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in the C-L and C-3 districts. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.
Action 5.2c: Amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097.	Planning Department	July 2023	Adopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half- mile of public transit. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units within a half-mile of public transit to meet the Town's Regional Housing Needs Allocation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 5.2d: Amend the Zoning Code to include flexible parking requirements in areas not located within a half-mile of public transit such as joint use parking, off-site parking (currently allowed), allowances for reduced standards if developers do not bundle the cost of parking with the cost of rent, reducing parking stall dimensions, allowing public overnight parking on Town streets, and "grandfathering" non- compliant buildings and uses.	Planning Department	July 2023	Adopt Zoning Code amendments to establish minimum parking requirements reductions.
Action 5.2e: Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, (4) offering expedited permit processing for lot consolidations, and (5) offering fee waivers for the consolidation of housing opportunity sites.	Planning Department	Annually	Conduct an annual assessment to identify priority sites for lot consolidation where common ownership occurs, contact property owners of contiguous vacant and underutilized sites, and conduct outreach to affordable housing developers when property owners are interested in redevelopment. Support 10 lot consolidations during the planning period to improve housing mobility and increase the supply of affordable housing in higher opportunity areas.
Action 5.2f: Conduct an analysis of fees collected for recent multifamily housing projects and compare to the actual time it took for plan check and inspections by staff and outside consultants to provide expedited review of desired housing developments and waivers or reductions of development fees where feasible and necessary.	Planning Department	Annually	As a part of annual budget development, conduct an analysis of fees collected for recent multifamily housing projects and compare it to the actual time it took for plan check and inspections by staff and outside consultants.
Program 5.3: Incentivize the development of affordable and special needs housing on identified housing opportunity sites.			
Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code for properties zoned SPD, C-3, and R-3 to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low, very low-income, or extremely low-income households. In addition, the Town will waive the rezoning fees and expedite the permitting process for property owners' requests to be rezoned within the Affordable Housing Overlay District to incentivize affordable housing creation. The nondiscretionary, administrative approval process will utilize objective design standards, as detailed in Actions 3.1b and 3.2a.	Planning Department	July 2025	As a part of a full Zoning Code update, adopt an Affordable Housing Overlay District. Facilitate development opportunities for 150 affordable units.
Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.	Planning Department	July 2024	Prior to the commencement of a full Zoning Code update, conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District, especially affordable units with three or more bedrooms.
Action 5.3c: Apply resale controls and rent and income restrictions to ensure that affordable housing provided through	Planning Department	July 2025	As a part Affordable Housing Overlay District standards adopted

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).			as a part of a full Zoning Code update, establish requirements for affordable units to be deed restricted to the income group for which it is intended.
Action 5.3d: Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of below market rate housing and senior housing. Work with non-profits and property owners to seek opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Undertake the following actions to encourage development of multi-family, affordable, and senior housing: • Meet with non-profit housing developers and property owners of housing opportunity sites to identify housing development opportunities, issues, and needs during 2023. • Select the most viable sites during 2023 and 2024. • Undertake community outreach in coordination with potential developers and property owners during 2023 and 2024. • Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. • Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, lot consolidation, and assistance in development review. • Apply for and/or allocate state and local affordable housing funds to the project. • Require affordable units to be affirmatively marketed to communities of color and protected classes. Utilize publications, venues, and community groups, such as Canal Alliance, that serve Black and Hispanic/Latinx communities, including outside of Marin County.	Planning Department	Actions as identified in the action and development of housing sites by 2030	Develop 150 very low and low income housing units.
Program 5.4: Modify fees and reduce costs for affordable housing projects.			
Action 5.4a: Develop a policy to waive a percentage of project review, permit, and impact fees based on the project's level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving a percentage of project review, permit, and impact fees based on the project's level of affordability and pass waiver allowances, as appropriate.
Action 5.4b: Evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.	Planning Department	July 2025	As a part of a full Zoning Code update, evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.
Program 5.5: Establish an Affordable Housing Impact Fee Program.			
Action 5.5a: Conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee to be levied upon new, above moderate- income housing development and to research and identify funding mechanisms to subsize underground utilities for affordable housing development.	Planning Department	October 2024	Hire a consultant to conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee and identify funding mechanisms for undergrounding utilities for affordable housing developments.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.5b: Review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.	Planning Department	October 2024	Direct the hired consultant (Action 5.5a) to review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.
Action 5.5c: Draft potential revised ordinance language and conduct community outreach for feedback.	Planning Department	January 2024	Direct the hired consultant (Action 5.5a) to draft ordinance language and facilitate public outreach.
Action 5.5d: Based on the outcomes of Actions 5.5a through 5.5c, present to Town Council for consideration and adoption, language establishing an Affordable Housing Impact Fee Ordinance.	Planning Department	April 2025	Direct the hired consultant to revise the draft ordinance language per public feedback received and present the revised language to Town Council for consideration and adoption.
Action 5.5e: Upon Town Council approval, establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.	Planning Department; Administration and Finance Department	April 2025	Establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.
Program 5.6: Monitor the disposition of publicly owned land for potential future use for housing development.			
Action 5.6a: After the adoption of zoning amendments proposed herein, fund and conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings available to the public and interested developers via the Town's website.	Planning Department	January 2023	Conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings of the study available on the online dashboard (Action 1.3b).
Action 5.6b: Using the findings of the study referenced in Action 5.6a, develop a comprehensive program to support reuse of identified sites for housing purposes.	Planning Department	July 2024	Establish a program to support reuse of identified sites for housing purposes utilizing the online dashboard (Action 1.3b) and housing related outreach efforts (Policy 2).
Program 5.7: Amend the Town's Zoning Code to accommodate higher density and affordable housing in accordance with California Government Code section 65583.2, subdivisions (h) and (i).			
Action 5.7a: Rezone the Opportunity Sites to R-2, R-3, C-L, C-3, or SPD as shown in Appendix B to accommodate the Regional Housing Needs Allocation in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Amend the Zoning Map and the General Plan Land Use Designation Map. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.
Action 5.7b: Amend the standards for the R-3 district to allow up to 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Amended standards for the R-3 district to allow up to 30 dwelling units per acre by right.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.7c: Amend the standards for the C-L district to require 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt amended standards for the C-L district to allow up to 30 dwelling units per acre by right.
Action 5.7d: Amend the standards for the C-3 district to require 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt amended standards for the C-3 district require 30 dwelling units per acre by right.
Action 5.7e: Amend the standards for the SPD district to allow up to 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	Planning Department	July 2023	Adopt amended standards for the SPD district to allow up to 30 dwelling units per acre by right.
Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development.	Planning Department	Completed May 2023 (Presented to the Town Council and adopted via Reso- 4497 and Reso-4498)	Adopt an inclusionary housing ordinance. The Town estimates that 60 units will be constructed during the planning period, as inclusionary housing units were not previously required by the Town.
Action 5.7g: Permit low-barrier navigation centers for residents who need housing as a by-right use in areas that the Town has zoned for mixed uses as well as nonresidential zones that permit multifamily land uses pursuant to AB 101.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with AB 101. Reach out to non-profits and affordable housing developers to provide low-barrier navigation centers in Town.
Program 5.8: Amend the Town's Zoning Code to comply with recently adopted state legislation.			
Action 5.8a: Amend the Zoning Code to comply with the Lanterman Disabilities Services Act.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with the Lanterman Disabilities Services Act.
Action 5.8b: Amend the Density Bonus section of the Zoning Code to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.
Action 5.8c: Amend the Zoning Code to comply with the Employee Housing Act.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with the Employee Housing Act.
Action 5.8d: Amend the Town's definition of transitional and supportive housing in the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with AB 2162 and other State law pertaining to transitional and supportive housing.
Action 5.8e: Amend the Town's definition and standards pertaining to emergency shelters to ensure compliance with SB 2, AB 2339, and AB 139.	Planning Department	July 2023	Adopt amendments to the Zoning Code as needed to comply with SB 2 and AB 139.
Program 5.9: Streamline the project review process for housing-related applications.			
Action 5.9a: Continue to utilize permit tracking software that is streamlined, user-friendly, web-based, and accessible to applicants 24-hours/day, 365 days/year.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 5.9b: Update all housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).	Planning Department	July 2023	Adopt updated housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).
Action 5.9c: Continue to evaluate and improve the streamlined processing system to facilitate residential development.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.
Action 5.9d: Utilize CEQA exemptions for infill development sites to shorten the entitlement review time.	Planning Department	Ongoing as applications are received	As a part of initial application review, assess whether CEQA exemptions can be utilized.
Program 5.9: Streamline the project review process for housing-related applications.			
Action 5.9e: Evaluate and update the design review findings in the Zoning Code to be objective in order to remove barriers to housing development. Remove and replace the following findings with objective findings: • Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. • Provides for protection against noise, odors, and other factors which may make the environment less desirable. • Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area. • Will not unreasonably impair access to light and air of structures on neighboring properties. • Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks. • Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood. • Adequacy of screening. • Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile. • Will not be materially visible offsite. • Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood. • Internal efficiency and/or space utilization problems exist. Amend the following findings to be objective: • Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.	Planning Department	July 2024	Update the Zoning Code to remove subjective design review findings.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 6. Promote the Construction and Affordability of Accessory Dwelling Units (ADUs)			
Program 6.1: Adopt pre-approved ADU plans to expedite approval and lower costs associated with ADU construction.			
Action 6.1a: Conduct community outreach to determine the preferred ADU design style of San Anselmo residents.	Planning Department	July 2024	Facilitate at least one in-person event and conduct web-based community outreach to determine the preferred ADU design style of San Anselmo residents. The in-person and online engagement will be scheduled, formatted, and located to be accessible and convenient for community members, both in person and online. The online outreach will use communication techniques to assist those without time to ability to attend in person meetings.
Action 6.1b: Adopt sample ADU plans for the construction of ADUs throughout San Anselmo, based on the feedback received from Action 6.1a.	Planning Department	October 2024	Based on the feedback received during outreach (Action 6.1a) develop ADU plans.
Action 6.1c: Work with the various Town departments to pre-approve the ADU plans.	Planning Department; Building Department; Public Works Department	October 2024	Pre-approve the ADU plans developed as a part of Action 6.1b. Facilitate the creation of 20 ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Program 6.2: Further streamline the ADU and JADU permitting process.			
Action 6.2a: Assess the feasibility of waiving all fees associated with ADU permitting when the property owner deed restricts their ADU to be rented at rates affordable to extremely low- and very low-income households.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving fees associated with the development of deed restricted affordable ADUs and pass waiver allowances, as appropriate.
Action 6.2b: Establish an ADU Review Team comprised of representatives from the Town's various departments including Planning, Fire, and Public Works and conduct regular weekly meetings to ensure efficient review of ADU applications.	Planning Department	July 2023; Weekly	Establish the ADU review team. Conduct weekly meetings to review ADU applications, prioritizing review of permits for ADUs proposed in geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Action 6.2c: Continue to incentivize ADUs and JADUs to be constructed along with new single-family detached housing by allowing concurrent permit review and approval.	Planning Department	Ongoing as applications are received	Inform property owners of ADU allowances and streamline permitting when applications for new home construction and rehabilitation are received.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 6.2d: Consider allowing objective, administrative exceptions for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs. In addition, amend the Zoning Code as needed to comply with State law.	Planning Department	July 2025; Ongoing as State ADU law is adopted	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs.
Action 6.2e: Enhance the Town's Summary Guide to ADUs to include diagrams, calculators, and other tools to help walk residents through the ADU/JADU permitting process.	Planning Department	April 2024	Hire a consultant to develop an interactive web-based tool to guide residents through the ADU construction process in a streamlined and user-friendly manner. Once established, the web-based tool will facilitate the creation of 10 additional ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Action 6.2f: Establish an ADU/JADU Information and Resources webpage on the Town's website.	Planning Department; Communications	April 2023	Update the Town's website to include an ADU/JADU Information and Resources webpage and update it on an as-needed basis.
Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1C, and R-1H districts.			
Action 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state.	Planning Department	July 2025	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
Action 6.3b: Based on the findings of Action 6.3a, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.	Planning Department	July 2025	As a part of a full ordinance update, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.
Action 6.3c: Present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.	Planning Department	July 2025	As a part of a full ordinance update, present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 6.3d: Amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.	Planning Department	July 2025	As a part of a full ordinance update, amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.
Action 6.3e: Conduct a study of jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state to evaluate the feasibility of deed restrictions for ADUs. Based on this study, consider modifying requirements to implement these changes as appropriate.	Planning Department	October 2025; January 2025	After the completion of the full Zoning Code update, assess the feasibility of deed restrictions for ADUs. Present to the Town Council the feasibility study and options for implementation.
Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services			
Program 7.1: As appropriate, assist service providers to link together services for special needs populations to provide the most effective response to persons experiencing homelessness or at risk of homelessness, youth needs, farmworkers, seniors, persons with disabilities and developmental disabilities, substance abuse problems, HIV/AIDS, and multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.			
Action 7.1a: Identify, evaluate, and implement strategies to reduce the number of individuals experiencing homelessness both Town and Countywide in partnership with the Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations.	Planning Department	January 2024	Partner with Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations to develop a regional plan to prevent and end homelessness.
Action 7.1b: Work with and promote the Marin County Health and Human Services Crisis Stabilization Unit which provides 24-hour service to Marin County residents and visitors experiencing a mental health crisis.	Planning Department	July 2023	Update the Town's website to include information about the Marin County Health and Human Services Crisis Stabilization Unit.
Action 7.1c: Work with housing providers to ensure that housing needs for special needs groups are addressed for seniors, persons with disabilities and developmental disabilities, single parent-headed households with children, large households, and extremely low-income households. The Town will seek to meet special housing needs through a combination of regulatory incentives and zoning standards. Actions 5.7a through 5.7 g, 5.3a, and 6.2c contain additional incentives the Town plans to implement.	Planning Department	January 2024; Annually thereafter	Seek funding opportunities beginning in 2024 and annually each year that follows. Incentivize and support the creation of 20 units for those with special needs to reduce displacement risk and expand mobility options.
Program 7.2: Ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies, allowing seniors to "age in place."			
Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all zoning districts that allow single family units.	Planning Department	July 2023	Adopt Zoning Code amendments to allow residential care facilities in all multifamily and commercial districts. The Town estimates that one residential care facility will be constructed during the planning period due, in part, to the change in regulations.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 7.2b: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	Planning Department	Annually	Establish an annual day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners in partnership with local non-profits. The Town estimates that 5 homes will be repaired or renovated annually to combat displacement during the planning period.
Program 7.3: Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).			
Action 7.3a: Continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.	Planning Department	Ongoing as needed; Annually	Provide letters of support, as needed, for the use of Marin Community Foundation funds for affordable housing. Reaffirm annually the Town's participation in MHA's Housing Stability program.
Action 7.3b: Work with the MHA to promote the Housing Choice Voucher program regularly through public outreach.	Planning Department; Communications	July 2023	Update the Town's website to include information regarding Housing Choice Vouchers and to promote their acceptance by landlords and use by residents. A total of 20 lower- and moderate-income households access rental opportunities with Section 8 housing assistance to facilitate housing mobility.
Program 7.4: Actively engage with other jurisdictions in Marin County to support long-term housing solutions for homeless individuals and families in Marin County and implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals.			
Action 7.4a: Allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, consider allocating funds for County and non-profit programs providing emergency shelter and related support services.
Action 7.4b: Continue to provide resources that support local and regional solutions that meet the needs of individuals experiencing homelessness. Continue to collaborate with other agencies to support shelters and programs, such as Housing First and Rapid Rehousing, and provide housing resources and opportunities for individuals experiencing homelessness and displacement.	Planning Department	Annually	As a part of annual budget development, consider allocating funds to support local and regional solutions that meet the needs of individuals experiencing homelessness.
Program 7.5: Combat homelessness and support re-housing of people experiencing homelessness.			
Action 7.5a: Encourage a dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.	Planning Department	Ongoing as siting a facility is discussed or considered by the Town, Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non- profit organizations	As needed, advocate for the dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Action 7.5b: Encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.	Planning Department	Annually	As a part of housing related community outreach (Policy 2), provide emergency shelters, transitional housing programs and community care facilities with the opportunity to engage with and build positive relations with San Anselmo residents.
Action 7.5c: As the opportunity arises, the Town will participate in the funding of multi-jurisdictional emergency shelter projects such as the Project Homekey project at 1251 South Eliseo Drive and the Homeward Bound of Marin Workforce and veteran Housing project in Novato.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, consider allocating funds for multi-jurisdictional emergency shelter projects.
Action 7.5d: Conduct a study to identify appropriate sites in the C-L, C-3, and PF zones with adequate capacity for emergency shelters in accordance with AB 2339.	Planning Department	July 2024	Engage a consultant to conduct a study to identify appropriate locations in residential areas of the community for emergency shelters.
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas			
Program 8.1: Continue to support Ross Valley Fire Department (RVFD) plan review.			
Action 8.1a: Enhance communications to residents regarding the required RVFD plan review.	Planning Department, Communications	July 2023	Update the Town's website to provide clarified information regarding required RVFD plan review.
Action 8.1b: Continue to require all new proposed landscape plans on properties in designated WUI areas to submit a vegetation management plan and receive approval by RVFD.	Planning Department	Ongoing as applications are received	Update application requirements to ensure that properties in designated WUI areas submit a vegetation management plan and receive approval by RVFD.
Program 8.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).			
Action 8.2a: Establish a "Firewise San Anselmo" webpage to provide residents with valuable information about how to stay wildfire ready.	Administration and Finance Department; Fire Department	January 2023	Update the Town's website to include a "Firewise San Anselmo" webpage.
Action 8.2b: Provide a link on the "Firewise San Anselmo" webpage to access information on which residential property insurance companies may be currently offering discounts for fire hardened homes.	Administration and Finance Department; Fire Department	January 2023	Establish, post on the "Firewise San Anselmo" webpage, and regularly update a list of insurance companies that offer discounts for fire hardened homes.
Action 8.2c: Consider participation in the Firewise USA Community, as recognized by the National Fire Protection Association (NFPA).	Administration and Finance Department; Fire Department	January 2023	Assess and present to the Town Council the advantages and disadvantages of participation in the Firewise USA Community program.
Program 8.3: Establish and enforce safety standards for structures and landscaping in WUI areas.			
Action 8.3a: Continue to ensure that RVFD reviews proposed plans for all new buildings and major additions to ensure the construction complies with fire access requirements and makes recommendations for modifications to reduce fire hazards.	Planning Department; Building Department	Ongoing as project applications are received	Update application requirements to ensure that properties in designated WUI areas submit proposed plans for all new buildings and major additions and receive approval by RVFD.

Table 8.1: Housing Element Action Matrix			
	Town Lead	**Completion Time Frame**	**Quantifiable Metric**
Policy 9: Affirmatively Further Fair Housing			
Program 9.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.			
Action 9.1a: Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.	Planning Department	Annually	Annually adopt a resolution to support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.
Action 9.1b: Assemble and promote the distribution of information to landlords regarding fair housing.	Planning Department. Communications	July 2023; Quarterly	Update the Town's website to include information regarding fair housing for landlords. Provide information on a quarterly basis in the Town Manager's newsletter.
Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Planning Department	Ongoing as requested	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Planning Department; Town Attorney	Ongoing as requested	As needed, direct all complaints related to housing discrimination to the Town Attorney.
Action 9.1e: Amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation to comply with the Americans with Disabilities Act. In particular, the Town will revise the reasonable accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval to be consistent with State law.	Planning Department	July 2025	Amend Chapter 13 (Reasonable Accommodation) of the Zoning Code to include objective findings and procedures to facilitate adequate housing conditions for persons with disabilities.
Action 9.1f: Provide maximum flexibility in the development of housing for persons with physical disabilities and developmental disabilities. Establish an Administrative Exceptions process to allow for expedited permitting and ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities.	Planning Department	July 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities. Assist with the creation of 20 units for those with special needs, including those persons with developmental disabilities, to reduce displacement risk and expand mobility options.
Action 9.1g: Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including Town Hall and the library.	Planning Department; Communications	July 2023; Annually	Update the Town's website to include information regarding fair housing law. Annually work with Marin County Mediation Services to make flyers and literature regarding fair housing law available at key Town facilities.
Action 9.1h: Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Planning Department; Communications	July 2023	Update the Town's website to include information regarding reasonable accommodation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 9.1i: Work with the County of Marin and other Marin jurisdictions to develop strategies that protect tenants from rapidly rising rents and displacement. These may include: • Rent stabilization: Currently, the State imposes rent caps on some residential rental properties (AB 1482) through 2030. Evaluate a permanent policy and/or expansion to units not covered by AB 1482, as permitted by law. • Just cause for eviction: AB 1482 also establishes a specific set of reasons that a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4) criminal activity; 5) subletting without permission; 6) refusal to provide access; 7) failure to vacate; 8) refusal to sign lease; and 9) unlawful purpose. Evaluate expansion of these protections or extension if State protections expire. • Local relocation assistance: Evaluate a countywide relocation assistance program that provides greater relocation assistance to special needs groups (e.g., seniors, disabled, female-headed households) and reasonable accommodation for persons with disabilities. • Right to Purchase: When tenants are being evicted due to condominium conversion or redevelopment, offer first right to purchase to displaced tenants to purchase the units. • Right to Return: When tenants are being evicted due to rehabilitation/renovation of the property, offer first right to displaced tenants to return to the improved property. • Tenant Bill of Rights: Adopt a tenant's bill of rights that considers extending protections for subletters and family members and addresses severe habitability issues and market pressures. This provision could also provide anti-retaliation protection for tenants that assert their rights and a right to legal representation in the case of evictions. The Town will take the following actions: 1. Participate in countywide meetings with planning staff from all Marin jurisdictions to review best practices and develop model ordinances for the tenant protection strategies identified above in 2024. Work with Fair Housing of Northern California and Legal Aid of Marin to develop strategies and prepare model ordinances. 2. Conduct study sessions with the Planning Commission and Town Council to understand needs and best practices for the tenant protection strategies identified above in 2025. Invite Fair Housing of Northern California and Legal Aid of Marin to present at and participate in the study sessions. 3. Prepare ordinances at Town Council direction and bring forward for Planning Commission recommendation and Town Council adoption in 2025.	Planning Department	December 2024	Adopt ordinance for tenant protection strategies.
Program 9.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.			
Action 9.2a: Require that any development within the Affordable Housing Overlay District be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Planning Department	July 2025	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non-English speakers.
Action 9.2b: Require that any development within the Affordable Housing Overlay District prepares and publicizes paper and digital versions of multi-lingual applications, and that all websites containing application information be accessible.	Planning Department	July 2025	As a part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multilingual applications be made available and accessible.

Table 8.2: Residential Building Permits Issued (2019-2022)			
Income	New Construction[1]	Rehabilitation[1]	Conservation/ Preservation[1]
Extremely Low-	0	0	0
Very Low-	5	0	10
Low-	6	0	12
Moderate-	7	0	12
Above Moderate-	19	0	54
TOTAL	**37**	**0**	**88**

[1] Affordability level of permits issued are set by the State density bonus law or California Department of Housing and Community Development (HCD) and Association of Bay Area Governments (ABAG) direction regarding safe harbor methodology to estimate the anticipated affordability distribution of ADUs.

Table 8.3: Quantified Objectives			
Income	New Construction[1]	Rehabilitation[2]	Conservation/ Preservation[3]
Extremely Low-	126	8	10
Very Low-	127	8	10
Low-	145	8	12
Moderate-	121	8	12
Above Moderate-	314	8	54
TOTAL	**833**	**40**	**98**

[1] Corresponds to Regional Housing Needs Allocation (RHNA) projections.
[2] Corresponds to Quantifiable Metric for Action 4.5a.
[3] Corresponds to number of Town building permits issued from 2019-2022.

This page left intentionally blank

A

APPENDIX A: PUBLIC PARTICIPATION

Public Outreach During the 30-Day Public Review Period

HEAC Meeting 6

The following PowerPoint slides are from the HEAC Meeting 6 on December 15, 2022.



Meeting Agenda

- Housing Element Purpose and Update Process
- Public Review Draft Housing Element Overview
- Next Steps



HOUSING ELEMENT PURPOSE AND UPDATE PROCESS



What is a Housing Element?

- Provides an assessment of the City's housing needs and identifies how to accommodate the housing needs of existing and future residents.
- Sets citywide policies, programs, and actions for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

Why are Housing Elements Updated?

- Ensure the City complies with State housing laws
- Demonstrate San Anselmo's ability to meet future housing growth needs
- To adopt and implement policies addressing local housing issues
- Allow the community to further engage in the planning process



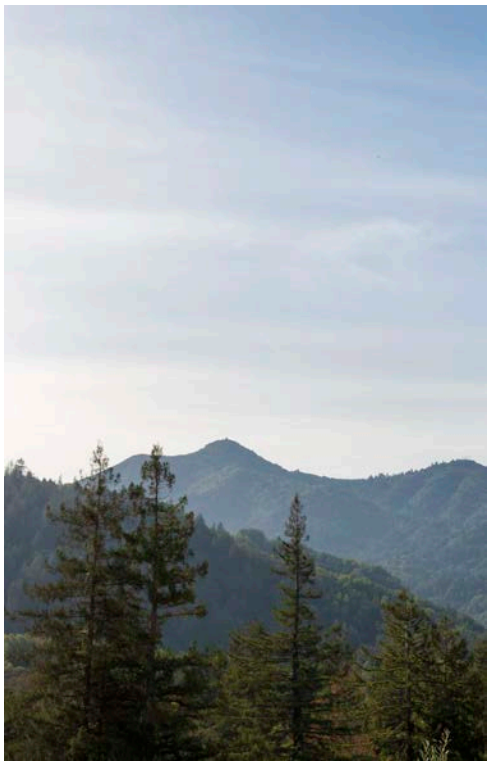
What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

Association of Bay Area Governments

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
TOTAL:	*833*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	

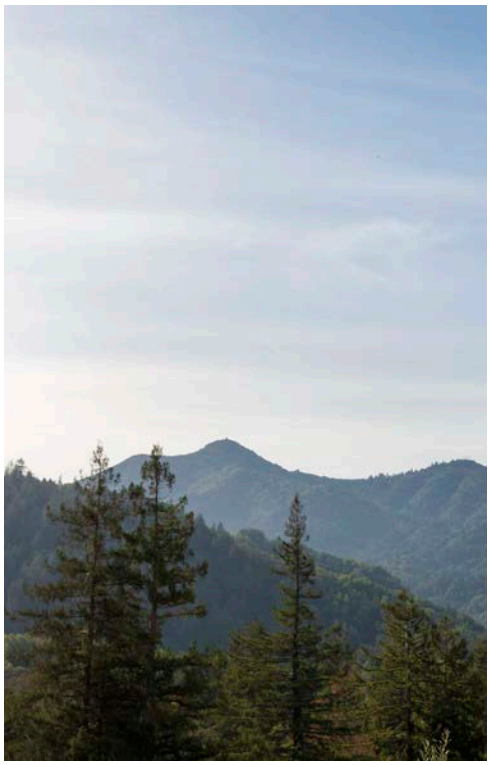


Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 43

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	194
Low Income	145	97	88
Moderate Income	121	73	69
Above Moderate Income	314	298	279
TOTAL:	*833*	673	630
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			



20% No Net Loss Buffer

- 630 units remaining after subtracting ADUs and pipeline projects
- 630 x .20 = 126
- Total remaining RHNA and 20% no net loss buffer: 754

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1
- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2
- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1
- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2
- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Introductory and Informational Meetings

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting

Housing Opportunity Sites Analysis and Finalization

- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting

Housing Opportunity Sites Analysis and Finalization

- 11/3/2022 – HEAC Meeting 5

Policies, Programs, and Actions Discussion

- 12/15/2022 – HEAC Meeting 6

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1

Introductory and Informational Meetings

- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2

Housing Opportunity Sites Identification and Discussion

- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting

Housing Opportunity Sites Analysis and Finalization

- 11/3/2022 – HEAC Meeting 5

Policies, Programs, and Actions Discussion

- 12/15/2022 – HEAC Meeting 6

Public Review Draft HE Overview

PUBLIC REVIEW DRAFT HOUSING ELEMENT OVERVIEW

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

SETTING THE STAGE: Background and Identification of Housing Conditions, Needs, Barriers, and Resources

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

SETTING THE STAGE: Background and Identification of Housing Conditions, Needs, Barriers, and Resources

THE MAIN ACT: Identification of Housing Opportunity Sites and Plan for Accommodating Additional Housing in San Anselmo

Housing Opportunity Sites Identification Process

1. Preliminary housing opportunity sites were identified by Town staff.
2. Staff identified sites were brought to the HEAC for review and initial consideration.
3. Staff identified sites were brought to the public at a virtual workshop for initial consideration.
4. Staff identified sites were refined based on the feedback from the HEAC and the public.
    - *For example, staff identified sites in the R-1H and R-1C zoning districts were eliminated based on community concerns regarding environmental degradation and wildfire hazard.*
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis.

Housing Opportunity Sites Identification Process

1. Preliminary housing opportunity sites were identified by Town staff.
2. Staff identified sites were brought to the HEAC for review and initial consideration.
3. Staff identified sites were brought to the public at a virtual workshop for initial consideration.
4. Staff identified sites were refined based on the feedback from the HEAC and the public.
    - *For example, staff identified sites in the R-1H and R-1C zoning districts were eliminated based on community concerns regarding environmental degradation and wildfire hazard.*
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis.

Housing Opportunity Sites Identification Process

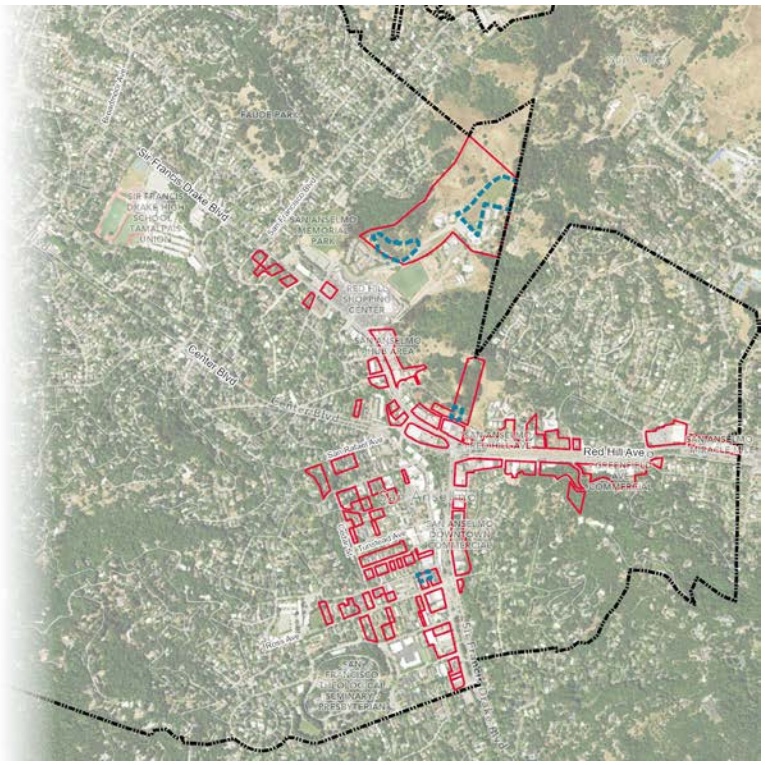
7. The results of the sites inventory analysis were presented to the HEAC at their 4th meeting for further review and refinement. Necessary zoning ordinance amendments to accommodate the density needed on the identified housing opportunity sites were also presented to and discussed by the HEAC. At meeting, the HEAC made a motion to recommend the sites to the Town Council.
8. The Town Council considered the sites recommended by the HEAC and made a motion to move forward with all sites with the exception of the dog park.
9. Town staff conducted meetings with the schools to discuss the potential of housing on the portion of their sites included in the Town Council approved list of housing opportunity sites. Based on the feedback received from these meetings, the school sites were removed from the list of housing opportunity sites.

Housing Opportunity Sites Identification Process

10. To make up for the deficit from eliminating the school sites, Town staff reached out to Side by Side, a local nonprofit organization and major property owner in the community to determine whether they were still interested in constructing affordable housing on a portion of their site. Side by Side had originally proposed affordable housing be constructed on a portion of their site in RHNA Cycle 5 but were met with barriers to development approval. Side by Side expressed continued interest if the Town worked to eliminate the barriers to development approval it had previously faced. Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing includes programs and actions to eliminate said barriers thus the additional site was included.
11. The updated housing opportunity sites were brought to the HEAC for final review and consideration at HEAC meeting 5.

Housing Opportunity Sites

- Total Housing Opportunity Sites: 62
- Total Parcels: 172
- Total Projected Units: 837
  - *Lower Income: 354*
  - *Moderate Income: 271*
  - *Above Moderate Income: 212*
- Proposed Zoning Amendments to Accommodate Development of Projected Units: increase maximum density in the R-3, C-3, C-L, and SPD districts from 20 dwelling units an acre to 30



San Anselmo's RHNA 6 Allocation

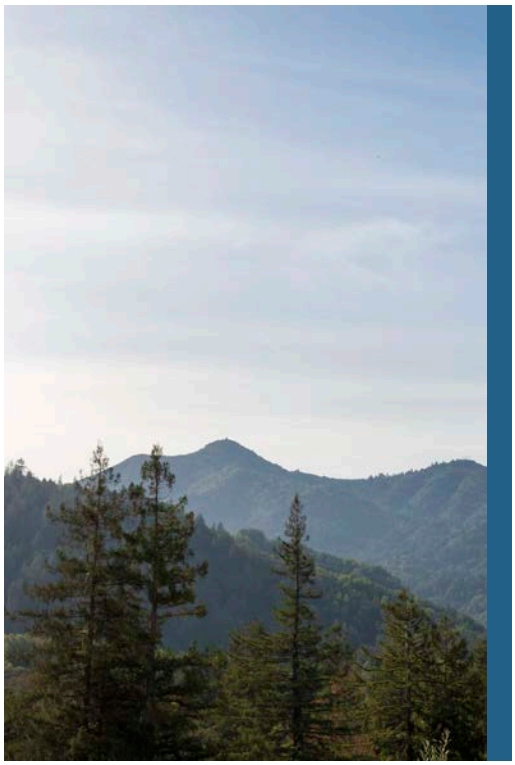
Income Level	RHNA 6 Less ADUs & Pipeline, Plus 20% Buffer	Housing Opportunity Site Units	Unit Surplus / Deficit
Very Low Income	233	354	15-unit surplus
Low Income	106		
Moderate Income	83	271	188-unit surplus
Above Moderate Income	335	212	123-unit deficit
TOTAL:	756	837	80-unit surplus
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Policies, Programs, and Actions

- Policies: Statements that declare the Town's goals for increasing housing availability and affordability in the next 8 years.
- Programs: Programs the Town will employ to realize policy.
- Actions: Specific actions the Town will take to complete programs and realize policy.
- Action Matrix:
  - *Town Lead*
  - *Completion Time Frame*
  - *Quantifiable Metric*

QUESTIONS?

NEXT STEPS



Next Steps

- December 19: Planning Commission Public Meeting
  - *Review of Draft Housing Element*
- January 10: Town Council Public Meeting
  - *Preliminary consideration of public comment*
- January 12: Public Comment Period Closes
  - *Feedback incorporated into document per Town Council direction*
- January 24: Town Council Public Meeting
  - *Consider adoption of revised Housing Element*
- January 26: Submit Adopted Housing Element to HCD
  - *90-day review period begins*

THANK YOU!

Planning Commission Meeting

The following staff report is from the Planning Commission Meeting on December 21, 2022.

TOWN OF SAN ANSELMO
PLANNING COMMISSION
MEETING OF DECEMBER 19, 2022

To: Chair Tunny and members of the Planning Commission

From: Heidi Scoble, Planning Director

Subject: Review of the Draft 6th Cycle Housing Element

Recommendation

Receive a presentation on the Draft Housing Element, receive public comment, and provide comment and/or recommendations to the Draft Housing Element.

Planning Commission Review of Draft Housing Element:

Background

The Housing Element is one of seven mandatory elements that must be included in the Town of San Anselmo's General Plan. The Housing Element outlines goals, polices, implementation programs, and quantified objectives that will help plan for the housing needs of all segments of San Anselmo's population. State law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Unlike other mandatory General Plan elements, the Housing Element is required to be updated every eight years and must be reviewed and certified by the California Department of Housing and Community Development (HCD).

The Housing Element serves as San Anselmo's blueprint for meeting the housing needs of its residents at all economic levels and addressing segments of the population with special housing needs. The Housing Element is required to include:

- Assessment of the unique characteristics of the San Anselmo's population and households
- Inventory of sites suitable for residential development
- Assessment of financial and programmatic resources
- Analysis of constraints to housing production
- Affirmatively furthering fair housing analysis
- Comprehensive set of goals, policies, and programs to address current and projected housing needs

California Government Code Section 65583 establishes the content requirements of a Housing Element (***see Attachment 2***). Additionally, consistent with Government Code Section 65583.2, HCD has published a memorandum regarding a Housing Element Site Inventory Guidebook that details the requirements for the Town's inventory of residential sites to accommodate the Regional Housing Needs Assessment (RHNA) (***see Attachment 3***). The Town's RHNA allocation for Cycle 6 is 833 Units. Lastly, new to Housing Element, the 6th Cycle Housing Element will address Affirmatively Furthering Fair Housing (AFFH) requirements (***see Attachment 4***). AFFH is a set of federal and state laws which required jurisdictions to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that restrict access to foster inclusive communities, achieve racial equity, and guarantee fair housing choice.

In 2022, the Town began the 6th Cycle Housing Element Update process. In May 2022, the Town Council approved a Professional Services Agreement for Houseal Lavigne to help prepare the Draft Housing Element and Update the Safety Element. In June 2022, the Town Council established the HEAC and appointed two councilmembers, one planning commissioner and four residents. To date, there have been two community workshops, the HEAC has conducted five public meetings, and the Town Council has received an update and confirmed the Housing Opportunity sites. Town Staff has also participated in two community pop-up events (On the Avenue and the Goblin Spooktacular).

Primary Components of the 6th Cycle Housing Element

The San Anselmo Draft Housing Element includes eight sections that cover topics required by State law, in addition to two appendices to show public participation and a Map Book to show the Housing Opportunity Sites. Specifically, the Draft Housing Element includes the following:

1. **Section 1: Introduction**. Provides an overview of the purpose and requirements of a Housing Element, key housing terms, sources of housing data, consistency with the San Anselmo General Plan, public participation overview, and a review of the Cycle 5 past performance.

2. **Section 2: Housing Needs and Constraints Executive Summary**. Overview of Housing Needs discussed in Section 3 and Housing Constraints discussed in Section 4.

3. **Section 3: Housing Needs**. Examines demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds)

4. **Section 4: Housing Constraints**. Analyzes and recommends remedies for existing and potential governmental and nongovernmental barriers to housing development

California Government Code Section 65583 establishes the content requirements of a Housing Element (***see Attachment 2***). Additionally, consistent with Government Code Section 65583.2, HCD has published a memorandum regarding a Housing Element Site Inventory Guidebook that details the requirements for the Town's inventory of residential sites to accommodate the Regional Housing Needs Assessment (RHNA) (***see Attachment 3***). The Town's RHNA allocation for Cycle 6 is 833 Units. Lastly, new to Housing Element, the 6th Cycle Housing Element will address Affirmatively Furthering Fair Housing (AFFH) requirements (***see Attachment 4***). AFFH is a set of federal and state laws which required jurisdictions to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that restrict access to foster inclusive communities, achieve racial equity, and guarantee fair housing choice.

In 2022, the Town began the 6th Cycle Housing Element Update process. In May 2022, the Town Council approved a Professional Services Agreement for Houseal Lavigne to help prepare the Draft Housing Element and Update the Safety Element. In June 2022, the Town Council established the HEAC and appointed two councilmembers, one planning commissioner and four residents. To date, there have been two community workshops, the HEAC has conducted five public meetings, and the Town Council has received an update and confirmed the Housing Opportunity sites. Town Staff has also participated in two community pop-up events (On the Avenue and the Goblin Spooktacular).

Primary Components of the 6th Cycle Housing Element

The San Anselmo Draft Housing Element includes eight sections that cover topics required by State law, in addition to two appendices to show public participation and a Map Book to show the Housing Opportunity Sites. Specifically, the Draft Housing Element includes the following:

1. **Section 1: Introduction**. Provides an overview of the purpose and requirements of a Housing Element, key housing terms, sources of housing data, consistency with the San Anselmo General Plan, public participation overview, and a review of the Cycle 5 past performance.

2. **Section 2: Housing Needs and Constraints Executive Summary**. Overview of Housing Needs discussed in Section 3 and Housing Constraints discussed in Section 4.

3. **Section 3: Housing Needs**. Examines demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds)

4. **Section 4: Housing Constraints**. Analyzes and recommends remedies for existing and potential governmental and nongovernmental barriers to housing development

4. **Other:** Any other comment, suggestions, and/or request for additional information to be included in the final Draft Housing Element.

Attachments

1. Draft Housing Element
2. Government Code Section 65583
3. Housing Element Site Inventory Guidebook
4. Affirmatively Furthering Fair Housing
5. Public Outreach Post Card

Town Council Meeting

The following staff report is from the Town Council Meeting on January 10, 2023.

Town of San Anselmo

Staff Report

525 San Anselmo Avenue
San Anselmo, CA 94960

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

FROM:
Heidi Scoble, Planning Director

SUBJECT:
Review the Public Draft 6th Cycle Housing Element and Approve by Motion the Submittal of the Draft to the California Department of Housing and Community Development

RECOMMENDATION

Approve by motion the submittal of the Public Draft 6th Cycle Housing Element to the California Department of Housing and Community Development (HCD) for review at the close of the 30-day public review period ending on January 12, 2023. Prior to submittal to HCD, allow staff to make the following changes to the document if necessary:

1. Changes responding to Town Council feedback on January 10, 2023
2. Non-substantive changes responding to public input received by January 12, 2023.

If there are no changes to the document, as required by HCD, the final draft may be submitted to HCD 10-days after the close of public comment, on January 22, 2023.

BACKGROUND

The Housing Element is one of seven mandatory elements that must be included in the Town of San Anselmo's General Plan. The Housing Element outlines goals, polices, implementation programs, and quantified objectives that will plan for the housing needs of all segments of San Anselmo's population. The Housing Element serves as San Anselmo's blueprint for meeting the housing needs of its residents at all economic levels and addressing segments of the population with special housing needs. Unlike other mandatory General Plan elements, the Housing Element is required to be updated every eight years and must be reviewed and certified by the California Department of Housing and Community Development (HCD).
State law does not require municipalities to construct new housing units; however, local governments must plan for and demonstrate adequate sites to satisfy their share of projected housing needs for all economic segments of the community, known as the Regional Housing Needs Assessment or "RHNA". HCD determines the total number of housing units necessary for each region in California over an 8-year period, which are then allocated to each individual jurisdiction by the regional government association. For the current Housing Element cycle the Association of Bay Area Governments (ABAG)

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

has allocated San Anselmo a total of 833 housing units, divided by various income levels.

The Housing Element is required to include:

- Assessment of the unique characteristics of the San Anselmo's population and households
- Inventory of sites pursuant to California Government Code Section 65583, which establishes the content requirements of a Housing Element (***see Attachment 2***). Additionally, consistent with Government Code Section 65583.2, HCD has published a memorandum regarding a Housing Element Site Inventory Guidebook that details the requirements for the Town's inventory of residential sites to accommodate the RHNA (***see Attachment 3***). Noted above, the Town's RHNA allocation for Cycle 6 is 833 Units. Lastly, the 6th Cycle Housing Element will for the first time, address Affirmatively Furthering Fair Housing (AFFH) requirements (***see Attachment 4***). AFFH is a set of federal and state laws which require jurisdictions to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that restrict access to foster inclusive communities, achieve racial equity, and guarantee fair housing choice.

In 2022, the Town began the 6th Cycle Housing Element Update process. In May 2022, the Town Council approved a Professional Services Agreement for Houseal Lavigne to help prepare the Draft Housing Element and update the Safety Element. In June 2022, the Town Council established the Housing Element Advisory Committee (HEAC) and appointed two councilmembers, one planning commissioner and four residents. Prior to the release of the Public Draft Housing Element, there have been two community workshops (July 21, 2022 and August 25, 2022), the HEAC has conducted five public meetings (July 11, 2022, July 21, 2022, September 1, September 26, 2022, and November 3, 2022), and the Town Council received an update and confirmed the Housing Opportunity Sites on October 11, 2022. Town Staff has also participated in two community pop-up events (On the Avenue (October 14, 2022) and the Goblin Spooktacular (October 28, 2022)).

On December 12, 2022 the Public Draft Housing Element was released. The Public Draft was made accessible on the Town of San Anselmo homepage and the Town's Housing Element Update website. A town-wide postcard was mailed to all residents informing them of the release of the Public Draft Housing Element and providing information about submitting comments.

On December 15, 2022, the HEAC conducted a public meeting to receive a presentation from staff, accept public comment, and provide a recommendation to the Town Council regarding the Public Draft Housing Element. The comments from the HEAC included a request to ensure the Housing Element will address ownership equity to facilitate making home ownership more realistic (e.g., consideration of a down payment assistance program) and recommended the draft document move forward to the Town Council for consideration.

On December 19, 2022, the Planning Commission conducted a public meeting to receive a presentation from staff, accept public comment, and provide a recommendation to the Town Council regarding the Public Draft Housing Element. The Planning Commission unanimously recommended the Town Council consider the adoption of the Draft Housing Element as proposed. A member of the public also

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

provided public comment requesting that the existing R-1 Housing Opportunity Sites proposed to be rezoned to either R-2 and R-3 not be permitted and that the existing R-3 densities remain at 20 units to the acre instead of the proposed 30-units to the acre. The public comment received was focused on the following Housing Opportunity sites between Tamalpais Avenue to the North, Ross Avenue to the South, San Anselmo Avenue to the East and Sunnyside Avenue to the West (refer to Appendix B of the Public Draft Housing Element): 24, 25, 32, 33, 34, 35, 36, 37, 38, 39, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, and 56.

DISCUSSION

The San Anselmo Public Draft Housing Element has been written to include eight sections that cover topics required by State law, in addition to two appendices to reflect public participation and a Map Book to show the Housing Opportunity Sites. Specifically, the Public Draft Housing Element includes the following:

1. **Section 1: Introduction**. Provides an overview of the purpose and requirements of a Housing Element, key housing terms, sources of housing data, consistency with the San Anselmo General Plan, public participation overview, and a review of the Cycle 5 past performance.
2. **Section 2: Housing Needs and Constraints Executive Summary**. Overview of Housing Needs discussed in Section 3 and Housing Constraints discussed in Section 4.
3. **Section 3: Housing Needs**. Examines demographic, employment and housing trends and conditions and identifies existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds).
4. **Section 4: Housing Constraints**. Analyzes and recommends remedies for existing and potential governmental and nongovernmental barriers to housing development.
5. **Section 5: Housing Resources**. Identifies a list of federal, state, and local programs to achieve the policies, programs, and actions listed in the Housing Element, in addition to opportunities for energy conservation.
6. **Section 6: Housing Opportunities**. Identifies existing and opportunity sites for housing development or redevelopment to ensure there is adequate land zoned for housing to meet the future need at all income levels.
7. **Section 7: Affirmatively Furthering Fair Housing**. Provides an analysis of existing fair housing and segregation issues and includes a plan to address any identified disparities in housing needs, displacement, or access to opportunity.
8. **Section 8: Polices, Programs, and Actions**. Identifies an Action Matrix with coordinated policies, programs, and actions to reduce barriers to housing and promote a variety of housing types and levels of affordability throughout the community. The Action Matrix identifies the Town lead, time frame, and quantifiable

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

metrics for each action to ensure the Town is held accountable for Housing Element Implementation.

9. **Appendix A: Public Participation**. Includes past presentations at various public meetings and community workshops, summary of the community responses to an Accessory Dwelling Unit (ADU) Questionnaire (March through May 2022) prepared for both owner and residents, and a Housing Element Community Feedback Form (October through November 2022).
10. **Appendix B: Map Book**. Identifies 170 Housing Opportunity Sites, realistic capacity, existing units, and new net units that could be developed.

Staff is requesting the Town Council review the public draft and provide staff with any comments or recommended changes that can be incorporated into the final draft.

Additionally, the Town Council is required to consider public comment received during the Draft Housing Element's 30-day public review period. The Town has received two public comments, which are included below for the Council's consideration. As explained below, staff does not recommend modification of the Housing Element in response to these public comments.

First, Public Comment was received regarding the proposed Housing Opportunity Sites requesting less density. Housing Opportunity Sites are shown in the spreadsheet (***see Attachment 5***) that includes three tables that are sorted by Site, Street Name, Realistic Density/Acre, and Existing Density by Zoning. In summary, the public comment relates to 62 residential lots, 35 of which will have a "Realistic Density/Acre" of less than 20 units/acre, 11 lots would have a density of 20 units/acre, and 16 lots would have more than 20 units/acre.

Existing zoning density for the subject Housing Opportunity Sites would allow for 69 additional units and there are currently 71 existing units. The proposed rezoning included in the Public Draft Housing Element would result in an increase of 103 new units (of the 833 allocated RHNA units) for a total of 174 units in the subject area.

After respectful consideration of the public comment, staff suggests the increase in units included in the Public Draft Housing Element is reasonable given the location and proximity to public transportation and services; therefore staff does not recommend any changes to the Draft. Staff also notes that because the Housing Element focuses on policies, programs, and actions that include a strong emphasis on maintaining the Town's small-town character, ambiance, and visual and aesthetic qualities, developmental changes to the surrounding area would be consistent with the tenets of the General Plan's Land Use Goals.

Second, the Town received public comment regarding proposed actions to facilitate home ownership equity, such as providing a down payment assistance program. Home ownership equity is important to the Town. However, since any down payment assistance program will be a cost to the General Fund, staff suggests that this discussion occur at a later date outside of consideration of the Housing Element. Also, the Public Draft Housing Element includes policies to further affordable housing such as Policy 5, Eliminate Barriers to the Development of Market Rate and Affordable Housing", and Program 5.5, Establish an Affordable Housing Impact Fee Program (AHIFP). The purpose of the AHIFP is to levy a fee upon the construction of new

TO: TOWN COUNCIL January 10, 2023 **Item #:** 3.

above-market housing development to create a funding mechanism to subsidize or offset certain construction costs for affordable housing. Staff estimates that the proposed AHIFP will be presented to the Town Council in Fall 2024.

FISCAL IMPACT

The fiscal impacts associated with the Housing Element Update include the preparation of the Housing Element by the consultant, Houseal Lavigne, in the amount of $283,453 (May 10, 2023, Town Council approval) and staff time.

GENERAL PLAN CONSISTENCY

The Housing Element Update is intended to bring elements of the General Plan into conformance with State law.

ENVIRONMENTAL REVIEW

Consideration of the Public Draft Housing Element and direction to staff to submit to HCD for review is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378 as it does not constitute a "project".

CONCLUSION

Next steps will include the incorporation of Town Council direction and public comments received into the final Draft Housing Element to be sent to HCD for the legally required 90-day review. The Housing Element will then be brought back to the Town Council.

ATTACHMENTS

1. Draft Housing Element
2. Government Code Section 65583
3. Housing Element Site Inventory Guidebook
4. Affirmatively Furthering Fair Housing
5. Residential Density Analysis in Response to Public Comment
6. Public Outreach Post Card

Public Comments

The following Table is public comments received during the 30-day public comment period from December 12, 2022 to January 11, 2022.

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 1: Introduction	Page 2 - The Housing Element states "The Town is largely developed per the prescribed zoning". This statement is true, but it is incomplete as the prescribed zoning is a community choice. Downzoning in the 60's and 70's was a decision based on Supreme Court laws prohibiting explicit racial segregation. San Anselmo, along with the other Marin jurisdictions, can readily address all RHNA regulations by liberalizing its prescribed zoning. We do commend that San Anselmo moves in the right direction by upzoning multi-family areas and permitting missing-middle housing. We'd encourage San Anselmo to more clearly identify the impact of zoning on development and its roles in segregation.	The AFFH Chapter of the element includes an Integration and Segregation section, which provides a regional and local analysis of the dispersion of various demographics with special housing needs. This analysis informs policies that affirmatively further fair housing for communities with special housing needs. Program 9.1 and subsequent actions aim to eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation. Program 9.2 and subsequent actions aim to proactively increase access to affordable housing options for historically marginalized and underrepresented groups. In addition, Program 5.7 and subsequent actions aim to amend the Town's Zoning Code to accommodate higher density and affordable housing.	142
	Page 19 - San Anselmo's performance on its last Housing Element appears stronger than many jurisdictions. According to this data, the town built more than its required units, and only missed building sufficient low-income units. However, on Page 60, the element states that San Anselmo had 20 less housing nits in 2020 than in 2010. It would be useful for San Anselmo to provide clarity here. It would also be helpful for San Anselmo to break out ADUs from non- ADUs to get a stronger understanding of development trends.	The chart data was corrected to reflect housing units for 2010 and 2020.	66
	San Anselmo notes the decline in lower-income households, but asserts that because population has remained stable, it's most likely that incomes have risen rather than lower income households being pushed out. This interpretation of the data is not supported by research on gentrification. Stable populations with rising home prices is a prime condition for displacement of low income people.	Included "The increased number of residents who attained a bachelor's degree between 2010 and 2020 could support this statement. In 2010, 49 percent of residents achieved a bachelor's degree or higher compared to 84 percent in 2020. This data could explain the increase in median income from $92,260 in 2010 to $146,179 in 2020."	53
	San Anselmo states strong reasoning for incentivizing larger affordable rental units. I'm really glad to see this. When I was a single mom with young children, there were very few options for 3+ bedroom housing options in Marin.	No change made	N/A
	San Anselmo notes that the growing population of seniors will increase demand for senior living. All Marin jurisdictions have aging populations, and most are planning for it with ADUs and assisted living. The seniors I know that have chosen to downsize don't want an ADU or assisted living. They want a high end multi-family housing option, with amenities and service. Many residents complain about the development of "luxury" apartments, but this is a very good option for seniors looking to downsize. This should be incorporated into the Housing Plan.	Given the RHNA assigned to San Anselmo, the Town's focus is providing opportunities for mixed housing types. The development of above moderate-income units will occur regardless.	53
	Page 48 - We commend San Anselmo's recognition of community resistance as a constraint to housing and the adoption of Objective Design and Development Standards, especially for all building types, to address this.	The element has identified community resistance to new housing as a constraint to exceptionally affordable housing. Action 3.1C will require the Town to adopt pre-approved plans for missing middle housing types. In addition, Action 3.2a will require the Town to adopt objective design standards for all housing types, and Program 6.1 will require the Town to adopt pre-approved ADU plans.	54
	While the general plan is largely the same, society has changed and we should do more on theme 5: accommodate the housing needs of a socially and economically diverse population (take an aggressive approach to AB 686). SA should lead Marin on diversity	The element includes Policy 9: Affirmatively Further Fair Housing, along with subsequent programs and actions which address how the Town is addressing AB 686. Policy 9 is on page 246 of the element in the Policies, Programs, and Actions chapter.	7

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 2: Housing Needs and Constraints Executive Summary	Climate change problems are reduced when people live near work. SA should prioritize housing affordable for those doing low paid service jobs. Overnight parking should be allowed: its hard for families who become homeless to stay in their community/cars	Included "allowing public overnight parking on Town streets" to Action 5.2d	248
Section 3: Housing Needs	Page 60 - Chart 3-7 is mislabelled - perhaps it is housing and population in 2020? It definitely does not reflect housing units for 2010 - 2020.	The chart data was corrected to reflect housing units for 2010 and 2020.	66
	Page 62 - The discussion on vacancy rates is confusing. What is the source for saying that 5% rental vacancy rates and 2% own housing vacancy rates are healthy? Those rates sound very low. My personal experience is that the housing market in Marin is extremely tight. The Zillow data seems to support that it is a tight housing market, but the percentages provided seem to suggest that it is a healthy market. It is indisputable that housing costs have increased far more quickly than inflation over the past 20 years. The vacancy rate discussion seems to downplay our very serious housing issues.	The element included updated benchmarks for healthy vacancy rates to five percent for renter-occupied units and 1.5 percent for owner-occupied units. The element cited the California Department of Finance (DOF) and HCD for these benchmarks.	68
	Page 75 - San Anselmo states that housing for seniors is an issue given our aging population and that even seniors in fully owned homes are at risk for displacement if they cannot afford costly repairs. There is very little about San Anselmo's plans for seniors going forward. There is mention that increased seniors increases demand for assisted living, but no discussion on how that demand will be met. Just as importantly, seniors need options for downsizing beyond ADUs and assisted living. Most seniors wish to live in mixed age communities until they truly need hands-on care that they cannot get at home. But many seniors cannot afford the costs or challenges of a single family home. I know a number of seniors who prefer to downsize into "luxury" multi-family housing - that is, developments with amenities, services and a doorman/ coincerge. This provides security, assistance, and far less maintenance work.	The element refers to Program 7.2, Action 7.2b, Policy 9, Program 9.1, Action 9.1e, and Policy 6 and its subsequent programs and actions on Page 75.	81

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 3: Housing Needs	Page 82 - San Anselmo provides a good and honest description of the challenge of community resistance, particularly the inclusion that the stated resistance does not necessarily reflect the reality of development. Program 2.2 to encourage Public Engagement is not a solution to this issue. Increasing public engagement does not solve the problem of public engagement being unrepresentative of the community, biased against change and uninformed in how to address the problems facing the community. Specifically, action 2.2a is likely to worsen the situation, not improve it. San Anselmo needs to build political will and to bring community sentiment in line with current knowledge on community planning and development. Some more effective solutions might include: Community education, including hosting public speakers and hosting documentaries on building strong towns and reducing car dependency. Many residents wrongly believe that suppressing housing will solve traffic and improve sustainability. This is objectively wrong, and education may be a better tactic. Bringing experts into public meetings to discuss how common concerns can be addressed. Refusing to build housing cannot fix traffic, water and fire issues. Objective Design and Development Standards and pre-approved plans are excellent solutions to the constraint of community resistance.	Public engagement includes education to increase awareness and understanding of housing issues and combat community resistance. Public engagement is promoted because community resistance often stems from a need for more knowledge. The element added "Education" to Policy 2 to clarify that the element includes education as part of its outreach efforts.	88
	Many homeless people aren't counted in the PIT - SA has more than people realize. We should be doing more to create shelter, transitional housing, and permanent supportive housing here, even if bed counts are low it makes a difference	The element refers to Program 7.4 and Program 7.5, subsequent actions, and action 5.8d in the element's Policies, Programs, and Actions. The element also recognizes policies H4.5 and H4.9 of the Town's previous Housing Element in this Housing Element.	75

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 4: Housing Constraints	Page 84 - San Anselmo states that "the Town's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community". This white-washes the reality that much of the downzoning of Marin and other Bay Area communities was for the purpose of economically (and racially) segregating communities. There is no health, safety or welfare benefit of segregating single family housing from multi-family housing. And the segregation of housing from everyday retail (such as markets and cafes) has increased our car dependency, increased pollution and harmed our quality of life. People are willing to pay a large premium to be within walking distance of downtown. The above statement should be stricken from the Housing Element. San Anselmo claims that current density limits aren't a constraint, but then proposes to add housing by loosening limits in the housing overlay. It's extremely unlikely that development standards aren't a constraint. But if San Anselmo truly believes they aren't, then it should be pursuing other solutions. Lastly, San Anselmo claims that various development requirements don't limit density because the lots can all accommodate their single family homes. This is not true. San Anselmo can enact many changes that would increase density in single family zoned areas. Set-backs, height limits, lot coverage, FAR and minimum lot sizes all combine to reduce density in single family zoned areas. If all of these development standards were eliminated, far more housing could be built. I'm not advocating for the elimination of all of these standards, but San Anselmo could do more to promote housing through the community by loosening these standards. The legalization of middle market housing is a good first step. If housing does not materialize, San Anselmo should commit to adjusting these other constraints.	The element addresses discriminatory zoning practices in the AFFH section. The Town is pursuing numerous solutions to address housing constraints which are listed in the Policies, Programs, and Actions chapter of the element. The Town's statement conveys that the existing development standards are feasible to allow development at the prescribed maximum density. This is demonstrated through the single-family development approved in town each year.	90
	Page 87 - Single-Family Residential Conservation District. The purpose described for this district - require design review, reduce development - sound far more geared to propping the home values of these home-owners than furthering a public interest. I would question the existence of this zoning category. There is no health or safety reason to require an architectural design review. Architectural design review is most frequently used for neighbors to extract concessions to homeowners making improvements to their homes. It rarely, if ever, results in better design. It should be discontinued.	The Town does not encourage substantial development in R-1-C due to the environmental constraints associated with land in that zone. Land in other zones should be prioritized for housing over the R-1-C zone due to natural hazards related to these areas. Furthermore, the findings for the design review include two specific findings that focus on protecting emergency vehicle access and the health/safety of property and surroundings. The last statement is an opinion.	93
	Page 88 - I would encourage San Anselmo to reconsider the decision not to allow more density in C-1 and C-2 zoned land. C-1 is intended to be neighborhood scale commercial. Additional pedestrian traffic via slightly more dense housing (30 units/acre is not very dense) will help these businesses thrive. More dense housing and building up in the C-2 area is not in conflict with maintaining the cute, old-town charm of downtown San Anselmo. There is far less noise and traffic here than on Sir Francis Drake and Red Hill. Historically, downtowns have grown higher as they have achieved commercial success, and many very attractive downtowns are 4-5 stories high. There is no conflict between density and charm.	The public agreed at a public meeting not to induce change in the C-2 zone due to the historical context of Downtown San Anselmo. The C-1 areas of Town are critical neighborhood-serving commercial land uses. The Town believes that some commercial-only sites should be preserved to provide essential services and necessities for residents.	94

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 4: Housing Constraints	Page 89 - San Anselmo notes that the majority of households are 1-2 member households. Yet, most housing units require 2 or more parking spaces. San Anselmo should reduce parking standards. A reduction in parking standards does not eliminate spaces or prevent needed future spaces from being built. It just allows land that is not needed for parking to be used for better purposes.	The element includes Action 5.2c to amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit per AB 2097. The element also includes Action 5.2d, which will amend the Zoning Code to include flexible parking requirements and reductions in areas outside a half-mile of public transit under certain circumstances.	85
	Page 90 - We strongly support pre-approved ADU and missing-middle plans.	No change made	N/A
	Page 101 - San Anselmo provides one of the clearest explanations of the permitting process, and this explanation shows how complicated it is. While the permitting process explanation is clear, it is not clear how San Anselmo calculated the "typical" permitting times. Are these staff estimates or based on a review of permits processed? San Anselmo should provide data based on actual projects, including for projects with or without variances. If San Anselmo cannot provide this data, it should implement programs that can provide real data on how long permitting takes.	The Town does not have the capacity to consistently track permitting time for each project given the nuances of projects, so staff testimony is all that is available. Staff follows the 30-day requirement for project review in the Permit Streamlining Act.	107
	Page 102 - San Anselmo lists its design requirements and states that they are intended to be objective. This is an inaccurate description. Different people would reasonably have very different opinions on what is "functionally and aesthetically compatible with existing improvements…" San Anselmo should correctly identify these standards as subjective. The move to Objective Design and Development Standards is a significant improvement.	The element modified the design review narrative not to include "objective."	108
	Community resistance is an important barrier. We should use innovative approaches to counter this, in addition to what is outlined here. It's also important to do all we can to attract nonprofit developers. Innovative incentives beyond what we see here?	Program 5.3 will incentivize the development of affordable and special needs housing on identified housing opportunity sites.	88
Section 5: Housing Resources	Could poorly used commercial buildings be put forward for Project Homekey? Can we do more to encourage landlords to work with MHA to take Housing Choice vouchers/Shelter+Care??	The element recognizes policies H4.7, H4.8, and H4.9 from the 5th cycle element. In addition, Program 7.3 will Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).	115
Section 6: Housing Opportuni-ties	The ADU program seems like a great opportunity. Do we fully understand why uptake hasn't been greater? Is it just awareness or could we do more?	No change made	N/A

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 7: Affirmatively Furthering Fair Housing	Page 117 - San Anselmo should include a table that lists the number of units that are included on the site inventory, by income level, compared to the RHNAs.	Table 6.9 and conclusion included.	136
	Page 233 - Action 1.1b - Establishing a database of units with restrictions is a very important first step in monitoring these housing units. I would encourage San Anselmo to expand this program to include all rentals, or at a minimum, all affordable rentals. San Anselmo is projecting a significant percentage of affordable housing to be provided by ADUs. As such, it needs a mechanism to monitor that these are being rented as expected. This is particularly true as San Anselmo's survey showed that only 48% of ADU owners planned to rent their ADUs, and of those renting, 47% planned to rent to a family member. Action 1.3a - No net loss monitoring - San Anselmo acknowledges the need for a monitoring mechanism. A rental registry would be an important component of monitoring for No Net Loss. Action 1.3b - A dashboard would be great, and even better if San Anselmo makes it public.	The Town does not have the resources or staff capacity to monitor all rentals in Town. The MHA monitors affordable rentals that exist in San Anselmo. The Town will track ADU creation through the APR. Monitoring affordability is not feasible, given staff capacity.	249
	Page 224 - San Anselmo provides extensive analysis regarding the distribution of the site inventory across census tracts. Based on this analysis, it would appear that housing is distributed. However, the picture of the housing tells a different story. It appears that 100% of the affordable housing is on Sir Francis Drake or Red Hill Avenue. These are major, four lane thoroughfares with significant, fast moving traffic. This is not a distribution of affordable housing throughout the community. Living on a busy street contributes to asthma and has other negative health effects. Most families with small children are averse to living directly on a busy road. San Anselmo should target some affordable housing off these roads.	See the earlier comment about our reasoning for the location of lower-income units and why it is beneficial to the intended occupants and the greater community.	210
	The poor Fair Housing Testing results mirror lived experience of people of color and other groups. I don't get a clear picture of transformational change plans from the housing element. We should do more.	The element included Policy 9: Affirmatively Fair Housing and subsequent programs and actions.	146-147
Section 8: Policies, Programs, and Actions	After reading the latest draft, we note that the issue around number of stories was raised in one of the sessions, i.e. 2 vs. 3 stories and we wanted to see what the public's and Commission's reaction was to allowing 3 stories in some areas such as 233 San Anselmo Ave? We would like to advocate for 3 stories in this area, instead of just 2, because we feel this one change would really help break things open around this area and make it much easier and more efficient to produce new housing and also energize the street level. Also, the existing height is 30', the street is wide, the location is at the bottom of the valley and there are existing 30' tall and taller buildings on the same and adjacent blocks. As such, there will be no or negligible impact on massing, views and shadows.	Actions 5.7a through 5.7e address zoning amendments that increase density in numerous residential and commercial zones. Actions 5.7a through 5.7e were updated to include the sentence, "The zoning amendment will include updating other development standards to accommodate additional density." The "other development standards" include building height standards which may be updated to accommodate additional density.	256-257
	San Anselmo is taking a big step forward by legalizing "missing middle" housing, including pre-approved plans, in R1 zoned areas. Since most of San Anselmo is zoned R1, this will open up multi-family housing to much of the town. Although this is a significant and important change, we do not expect it to dramatically change the housing stock this cycle, as the rate of redevelopment of single family homes is low. I'd encourage San Anselmo to monitor the update of this program and to amend setbacks, lot sizes and/or building heights if the program is underutilized.	The Town will consider monitoring the program in the next housing element cycle but, given limited staff capacity, will be focused on drafting, adopting, and implementing the plans during the 6th cycle.	251

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 8: Policies, Programs, and Actions	Objective Design and Development Standards. San Anselmo commits to move to Objective Design and Development Standards for all housing types. This is a very positive response to the public comments on permitting times. This has the potential to significantly streamline the building of housing. Since this is a very different way of permitting projects, San Anselmo should monitor the program to ensure that the standards set will support the housing that is financially feasible to build.	Objective design standards are being studied and adopted to facilitate and streamline the development of various housing types, including those affordable to lower-income residents.	251
	The Site Inventory is incomplete and is missing analysis. HCD requires a site inventory list, with prescribed data points. San Anselmo has a map book, but no site list is included. There is no place that states how many units by income category are planned for on the sites. City staff has confirmed that a site inventory is being prepared for the HCD draft. However, the lack of a site inventory makes the review of the public draft much more challenging. I'd encourage city staff to release this as soon as possible. There are two additional site inventory issues that need to be addressed: It appears that over 50% of sites planned for lower income housing are on sites with existing uses. As such, San Anselmo must provide analysis that the existing use is likely to discontinue during the 6th housing cycle. Alameda is the only jurisdiction with a HCD-approved housing plan. Their analysis was in-depth, including conversations with land-owners, entitlements and substantial evidence that projects would happen. San Anselmo has no detailed information on its sites. It's possible that San Anselmo has done this analysis. If so, it needs to be included in the Housing Element. If not, it needs to be completed. It appears that all of the sites intended for lower income housing are located either on Sir Francis Drake or Red Hill Avenue. These are major, four lane thoroughfares with significant, fast moving traffic. This is not a distribution of affordable housing throughout the community. While convenient to transit, living on a busy street contributes to childhood asthma and has other proven negative health effects. Most families with small children are averse to living directly on a busy street. San Anselmo should target some affordable housing off these arterial streets.	▪The Town will wait to see what HCD says. ▪The Town is proposing sites that are more accessible for lower-income households within the center of the Town rather than the outskirts.	B1-B64

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 8: Policies, Programs, and Actions	Page 235 - Program 2.2: San Anselmo identifies community resistance as a problem. Program 2.2a primarily serves as a vehicle to increase community resistance and to make it easier for opponents to organize against projects. Program 2.2b is a step in the right direction, but an annual newsletter article isn't nearly sufficient to change the political will to build housing. I would suggest making this a community education plan that includes the following: The invitation of various experts to contentious meetings to discuss how frequently cited issues are most successfully addressed. For example: transit and traffic experts to discuss how communities have successfully reduced traffic. (As a note, Seattle reduced traffic 4% while increasing housing 20%. Traffic is not related to the volume of housing). The fire department or other fire-safety experts to contentious meetings to discuss how fire risks can be mitigated. Members of the Water Board to explain why new development has only a trivial impact on water usage Broader public programs that educate the population on modern planning, including speakers from Strong Towns, Marin Bike Coalition, and other groups working to create more integrated, less car-dependent communities. If San Anselmo has funds for climate-action, these sorts of programs should qualify for funding. Program 2.2c is necessary to help counterbalance the small minority of residents who strongly fight housing. San Anselmo lists this on a case-by-case basis. It should commit to a minimum usage of this tactic and some guidelines of when it will be deployed.	Updated language to include outreach and education. The Town frequently brings subject matter experts, such as the Ross Valley Fire Department and engineers from the Building and Public Works Departments, to meetings on relevant topics. When information about water is requested, the Town cites the Marin Municipal Water District facts for water supply. In instances where expert intel is beneficial and available, the Town brings that testimony to public meetings. The comment regarding climate-action funding is outside the scope of the Housing Element. The Town's Climate Action Commission addresses environmental and sustainability objectives.	251
	Page 239 - Policy 5.3 - We highly support San Anselmo's plan to rezone. San Anselmo should include a plan to evaluate the effectiveness of the rezoning and to loosen restrictions if it doesn't generate the expected level of development.	The Town will track development creation through the APR.	255
	Page 240 - Action 5.7a - This states to rezone R2 to 12 units/acre. It's currently at 6-12, so this does not feel like an upzoning. We would suggest a true upzoning, perhaps 12-18 units/acre.	Policy revised to "Amend R-1 to R-2 standards to allow up to 12 dwelling units per acre on these parcels."	256
	Page 242 - Policy 6 - Given that San Anselmo is planning on a significant number of ADUs for its low income housing, we believe it needs a program for monitoring ADU rentals and affordability.	The Town will track ADU creation through the APR. Monitoring affordability is not feasible, given staff capacity.	252
	Actions 1.1a-c are important. Are regular planning calls enough? This doesn't sound like strong leadership for change. Actions 1.2a-c should be more frequent	No change made	N/A
Appendix A: Public Participation	San Anselmo's public outreach was most successful in its ADU survey, which received 320 responses. It is important that San Anselmo acknowledge that most ADUs built will not be rented to the general public (48% will not be rented, 47% of rented will be to a family member). San Anselmo's housing plan should reflect this knowledge.	The Town uses HCD/ABAG's safe harbor methodology to estimate ADU production and income levels.	A140
	I appreciated the varied forms the public's participation was solicited - from informal tabling at community events to email and paper mail	No change made	N/A
Appendix B: Map Book	As mentioned above, the San Anselmo Housing inventory is missing a consolidated sites inventory and has not completed the analysis that HCD requires for a compliant housing element. The absence of a consolidated list makes analysis of the inventory much more difficult. I've pulled out a few of the issues below, but it is exhaustive. I will do a complete review when the list is available.	See cells below:	N/A
	▪Sites with existing uses need analysis that the site is likely to be redeveloped during the period. While San Anselmo describes its general process and mentions that some owners are interested, there is no site specific analysis provided.	The element will include this analysis during the revision period after the Town receives comments from HCD.	125

HE Section	Public Comment	How Comment was Addressed	Page Number
Appendix B: Map Book	▪The Sites inventory does not state whether rezoning will be done, even on commercial sites.	The Policies, Programs, and Actions chapter includes Program 5.7: Amend the Town's Zoning Code to accommodate higher density and affordable housing, and subsequent actions address the Town's efforts to rezone.	256
	▪The Sites Inventory description of existing use is insufficient - it must be more detailed than "industrial - improved"	This is an opinion. The Town includes information about the existing use pertinent to the sites inventory analysis.	125
	The Sites inventory has just one income level (low income, moderate income, etc.) per inventory site. This is atypical and unlikely to reflect how development will happen. San Anselmo should provide a more detailed assessment of income levels of the sites. A thorough site analysis requires that San Anselmo determine that sites with existing uses are likely to redevelop. Given the low rate of development in recent years, this will likely require conversations with property owners on what zoning changes will make the development of housing feasible. Given the current presentation of housing sites, it does not appear that San Anselmo has done this.	This is the requirement per HCD. No change.	239
	Site 6 - 300 Sunny Hills Drive - this is listed for 117 low income units. If a development is more than 20% affordable, subsidies must be offered. This is not done. There is no evidence of analysis that this will happen.	The Town relies on HCD's prescribed density requirements to ensure sites are zoned at appropriate densities for lower-income housing. As part of the HE Update, the Town must make land available at this density to allow for low-income housing. The element provides a realistic development capacity analysis.	B7
	Site 13 - 100 Center Drive - This states that an Andronico's will be converted to 100% affordable housing. San Anselmo would need to provide analysis that the existing use will be discontinued, and to confirm it would subsidize this 100% affordable project.	The element will include this analysis during the revision period after the Town receives comments from HCD.	B14
	Site 22 - 100 Red Hill Avenue - This states that an United Markets will be converted to 44 lower income units. This appears financially infeasible. San Anselmo will need to provide analysis that the existing use will be discontinued, and to confirm it would subsidize this 100% affordable project.	The element will include this analysis during the revision period after the Town receives comments from HCD.	B23
	Site 26 - 9 parcels at the intersection of RedHill/ Greenfield and Sir Francis Drake for 36 moderate income units. San Anselmo will need to provide analysis that the existing use will be discontinued. But beyond that, this seems like a particularly bad place for residential construction. It's at the intersection of two large, busy thoroughfares. Maybe the back half of these lots could be developed, but few people would like their houses to face out on these roads.	The element will include this analysis during the revision period after the Town receives comments from HCD.	B27
	The map layout is easy to read - I like the map and aerial photo views	No change made	N/A

Public Outreach During Housing Element Development

Town Council Introduction Meeting

The following PowerPoint slides are from the Town Council Introduction Meeting.

CONSULTANT TEAM

HOUSEAL LAVIGNE

Lead Consultant
Housing Element
Land Use Element
Environmental Justice Policies

Kimley»Horn

Housing Element

Public Safety Element

CHPlanning

CEQA

HOUSEAL LAVIGNE TEAM



Robert Kain
Project Principal



Jackie Wells, AICP
Project Manager



Daniel Tse, AICP



Chris Murphy

Kimley»Horn

Housing Element Support
Lead: David Barquist, AICP

Public Safety Element
Lead: Aaron Pfannenstiel, AICP

CHPlanning

CEQA
Lead: Charnelle Hicks, AICP

HOUSING ELEMENT REQUIREMENTS

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all

PROJECT TIMELINE (TENT.)

Month	Tasks
June	• Establish HEAC
July	• Community Workshop #1 • HEAC Meeting #1
August	• Community Workshop #2 • HEAC Meeting #2 • Draft Opportunity Sites & Housing Policies
September	• HEAC Meeting #3 • Finalize Housing Policies and Actions • Town Council Project Update
October	• Public Review Draft • Planning Commission Meeting #1
November	• HEAC Meeting #4 • Planning Commission Meeting #2 (Recommendation Hearing) • Submit for HCD Round 1 Review – 90-Days
December	• Town Council First Reading
January	• Town Council Adoption Hearing (Deadline January 31, 2023)

PROJECT TIMELINE (TENT.)

Month	Tasks
June	• Establish HEAC
July	• Community Workshop #1 • HEAC Meeting #1
August	• Community Workshop #2 • HEAC Meeting #2 • Draft Opportunity Sites & Housing Policies
September	• HEAC Meeting #3 • Finalize Housing Policies and Actions • Town Council Project Update
October	• Public Review Draft • Planning Commission Meeting #1
November	• HEAC Meeting #4 • Planning Commission Meeting #2 (Recommendation Hearing) • Submit for HCD Round 1 Review – 90-Days
December	• Town Council First Reading
January	• Town Council Adoption Hearing (Deadline January 31, 2023)

HEAC Meeting 1

The following PowerPoint slides are from HEAC Meeting 1.



Town Team Introductions

- Dave Donery – Town Manager
- Sean Condry – Public Works Director
- Heidi Scoble – Planning Director

TOWN OF
SAN ANSELMO
EST. 1907

Consultant Team

Lead Consultant

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

Project Oversight



Jackie Wells, AICP

Project Manager

HEAC Member Introductions

- Please share your:
  - *Name*
  - *Unique perspective you bring to the HEAC*

Meeting Agenda

- HEAC Roles and Responsibilities
- Housing Element & RHNA 6 Introduction
- Q & A Opportunity 1
- Poll Questions
- Upcoming Town Hall Overview
- Next Steps
- How to Spread the Word
- Q & A Opportunity 2
- Public Input Opportunity



HEAC ROLES & RESPONSIBILITIES

Housing Element Advisory Committee (HEAC)

- Role
  - *Ad hoc advisory committee to the Town Council*
- Responsibilities
  - *Review and provide feedback on draft Element components*
  - *Attend and participate in HEAC Meetings*
  - *Spread the word about community engagement opportunities*



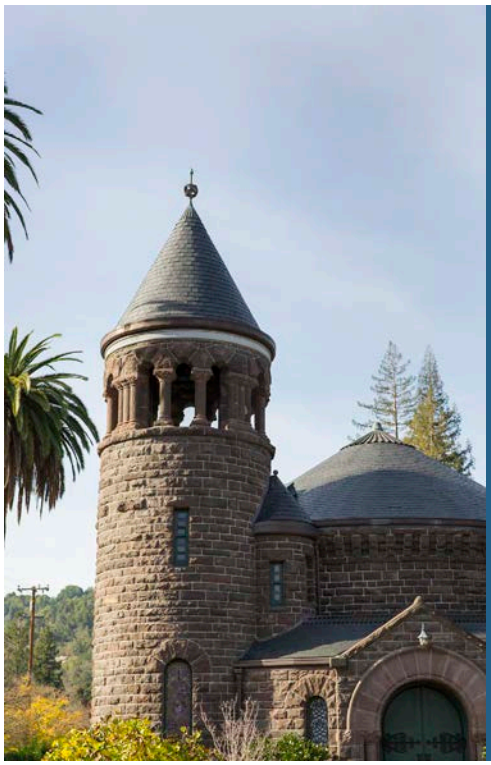
HOUSING ELEMENT INTRODUCTION

How is the Housing Element related to the rest of the General Plan?

Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.

General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services, infrastructure, etc.

Each Element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



What is a Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents.
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

Why are Housing Elements Updated?

- Ensure the City complies with State housing laws
- Demonstrate San Anselmo's ability to meet future housing growth needs
- To adopt and implement policies addressing local housing issues
- Allow the community to further engage in the planning process



Housing Element Requirements

- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choice for all
- Accommodate projected housing demand, as mandated by the State (RHNA)

What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

Association of Bay Area Governments

RHNA 5 Success

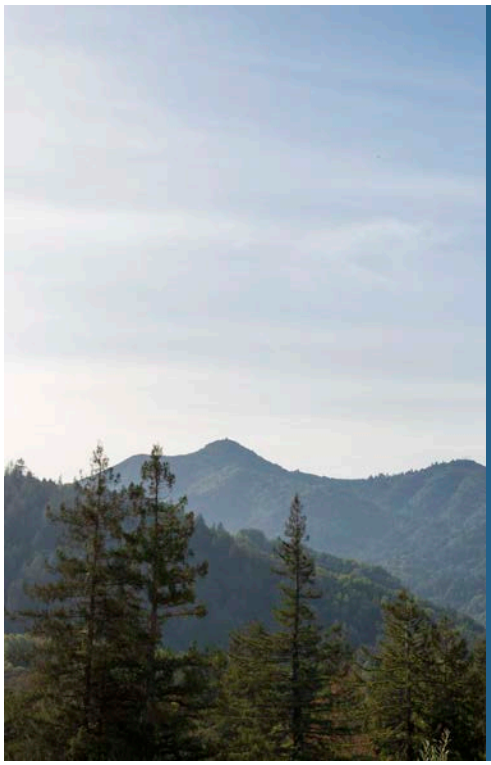
Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	*12 Remaining*
Low Income (51-79% AMI)	17	33	*Exceeded by 16*
Moderate Income (80-119% AMI)	19	31	*Exceeded by 12*
Above Moderate Income (120% AMI +)	37	46	*Exceeded by 9*
TOTAL:	*106*	*131*	*Exceeded by 25*

RHNA 5 Success

Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	*12 Remaining*
Low Income (51-79% AMI)	17	33	*Exceeded by 16*
Moderate Income (80-119% AMI)	19	31	*Exceeded by 12*
Above Moderate Income (120% AMI +)	37	46	*Exceeded by 9*
TOTAL:	*106*	*131*	*Exceeded by 25*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

- ADUs
- Pipeline Projects

Counting ADUs

- HCD Methodology
  - *Average the number of ADUs permitted in the last 3 years*
  - *Multiply the average by 8 (number of years in RHNA Cycle)*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*
  - *3-year average: ~20 ADUs*
  - *3-year average x 8 years in RHNA Cycle: 160 ADUs*



ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*

ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*
- San Anselmo ADU Distribution
  - *Very Low Income: 48*
  - *Low Income: 48*
  - *Moderate Income: 48*
  - *Above Moderate Income: 16*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs
Very Low Income	253	205
Low Income	145	97
Moderate Income	121	73
Above Moderate Income	314	298
20% Not Net Loss Buffer	167	167
TOTAL:	*1,000*	840
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*		

Why is RHNA 6 different?

- Increase in Regional Allocation
  - *RHNA 5 = 187,990*
  - *RHNA 6 = 441,176 units*
  - *Δ = 253,186 units (135% increase)*
- Fair Housing Requirements
  - *Affirmatively Furthering Fair Housing (AFFH) requires jurisdictions to demonstrate that they are actively working to both dismantle the legacy of segregation and create equal housing opportunities.*
- Site Identification Constraints
  - *Limits on reuse of sites from RHNA 5*
  - *Stricter ADU Requirements*
- Inclusion of Safety Element
  - *Every 8 years must update climate vulnerability and adaptation, fire, flooding, and evacuation sections*
  - *Jurisdictions in the State Responsibility Area and the Very High Fire Hazard Severity Zone must address specific wildfire requirements*

What happens if San Anselmo does not comply?

- Monetary Impacts
  - *Fines ranging between $10,000-$600,000/month*
  - *Freeze on state grant funds*
- Restriction or Loss of Local Control of Land Use





Housing Element Introduction: Synopsis

- RHNA = Regional Housing Needs Allocation
- Each RHNA cycle is 8 years
  - Currently in the 5th RHNA Cycle (RHNA 5: 2014-2022)
  - Planning for the 6th RHNA Cycle (RHNA 6: 2023-2031)
- Town's RHNA 6 Allocation is 883 units over 8 years
  - *20% No Net Loss Buffer brings RHNA 6 Allocation to 1,000 units over 8 years*
- HE = Housing Element
  - Chapter of General Plan
  - Must be updated at each 8-year RHNA cycle to plan for new allocation

POLL QUESTIONS

TOWN HALL OVERVIEW

Town Hall #1

- Town Hall #1 will be hosted on July 21
- Event Format
  - *Housing Element Introduction*
  - *Facilitator Guided Conversation*



Facilitated Discussion

- What strategies could the town consider using in order to successfully meet the state mandate?
- What do you think is the best way to address the state's affordability requirements?
- What about the RHNA 6 process are you most concerned about?
- What opportunities do you see for the Town as a part of the RHNA 6 process?



NEXT STEPS

Project Timeline & Next Steps

Month	Tasks
June	Establish HEAC
July	HEAC Meeting #1- Housing Element Introduction
	Community Workshop #1 - Intro and Strategies Review
	ADU Questionnaire
	HEAC Meeting #2- Strategies Review
August	Community Workshop #2 - Opportunity Sites Review
	HEAC Meeting #3 - Opportunity Sites Review
	Draft Opportunity Sites & Housing Policies
September	HEAC Meeting #4 Policies, Programs, and Actions Review
	Finalize Policies, Programs, and Actions
	Town Council Project Update
October	Housing Element Drafting
	Internal Review Draft
November	HEAC Meeting #5 Internal Review Draft Overview
	Post Public Review Draft (30 Day Comment Period)
	HCD Review Period (90 days)
	Joint Town Council and Planning Commission Special Meeting
December	Document Formatting
January	Town Council 1st Reading
	HCD Review Comments
	Housing Element Refinement per Public and HCD Feedback
	Town Council Adoption Hearing (Deadline January 31, 2023)

Upcoming HEAC Meeting Scheduling

HEAC Meeting 2

- July 26
- July 27
- July 28

HEAC Meeting 3

- August 30
- August 31
- September 1

Meetings will last approximately 90 minutes and will begin at 4pm.

HOW TO SPREAD THE WORD

Encourage Your Friends and Neighbors to:

- **Visit the Project Webpage:** https://www.townofsananselmo.org/1517/Housing-Element-Update
- **Provide Feedback:** Email questions or comments to: edac@townofsananselmo.org

QUESTIONS?

PUBLIC INPUT OPPORTUNITY

THANK YOU!

Town Hall Meeting 1

The following PowerPoint slides are from the Town Hall Meeting 1.



Town Team Introductions

- Dave Donery – Town Manager
- Sean Condry – Public Works Director
- Heidi Scoble – Planning Director
- Kelley Warner – Community Engagement Coordinator

TOWN OF SAN ANSELMO
EST. 1907

Housing Element Advisory Committee (HEAC)

- Role
  - *Ad hoc advisory committee to the Town Council*
- Responsibilities
  - *Review and provide feedback on draft Element components*
  - *Attend and participate in HEAC Meetings*
  - *Spread the word about community engagement opportunities*



Housing Element Advisory Committee Introduction

- Alexis Fineman – Mayor
- Eileen Burke – Town Councilmember
- Tom Tunny – Planning Commissioner
- Kathy Ogren – HEAC Member
- Richard Redmond – HEAC Member
- Robin Poppers – HEAC Member
- Sandra Becker – HEAC Member

Consultant Team

Lead Consultant

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

Project Oversight



Jackie Wells, AICP

Project Manager

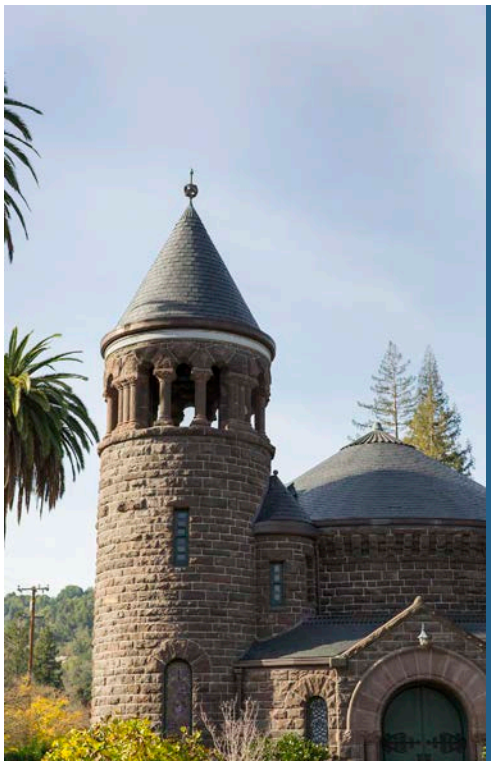
HOUSING ELEMENT INTRODUCTION

How is the Housing Element related to the rest of the General Plan?

Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.

General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services, infrastructure, etc.

Each Element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



What is a Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents.
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

Why are Housing Elements Updated?

- Ensure the City complies with State housing laws
- Demonstrate San Anselmo's ability to meet future housing growth needs
- To adopt and implement policies addressing local housing issues
- Allow the community to further engage in the planning process



Housing Element Requirements

- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choice for all
- Accommodate projected housing demand, as mandated by the State (RHNA)

What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

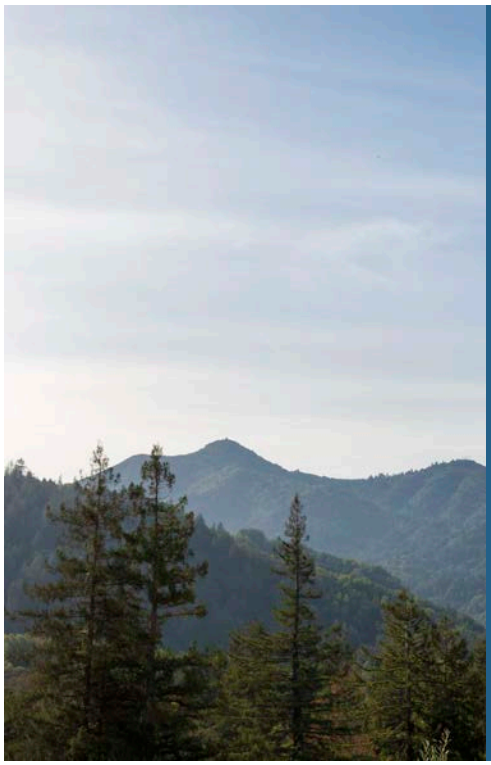
Association of Bay Area Governments

RHNA 5 Success

Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	*12 Remaining*
Low Income (51-79% AMI)	17	33	*Exceeded by 16*
Moderate Income (80-119% AMI)	19	31	*Exceeded by 12*
Above Moderate Income (120% AMI +)	37	46	*Exceeded by 9*
TOTAL:	*106*	*131*	*Exceeded by 25*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

- ADUs
- Pipeline Projects

Counting ADUs

- HCD Methodology
  - *Average the number of ADUs permitted in the last 3 years*
  - *Multiply the average by 8 (number of years in RHNA Cycle)*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*



Counting ADUs

- Application of Methodology in San Anselmo
  - *2019: 10 ADUs*
  - *2020: 22 ADUs*
  - *2021: 27 ADUs*
  - *3-year average: ~20 ADUs*
  - *3-year average x 8 years in RHNA Cycle: 160 ADUs*



ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*

ADU Income Category Distribution

- ABAG Approved Methodology
  - *Very Low Income: 30%*
  - *Low Income: 30%*
  - *Moderate Income: 30%*
  - *Above Moderate Income: 10%*
- San Anselmo ADU Distribution
  - *Very Low Income: 48*
  - *Low Income: 48*
  - *Moderate Income: 48*
  - *Above Moderate Income: 16*

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs
Very Low Income	253	205
Low Income	145	97
Moderate Income	121	73
Above Moderate Income	314	298
20% Not Net Loss Buffer	167	167
TOTAL:	*1,000*	840
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*		

Pipeline Projects

Type of Project	Number of Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
Single-Family Detached	1				1
ADUs	14	4	4	4	2
Multifamily	18	2			16

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	199
Low Income	145	97	93
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	807
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Why is RHNA 6 different?

- **Increase in Regional Allocation**
  - *RHNA 5 = 187,990*
  - *RHNA 6 = 441,176 units*
  - *Δ = 253,186 units (135% increase)*
- **Fair Housing Requirements**
  - *Affirmatively Furthering Fair Housing (AFFH) requires jurisdictions to demonstrate that they are actively working to both dismantle the legacy of segregation and create equal housing opportunities.*
- **Site Identification Constraints**
  - *Limits on reuse of sites from RHNA 5*
  - *Stricter ADU Requirements*
- **Inclusion of Safety Element**
  - *Every 8 years must update climate vulnerability and adaptation, fire, flooding, and evacuation sections*
  - *Jurisdictions in the State Responsibility Area and the Very High Fire Hazard Severity Zone must address specific wildfire requirements*

What happens if San Anselmo does not comply?

- Monetary Impacts
  - *Fines ranging between $10,000-$600,000/month*
  - *Freeze on state grant funds*
- Restriction or Loss of Local Control of Land Use



Housing Element Introduction: Synopsis

- RHNA = Regional Housing Needs Allocation
- Each RHNA cycle is 8 years
  - Currently in the 5th RHNA Cycle (RHNA 5: 2014-2022)
  - Planning for the 6th RHNA Cycle (RHNA 6: 2023-2031)
- Town's RHNA 6 Allocation is 883 units over 8 years
  - *20% No Net Loss Buffer brings RHNA 6 Allocation to 1,000 units over 8 years*
- HE = Housing Element
  - Chapter of General Plan
  - Must be updated at each 8-year RHNA cycle to plan for new allocation

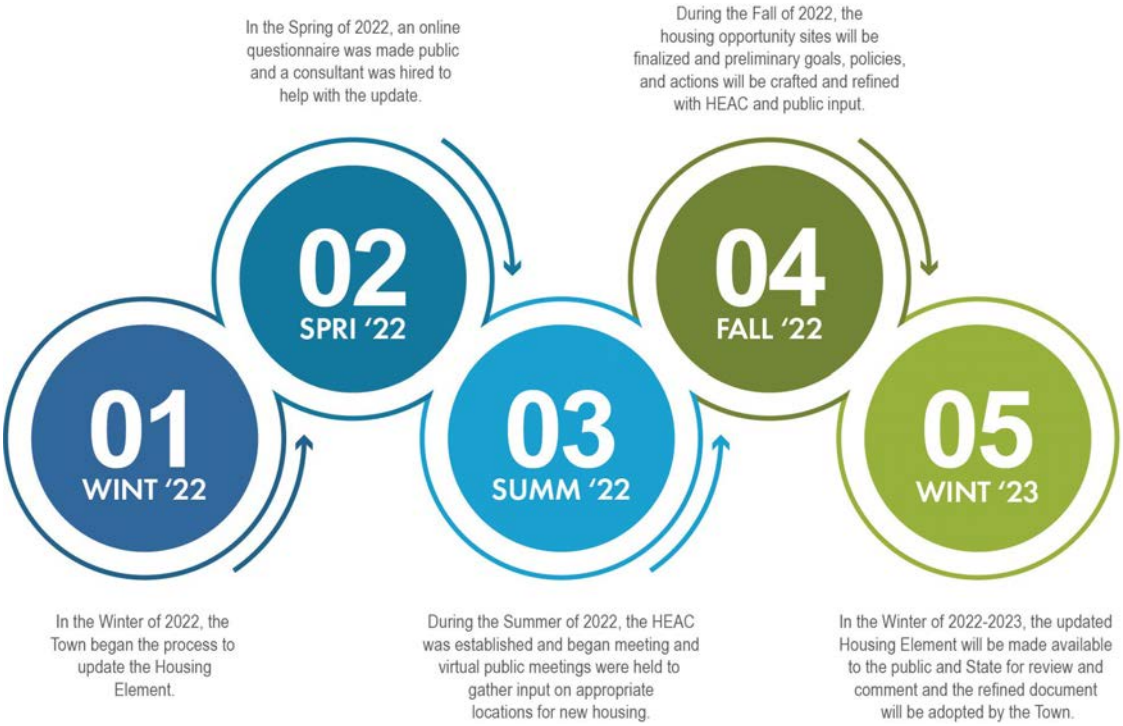
POLL QUESTIONS



Where do we go from here?

Can we develop a community driven plan that accommodates our RHNA number in a way that reflects the character of San Anselmo and maintains local control?

NEXT STEPS


In the Spring of 2022, an online questionnaire was made public and a consultant was hired to help with the update.
During the Fall of 2022, the housing opportunity sites will be finalized and preliminary goals, policies, and actions will be crafted and refined with HEAC and public input.
01
WINT '22
02
SPRI '22
03
SUMM '22
04
FALL '22
05
WINT '23
In the Winter of 2022, the Town began the process to update the Housing Element.
During the Summer of 2022, the HEAC was established and began meeting and virtual public meetings were held to gather input on appropriate locations for new housing.
In the Winter of 2022-2023, the updated Housing Element will be made available to the public and State for review and comment and the refined document will be adopted by the Town.

STAY INFORMED & SPREAD THE WORD

Upcoming Meetings and Events

HEAC Meetings

- Monday, July 25 at 4pm via Zoom
- Thursday, September 1 at 4pm via Zoom

Community Workshop

- Thursday, August 25 at 6pm via Zoom

How to Stay Involved

- Take the ADU Questionnaire: available on the Housing Element Webpage
- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Attend the August 25, 2022 Second Community Workshops: Discuss Housing Opportunity Sites
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

QUESTIONS?

THANK YOU!

HEAC Meeting 2

The following PowerPoint slides are from HEAC Meeting 2.



Meeting Agenda

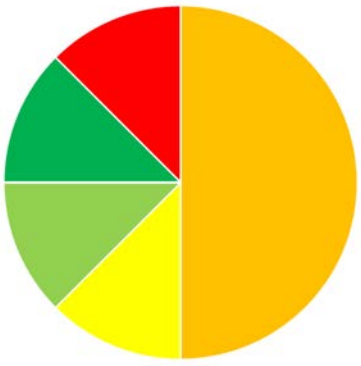
- HEAC Meeting 1 and Public Information Session Poll Results Overview
- Preferred Housing Location map.social Exercise
- Next Steps
- How to Spread the Word
- Q & A



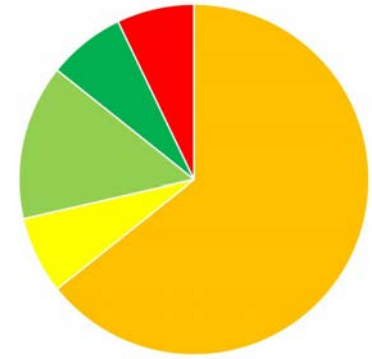
POLL RESULTS

What do you like most about living in San Anselmo?

HEAC Meeting



Public Meeting



- Open space and natural features
- Proximity to amenities (Sonoma-Napa, Golden Gate Ferry, SFO, San Francisco, etc.)
- Sense of community
- Sense of safety & security
- Other- Walk/Bike to Restaurants and Shops

Which housing types do you feel are most appropriate for San Anselmo?

HEAC Meeting



Public Meeting



- Smaller single-family homes on smaller lots
- Townhomes
- Low density multi-family housing (duplex, triplex, quadplex)
- Medium density multi-family housing (5-15 units/site)
- Higher Density multi-family housing (15+ units/site)
- ADUs/JADUs
- Mixed income senior housing
- Interim housing for people looking to transition from homelessness
- Other

How can San Anselmo address housing affordability within Town limits?

HEAC Meeting



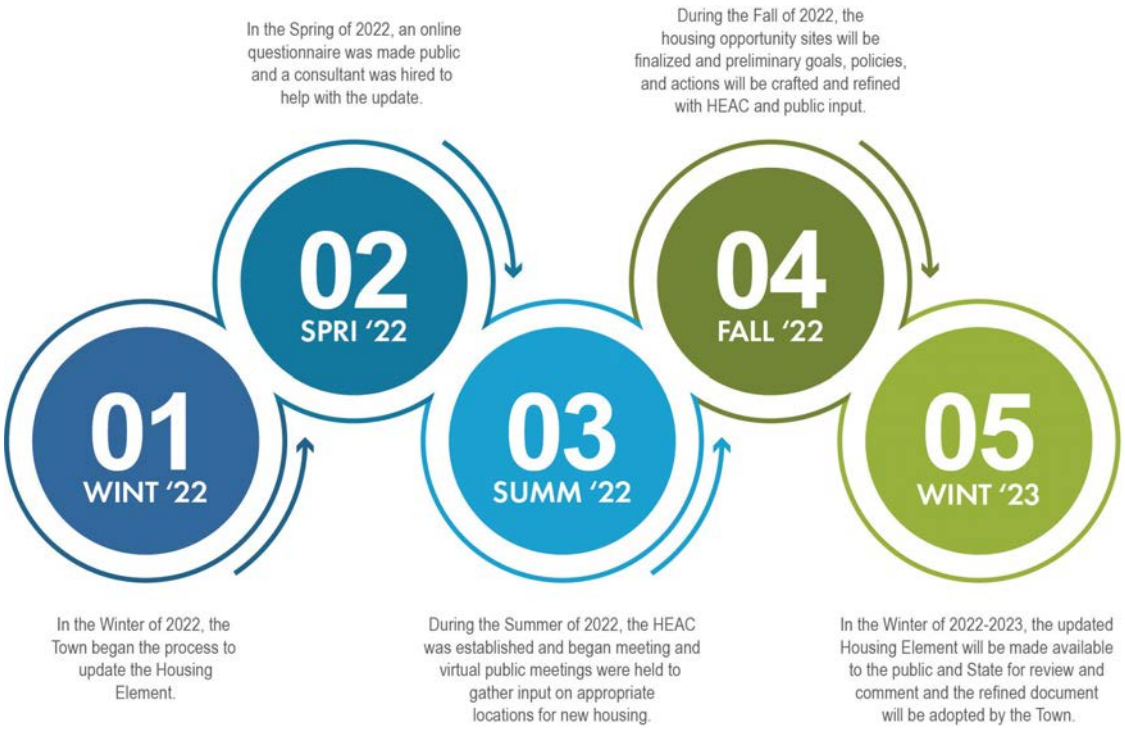
Public Meeting



- Allow for increased density (multiple ADUs/lot, relax development standards, etc.)
- Encourage preservation of existing smaller-scale housing (preventing up-sizing)
- Financial contributions to support development of new housing
- Incentives for private developers to build more affordable housing
- Financial assistance to homeowners to add accessory dwelling units
- Development fee waivers
- Streamline residential approval process (ADRB)
- Develop programs that help people experiencing homelessness find permanent housing
- Other

PREFERRED HOUSING LOCATIONS EXERCISE

NEXT STEPS



Upcoming Meetings and Events

Community Workshop

- Thursday, August 25 at 6pm via Zoom

HEAC Meeting

- Thursday, September 1 at 4pm via Zoom

HOW TO SPREAD THE WORD

Tell you friends and neighbors to:

- Take the ADU Questionnaire: available on the Housing Element Webpage
- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Attend the August 25, 2022 Second Community Workshops: Discuss Housing Opportunity Sites
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

QUESTIONS?

THANK YOU!

Town Hall Meeting 2

The following PowerPoint slides are from the Town Hall Meeting 2.



Town Team Introductions

- Dave Donery – Town Manager
- Sean Condry – Public Works Director
- Heidi Scoble – Planning Director
- Kelley Warner – Community Engagement Coordinator

TOWN OF SAN ANSELMO
EST. 1907

Housing Element Advisory Committee (HEAC)

- Role
  - *Ad hoc advisory committee to the Town Council*
- Responsibilities
  - *Review and provide feedback on draft Element components*
  - *Attend and participate in HEAC Meetings*
  - *Spread the word about community engagement opportunities*



Housing Element Advisory Committee Introduction

- Alexis Fineman – Mayor
- Eileen Burke – Town Councilmember
- Tom Tunny – Planning Commissioner
- Kathy Ogren – HEAC Member
- Richard Redmond – HEAC Member
- Robin Poppers – HEAC Member
- Sandra Becker – HEAC Member

Consultant Team

Lead Consultant

HOUSEAL LAVIGNE

Housing Element
Public Safety Element

Kimley»Horn

Housing Element

ATLAS PLANNING SOLUTIONS
NAVIGATING A COMPLEX WORLD

Public Safety Element

Houseal Lavigne Team Introductions



Robert Kain

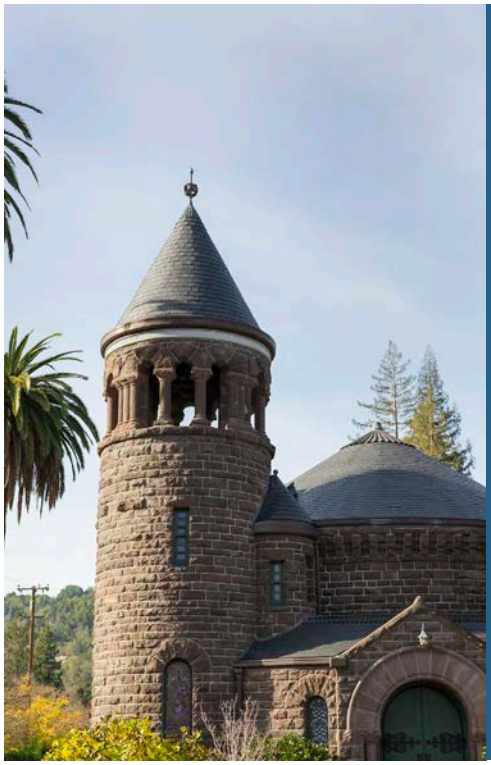
Project Oversight



Jackie Wells, AICP

Project Manager

HOUSING ELEMENT OVERVIEW



What is a Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents.
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

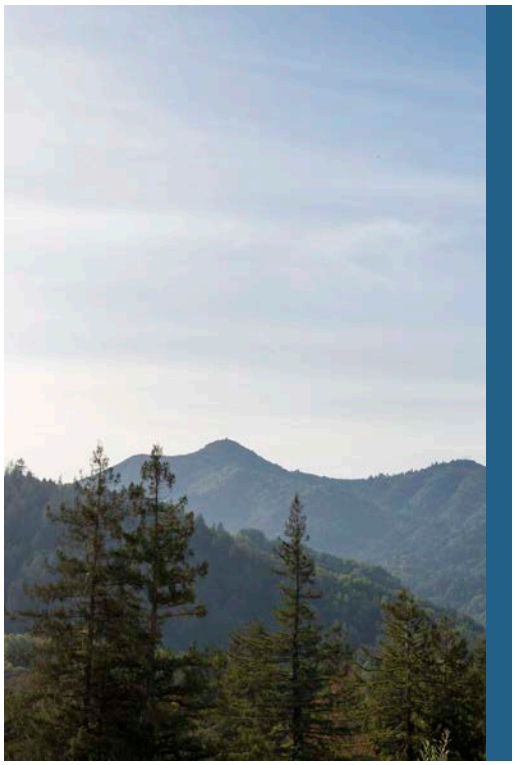
What is "RHNA"?

- Regional Housing Needs Allocation
  - *Assigned by State via ABAG*
  - *Projected number of new units needed in the region over 8 years*
  - *Broken into four income categories*
  - *Currently in Cycle 5 or "RHNA 5"*
  - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031

Association of Bay Area Governments

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

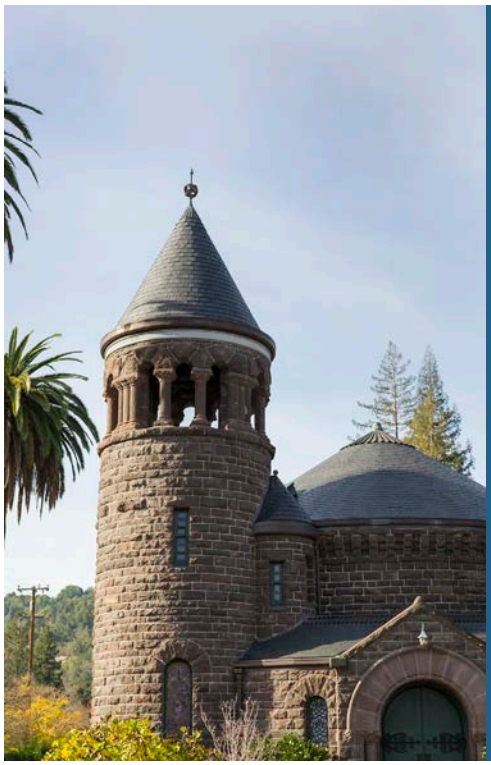
- ADUs - 160
- Pipeline Projects - 33

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	199
Low Income	145	97	93
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	807
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			



HOUSING OPPORTUNITY SITES



What is a Housing Opportunity Site?

- Parcels that will feasibly develop or redevelop with housing over the next 8 years
- Development of sites is not mandatory – property owners may choose when/if to develop or redevelop
- Town is responsible for "setting the stage" only

Housing Opportunity Site Suitability Factors

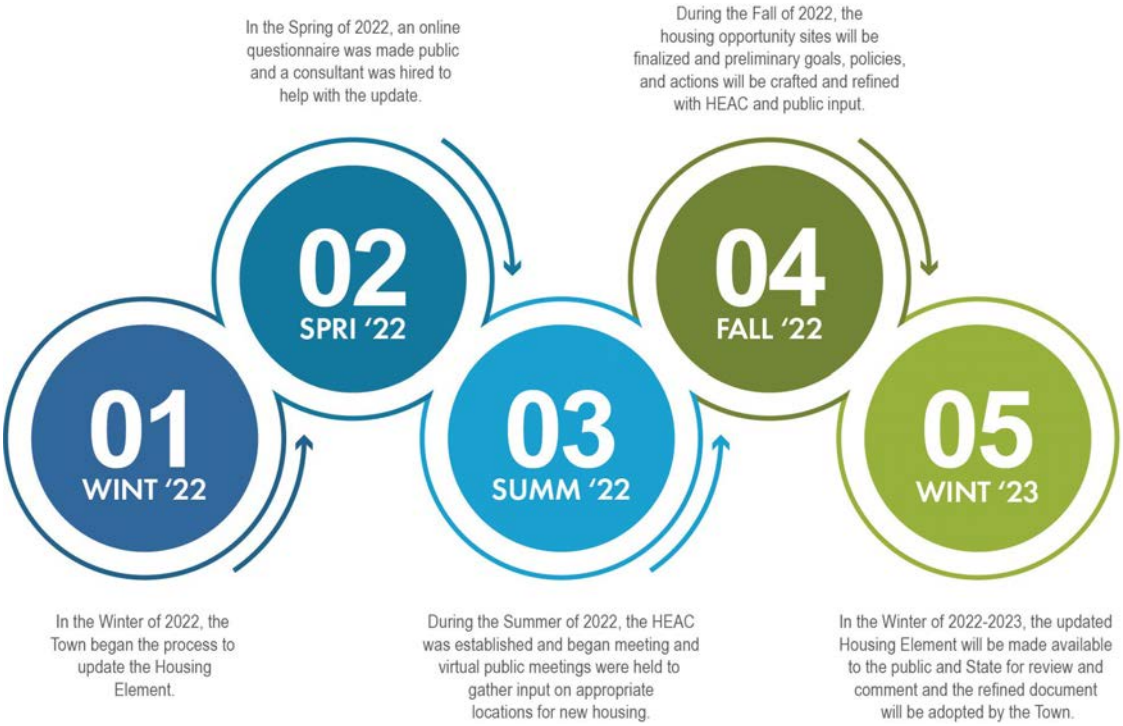
1. Current Zoning. The Town allows a variety residential development types and densities in its residential districts and as a conditional use in its commercial districts. Zoning districts were scored based on the residential density they support and whether it is allowed by-right or as a conditional use.
2. General Plan Land Use. General Plan land uses were scored based on the residential densities supported by each category.
3. Lot Acreage. Based on HCD's guidelines for sites suitable for affordable housing development, lots that are between half-an-acre and ten acres were scored higher compared to the other.
4. Vacancy. Lots were scored based on presence of any physical building or structure on them. This does not take into consideration potentially vacant or abandoned buildings/structures on lots that could be vacant or abandoned.
5. Residual Lot Coverage. Lots were scored based on how much land area is available to accommodate additional development.
6. Fire Hazard or Severity Zones. Lots were scored based on the severity of the fire hazard district it is in.
7. Slope. The lots were scored based on the average slope of the property which would determine how feasible it would be to build on.

Housing Opportunity Site Suitability Factor Weights

1. Current Zoning. 2x
2. General Plan Land Use. 1x
3. Lot Acreage. 1x
4. Vacancy. 2x
5. Residual Lot Coverage. 1x
6. Fire Hazard or Severity Zones. 1x
7. Slope. 1x

MAP EXERCISE

NEXT STEPS


In the Spring of 2022, an online questionnaire was made public and a consultant was hired to help with the update.
During the Fall of 2022, the housing opportunity sites will be finalized and preliminary goals, policies, and actions will be crafted and refined with HEAC and public input.
01
WINT '22
02
SPRI '22
03
SUMM '22
04
FALL '22
05
WINT '23
In the Winter of 2022, the Town began the process to update the Housing Element.
During the Summer of 2022, the HEAC was established and began meeting and virtual public meetings were held to gather input on appropriate locations for new housing.
In the Winter of 2022-2023, the updated Housing Element will be made available to the public and State for review and comment and the refined document will be adopted by the Town.

STAY INFORMED & SPREAD THE WORD

How to Stay Involved

- Take the ADU Questionnaire: available on the Housing Element Webpage
- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Attend the August 25, 2022 Second Community Workshops: Discuss Housing Opportunity Sites
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

THANK YOU!

HEAC Meeting 3

The following PowerPoint slides are from HEAC Meeting 3.

San Anselmo Housing Element Update

HEAC MEETING #3

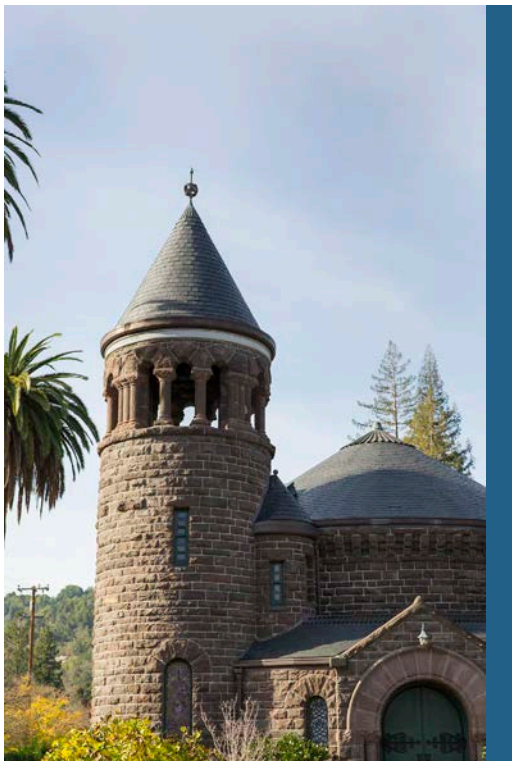
4:00pm
September 1, 2022

Meeting Agenda

- Public Workshop Feedback Overview
- Preliminary Opportunity Sites Yield Analysis and Discussion
- Next Steps
- How to Spread the Word
- Q & A



PUBLIC WORKSHOP FEEDBACK OVERVIEW

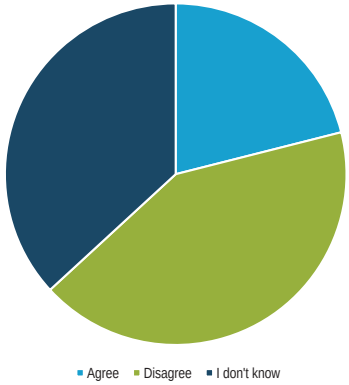


Public Workshop Process

- Housing Element Overview
- Housing Opportunity Sites Introduction
  - *Site Suitability Factors Overview and Poll*
- Map Exercise and Discussion
  - *Commercial Areas*
  - *Downtown*
  - *R-1 Areas*

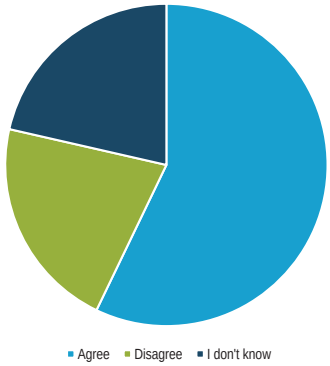
Site Suitability Factors Poll

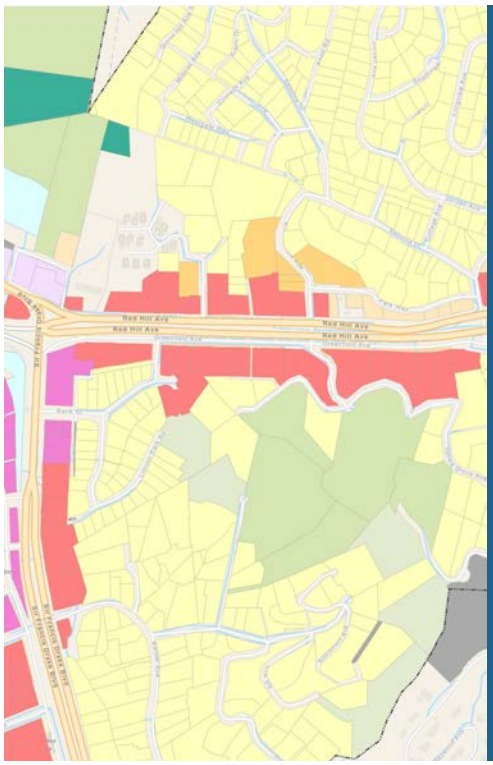
- Question 1: The appropriate site suitability factors were considered in the analysis of housing opportunity sites.
  - *Agree (8)*
  - *Disagree (3)*
  - *I don't know (3)*



Site Suitability Factors Poll

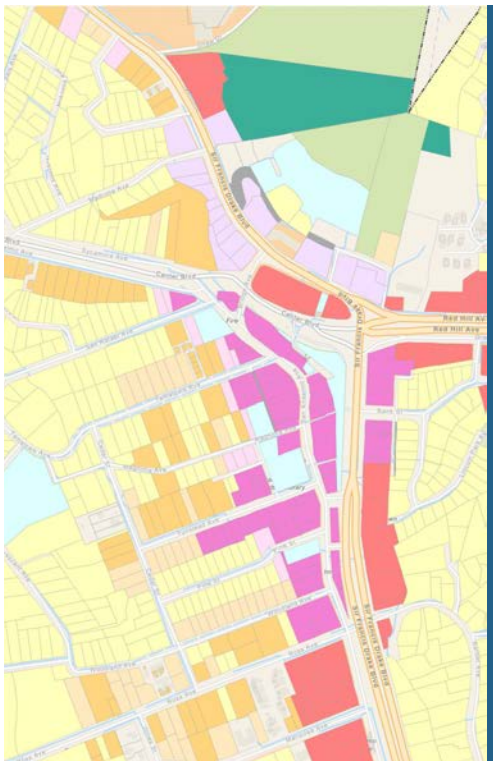
- Question 2: The appropriate amount of weight was given to each site suitability factor.
  - *Agree (4)*
  - *Disagree (8)*
  - *I don't know (7)*





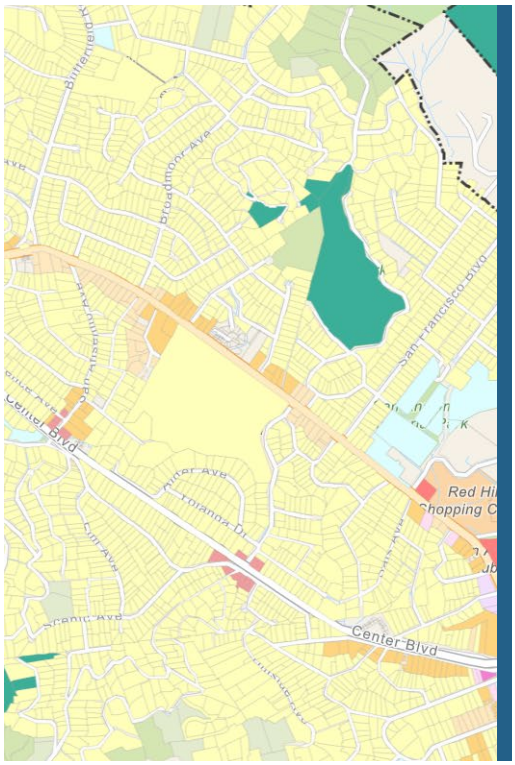
Map Exercise and Discussion

- Commercial Areas
  - *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



Map Exercise and Discussion

- Downtown
  - *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



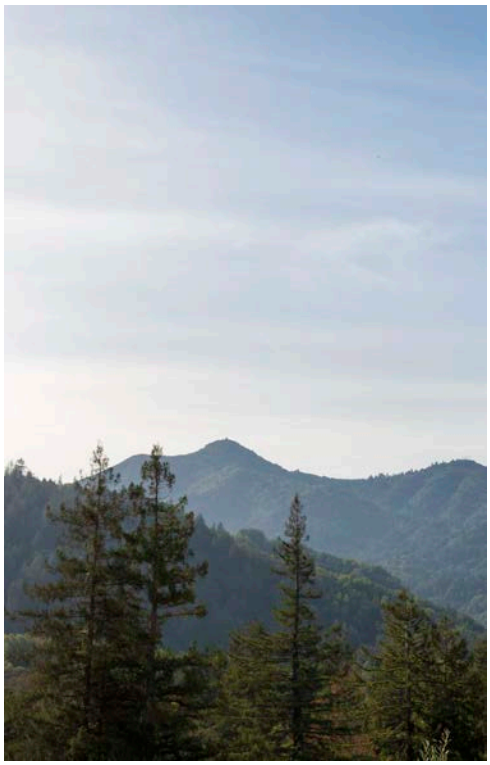
Map Exercise and Discussion

- R-1 Areas
  - *In your opinion, are these neighborhoods a good location for additional housing in the community? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*
  - *If you think these areas are a good location for new housing, do you think other "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes should be allowed? Why or why not?*

PRELIMINARY OPPORTUNITY SITES YIELD ANALYSIS AND DISCUSSION

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 33

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	199
Low Income	145	97	93
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	807
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Commercial Opportunity Sites

- Existing Conditions
  - *20 du/acre allowed with conditional use permit*
  - *No data on existing number of residential units, 0 assumed*



Commercial Opportunity Sites

- Existing Conditions
  - *20 du/acre allowed with conditional use permit*
  - *Data on existing number of residential units forthcoming*
- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*



Commercial Opportunity Sites

- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*



Commercial Opportunity Sites

- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*

Should the Town consider allowing more than 20 du/acre in commercial areas? If yes, are all commercial areas appropriate?



Commercial Opportunity Sites

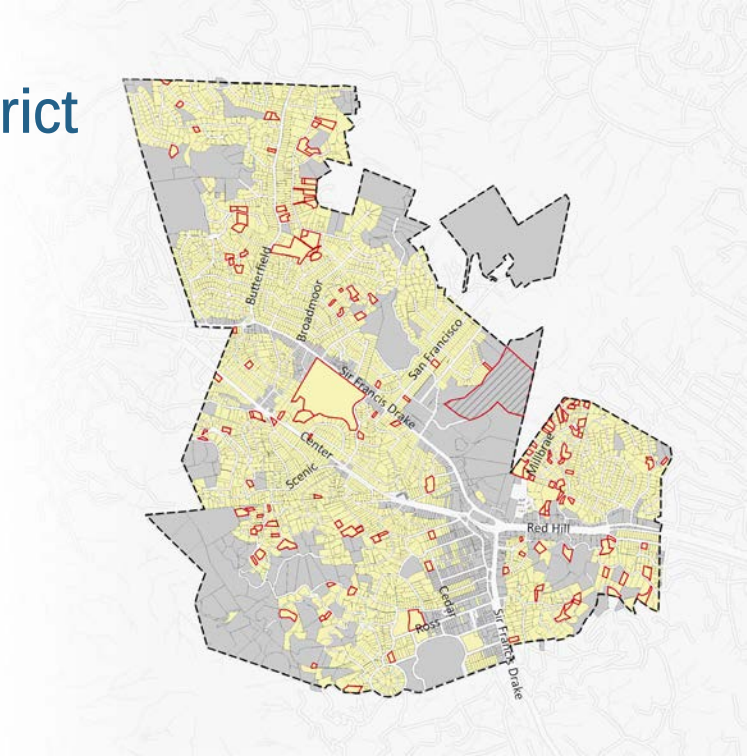
- Yield Under Existing Conditions
  - *20 du/acre: 527 new units*
- Yield Under Alternative Conditions
  - *25 du/acre: 659 new units*
  - *30 du/acre: 793 new units*
  - *35 du/acre: 927 new units*
  - *40 du/acre: 1,068 new units*

Should commercial buildings be allowed to be taller than 2 stories? If yes, are all commercial areas appropriate?



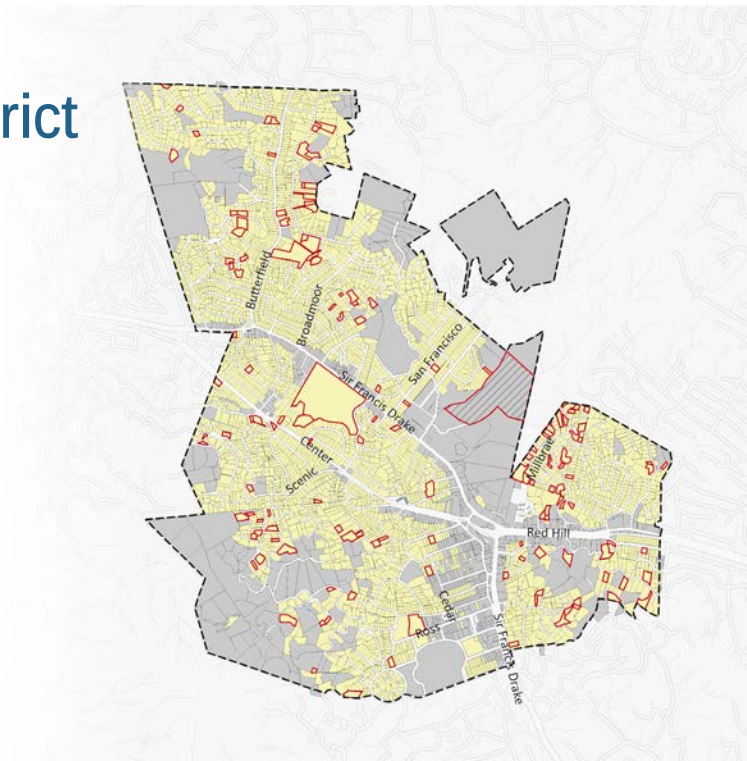
R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
  - *6 du/acre allowed*
  - *112 existing units*
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*



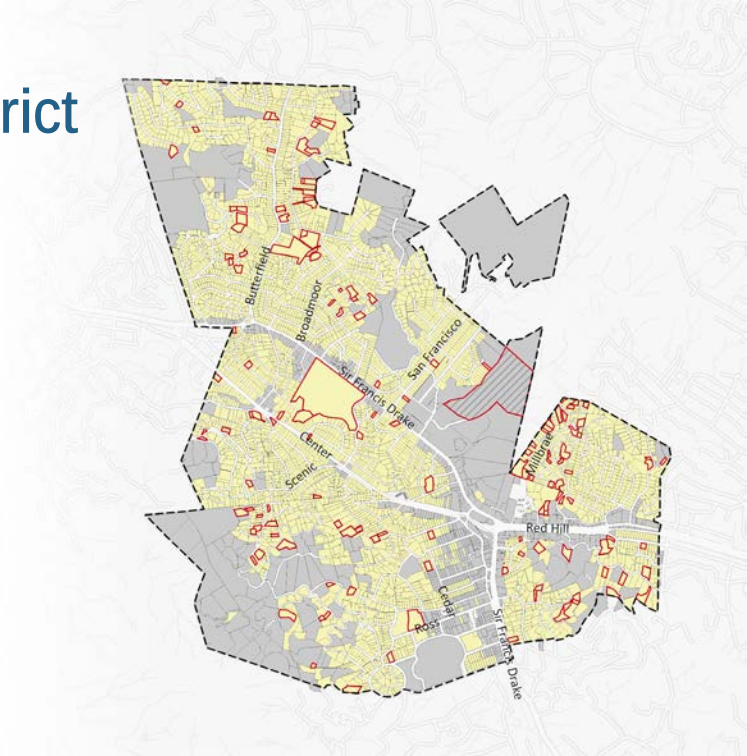
R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
  - *6 du/acre allowed*
  - *112 existing units*
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*



R-1 / PDD R-1 District Opportunity Sites

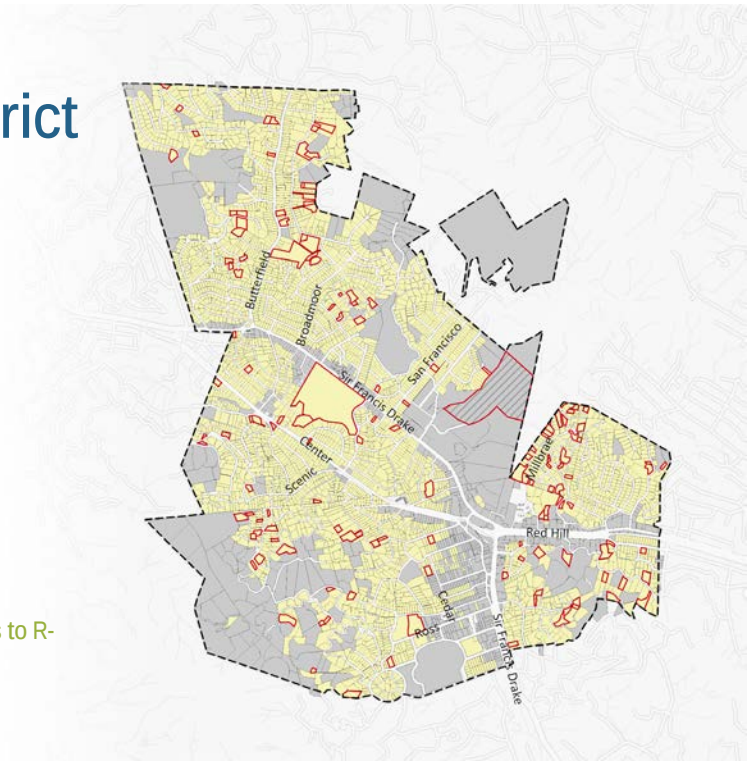
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*



R-1 / PDD R-1 District Opportunity Sites

- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*

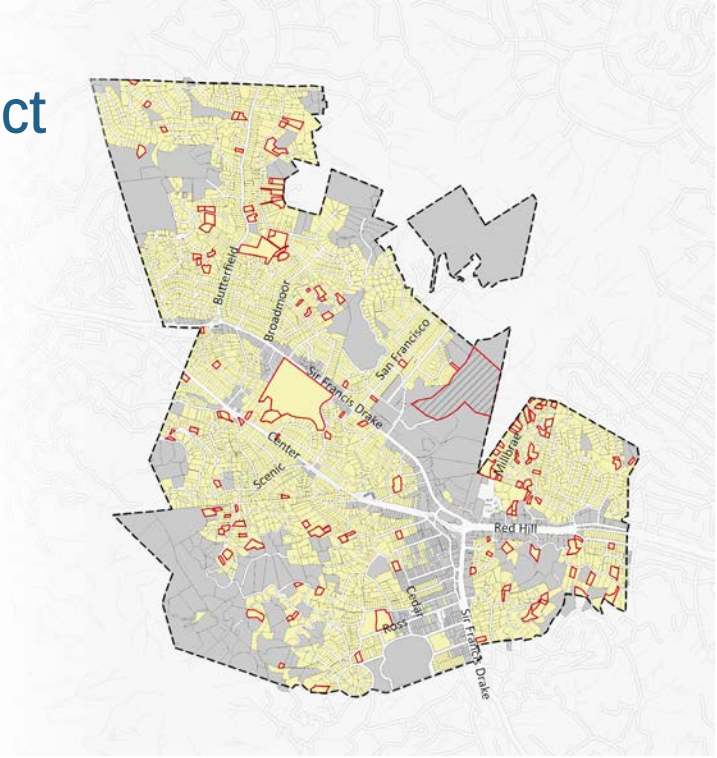
Should the Town consider rezoning R-1 areas to R-2? If yes, are all R-1 areas appropriate?



R-1 / PDD R-1 District Opportunity Sites

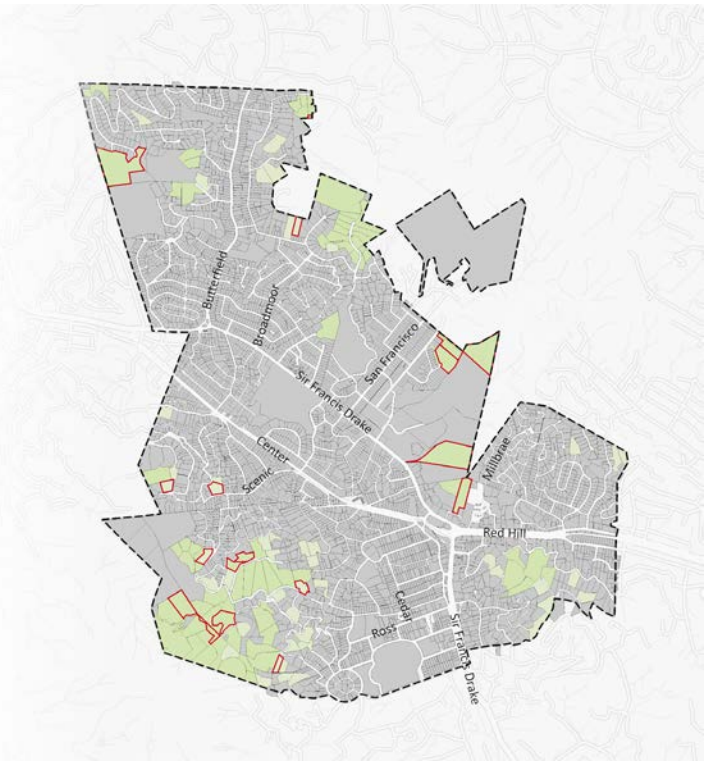
- Yield Under Existing Conditions
  - *6 du/acre: 83 new units*
- Yield Under Alternate Conditions
  - *12 du/acre (R-2): 774 new units*

Should the Town consider "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1 areas? If yes, should they be allowed in all R-1 areas?



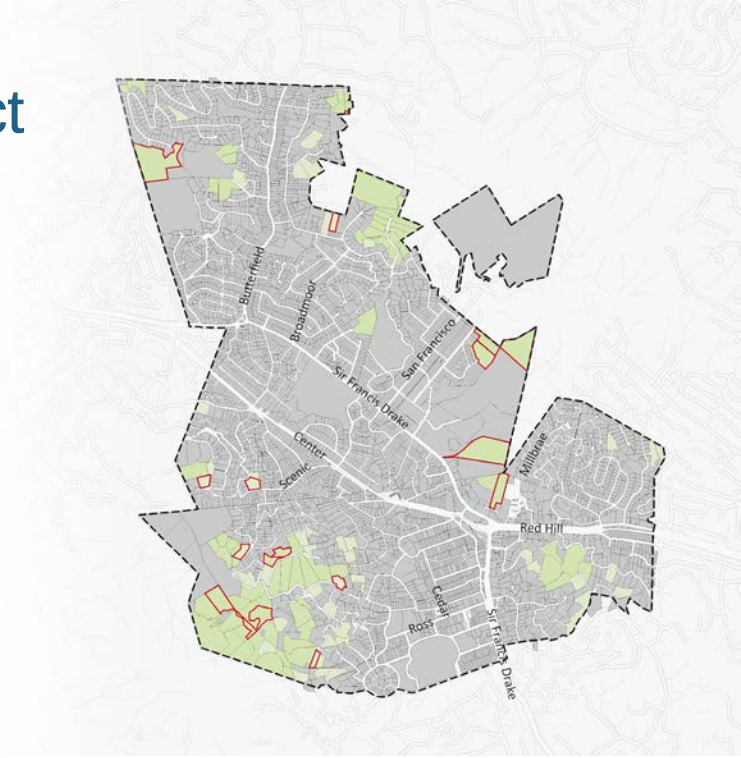
R-1C / R-1H District Opportunity Sites

- Existing Conditions
  - *1 du/acre allowed*
  - *10 existing units*



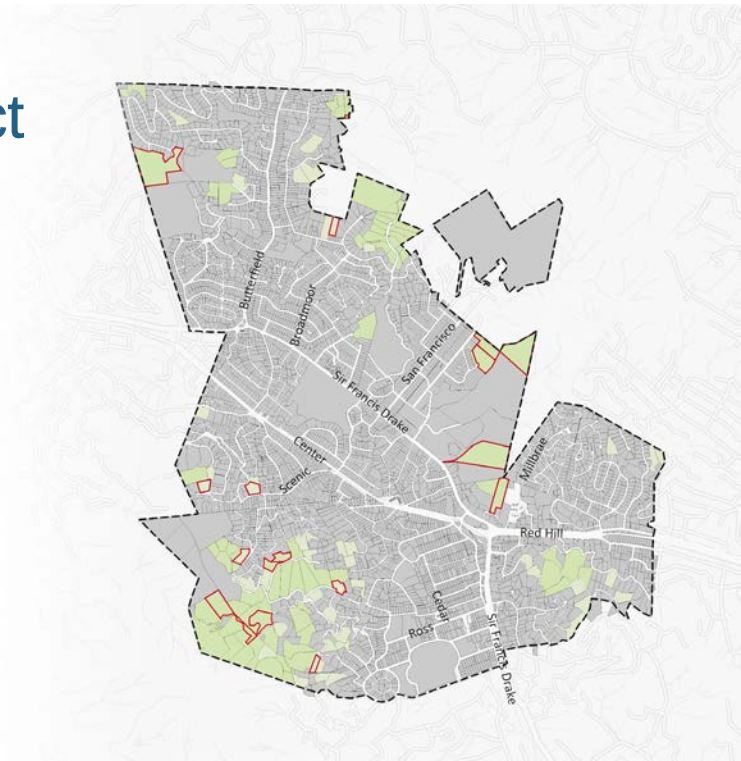
R-1C / R-1H District Opportunity Sites

- Existing Conditions
  - *1 du/acre allowed*
  - *10 existing units*
- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*



R-1C / R-1H District Opportunity Sites

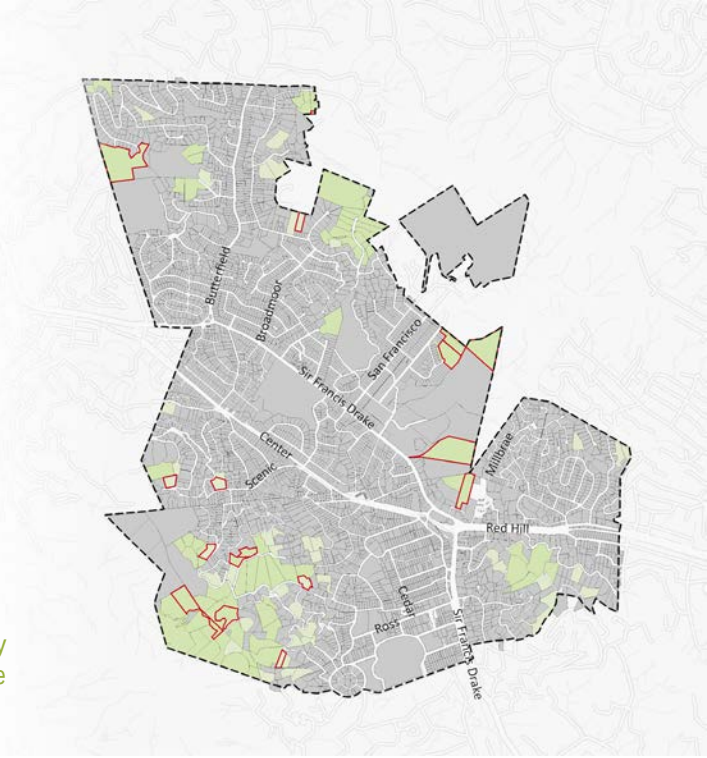
- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*



R-1C / R-1H District Opportunity Sites

- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*

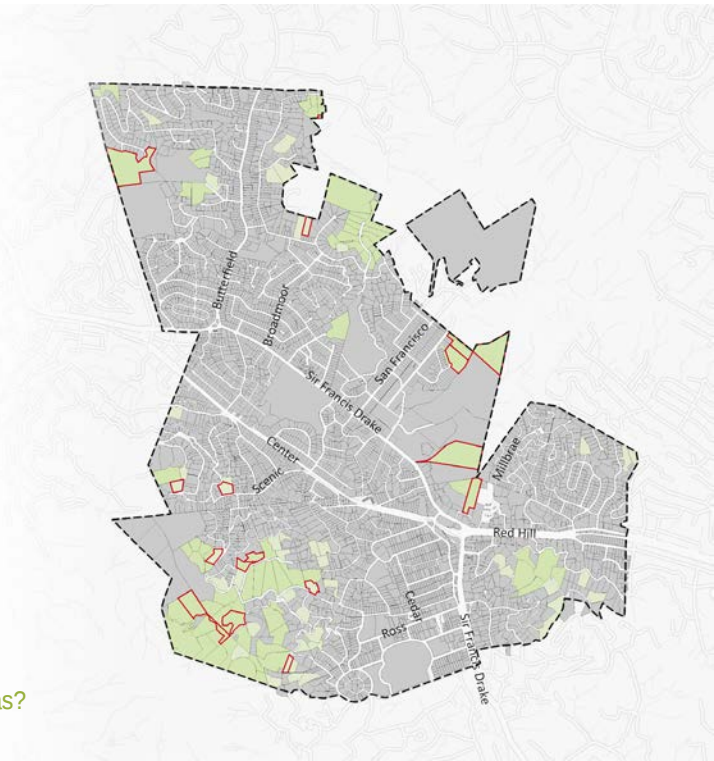
Should the Town consider allowing higher density housing in the R-1C and R-1H districts? If yes, are all R-1C and R-1H areas appropriate?



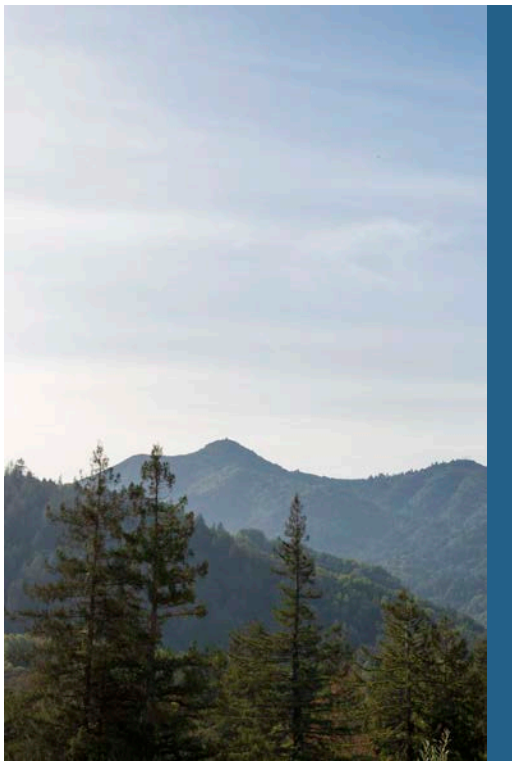
R-1C / R-1H District Opportunity Sites

- Yield Under Existing Conditions
  - *1 du/acre: 56 new units*
- Yield Under Alternate Conditions
  - *2 du/acre: 122 new units*
  - *3 du/acre: 188 new units*
  - *4 du/acre: 254 new units*
  - *5 du/acre: 320 new units*
  - *6 du/acre (R-1): 386 new units*

Should the Town consider "missing middle" housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1C and R-1H areas? If yes, should they be allowed in all areas?

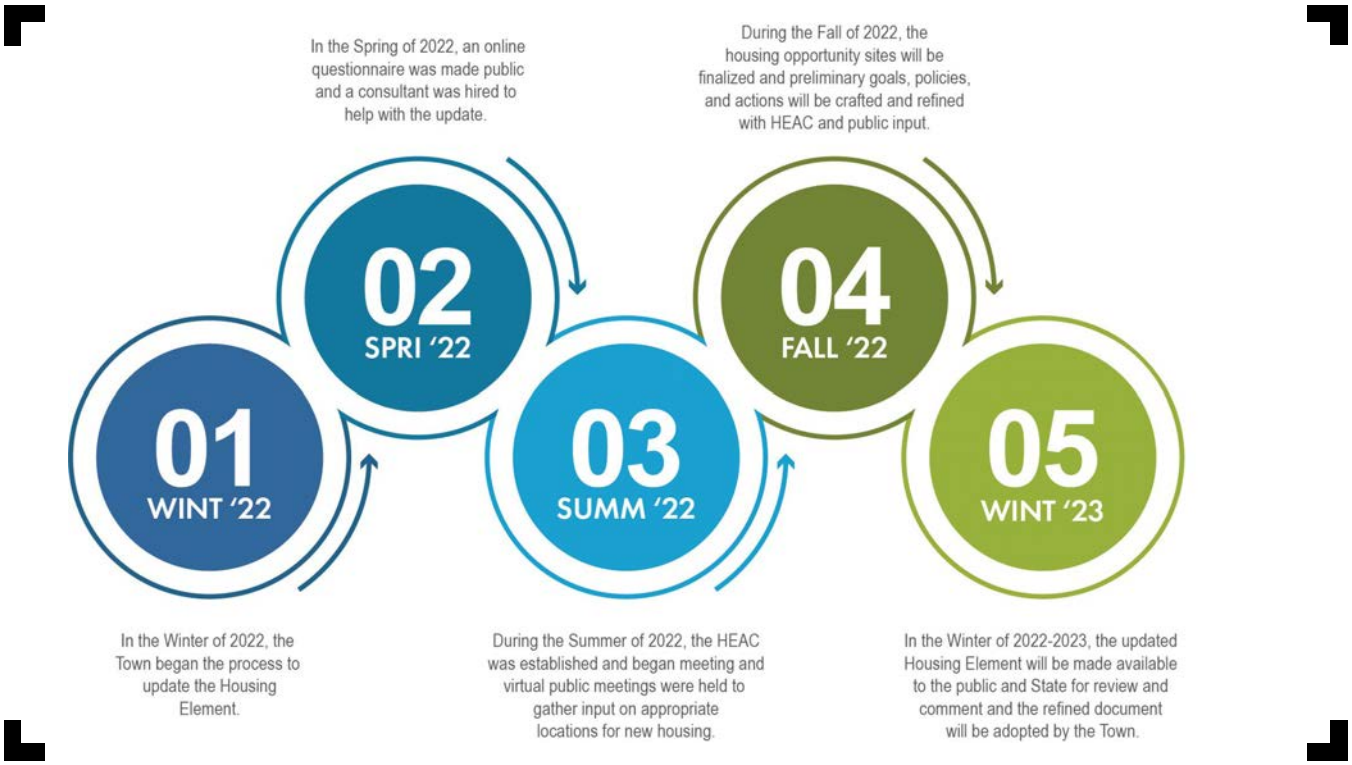


NEXT STEPS



Upcoming Meetings

- September 26: HEAC Meeting #4
  - *Finalize Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- October 11: Town Council Meeting
  - *Confirm Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- November 3: HEAC Meeting #5
  - *Discuss Draft Policies and Programs*



STAY INFORMED & SPREAD THE WORD

How to Stay Involved

- Visit the Housing Element Update Webpage: San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- Attend Housing Element Advisory Committee Meetings: Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- Sign up to review notifications: Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property: heac@townofsananselmo.org

THANK YOU!

HEAC Meeting 4

The following PowerPoint slides are from HEAC Meeting 4.

San Anselmo Housing Element Update

HEAC MEETING #4

4:00pm
September 26, 2022

Meeting Agenda

- Final Opportunity Sites Yield Analysis and Discussion
- Next Steps
- Q & A



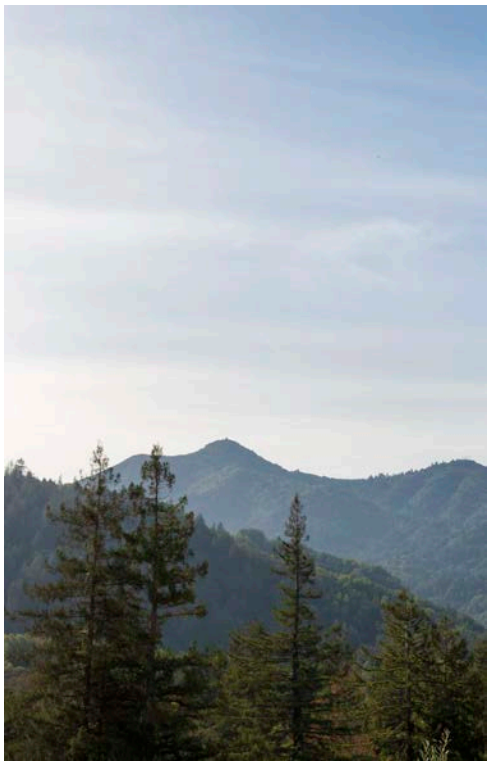
Meeting Goals

- Review and discuss refined Housing Opportunity Sites
- Reach consensus on final Housing Opportunity Sites
- Recommend preferred Housing Opportunity Sites to Town Council for consideration

FINAL OPPORTUNITY SITES YIELD ANALYSIS AND DISCUSSION

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	*1,000*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	



Units Already Accounted For

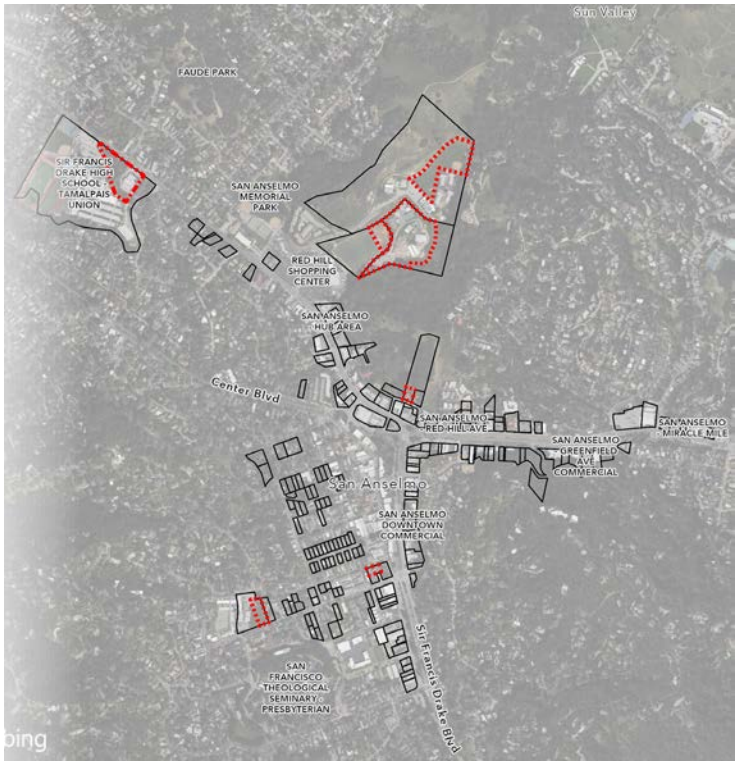
- ADUs - 160
- Pipeline Projects - 43

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	194
Low Income	145	97	88
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	840	797
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

Final Housing Opportunity Sites Refinement

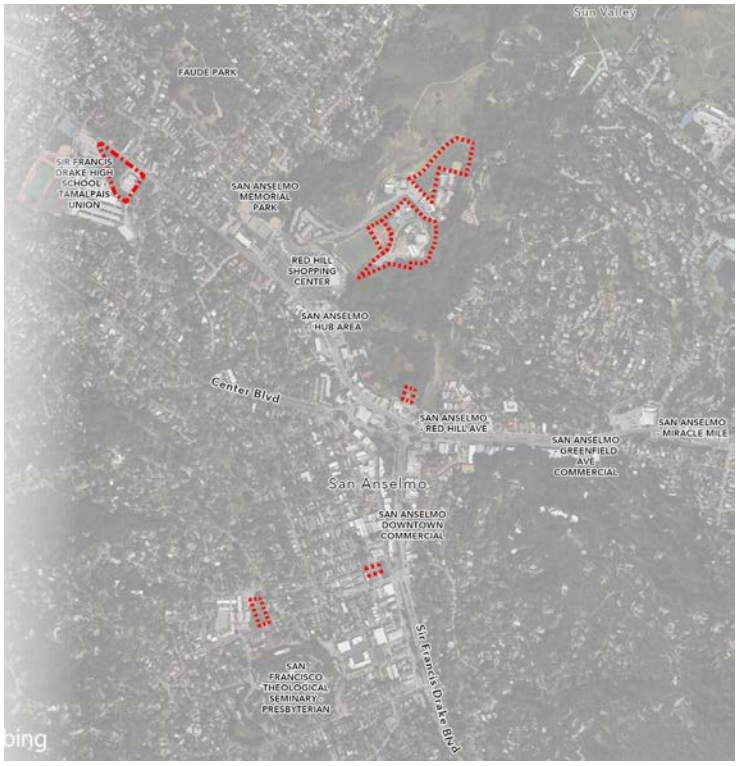
- Eliminated parcels where redevelopment under proposed densities would result in a net loss of units
- Eliminated parcels per property owner requests
- Eliminated parcels due to Town identified issues



Final Housing Opportunity Sites Refinement

Nonvacant Sites

- Yield analysis performed for portion of site only
- Assumes that existing development/use will remain



Final Housing Opportunity Sites Refinement

Archie Williams High School

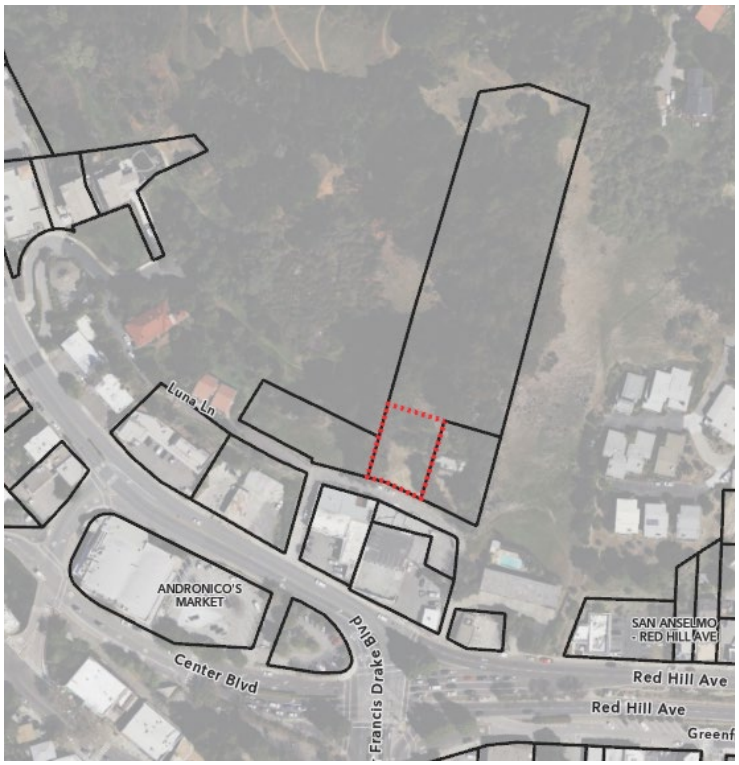
- Assumes redevelopment of modular building
- Constrained by Sleepy Hollow Creek



Final Housing Opportunity Sites Refinement

Spaulding Site

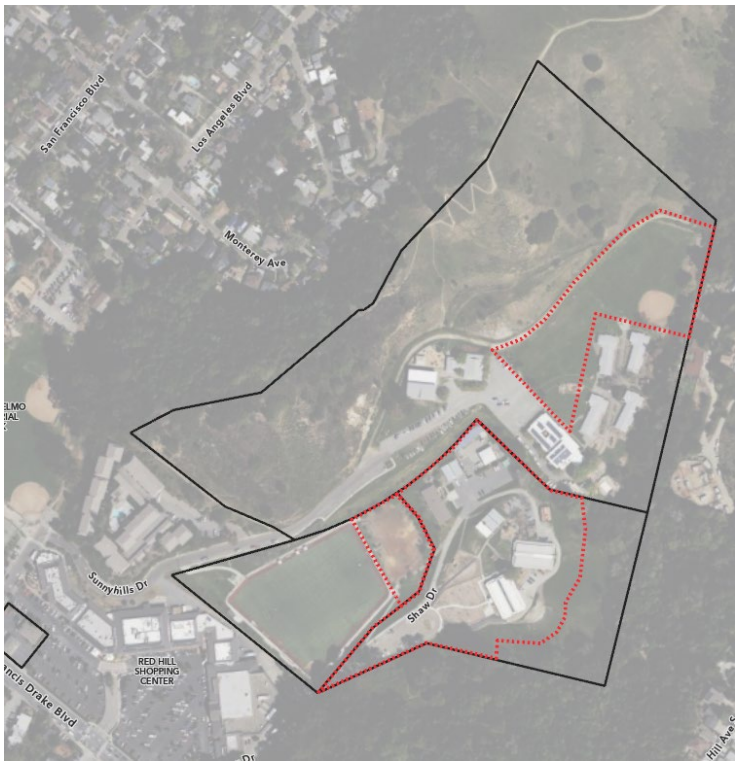
- Developable area assumed to be in line with boundaries of adjacent parcel to east to keep consistent with surrounding developement
- Remaining area too steep and prone to landslide for development



Final Housing Opportunity Sites Refinement

Sunny Hill Site

- Assumes redevelopment of modular offices and Red Hill Community Park (excluding soccer field)
- Northwestern portion of site too steep for development



Final Housing Opportunity Sites Refinement

US Bank Site

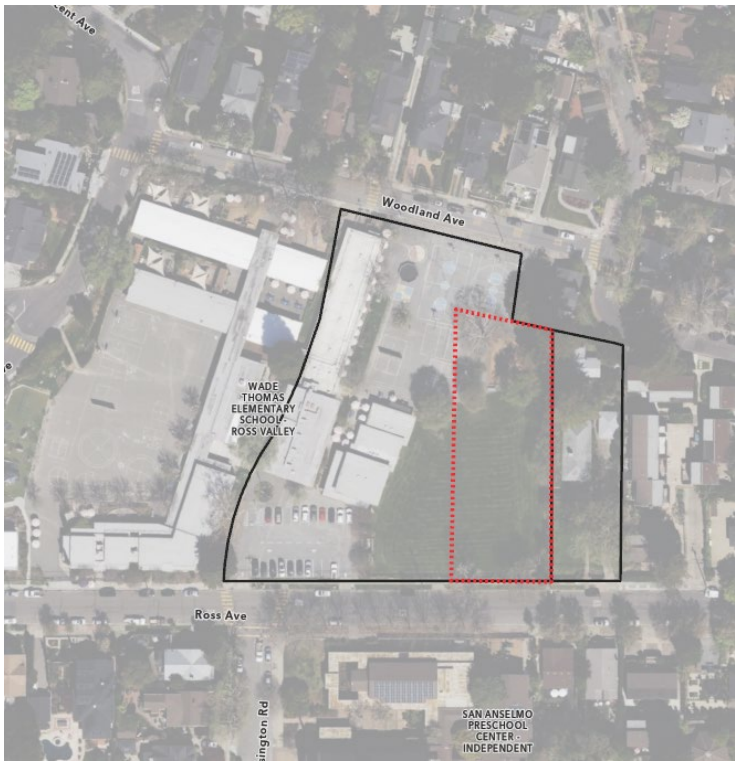
- Assumes adaptive reuse of US Bank building and underground parking to make up for spaces lost from development of surface lot



Final Housing Opportunity Sites Refinement

Wade Thomas Elementary School

- Assumes development of portion of open field area and small portion of blacktop play area



Final Housing Opportunity Sites Yields Analysis

R-2 District

- Parcels Proposed to be rezoned
- Proposed Density: 12 DUA



Current Zoning

R-1 (6 DUA)

Final Housing Opportunity Sites Yields Analysis

R-3 District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning

R-1-H (1 DUA)
R-1 (6 DUA)
R-2 (12 DUA)
R-3 (20 DUA)
C-3 (20 DUA)

Final Housing Opportunity Sites Yields Analysis

C-L District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning
C-L (20 DUA)
R-1 (6 DUA)
SPD

Final Housing Opportunity Sites Yields Analysis

C-3 District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning
R-1 (6 DUA)
C-2 (20 DUA)
C-3 (20 DUA)
SPD

Final Housing Opportunity Sites Yields Analysis

SPD District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA



Current Zoning

- PPD/R-1 (1 DUA)
- R-1 (6 DUA)
- SPD

Final Housing Opportunity Sites Yields Analysis

Affordability Assumptions

- Very Low and Low Income
  - *Acreage: between 0.5 and 10 acres*
  - *Density: Greater than or equal to 30 DUA*
- Moderate Income
  - *Acreage: Greater than 0.5 Acres*
  - *Density: 12-30 DUA*
- Above Moderate
  - *Acreage: Less than 0.5*
  - *Density: 12-30 DUA*

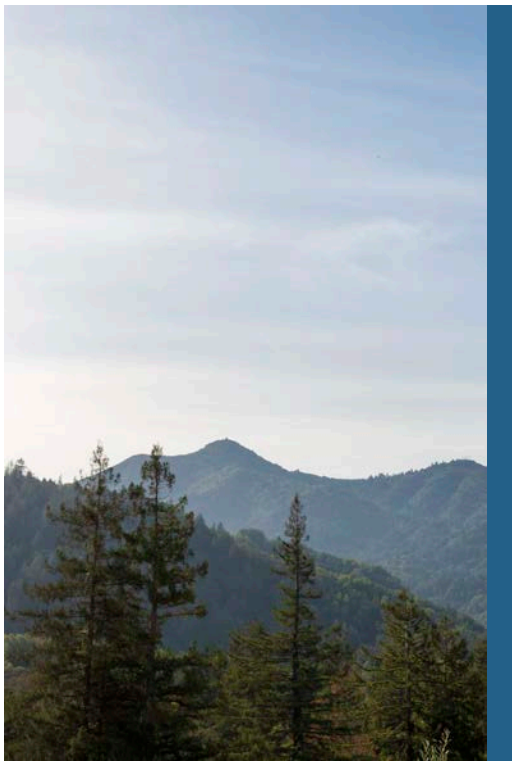
MAP EXERCISE

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs & Pipeline	Opportunity Site
Very Low Income	253	199	345
Low Income	145	93	197
Moderate Income	121	69	271
Above Moderate Income	314	279	212
20% Not Net Loss Buffer	167	167	167
TOTAL:	*1,000*	807	833
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

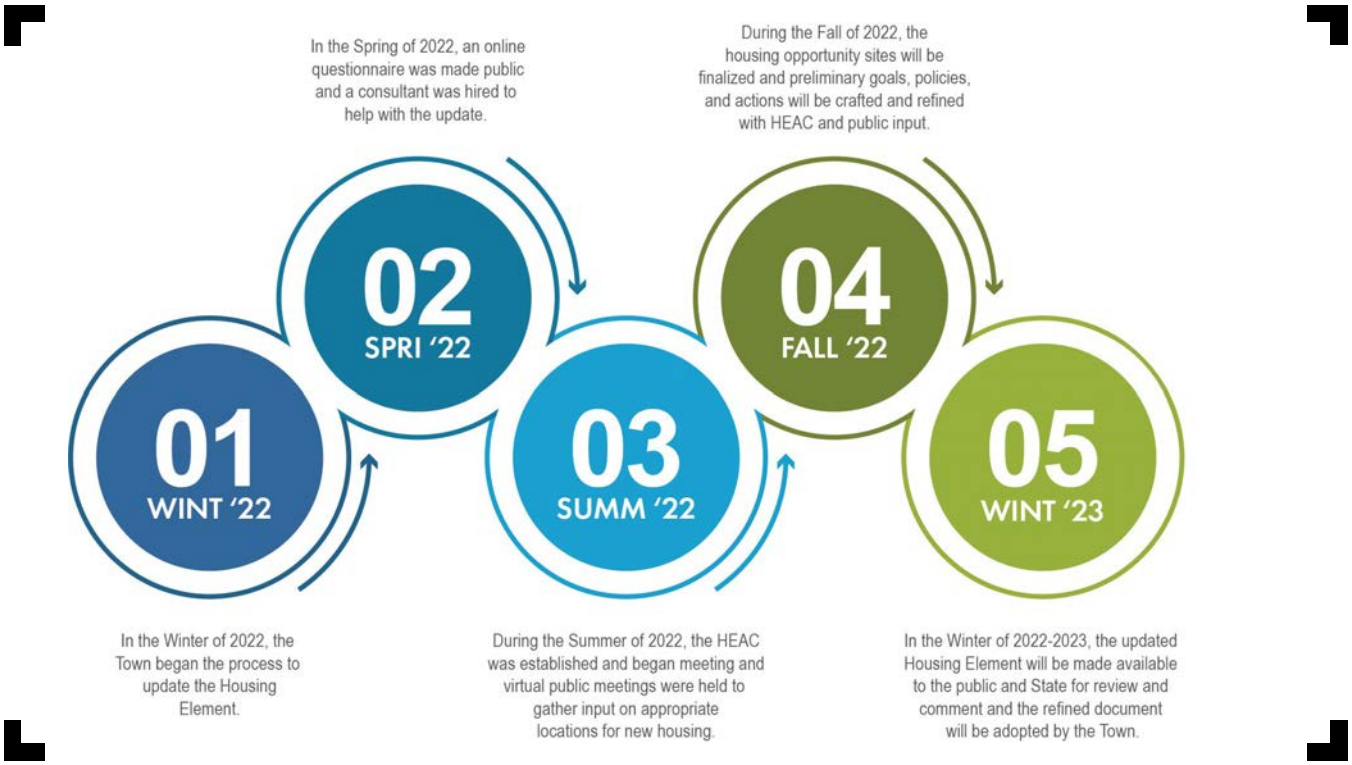
RECOMMENDATION

NEXT STEPS



Upcoming Meetings

- October 11: Town Council Meeting
  - *Confirm Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- November 3: HEAC Meeting #5
  - *Discuss Draft Policies and Programs*
- December 15: HEAC Meeting #6
  - *Review of Draft Housing Element*



THANK YOU!

HEAC Meeting 5

The following PowerPoint slides are from HEAC Meeting 5.



Meeting Agenda

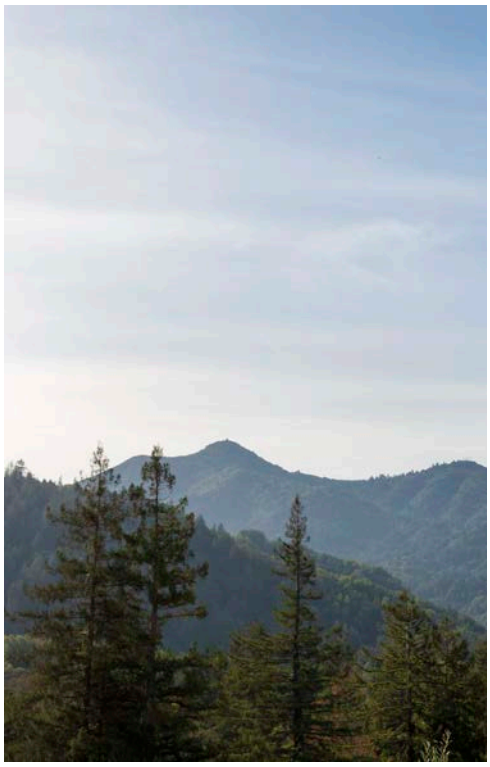
- Housing Opportunity Sites Updates and Alternatives Discussion
- Policies, Programs, and Actions Overview and Discussion
- Next Steps



HOUSING OPPORTUNITY SITES UPDATES AND ALTERNATIVES DISCUSSION

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
TOTAL:	*833*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	

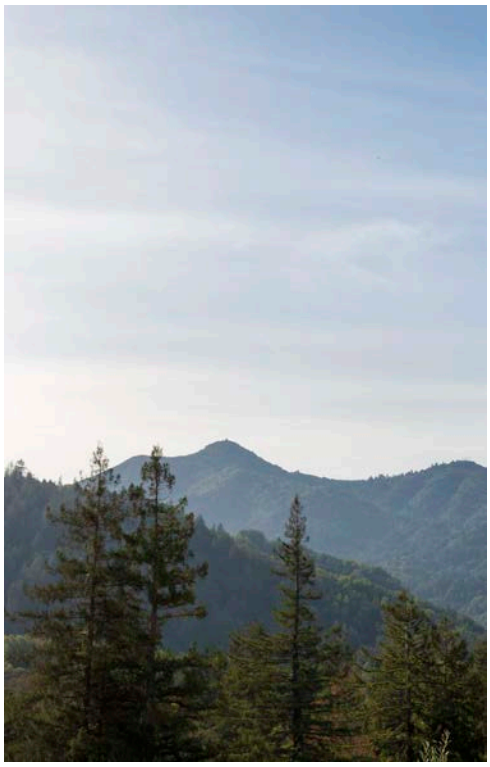


Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 43

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	194
Low Income	145	97	88
Moderate Income	121	73	69
Above Moderate Income	314	298	279
TOTAL:	*833*	673	630
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*			

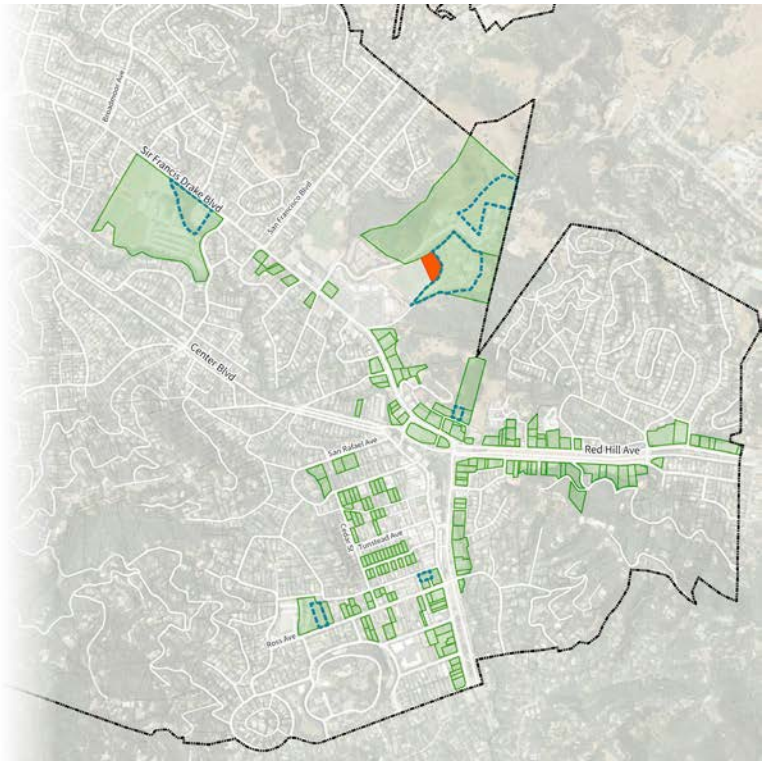


20% No Net Loss Buffer

- 630 units remaining after subtracting ADUs and pipeline projects
- 630 x .20 = 126
- Total remaining RHNA and 20% no net loss buffer: 754

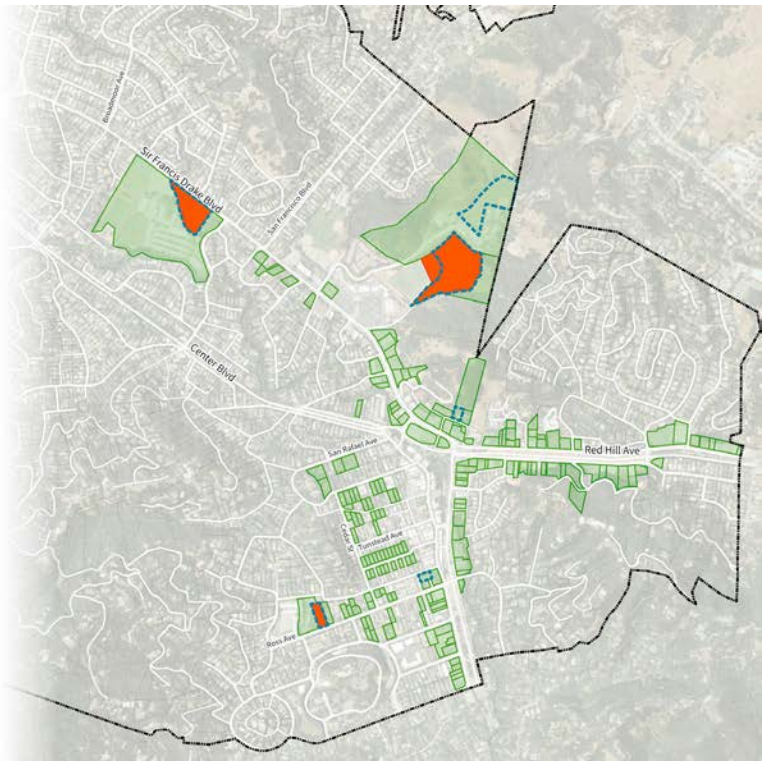
Since we last met…

- Town Council approved the recommended housing opportunity sites, except for the dog park site
- Impact on RHNA:
  1,004 Units
  (Surplus of 250 units)



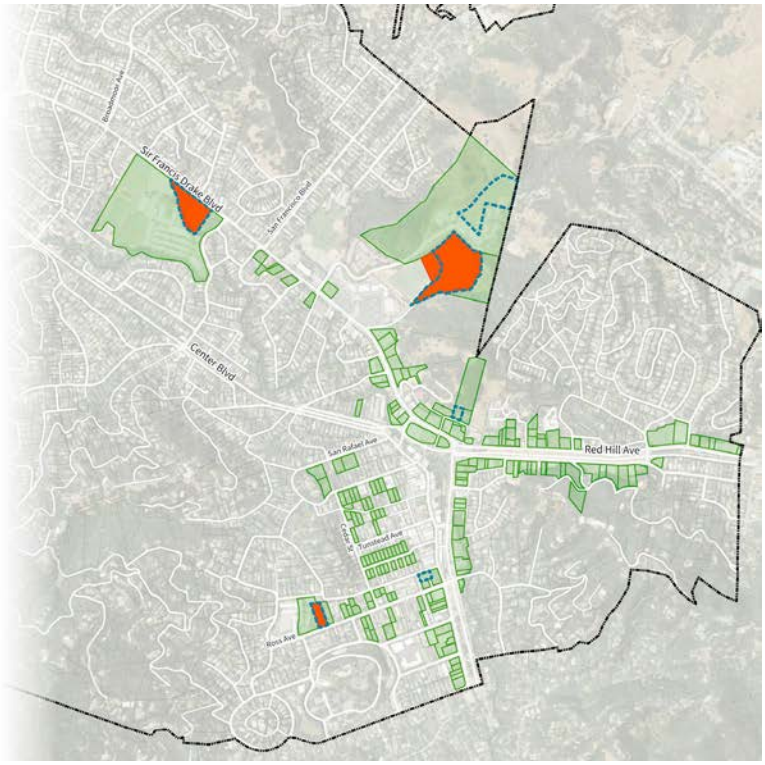
Since we last met…

- Town staff met with the schools and determined that housing on Archie Williams, Wade Thomas and former Redhill School sites is not feasible.



Eliminated Sites Projected Yields

- Archie Williams Site: 56 units
- Wade Thomas Site: 12 units
- Redhill School Site: 139 units
- Impact on RHNA:
  797 units
  (Deficit of 24 Very-low and Low-income units, surplus of 67 Moderate and Above Moderate units)



Revised Sunnyhill Site

- Revised Area: 5.24 acres
  (1.79 acres more)
- Revised Projected Unit Yield: 117
  (40 more than original)
- Impact on RHNA:
  837 sites
  (Surplus of 83 units)



POLICIES, PROGRAMS, AND ACTIONS OVERVIEW AND DISCUSSION

Policies, Programs, and Actions

- Policies: Statements that declare the Town's goals for increasing housing availability and affordability in the next 8 years.
- Programs: Programs the Town will employ to realize policy.
- Actions: Specific actions the Town will take to complete programs and realize policy.

Policy 1: Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs.

- Program 1.1: Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.
- Program 1.2: Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.
- Program 1.3: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in San Anselmo.

Policy 2. Effectively Engage the Community

- Program 2.1. Undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.
- Program 2.2: Work to build support for the development of new housing in the community.

Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.

- Program 3.1: Seek ways specific to each neighborhood and consistent with the AFFH analysis to provide new housing opportunities as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals.
- Program 3.2: Review proposed new housing in order to achieve excellence in development design in an efficient process.
- Program 3.3: Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighborhood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties, and avoids impairing access to light and air of structures on neighboring properties.

Policy 4. Support the Preservation of Housing

- Program 4.1: To the extent permitted by law, limit the conversion of residential units to other uses and will regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.
- Program 4.2: Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, conserve existing multi-family rental housing supply.
- Program 4.3: Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.
- Program 4.4: Facilitate adaptive reuse of existing buildings on small parcels.
- Program 4.5: Encourage and carry out creative strategies for the rehabilitation, adaptation, and reuse of residential, commercial, and industrial structures for housing in the spirit of retaining the mass, scale, and character of the Town.

Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing

- Program 5.1: The Town will strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.
- Program 5.2: Support mixed use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas.
- Program 5.3: Incentivize the development of affordable and special needs housing on identified housing opportunity sites.
- Program 5.4: Modify fees and reduce costs for affordable housing projects.
- Program 5.5: Establish an Affordable Housing Impact Fee Program.

Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing

- Program 5.6: Monitor the disposition of publicly owned land for potential future use for housing development.
- Program 5.7: Amend the Town's zoning ordinance to accommodate higher density housing.
- Program 5.8: Amend the Town's zoning ordinance to comply with recently adopted state legislation.
- Program 5.9: Streamline the project review process for housing-related applications.

Policy 6. Promote the Construction and Affordability of Accessory Dwelling Units (ADUs)

- Program 6.1: Adopt pre-approved ADU plans to expedite approval and lower costs associated with ADU construction.
- Program 6.2: Further streamline the ADU and JADU permitting process.
- Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1H, R-1C, and R-1 districts.

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

- Program 7.1: As appropriate, assist service providers to link together services for special needs populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.
- Program 7.2: The Town will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."
- Program 7.3: Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

- Program 7.4: Actively engage with other jurisdictions in Marin County to support long-term housing solutions for homeless individuals and families in Marin County, and to implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals.
- Program 7.5: Combat homelessness and support re-housing of people experiencing homelessness.

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

ALTERNATIVE PROGRAM REGARDING HOMELESSNESS FOR CONSIDERATION

Policy H-1.9

Housing for the Homeless. Recognizing the lack of resources to set up completely separate systems of care for different groups of people, including homeless-specific services for the homeless or people "at risk" of becoming homeless, the Town will work with other jurisdictions, as appropriate, to develop a fully integrated approach for the broader extremely low-income population. The Town will support countywide programs to provide for a continuum of care for the homeless and those at risk of becoming homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing.

Implementation Program H-1.9.a Countywide Homeless Programs

Actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing Continuum of Care actions in response to the needs of homeless families and individuals. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.

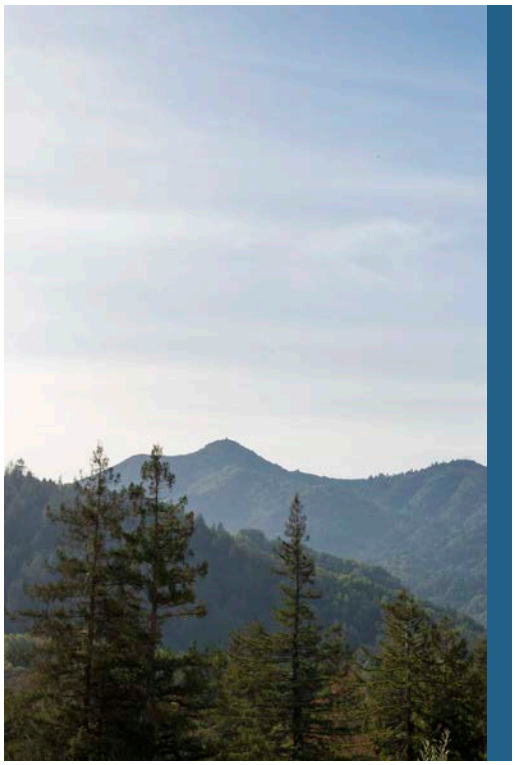
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas

- Program 8.1: Continue to support Ross Valley Fire Department (RVFD) plan review.
- Program 8.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).
- Program 8.3: Establish and enforce safety standards for structures and landscaping in WUI areas.

Policy 9: Affirmatively Further Fair Housing

- Program 9.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.
- Program 9.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.

NEXT STEPS



Next Steps

- November 23: Houseal Lavigne to deliver draft Housing Element to Town Staff for review and refinement
- December 12: Public Release and Notice of Draft Housing Element
  - *Beginning of 30-day public comment period*
- December 15: HEAC Meeting #6
  - *Review of Draft Housing Element*
- December 19: Planning Commission Public Meeting
  - *Review of Draft Housing Element*
- January 10: Town Council Public Meeting
  - *Preliminary consideration of public comment*

THANK YOU!

ADU Questionaire

The following pages are from the ADU Questionnaire Summary.

ADU Questionnaire Summary

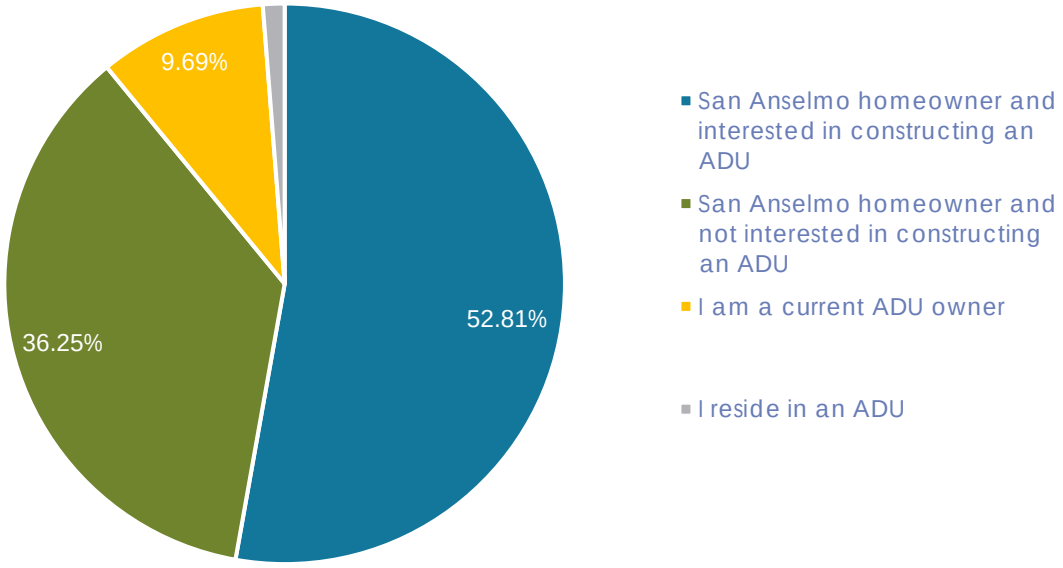
Survey Closed on May 1, 2022

The questionnaire is organized into three parts:

- Part 1: Current ADU Owner Questionnaire
- Part 2: Prospective ADU Owner Questionnaire
- Part 3: Homeowner not Interested in ADU Questionnaire

All Respondents

Question 1: Please choose the best option that describes you.

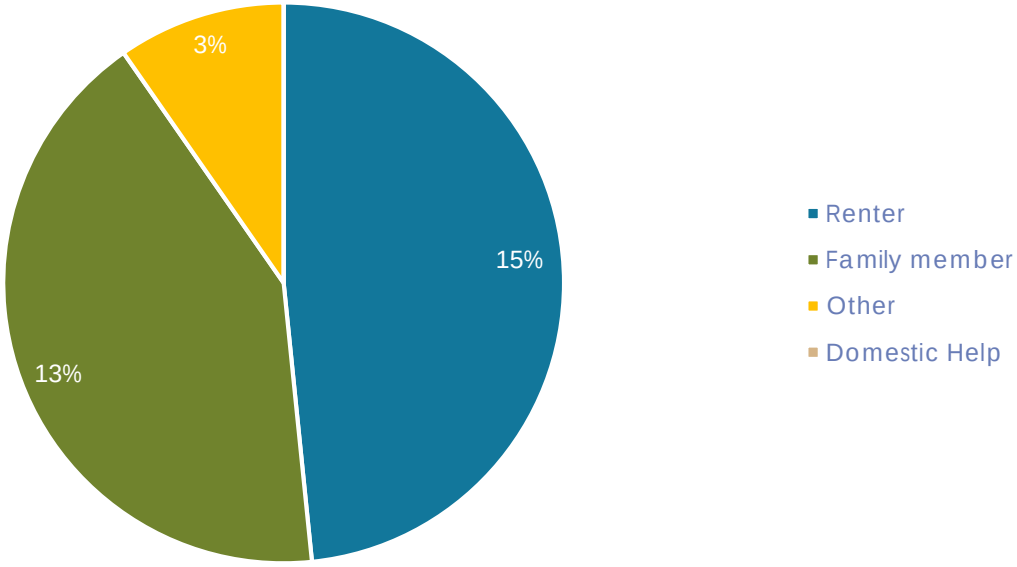


Current ADU Owner Questionnaire

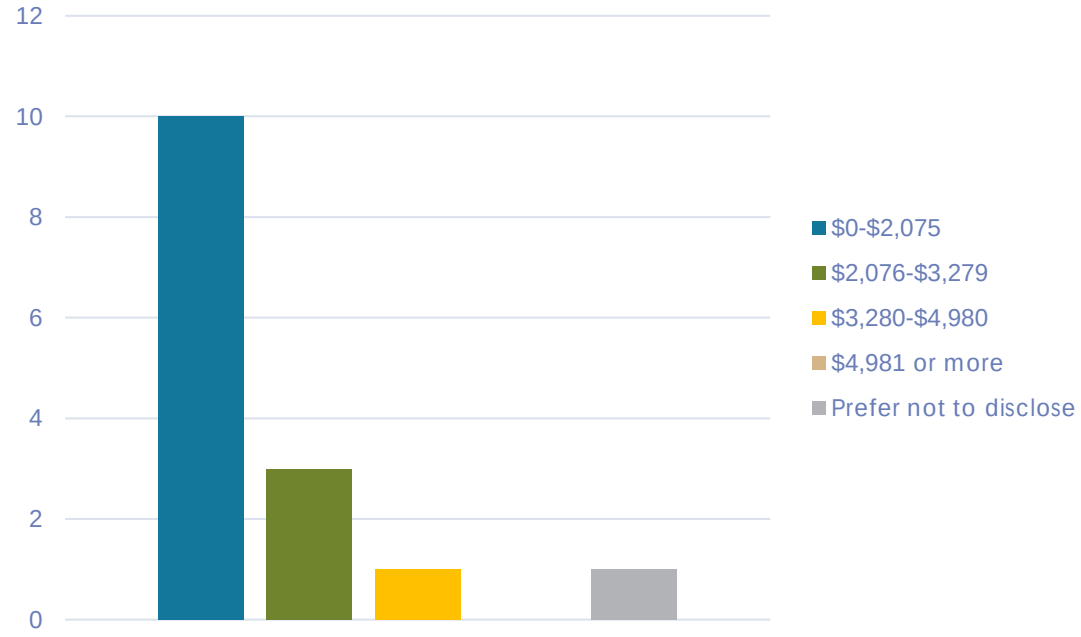
Question 1: What is the current address of your ADU?

Answers omitted from summary to preserve privacy.

Question 2: Who is your ADU intended to be occupied by?



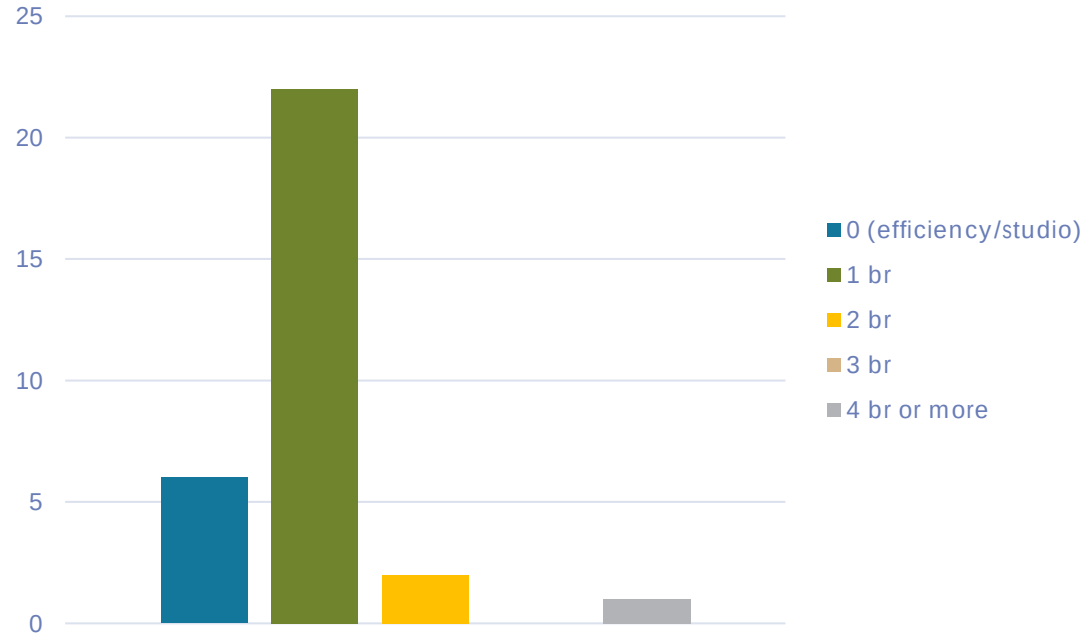
Question 3: What range of monthly rent do you charge?



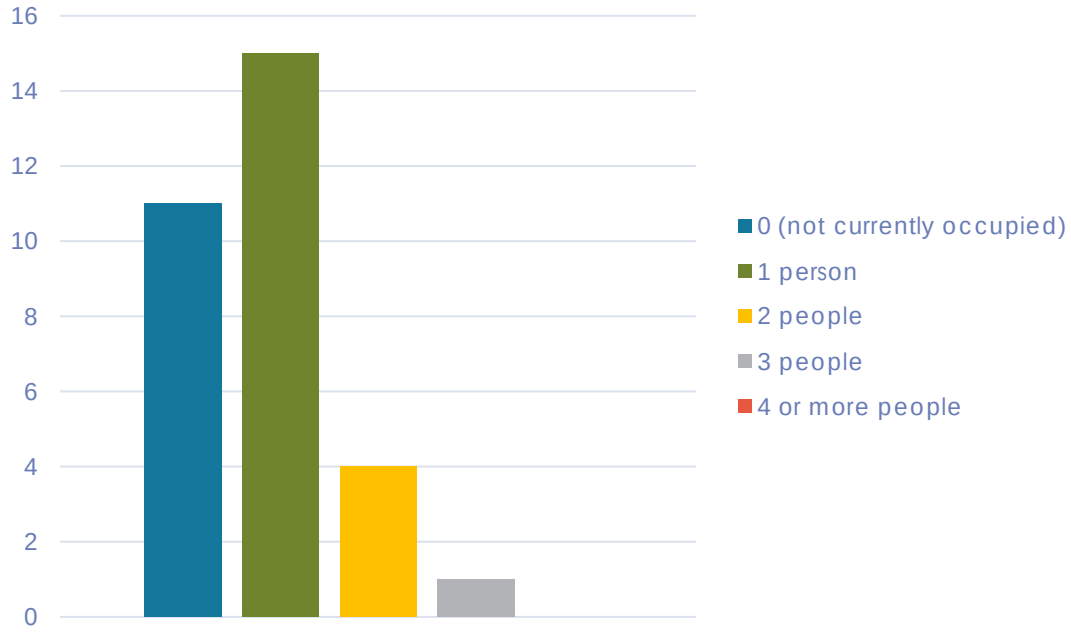
Question 4: How could the Town incentivize you to offer your ADU at a more affordable rental rate?

- You can't because we just break even
- I don't want to offer my ADU below market rate. It is my income source.

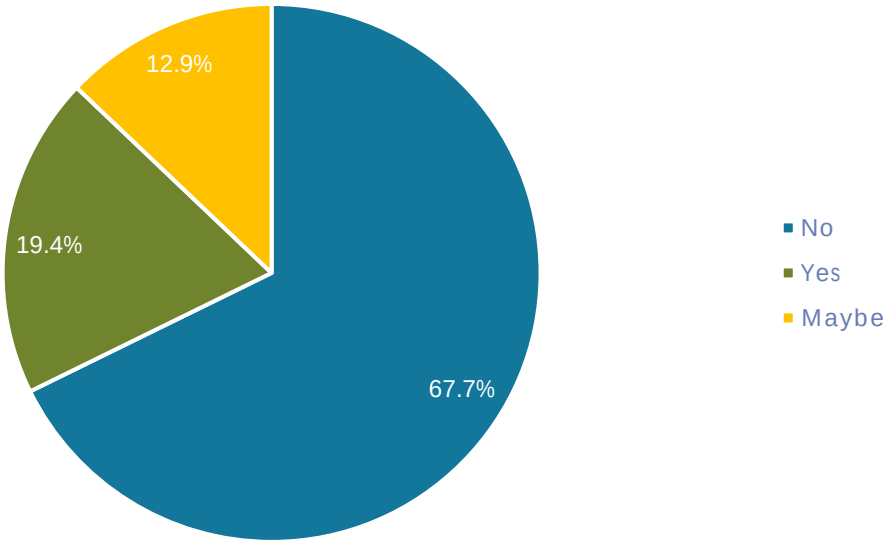
Question 5: How many bedrooms are in your ADU?



Question 6: How many people occupy your ADU?



Question 7: Would you consider building a second ADU or a JADU on your lot?



Question 8: What could the Town do to encourage you to build a second ADU or JADU?

- We don't have space for additional units.
- Uncertain. Address planning, permits, zoning. Utilities, esp. water.
- There isn't enough space on the property to build another unit.
- There are two things to make people do the right thing - make it easy and make it affordable. The current process does neither.
- The town could help me get the first ADU permitted (it was built by a precious owner) and then help make the process easier. The permitting has been extremely tedious and difficult -- and not at all in line with the state regulations for building / permitting ADUs.
- The current process for making changes to one's property in San Anselmo is onerous. The Planning Dept. process seems convoluted, and onerous. Add to that huge, complex, poorly explained wait times and fees, and frankly Town planning structure that that seem *against* getting home owners to "yes." Contractors do not seem to like to work here. Timelines to get even small things done are discouraging. Plus it's been difficult to get answers in order to make plans. We have been paralyzed at the idea of having to do anything involving the SA Planning Department. One person says one thing, another says something else. In the meantime, our ADU will sit empty except for family and friends in need. There would have to be very specific guidelines, variances and a simple cost structure that anyone can understand. Education on the part of everyone to make sure things are understood from high to low and in between would have to be a starting place.
- We have considered renting out our ADU but have chosen to use it as extra work / storage space for now. With Covid + work from home, the extra space has come in handy as a work area. We also have aging parents that we may need to care for in the near future. The prior homeowners (who owned the property for 4+ years) also chose to leave the space vacant and use for their own purposes. The primary reasons we have not rented the space out are (1) uncertainty around our rights as it relates to renters (for example, with Covid emergency designations and eviction moratoriums, would we have any recourse if a renter elected not to pay rent or was engaged in illegal or unsafe behavior?), and (2) potential anger from neighbors as it relates to parking, etc. If the Town wants

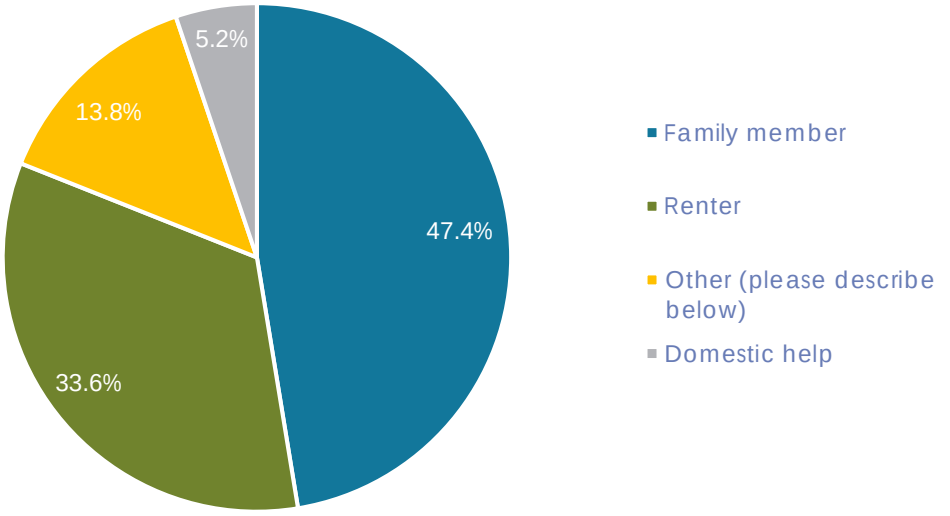
homeowners to create and manage ADU/JADUs, it will need to give formal encouragement and reassurance that legal protections will not be one-sided against them and that they will not be vilified as "greedy landlords."
- Reviewing permitting requirements.
- Relax setbacks even more
- Nothing. The lot coverage ratio is maximized.
- Nothing. No more space on property. We have previously allowed a friend who could not afford to continue to live in San Anselmo to live there for 4 years rent free
- Nothing. I have off-street parking for both our cars. Right now I have trouble seeing down the street when I exit my driveway or passing another car because of all the vehicles parked on the street. Another ADU would make that worse. I think they're great, but the walls of parked cars are dangerous.
- Nothing. My ADU is an in-law apartment over our garage
- Not seriously thinking about it now
- Make clear and simple rules and aim to help the process.
- Lower my property taxes a lot.
- Loosen development square footage building to lot size restrictions and expedite mid-construction change order approval process.
- I have had so much trouble and added unexpected expenses that I would advise anyone planning an ADU to forget it. The county has made it difficult and expensive, the construction costs have ballooned over original estimates, and delays have added frustration. As a senior, I wish I had moved into a senior facility.
- Accelerated permit process for standard units.
- EDUCATE! Educate people on the advantages of having ADUs. We have an existing, legal "2nd unit" which is part of our square footage and therefore our assessed value - so we are taxed (heavily) on it. Do ADUs count as square footage? Assessed value? Is taxation different for ADUs? Are there other advantages people might not know about?

Prospective ADU Owner Questionnaire

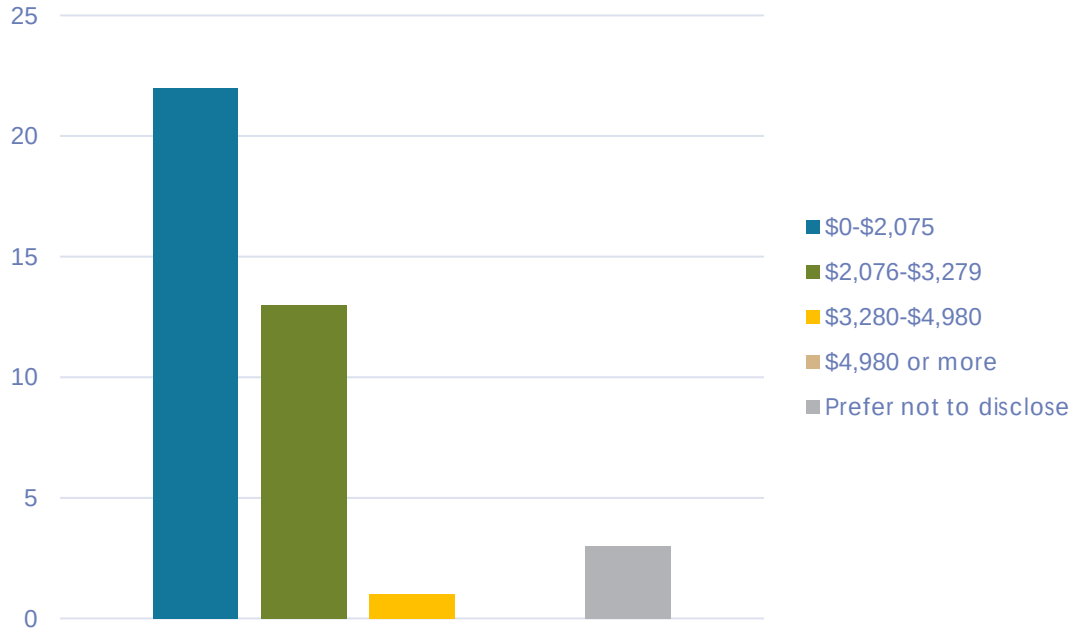
Question 1: What is the address of the property you are considering building an ADU on?

Answers omitted from summary to preserve privacy.

Question 2: If you were to construct an ADU, who would you intend for it to be occupied by?



Question 3: What range of monthly rent would you intend to initially charge?



Question 4: How could the Town incentivize you to offer your ADU at a more affordable rental rate?

- Lower taxes, ta break, etc.

Question 5: What could the Town do to encourage you to build an ADU or JADU on your lot?

- What happens if there is no more room?
- We would like to rent out a downstairs 'granny' type SADU but our home is old and we worry that the permit process would be costly and inspectors would penalize us for old out of code work and require us to fix everything. If we were assured that old out of code work would somehow be grandfathered in to allow a permitted SADU, we would be interested in renting
- Water, sewer and electrical connection; waive setback requirements
- Waive planning and license fees
- Waive permit fees. A big incentive would be to waiver permit fees on all property construction if an ADU is added as we remodel a bathroom/kitchen or any remodeling project.
- Waive building permit fees
- Nothing, we have no space to appropriately add an ADU to keep up with the high standards of San Anselmo.

- Unsure
- Town has reputation of being very arduous/difficult to manage regarding permits and building process. Would be useful to have a liason or "path" by which people can easily understand the process, how their situation fits into the process, and what are the definitive steps to move forward. Should be website that owners can find easy instruction, tips and information/feedback about their particular project. An example is a Tesla Solar roof. You can literally do most of the analysis/planning on-line. Information, price etc. is all easily available. You don't have to keep going down to a "brick and mortar" location or talk to someone live unless it is useful to do so.
- The previous planning director and current fire dept told us in early 2021 that we could not build an ADU anywhere on our property due to access issues. The Fire official said they would not allow any ADUs on Forest Ave. As the Firewise co-leader of my neighborhood, I am highly aware of the fire danger. However, when we purchased the house in 1997, we were told by the seller/builder that we could build down/ add another level at some point. That access would be off of Creek Rd, which a fire truck would have /now has very little ability to access as it is off Glen Dr and is very narrow/ has sharp turns. However, there are many houses on Creek already, some with extra units. I'm not sure what the answer is but thought I should share our plight.
- The planning manager is already helping my family - I just now see the Town Jan Pdf info on website- looks good
- The permitting process needs to be clear and streamlined. IF we were to build, it would be in our existing detached garage and it would only be for family if they needed housing.
- The need is here for sure, with limited space to build in community. Tax breaks in some form might give us motivation to fix up our water tower. Might be for family member rental first, and when time comes, open up to community once security measures enforced ((since women and children live here currently).
- The cost of permitting should be low and the permitting process should be expedited to minimize the duration it take to get a permit.
- Tax savings
- Subsidy, tax break, easy permit process.
- Subsidized building or permitting, revise set back restrictions, have more clarity around set back restrictions, provide ADU feasibility inspections or partner with a consultancy to do those.

- Streamline the process and provide property tax exemption. Substantially reduce permitting and inspection costs. Provide a thorough boilerplate of expected costs and work to reduce them. Amend nighttime parking rules for the reality that almost no-one actually parks a car in their garage and that there will be more cars that need to park if more ADU's are built.
- Streamline permitting and clear definitions of what is and isn't allowed
- Streamline easements; we would convert the garage which sits close to the property line. Subsidize cost of adding sewer lateral connection. Collect RFPs of local design/build firms to conduct free assessment of ADU feasibility and cost.l for homeowners.
- State funded subsidies for construction of ADU through holiday of property taxes for a period of time. Also, we need better roads and infrastructure to accommodate heavier uses that come from higher density.
- Simplify permitting process and building regulations
- Set precedence for others in the approval process by making choices that are conducive to growing families. Allowing maximized square footage that still complies with set backs. In other words if the height and setbacks are compliant, what difference does it make on the square footage that is counted.
- Seminars on how to start the process, costs, rules, etc would be great. I look at online articles and builders, but gets overwhelming
- Review of current permitting process with an eye to speed it up and it more efficient. Financial support. Ie, leave property tax assessment unchanged.
- Remove setback, lot coverage, and parking requirements
- Relax requirements for parking spaces on property
- Reduce setback restrictions and other limits to building
- Reduce permit fees
- Reduce parking reqs
- Reduce fees
- Quick/subsidized permitting process; make it easy to expand driveway and curb cut/other creative solution for adding off-street parking; be flexible with property line setbacks
- Public/private finance. Streamline the process. No hassles.
- Provide simplified guide and examples of constraints and potential costs (permits, etc)
- Provide me with a list of things the Town is willing and able to do to encourage me.
- Provide easy permitting. Provide a courtesy inspection to see if our property lends itself to an ADU or a JADU. Provide us with resources to proceed as well as contractors who have been vetted. Provide

us with possible sources of funding.
- Provide clear guidelines, provide site evaluation, consultation and suggestions. Recommend vendors. Show examples of ADUs with approximate budgets. Make low interest loans available to those of us of fixed/lower incomes.
- Provide architectural or other support to consult with homeowners on the most cost effective way to build an ADU on their property.
- Provide additional parking options nearby.
- Provide a rebate (similar to the sewer lateral replacement program) so I can develop an ADU and stay in my current home versus trying to buy a bigger home in San Anselmo.
- Provide a low-interest loan.
- Provide a low interest loan or property tax rebate so that I could justify it financially.
- Property tax credits
- Offset cost of construction with state or federal subsidy, tax credit, or low cost financing.
- Office space. My neighbors and I really do not want more housing in San Anselmo. There is already too much traffic. Anecdotally, most ADU's are constructed for home offices or short term rentals.
- Offer incentives or breaks on taxes and permits. Also maybe grants for closing costs. Discount on fixed or adjustable interest rates. Maybe have contractor's to offer discounts on foundation work or sewer and utilities hook ups. Make it easy on the home owner to have ADUs on their lot.
- Offer Grants to take burden of financing with higher interest rates. Make it easy on the home owner to get permits and any financial help would be helpful. Keep taxes low or hold off on any increase
- Obviously, reduce application fees, and no property appraisal change.
- Not sure.
- Not sure, but possibly streamline the approval process.
- Not be so strict and charge so much. I don't think I can afford to do this but will explore.
- No property tax increase for seniors.
- Negative number 1 - My understanding is that the current requirement pretty much requires using an architect to do the plans. Nagative number 2 - costs and time required to trudge through planning and building department rules and incredibly thicker building code books. Negative number 3 - increasing population while drought hangs over us. Negative 4 - forcing reliance on PG&E electric. No natural gas is allowed for homeowners while refineries and landfills burn off methane/natural gas constantly.
- Make the process easier. We have been trying to add solar to our home all year and it has

been a nightmare of a process. Given how challenging it has been, it is very discouraging to attempt additional projects.
- Make the permitting process more clear and manageable given the short supply of contractors and other professionals with time to schedule such a project.
- Make the permit process easy and affordable!
- Make the permit process easier.
- Make the permit process easier , Decrease fees for adus, offer tax credits Have a workshop on the ins and outs of adu in SA
- make the codes and restrictions easier
- Make the building permit and fees reasonable instead of what they are today
- make permitting process simple and easy to understand -referrals to contractors
- Make permitting process easy.
- Make permitting process easier and more transparent.
- Make permits easy, potentially tax credits, provide education resources and reputable suppliers (what's involved in building an ADU, typical costs, things to think about, who can help, etc.).
- Make permit process simple
- Make it easier to understand related planning guidelines. My ADU would be built on a garage in the hillside—all new construction. I have requested guidance from the planning department via email but received no response.
- Make building ordinances, permit process less complicated and less expensive
- Lower permit fees.
- Loosen the restricts and make it easier to accomplish.
- Less red tape, no additional tax, fees, forced upgrades
- Last I checked we were limited in our square footage although if you look at our property you will see it's quite large. In order to make this affordable the allowed square footage would have to increase. We've looked into building and have spoken with builders and attended zoom information meetings so we are serious but when we punch out the numbers, it doesn't make sense to add for only 1100 square feet which is about what we are allowed. We're on a hill so that adds to cost. But if clearing out an area and could add more square footage the initial costs starts to make more sense. I have a recent college grad (engineer) and his girlfriend I'd love to see move back to California but it's too expensive for them, even if they are renting.
- Keep the involvement of MMWD, Ross Valley Sanitary, and Ross Valley Fire at bay, and prevent them from imposing too many restrictions, fees and infrastructure requirements.
- Keep the fees and cost to build down

- Keep taxes low.
- It's just too expensive. So rebates and making it easy and quick to build. Less $ for permits.
- Issue permits in a timely fashion
- Increase the building envelopes and have less regulations around building. Make getting permits easier without such long wait times.
- I think I would need a parkin waver.
- I run a nonprofit housing organization that supports local jurisdictions connect with homeowners interested in building an ADU/JADU. We currently support jurisdictions in San Mateo County and Alameda County and I would be thrilled to help bring our expertise to San Anselmo where I live. You can learn more about our programs at this link: https://www.hellobright.org/sponsored-programs. We have know the process can be overwhelming and the risks of getting it wrong can have significant financial impacts. Happy to connect and share more about Hello Housing and the work we do if you think it would help to streamline your process and support more homeowners create affordable places to live within the fabric of existing communities.
- I have found the review process cumbersome. Town has made it impossible to get clear path to approval. When we submit revised plans (with revisions requested) only to get flagged on data that was approved in earlier submission shows issues with outsourcing the process for review. It also puts home owners at disadvantage vs other projects town has approved. I feel town has not adherents to CA law passed on ADU and overburdens homeowners applying based on state law.
- I don't know. The fundamental problem is that the cost of construction is too high, so the rent we would have to charge is too high. We would want to rent to someone middle-income (teacher?), but there's no way to make that even close to pencil out.
- I am interested but with the cost of building so high right now, I can't afford to do the project.
- Help with permit fees. Remove current obstacles to construction- ie urban interface rules, requiring sprinkler systems for adding the square footage, reassessments, etc. Advice on where to locate unit wIthin town's building policies (ie- setbacks). We have looked into this but it's seems it would take 10+ years to break even with current cost of construction.
- Help me find a consultant who can advise me on constructing and adu with the least amount of complications from the city , applicable agencies and finally neighbors.

- Guide for the highest value with least costs.
- Grants
- Grant money
- Follow models from other cities such as San Rafael that facilitate the process.
- Familiarity with permit process
- Facilitate permitting process for electric and plumbing.
- explain the procedure in simple terms. iLow cost permit. We are 89 and 84 and would like to stay in our home. I am presently caring for my husband who has alzheimers.
- Enable me to be closer to the property line in front since my front yard is shallow
- Easy permitting and help with sewer lateral
- Easier & less expensive permits
- Decrease fees and wait times for permits.
- Currently cannot add another ADU due to limits, can only do JADU in main house
- Change the 8' setback requirement so that families can fit in a unit without it taking over their entire backyard.
- Because our home is located in a flood zone, we seek SA Town policy for ADU / JADU, which addresses both safety for occupant, and economic possibility for property owner. Right now, based upon our initial explorations, Town requirements are not economically prudent for many home owners who can / would invest in a living space for a renter / caregiver / family member.
- Approve our permit. We have been trying to get this through for over a year. The renovation required would not change the structure for our neighbors.
- agree to a legal unit that could already be used for that
- Adjust setback requirement to be able to have ADU closer to the fence.
- Add sewer and water hookups to Alderney St which runs at the back of my property where the ADU would be built

Homeowner not Interested in ADU Questionnaire

Question 1: What could the Town do to encourage you to build an ADU or JADU on your lot?

- Nothing
- Nothing.
- You could buy the property from me. Otherwise I wouldn't want to build an adu on my lot.
- Will not
- Where is the water coming from to have a reliable supply for San Anselmo? No more building or water hookups should be allowed until this is addressed.
- We should not be encouraging ADUs.
- We have a parking problem on our street - this aspect of increasing density is hard to ameliorate, so not sure what you can do to help with that - possibly increasing flexibility of issuing overnight parking permits.
- We don't have any room at all. Please consider neighbors if ADU's are treated as Airbnb's.
- waive permit fees and accelerate permit process
- Waive developer fees
- This town makes it SO difficult and expensive and slow to do anything. Why try?
- They couldn't
- There is nowhere to put one
- There is no room to build an ADU on our lot. As a general issue, I believe the addition of multiple ADUs would increase population density (with a knock-on effect on traffic, services, etc.) and undermine the town's esthetics.
- The town needs to create a holistic plan on how ADUs effect neighborhoods, parking, traffic, fire evacuation and the cost of improving infrastructure to support ADUs.
- The Town might hold informative sessions where they presented examples and designs of ADU or JADU. There could be displays on the Town hall lawn as in the past also.
- The problem in our neighborhood is parking. We have many Homes without off street parking and many homes have more than2 cars and some won't use the parking decks they have. I would love to build one, I feel the town really needs to address the parking in the hills.
- The problem for us is that our backyard is tiered and not really suitable. But if it were, it would be the arduous permitting process many towns have.
- The downstairs of my home could be converted into an JADU as it has a separate entrance, laundry facilities and a bathroom. What it lacks is cooking facilities. I would like to read about how I could create a JADU, what is the permit process, do I need cooking facilities? What are the anticipated costs? Would the JADU be allowed to park

overnight on my street? Hampton Avenue in SA.
- Tax break
- Subsidize funding for the project.
- Streamline the permitting process and give me a tax break
- Sorry, I don't have enough room as creek (easement) runs through the middle of my backyard.
- Simplify permit process.
- Reform the Town's building code. It is absurd. Then make the front end process of pulling a permit easier for homeowners and contractors. The individual building inspectors are professional, but the underlying code and processes significantly increase the cost of housing in SA.
- Reduce the overwhelming burden of design review and regulatory red tape that prevents any construction work in the city. The cost of getting permits is beyond outrageous snd unjustifiable. Career bureaucrats appear to be encouraged to maximize inflows to pay for bloated pension costs.
- Reduce cost
- Probably nothing. I don't think that I have room.
- Pay us for the kitchen it made us remove from our studio when we bought or house in 2012
- Our property is not feasible for another unit. There is a long narrow driveway and it is the only way to enter and leave the property.
- Our neighborhood is already so dense and our neighbors so close that I can't imagine adding more buildings and people into the mix.
- Our lot is too small.
- Our lot is not really big enough. What it the took the space behind red hill s over field and build there. It would give people access to the only affordable place to shop -Safeway
- Our house is on a steep sloop and there is no usable land for building an ADU. We now have three generations living in our home, and if our child, his spouse and grandchild ever moved out we would consider converting the lower floor to a rental unit. It was an "illegal" rental unit when we purchases the house 25 years ago, and the Town made the seller remove the stove before closing.
- on hill. cannot accomodate
- Offer property tax relief
- Offer planning/permitting support team to help streamline the process and reduce costs.
- Nothing….don't want the responsibility. I've already had difficult experiences with renters.
- Nothing. Too much government interference currently.
- Nothing. There is insufficient space available on my parcel to construct a second unit.
- Nothing. San Anselmo is already very crowded. Just drive around at night and count the vast number of cars parked on street.

- Nothing. No space. My yard is my favorite space.
- Nothing. No room on my lot
- Nothing. My lot is too small and I have no interest in adding to the density in what is already a relatively dense neighborhood.
- Nothing. I wouldn't want to add to the congestion of Butterfield by adding a unit.
- Nothing. I don't want one.
- Nothing. I don't believe we should rely on ADU but instead, allow multi-family home/ projects to proceed more quickly.
- Nothing. Don't want them.
- Nothing. But these units must be permitted and built to code, unlike 32 Fern Lane
- Nothing. At this time I'm not interested.
- nothing. town should not encourage more density.
- Nothing. ADUs just might be the end of safe streets as well as reasonable access to on-street parking for guests of current residents. Look at how impossible the parking is in many old neighborhoods of Seattle. They are like NYC for parking spots
- Nothing, too many people & vehicles on the road now.
- nothing, lot is too small
- Nothing, I don't think my property can support one
- Nothing that I'm aware of. I don't believe there is financial assistance and we simply can't invest that kind of money at this time. BTW, we are unincorporated SA so not sure this survey is applicable to your assessment.
- Nothing my lot is too small.
- Nothing but I believe it is a good ifea
- Nothing at this time. The neighborhood in which we live already has way too many cars parked on the hilly and narrow streets. Adding any additional housing per lot would only increase the number of cars on the street further increasing any safe corridors for fire or flood evacuation.
- Nothing - however the building located at 703-707 Sir Francis Drake Bl could be purchased by the town and turned into housing. It is in close proximity to Andronicos and the transit hub.
- Not sure. I love that we are working on this but don't think it works for our home
- Not much. Our land is too steep.
- Not much. I love my little house on a small lot and am not interested in adding another unit to it. I use almost all of my lot for gardening and enjoy the small extra space for me and my pets without having to have another family or person sharing my property. I love my open driveway where family and guests can park without cluttering up the street. I am sad to see that more housing can or will be built on "single family zoned lots" and realize that the single family zoning is no longer going to be acceptable. Too

bad. I have owned and lived in my house since 1976 and to not care to see changes that more units on existing lots will probably create.
- Not much.
- Not much, since I have no interest in becoming a landlord. If I was interested, the key thing would be to make it fairly easy to evict a tenant. Since an ADU would likely be connected to my home, a "bad neighbor" tenant would be a big problem. Thinking about 3 people moving in instead of 1, 3 cars instead of 1, loud noises late at night or early in the morning, etc.
- not much
- Not increase my property taxes as a result of adding livable space. Also, not allow them to be used as Air B&B, etc short term rentals
- Not feasible, but ADUs are a great solution to the housing crunch.
- not feasible due to site constraints
- Not enough space
- No room...
- no room on our lot for ADU
- No permit fees or any other fees.
- Nada. It's too crowded already. I hunk more units would be a safety risk, especially in the event of a fire in San Anselmo.
- NA. Don't have enough land to build an ADU.
- N/a do not have space
- My yard space is way too small to build on, so the only way to build would be to add above my detached garage, which would by quite expensive, I would think. If the Town wanted to pay for someone to complete some rough construction sketches and the related financial analysis for me, that would be helpful-- cost of construction, including soft and hard costs, and fees, and what the rental income stream could be -- so I could see when it could ever pay for itself. I really have no incentive to add a unit to my small lot and would not want to pay for an architect and Town fees only to possibly find out it may not pencil out.
- My question is, why won't you issue my neighbor across the street a permit to build her ADU??
- My lot isn't conducive because of a large sewer easement on the north side. However, I have no problem with others building one.
- My lot is too small to accommodate either
- My lot is too small to accommodate an ADU. If that were not the case, I would be VERY interested in building one.
- My lot is too small for an ADU but perhaps an expedited planning and building permit process would make it more attractive to others.
- Most of my lot is a hill and I don't think it's safe to build on it.
- make the process pain free. Make the process work for the homeowner.

- Make the process and costs clear and transparent. Show examples of successful ADU/JADU project as models.
- Make the permit process easy. Perhaps subsidize water bill for a certain period.
- Make the permit process as easy and straight forward and simple as possible. All homeowners to be creative with their ADUs to allow for the variety of lots in this historic and hilly city.
- Make the building permit process easier and allow for more variances on setbacks and other regulations/rules ie: FAR, parking, etc.
- Make project permitting efficient
- Make Planning Department permission process faster and cheaper. San Anselmo Planning has the worst reputation in the County for housing and dwelling repair permit process.
- Make permitting a lot easier. Give tax advantage.
- Make my lot bigger.
- Make it less steep and actually accessible for a construction team without costing a fortune.
- Make it affordable, wave fees.
- Make hurdles to building clear.
- Major financial incentives (we can't afford to do any upgrades or renovations- would need to have the whole project paid for by town to convert our detached garage into an ADU)
- Lower permit and fire department feed.
- Loosen the general permitting guidelines for all construction / remodels.
- Loosen overnight parking restrictions.
- loosen nighttime parking restrictions
- Loosen all the rules and costs to allow hard working people to actually enjoy their houses and what land they have. It is unfathomable the amount of red tape and regulations that are needed to complete the smallest changes and improvements to ones property. If you relax the regulations then the trust will improve! It is almost unaffordable to survive in San Anselmo and Marin County any more!
- It just seems overwhelming with financial costs, finding the right designs and contractors, and dealing with angry neighbors who want zero construction in the neighborhood.
- It could update the excessive parking requirements in our driveway, in relation to the street.
- info about streamlined permitting and clear requirements/info about any incentives re: affordable income units, etc
- If our lot was bigger, I'd be open to the idea, but our lot is too small to accommodate one.
- If I needed additional housing for a family member I would consider a tiny house on my property
- I'm not interested

- I'm not in favor of ADU's unless the property owner has sufficient off street parking for themselves and tenant, has large property that qualifies under current rules of lot coverage for additional living space. The majority of San Anselmo houses, once be know as weekend house are on small lots, owners have increased these to suit their family sized, this has caused overcrowded streets and neighborhoods.
- I would need more land. Lot too small
- I would need an easement through through or between parcels I don't own for access to undeveloped area of my lot.
- I would consider an ADU but don't have enough room on property to construct
- I think your survey needs one more answer for the first question: I am a homeowner interested in building an ADU, but cannot do so financially right now. We hope to do so in another 5-10 years.so for us, the barrier is financial.
- I love on a hill so I assume the construction costs would be too high and I couldn't afford to build one. If I had the resource to build I would definitely want an ADU.
- I live on a steep, slide-prone hillside up Oak Avenue which is unsuitable for a second unit.
- I live on a hillside in an almost 1500 sq. ft. home. There really is no way to add an ADU or JADU without doing some very expensive construction to add to the size of the home or to build a separate unit on a steep hillside. Plus some kind of parking would have to be created since there is no parking available along the narrow street accessing the property.
- I live in Sleepy Hollow, not within town limits. I don't believe I could put an ADU on my property because of laws/rules about construction near creek banks. Even if I could, I wouldn't. We already do not have enough water; and traffic is a nightmare, with no public transit out here.
- I live in an HOA, so not allowed and already fairly dense housing. Fully support ADU/JADUs. Make permitting process and fees reasonable.
- I highly support ADU and JADU building in San Anselmo. We own a condo in the town of San Anselmo, so we aren't in a position to build. To encourage others: Hold workshops and offer online information to educate the community about the process, laws, available funding programs etc. Support those who want to build by making the permitting process clear and efficient.
- I have a separate lower level apartment which work nicely. However, I can neither afford (on a fixed income) to put in sprinklers in my home, nor do I want to do that.
- I don't know.

- I don't have sufficient unused land. I suppose eliminating the offset requirements might make it possible to convert my garage. However, I would need additional financial incentives like low interest loans and waiving permit fees.
- I don't have enough room. Our street is one way and has no extra parking. Plus, we are in a drought and should not be building a bunch of new housing. How about converting empty town buildings into apartments, homes, etc?
- I don't have enough room on my lot or I would do that!
- I do not think the town should be encouraging this
- I currently live in a condominium.
- I already rent out a room in my home so don't feel like I would want to also have an additional family. I don't have adequate parking to have off street parking for another car.
- Hold workshops detailing how-to guidance. Create/promote webpage(s) dedicated to ADU development
- HELP WITH COST OF CONSTRUCTION/PREPARTATIONS, ETC
- Grants, tax relief, ease of permitting.
- Give me a bigger lot! Seriously, there is no room.
- Everyone says the Town's Bldg. Dept. is a nightmare to deal with. Do something to make it more user friendly.
- Ensure all the illegal overnight on street parked vehicles are ticketed or towed. It is bad enough when residents convert their garage spaces into living areas, & then park their cars on the street. But, encouraging homeowners to add ADUs etc without parking is a public nuisance and safety hazard. When the EMTs, police or fire department can't reach my house to provide life saving emergency services, and I or one of my family members die, who will the attorneys look to for cause & accountability.
- Enlarge my backyard? ;) No room....
- eliminate costs for permits, etc.
- Easy permitting process
- Easy and quick approval of plans.
- Currently, there are too many restrictions and hoops one has to go through for any such project. Plus, the number of inspections, requested engineering reports, fire inspections and regulations to tire any potential home owner interested plus the associated costs of these reports makes any reasonable project not affordable.
- Considering how challenging the town makes it just to build a shed including g a 20' variance requirement from the back fence I cannot imagine the frustration entailed in building an adu. The town has a bad reputation for being difficult and slow.

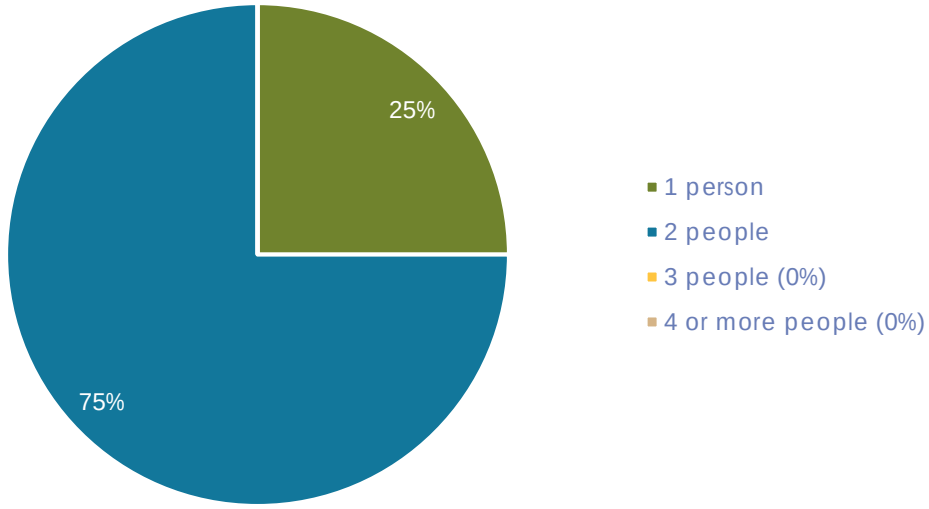
- Change the regulations. I don't have a lot of space.
- Change the permitting process. Construction in San Anselmo is more expensive than other Marin towns because of the burdensome permitting system.
- Change set back rules and relax street parking restrictions on sufficiently wide streets
- Build more housing that is not ADU / JADU
- Approved existing structue.
- Allow shared water line so no extra MMWD charge. Allow one story ADUs to be within 3' of side property lines; two story stay at 8' side setback. Do not allow conversion of existing on site parking as our streets are too narrow to accommodate so much parking. It is beginning to feel like Rohnert Park. Street sweeper can't even clean the streets. Cars are not going away.
- 1. Streamline approvals. I built a home office (almost an ADU) and approvals took 12 months. Get that down to 30 days. 2. Waive property tax increase on reassessment after ADU completion.

ADU Resident Questionnaire

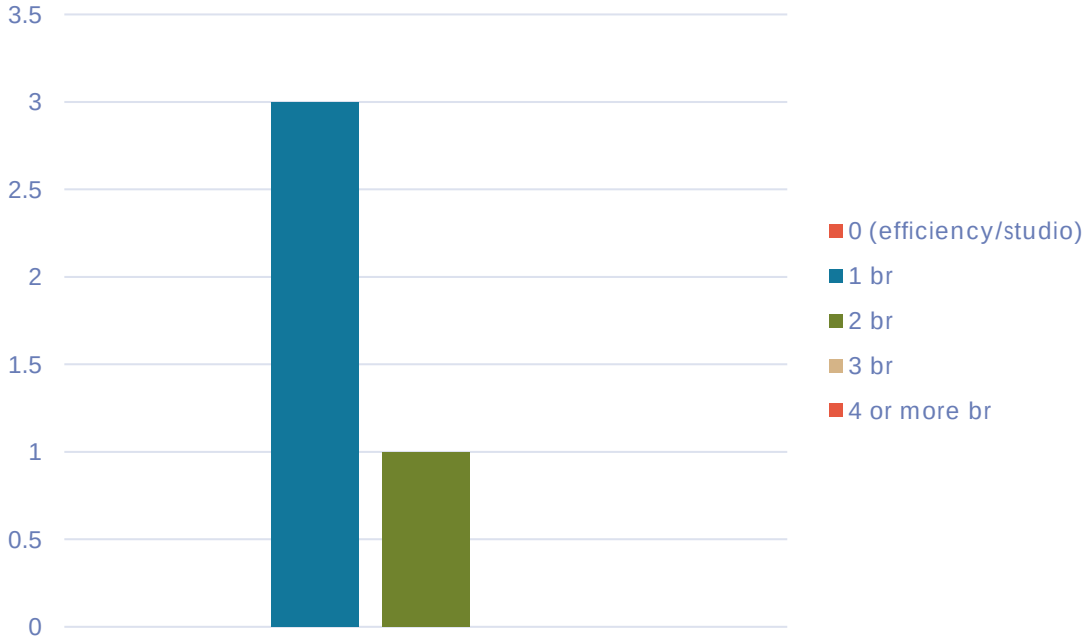
Question 1: What is the address of the ADU you reside in?

No responses to this question.

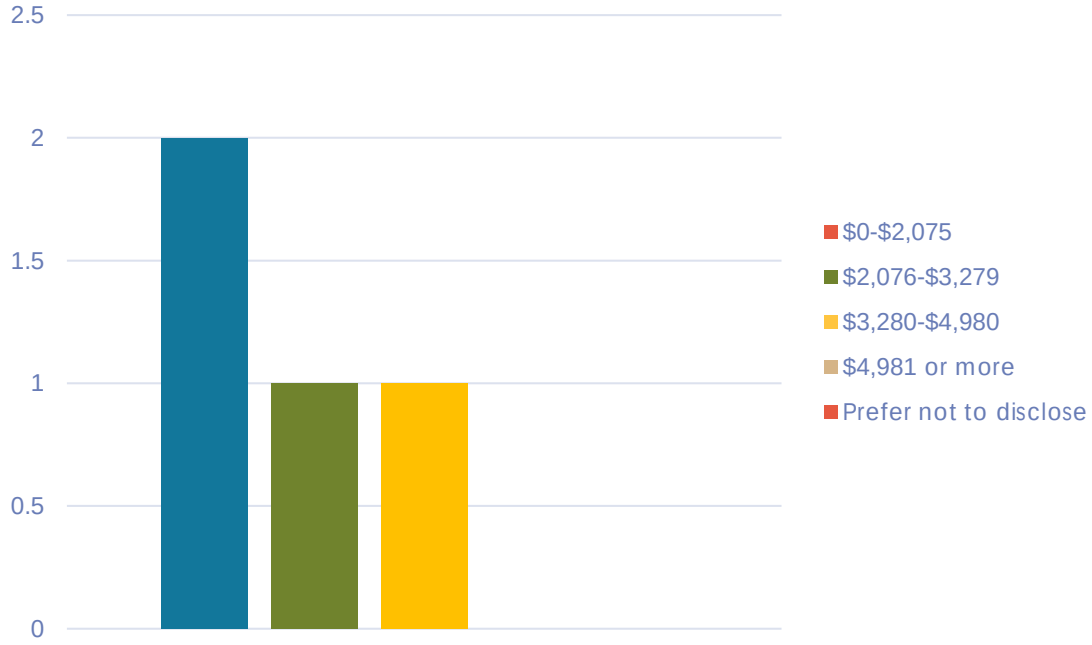
Question 2: How many people are in your household?



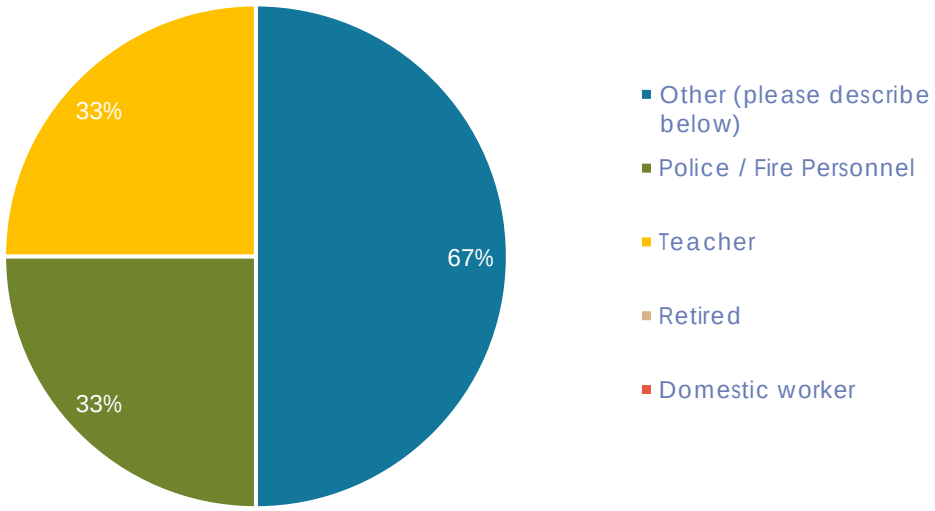
Question 3: How many bedrooms are in your ADU?



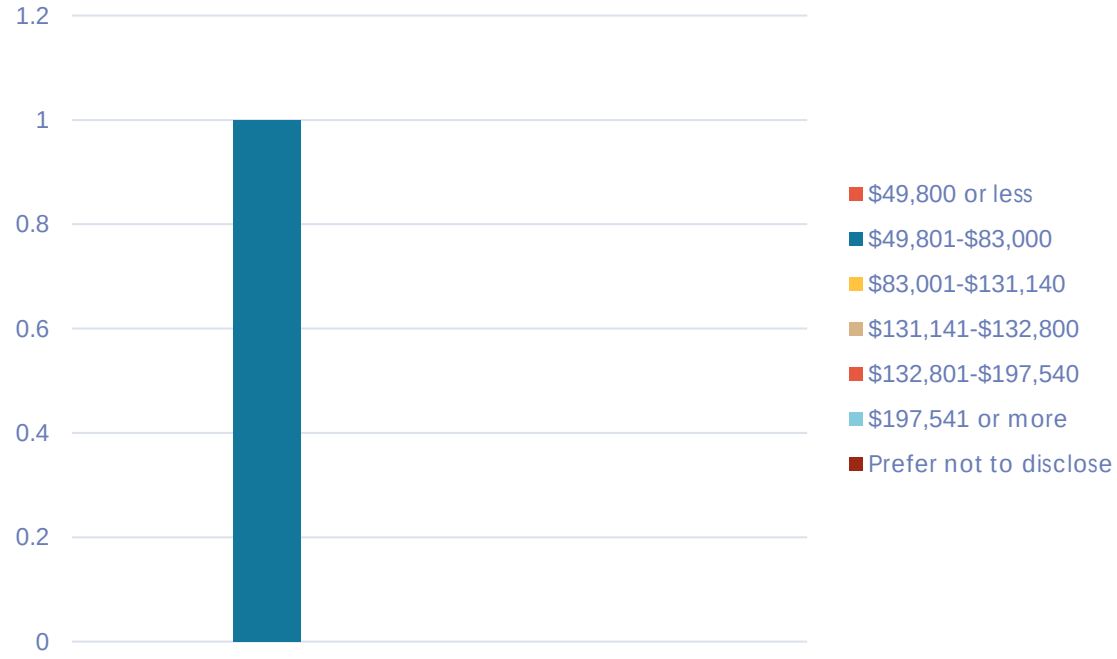
Question 4: What range of monthly rent do you pay?



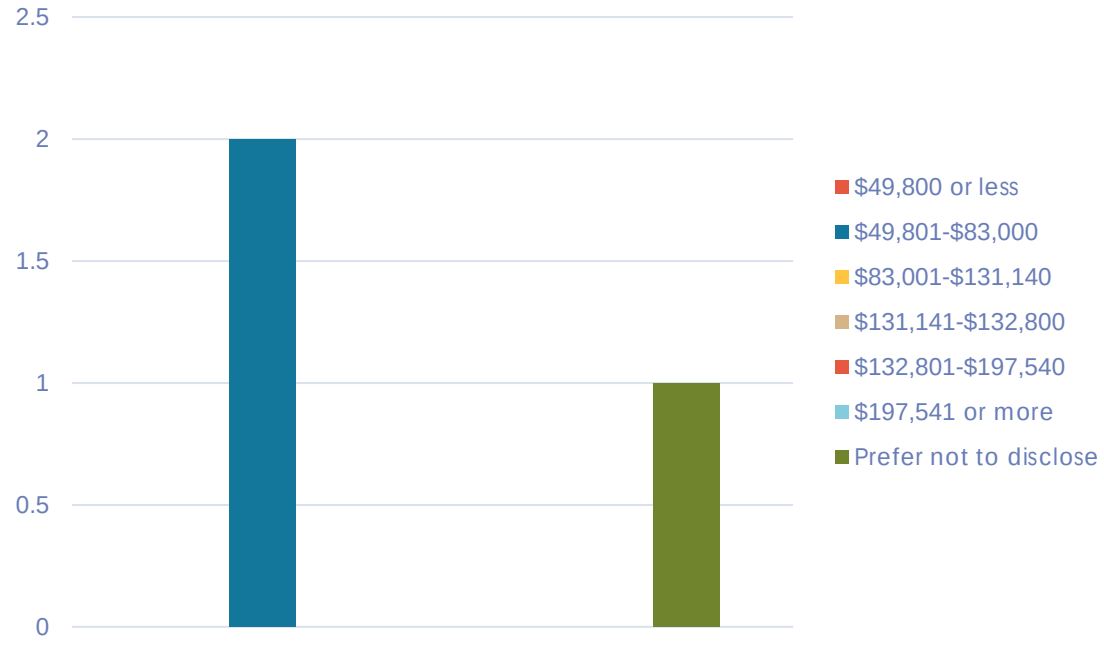
Question 5: What option best describes you?



Question 6: What is the annual income range of your household?



Question 7: What is your annual household income range?



Question 8: What income range does your household fall into?

No responses to this question.

Question 9: What annual income range best describes your household?

No responses to this question.

All Respondents

Question 10: Please share any other ideas you have on how the Town can promote ADUs and JADUs as a viable affordable housing option in San Anselmo.

- Zoom & In person (Hybrid) meetings providing information. Invite people who have built ADUs and JADU's and had positive experiences to share those, perhaps there are contractors, architects that also may offer info. photos and designs. Financial benefits
- You have to convince NIMBY residents that this is a good and necessary thing.
- We've also had family members live in our adu in the past. That was a key reason we bought the property.
- We do not have enough water to add to our population. Also, It is already a dangerous situation with the population we have if we have an emergency evacuation. Our streets and other infrastructure cannot handle increased population.
- We are trying to build an ADU but have had several challenges with the permitting process and great expense.
- We are having a Marin Green Home Tour this fall. It might be useful to have an ADU home tour (probably across Marin, not just in Town), so people could see the possibilities. Perhaps promote them at an Age Friendly meeting - long-time residents might be interested in them as a source of income.
- Waive the public review process .
- Waive permit fees for any project associated with ADU if the owner makes the ADU available to rent to school district employees for min 5 years after construction completed.
- Use uninhabited schools and other structures, ie; old storefronts and restaurants that are no longer in business due largely to online shopping.
- This makes so much sense to build community. When the land space is used more efficiently and equally than the elitism that builds in other communities, such as Mill Valley as an example, means the character of what used to be a great town changes negatively. Mill Valley used to have a healthier community (even in the 90's) but has evolved into the land of the haves and the have-nots. This leads to the people, like myself and my husband, who have a valuable service to offer even the elite

(teaching) being unable to simply survive. As the old song goes, "you don't know what you've got 'til it's gone". The community, to be strong, needs all kinds of people (like teachers) and yet many of us (working folks) are just fleeing California for good.

- This is the affordable future for Marin/Sonoma counties. It a win-win for both owners/renters/seniors. I think private/public financing would be the way to go. SB's 9/10/11 have opened the doors, it's time for SA to help people who wouldn't be able to live here otherwise. It's not about rent control but housing or lack of affordable housing as there is not enough. I think ADU's could have a rent cap of $1200 to $1500 for example. Again, based on low rate loans. We need to think outside of the box. The future is here now.
- This is a duplex rental lot with no space to build more.
- there are many downtown locations that could be changed into apartment complexes
- There are a non-profits and programs available to assist people with understanding the feasibility and cost of adding an ADU or JADU. It would be helpful to share these resources to provide information and promote the idea. One organization is Hello Bright: https://www.hellobright.org/
- The unit was originally used as a studio and genealogical study base. Now it is for guests and back up for income or/or potential care giver residence. One serious issue is space for another car as Durham Road is already illegally used for resident overnight parking, and although there are usually 12' for fire and security access the town does not enforce it's parking restriction.. I suspect this situation exists throughout the community, and any increase in car using occupied units will exacerbate already potentially intolerable parking conditions.
- The town should keep a close eye on the number of ADU/JADU's, in order for these not to put too much strain on the existing logistics of the town. I.e. curbing the amount of (additional) traffic these additional housing units will create.
- The Town should consider the quality of life before promoting / allowing new units to be built. Parking, traffic, water and sewer are critical elements.
- The Town needs to not just rely on ADUs to meet the State's requirement. ADUs primarily adversely impact the small flatland lots in terms of bulk and parking. Look at sites such as above the commercial spaces at Red Hill Shopping Center, the storage building on Mariposa, United Market and Andronico's,

above the Recreation building, etc.

- The town has to be supportive in the laws and regulations put forth for anyone to be interested. The town may entice potential interested parties but then they put any and all rocks in front of one's feet to restrict the process.
- The town could sponsor in-person or Zoom workshops to guide and prepare homeowners who wish to add a ADU to their property.
- the area I'm wanting to build it a steep slope so the cost of building is probably cost prohibitive
- The approval process for ADUs in San Anselmo needs improvement. Once a proposal is reviewed, ALL additional information required should be identified in one pass. The continual reviews with incremental requests for information has worn us out. We are not sure we are going to continue the process. This ADU is intended to provide an affordable home for a family member who is disabled and unable to care for themselves.
- The ADU concept eliminates the concept of Urban Planning by ignoring the associated needs for developing housing - some of those elements are: environment, traffic, schools, shopping, parking, fire access, police access, urban/wildfire interface, demand for water etc, etc. It is a dangerous policy that will create greater problems than just a shortage of housing as it pits neighbor against neighbor at so many levels and introduces potentially dangerous elements into quiet, stable neighborhoods.
- Tax breaks Renter vetting
- Talk to people who are currently renting out ADUs as short-term rentals and see what it would take for them to convert to long-term rental
- streamlining the permit process
- Streamline the application process and impose a 30-day permitting deadline.
- Streamline permitting. The added parking would be a problem too. Wondering if the town would have any way of ameliorating that if we add ADUs. ADUs definitely do seem like a way to keep our small town feel while adding units so overall, I'm in favor of this.
- Stop ruining neighborhoods with these cheap projects. Build higher density housing near public transit hubs and leave low density neighborhoods alone!!!!!
- solve parking issues associated with ADU development... already too many cars on many roadways to allow emergency vehicles and safe travel by car and bicycle
- Simplify all aspects of the building process. People have been living in non-code houses for thousands of years and managed to overpopulate the world.

- Set up a task force or advice line for people who want to do this. Unfortunately the town building department has a reputation of being very difficult to deal with, requiring multiple plan revisions and putting up other obstacles that make people reluctant to take on projects like this.
- Send postcards to all households inviting residents to attend in-person and/or virtual workshops. The postcard would also allow residents to enter a portal with FAQ as well as resources. I'd want to speak with three residents who have recently put up ADUs or JADUs. Perhaps this could be accomplished with an open house. An entry fee could benefit a local charity.
- See previous comment
- See previous answer and lower permitting costs.
- Review the parking limitations in town and re-evaluate what streets need to have no parking 2am-6am instead of it being a town wide rule regardless of the dimensions of your street. I understand it's for emergency vehicles to be able to get through. In my neighborhood people park every day and night on the street and just pay the very occasional ticket. This would help with parking for extra units to lift this rule where it was safe to do so
- Require offstreet parking on properties that add ADUs. Limit them to areas of San Anselmo with larger lots, wider streets, closer to main transportation arteries (i.e. SFD)
- Remove silly unenforced regulations like changes parking limits (car space from the street). No existing construction abides these rules. Also enforce speed rules and parking off-site to improve pedestrian and cyclist safety. Promote non motorized transport for the added population that would live in ADUs but permit adjustments for transport and solar approvals that limit greenhouse impacts of expanded population. The current framework is exploitative and reflects an effort to milk money from citizens rather than reflect costs. Friends who have tried to do an ADU were overwhelmed by red tape and undue and unnecessary citations and work stoppages (none of which were outside of code) by Keith Angermann. Everyone in Marin recognizes that San Anselmo is the absolute worst place to do construction. The town and their capture from career architects and contractors who exploit the regulatory system to ensure a monopoly on the system and extract money from taxpayers is obscene.
- Reduce the number of permits required, and make the permitting process for all projects (not just ADUS) easier and accessible for DYI projects. San

Anselmo residents often skip permits because it is virtually impossible to get one if you are not a licensed contractor that works with the Town's system. The Town has a reputation as one of the most difficult to work with. Consider undertaking a permitting reform process like San Rafael and the County of Marin did.

- Reduce permit cost
- Reduce or eliminate planning and permit fees.
- Public listing of avalible ADUs; rent pricing ranges (tell homeowners what they can charge that the orices aren't outrageous)
- Provide tax incentives to homeowners or other financial assistance related to permitting/construction costs
- Provide people the opportunity to legalize their illegal ADU/JDU without fines or punishment.
- Provide no-cost pre-approved ADU plans, and support with design, permitting, and project management for ADU construction.
- Provide improved service at towns permit department by: 1) increasing walk in hours 2) ensuring emails are responded to within 24-48 hrs 3) speeding up permit review timelines, especially of the fire department 4) consider over-the-counter permit for certain 'standardized' ADU conversions Reconsider street parking ordinances, I.e. only street parking allowed over night under emergency circumstances
- Provide examples of actual adu's - different types, problems, costs
- Property tax breaks
- Promote sites with plans that will have a streamlined approval process, like what LA county does with its ADU site ladbs.org
- promote financial incentives and social values of the project
- Promote examples of single family homes having been successfully converted to a 2 unit dwelling. In particular, reactions to owners, new occupants, and, importantly, neighbors.
- Please take parking into consideration, especially in the hills.
- Please make more affordable housing available in SA.
- Please make it as easy and affordable to build ADUS esp that are accessible and easy access to transportation. Please consider limiting ADUS for vacation rentals. Thank you
- Please keep all up to code and with permits Notify neighbors
- Please include a requirement for reinspection (at 1, 2, 3 years) of ADUs to ensure that's really what they are. I have seen multiple people in SF and Mill Valley build "ADUs" in order to get fast approval for expansion/easement, then remove kitchens/doors and reintegrate the fake ADU space into the primary residence

immediately after final inspection. There could be a penalty of 2x the permit fee per year until violations are remedied. We need more housing, not an easier way for people to make big houses even bigger.

- Plans and prefabricated options that can be placed easily, discounted options for plumbing/electrical hookups, etc
- Permit additional parking and help set up well lighted pathway to ADU
- Perhaps there could be a streamlined process to planning; discounted or even Town supported "scholarships" for fees; grandfathering in anything with a clear, specific checklist to bring things up to whatever code; establishing a waiver or variance structure prioritizing these types of structures; a series of videos done by the Town that takes homeowners step-by-step through the process; perhaps a dedicated person in the Planning Department could spearhead these projects; lots of social media, and press blitzes to get the word out.
- Per a potential rental ADU / JADU, in a flood zone, establishing design requirements which account for how rare flood events actually are... (for us, once in 27 years...) i.e. requirements emphasis safety, and possibility for an owner to make this investment. How can design and materials requirements be designed for both safety and a wash out that more easily / quickly gets someone back in their rental? Not the 9 months it took in 2006, for us to raise up our older home, and renovate it...
- People that want one will come to the town for permits.. Offer them some discounts for local related businesses. Also, over 50% of surveyed residents said they did not want to be told how to power their homes. No one talks about the generators,or solar panels or battery waste. Do you think there would be a star rated restaurant in San Anselmo without a gas stove? No.
- Partner with Marin Housing Authority to place vetted tenants
- Partner with approved contractors that better understand the JADU and ADU regulations and process.
- Parking, noise, garbage on the streets is an issue and will only get worse. We are adamantly opposed to this. You need to implement mandates and ordinances that allow us - who pay exorbitant property taxes - to enjoy our properties and neighborhoods first and address this increasing problem. 1: Noise 24/7 Parties, construction, leaf blowers continual. It's impossible to spend time outside without interruption on weekends. 2: Garbage and cans left out 24/7 by neighbors - in particular on

Spring Grove Avenue. This will increase with your proposal. 3: Lack of Parking. Obviously there is a huge problem already.

- Over the years I have heard many complaints about code enforcer man... Offer detailed tax incentives
- Ours was already here. We had a large problem with the town about it. We used it as a place for the aide that helped my father who was living with us until his death. We then rented it to a former friend for $700/mo. The town needs to be friendlier to these units. We do not plan to rent it again.
- Offer workshops on ADU construction,/regs have a specific liaison in charge of ADUs who could offer guidance, ADU specific website with rules and recommendations as well as building resources.
- off street parking requirements are a disincentive; setback requirements are a significant problem. If we want more density we need to allow for it.
- Notice board by Creek Park. Photos of what is/isn't proposed/viable. What increase density could/won't look like.
- not sure how to deal with limited parking situation as already so many homes have too many personal vehicles and street parking is tight. maybe partnerships with GG transit to provide discounted transit passes for ADU renters without cars?
- Not sure ADUs are the best solution to increase housing options. I personally think other higher-density solutions should be approved more quickly. I watch in dismay as old/failed retail sites (close to Red Hill, elsewhere along SFD) languish in various review processes for years, when they could be repurposed for a good number of people. It seems like the traffic issue is reduced by making a property residential vs. retail. (San Rafael has been doing this very successfully.)
- Not in favor of ADU's
- Not certain. Need to look into further.
- None.
- None
- No idea.
- No area.
- NA
- N/A
- My total impression of the planning department in San Anselmo is that they will do enerything they can to keep one from creating separate living units. I have lived here for thirty years and have tried.
- More ADU's along with the large amount of short term rentals are creating chaos on our streets. Parking is near to impossible on small streets already. Snd traffic is terrible. We do not need more residents in town. A better idea would be to allow ADU's for properties along the freeway corridors only or proper housing.

- Maybe defer property tax on the improvements?
- Maybe a way of streamlining the process from permitting to finding contractors.
- Matching funds.
- Make the process MUCH smoother and less expensive.
- Make the process easier. Hire more processors?
- Make the process easier
- Make the permitting easy. And include tiny houses.
- make sure there is on property parking so cars don't clog up streets and slow down emergency vehicles
- Make permitting easier, grant money
- Make permitting easier
- Make it easier and faster to get permits. Grandfather in existing ADUs, especially if there are no major and immediate safety concerns.
- Lower the fees to build one.
- Lower permit fees.
- Limit number than cane used as airbnb. Provide relief on permit fees and other financial incentives to build non-airbnb units. Property tax breaks??
- Let people know the advantages!
- Keep taxes low particularly if for family.
- Keep talking about them!
- Keep it top of mind with homeowners — create a social media presence, offer semi regular virtual workshops, study successful models of towns that have increased their adus, collaborate with the county to dovetail processes and permitting.
- Just because someone builds an ADU, it doesn't mean that the living space will be affordable. I don't see anything anywhere that says the extra housing will actually be helpful!
- It seems there are chronically-vacant commercial properties that could be used for affordable housing.
- It seems the fire danger would increase with more dwellings packed into small lots
- It seems that actually many people have already taken advantage of this option.
- Increasing the number of ADUs is a better option than building new homes on undeveloped land, but it will negatively affect parking, and traffic, and alter the feeling of community in our neighborhoods. It will also increase water consumption, already on the verge of failing. The RHNA is a power grab by developers to reduce local control of our communities. Building more houses in San Anselmo and increasing the population by 18% will destroy the small town feel of the town and make existing traffic and parking problems that much worse.
- If the town / county were to offer a tax break to people who build them I think that would help. And

minimizing the hoops you'd have to jump through for approvals, permits, inspections, zoning laws, Landscaping requirements, etc. would be very helpful.

- If the intent is to provide housing to help meet RHNA, the "plan" needs to specify that. I.E., basically giving people a green light to build doesn't necessarily mean owners will rent to fulfill the requirements of the state. They may want it for a relative or a guest house when people visit. Just a thought. If the ADU is permitted it has to help in fulfilling RHNA requirements.
- I would like to see fees reduced and waitlimes for permits to be shortened. I also feel like there is a negative stigma against ADUs. We want to build one to increase our living footprint for household care and then use it for guests or grandparents visits because housing is too expensive to rent nearby.
- I wonder if adu builders could do presentations and show models that fall within san anselmo's regulations
- I think we all know that the town has more rental an they know about. Is there a way to give folks who are currently renting out units in their homes / on their property a way to avoid penalties/ permitting if they "fess up" about these units? I think if there was some sort of short-term/ one-time amnesty for these units we might be surprised how many there are and hopefully we could put those towards our RHNA. Just a thought!
- I think the town should try to exceed the RHNA minimum, and I don't think ADUs are a particularly interesting way to do that.
- I think the town is already considering the best way to comply with the state's housing mandates without negatively affecting the small town character of our town that we love so much. A large apartment building would stand out like a sore thumb. I also would recommend placing as many units as possible east of the Hub intersection which is already backing up traffic on Sir Francis Drake much of the day.
- I think the current concessions for ADUs and JADUs are encouragement enough. I do think that the free pass on parking should take the area and the availability of street parking or lack thereof should be taken into account,
- I think maintaining the town's character supersedes our housing needs.
- I think it's a very sustainable concept. Parking is always an issue esp on narrow hilly streets.
- I support subdivision where it makes sense Build housing close to town-above businesses, work with owner of San Anselmo Printing property and a local builder to turn that into studio

appts, work with U of Redlands to locate other properties to do the same -Tam theater? Get state to help with cost to build? Convert hard to rent commercial space into residential- eg. along creek/sir Francis Drake corridor. Get homeowners to register their existing ADU's. Love the housing near Stapleton for 55+ so more of that small development works with the town feel.

- I suggest building apartments along the miracle mile.
- I need to be convinced that we have the infrastructure to support ADU's. Currently we do NOT even have safe routes in most of our town to escape a fire storm. It is really asking for trouble. California is not growing so why is ABAG still forcing the same new housing numbers. I am all for regenerating old buildings for low and extra low income folks. I wonder how many people in San Anselmo that build ADU's will rent them. Is there commitments? Most neighbors I know do not have the room or the interest. The planet is burning up. We need to think holistically and FIRST set our Town up resilience for flooding, drought, fires. Electrify, replace hot water heaters with heat pump versions should be happening now. No new gas appliances. We are on fire and we need to act like it. The alternative is no future, especially for our kids.
- I hear the building permit process is difficult or lengthy and possibly expensive. Maybe there could be a stream lined process?
- I have no ideas.
- I don't see how ADUs or JADUs would automatically become "affordable". Landlords need to cover their costs and typically charge market rates for units. What exactly would incent someone to charge below market rates?
- I don't have any.
- I do not support ADU's unless sufficient lot size and off street parking is provided for both home owner and tenant. Many home owners use their garages as storage or living spaces.
- I can't share I used to promote these because we already have issues with not enough water not enough parking too much traffic! I feel like this will just exacerbate the problem! I understand the need for affordable housing but I do not think structure can handle it at this time.
- I am an owners rep on a larger parcel in Yolanda Area, and am meeting directly with other owners to get a accessory dwelling ministerialy that had no previous Town records, my guess is there are at least 400 or more of these types of scenarios in city limits
- I am adamantly opposed to Sacramentos one size fits all SB 9 and SB 10 due to issues with on going water draught and traffic

density in communities, such as San Anselmo, with many hills and narrow passageways
- How about some kind of funds to help older homeowners with the cost to build an ADU or JADU. Many are on a fixed income and could use the extra income but can't afford to pay the high prices to convert a garage or JADU, etc.
- Hold regularly scheduled sessions with the Planning Director to educate town residents on the process and facilitate conversions and new construction.
- Hold a class - and educate people. Pros and Cons.
- Historically the town has taken a very conservative approach on building requirements, making it difficult to achieve the spirit of accommodating more housing in San Anselmo. We hope the town planner is more interested in the end goal than conservatively interpreting (and in some cases creating) building requirements.
- Help with determining if an additional JADU is feasible
- Have Redwood Credit or banks offer easy and good terms to finance units. Also show owners how simple and efficient and effective ADUs are.
- Have ADU tours of local ones. More examples of projects, with timelines, costs, etc.
- Grants and making the permitting process easier
- Grandfather any existing ADU and JADU properties that are currently being rented to continue being rented, even if built without permits.
- From what I understand ADUs also increase our property taxes. Many seniors like myself are on limited set incomes, and would benefit from ADU income, but if their cost of living is further increased with utility fees etc. and property taxes, it's not so helpful. The option of establishing an ADU for seniors who have raised their family in San Anselmo and live in larger homes may be possible if there is an incentive program for seniors. This could be a benefit for the town and homeowner, and offer more housing for our community so we don't have to cram apartments everywhere.
- Flexible parking requirements.
- Fix review process
- FAR exemption (smaller than the state) for ADUs above garages. State regulations currently exclude these types of DUs as part of FAR exemptions.
- Expedite plan check and permit time. Check with neighbors (get input) on possibly relaxing some requirements if suitable.
- Ensure via regulation and fines that they will be used for LT rentals and not short term, as in AirBnB or VRBO
- Encourage people to convert spaces

- Eliminate plan check and permit fees. Have staff designers draw up and submit plans for residents. Organize a team of volunteers to help with light construction much like Habitat for Humanity. Homeowners using this option would offer below market rent to locally employed people and students.
- Education seminars on the ADU development process, how best to finance an ADU, how to find and vet contractors.
- Education on options, inspectors helping by waiving fees to build right, etc.
- Ease the permit process. Low fees.
- Don't want ADUs. If I wanted to be all cramped up, living on top of my neighbors, I'd live in the City, with no privacy.
- Don't oversell them. Most people probably don't want to be landlords and their neighbors don't want them to be landlords either. Also, working with people on the parking issue would be key. The town may need to invest in some infrastructure to expand parking options for tenants. On my street, there really isn't much room for many additional cars.
- Do not pursue this.
- Discourage short term rental, such as Airbnb
- Cut the red tape!
- Cost is obviously an issue. I do not have any extra space so for me it would mean new construction, which is expensive. If a consultant were hired to work with homeowners to discuss costs to build on their property vs what the units could rent for, that would be helpful.
- Convert unoccupied commercial buildings/spaces to studio apartments. Does the US Bank building on San Anselmo Avenue qualify? Does the BofA building qualify (but keeping the old, interesting exterior)? Buy existing apartment buildings when they go up for sale, with federal/state/local grants? Make sure that any affordable housing units stay a part of the affordable housing program if/when units are resold. Not sure how to address increased water usage, though. Composting toilets (and not just for the ADUs and JADUs)? Can the town join the other municipalities in CA that are opposing state-mandated growth? I do want the town to have affordable housing. I don't want the town to build on open space. Nature suffers enough, already.
- Consider zoning for more multiple housing units downtown
- Consider grants for property owners who have financial limitation, tax relief for property taxes, ease of permitting process, clear pathway instructions/guidance from the Town to help homeowners know how to create ADUs/JADUs
- Clear language on Town website about building an ADU

- Change the overnight parking rules for some areas of San Anselmo that currently do not allow such parking. Encourage the building of ADUs and JADUs to be rented to family members of all ages, particularly seniors for independent or assisted living, for caregivers of seniors or disabled folks. It is a "hard sell" to home owners when they are considering renting to "strangers". If there were some kind of "vetting" system available to homeowners, this would be a help. Perhaps an organization such as PRANDI Property Management that specializes in ADU & JADU rentals. Home Match is a program whereby senior home owners can find housemates through a vetted system. Vivalon has more information. https://covia.org/programs/home-match/
- Building and doing business in Marin and California is so expensive that it is impossible to construct affordable housing here. If an 800 SF ADU costs $267,200 @$334 per square foot, then the rent is going to be at least $2500. That is not affordable housing. Traffic is horrible and adding more housing is only going to make it worse. It is time to fight back against ABAG and the ridiculous RHNA numbers assigned to Marin County.
- Build separate, dedicated projects to create affordable housing. Don't expect homeowners to do it.
- Build on space that is suitable. Consult with neighbors. Get the necessary permits
- Build more densely in town, not on small and or steep residential streets. More ADUs just might be a terrible, horrible city planning crime we cannot undo.
- Bring in vendors who create ADU's and showcase them at SA streets night, or larger facilities such as school parking lots. Parking is a limiting factor that may need more proposed solutions, knowing additional residents will join our town. Thank you for extending a creative way to do this!
- Be rational as you consider regarding short term rentals. One size does not fit all.
- Be more landlord friendly.
- An expedited approval process timeline outlined for companies to use and homeowners to clearly follow.
- An alternative parking option for those who don't have space for more cars. Financial help to afford the cost of building an ADU.
- Allow yurts as ADU options
- Allow some acceptance of existing units which are livable without requiring hundreds of dollars of upgrades.
- Again, either bring the Town's Bldg. officials under control or clean house and start over.

- ADUs tend to be single bedroom and are at the lower end of the rental market -- but that still means rents of 2K plus. Given the high cost of mortgages and property taxes in SA, I don't think people build ADUs to offer them at rents below market.
- ADUs are a better idea than building new homes, especially on undeveloped land.
- ADSs maintain charm and coziness of SA, especially if the footprint is not enlarged. I love SA's variety of bungalows. ADSs would allow multi-generational homes, affordable choices, and addt'l income. It is sustainable living. The town needs to support the reasonable remodel of existing conditions. Dwellings need to be safe, but quirky is cool, small is sweet! It's not the quantity in life, but the quality. Parking is tough; many streets are too narrow/crowded. PLS LOOK AT THE CORNER OF SFD and OAK KNOLL- DANGEROUS! CURBS NEED TO BE RED, TOO NARROW, TOO MUCH PARKING ON BOTH SIDES OF STREET The Historical Society has charming pictures showing what we used to be; work towards persevering SA. I love the parks downtown, the flower baskets, the replanting of the Miracle Mile, the Sugar Foot signage, love the roof top dining. Miss shops with variety and weren't so expensive. If rents were affordable it could encourage a variety of shops to come back. Thanks GOOD JOB!
- Additionally, there might be the ability to bring "bonus rooms" up to code for human dwelling. I'd like to better understand how doing this (including back permitting or the waiving of those fees) might work.
- Add the units to existing structures along SFD Blvd, Red Hill and Greenfield where there is ON-street parking. Please answer, just why anyone would think the ADUs or JADUs would be "Affordable Housing"? The market rental rate will prevail, owners will want to recoup their costs & earn a profit just like all other rentals.
- Add more allowable square footage and increase distance to public trans for construct without a parking space/garage. A mile is nothing for us Marinites:) Those are the things that are in your ordinances that need to change but there are also some things we need to do to accommodate healthy living to those that move into these ADUs. When bringing in additional people they will look for open space. We live near Robson Park. I believe there is opportunity here for both dogs, gardeners and children. Currently the gardeners have very large (in my opinion) lots utilizing some of the best views and fencing them off with padlocks to everyone except themselves. Off leash dogs and

small children do not mix so the lower area is a dog park. The terraces are crumbling and no longer safe for children to wander with their imagination which was all that was left in the park without a set play area.

- A study should be completed to identify locations in the town that are conducive to having ADUs. Lot size that support on site parking and access to public transportation. The town currently can afford to maintain our streets, sidewalks, parks and other public amenities. With a deficit of tens of millions of dollars its difficult to understanding how allowing ADU's without addressing the impact make sense.
- - partnerships with pre-fab builders -increase size of unit that don't need a permit -referral network

Question 10: Please provide your email address below to stay engaged in the San Anselmo Housing Element Update project.

Answers omitted from summary to preserve privacy.

Housing Element Feedback Form

The following pages are from the Community Feedback Form Summary.

SAN ANSELMO HOUSING ELEMENT UPDATE

Community Feedback Form Summary

October – November 2022

The purpose of the San Anselmo Housing Element Update is to guide how the Town seeks to produce new housing, preserve existing housing, ensure fair access to housing, prevent displacement of existing residents, and meet other critical housing needs over the next 8 years as required by California's Department of Housing and Community Development. To gather feedback and reach a broader audience, an online and hard copy feedback form was prepared to gather input from the San Anselmo community in addition to other ongoing engagement efforts. The feedback form was translated into Spanish.

The feedback form was made available digitally on the project website (townofsananselmo.org/1517/Housing-Element-Update) and as hard copies from October 29th through November 7th 2022. The feedback form was shared to community members through a hardcopy flyer at various community events such as the **Goblins' Spooktaculatar** at San Anselmo Avenue on October 28th where staff were available to answer questions and provide updates on the Housing Element process. A total of **35 responses** were received. The feedback received helped inform the content of future outreach efforts and guided the development of the Housing Element.

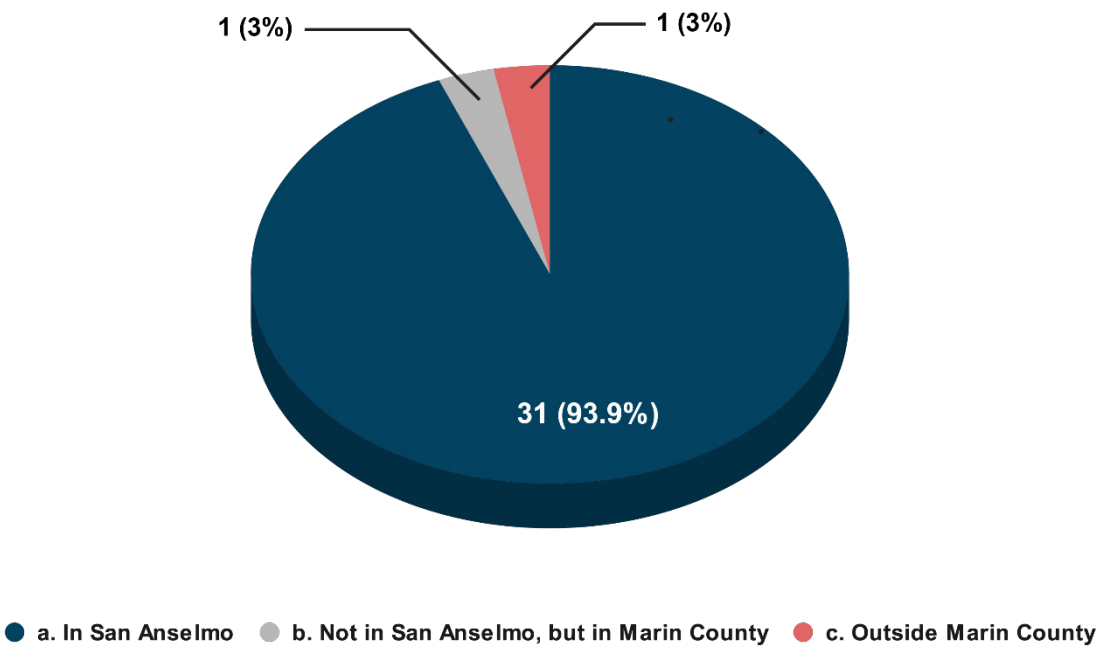
The following questions were included in the online feedback form:

1. *Where do you live?*
2. *Where do you work?*
3. *If you work in San Anselmo, how long is your commute?*
4. *What is your housing situation?*
5. *What type of housing do you live in?*
6. *What is your age?*
7. *Which bracket best describes your household income?*
8. *Race and Ethnicity.*
9. *What do you think are the most critical housing issues in San Anselmo?*
10. *Have you ever faced discrimination in renting or purchasing housing?*
11. *What do you think are the housing types most needed in San Anselmo?*
12. *What are the most important considerations to address when planning new housing in San Anselmo over the next 10 years?*
13. *How well does your current housing meet your needs (choose all that apply)?*
14. *Please identify any barriers to affordable housing (choose all that apply).*
15. *Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)*

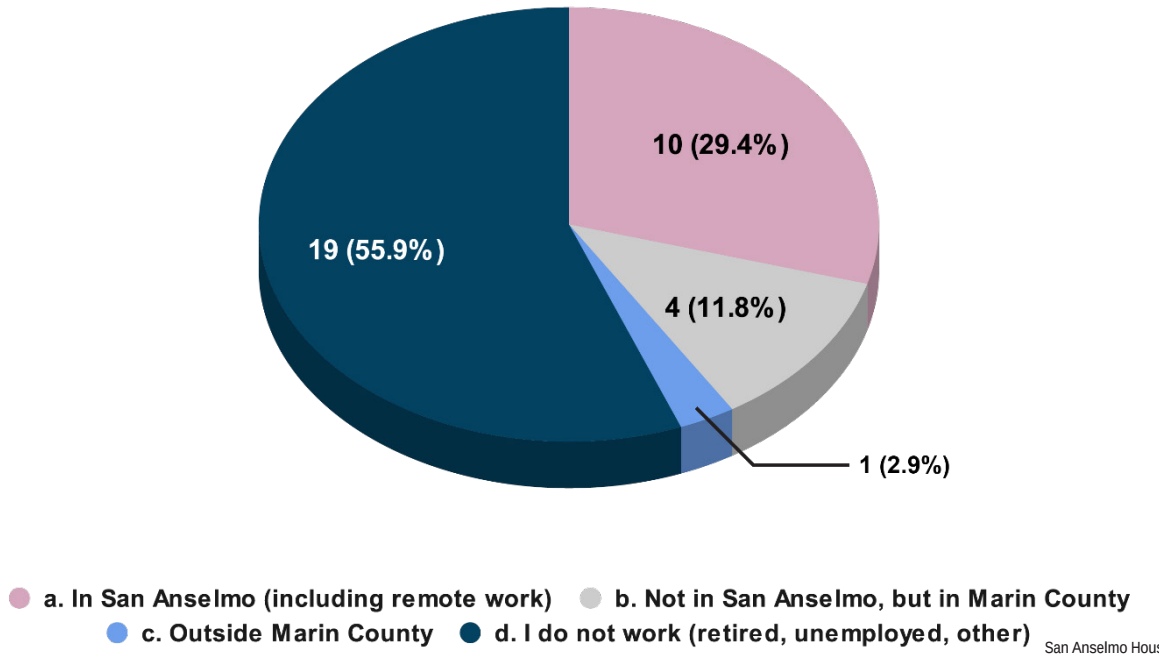
Below is a summary of the input received through the multiple choice questions, followed by open ended "Other" responses that accompanied questions 8-14.

FEEDBACK FORM SUMMARY

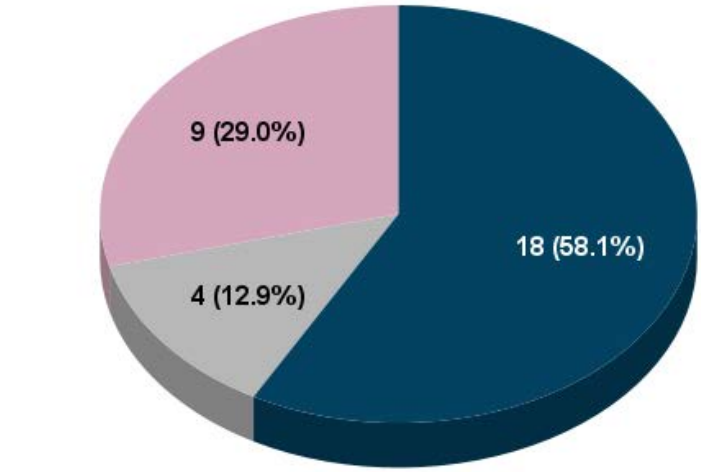
1. WHERE DO YOU LIVE?



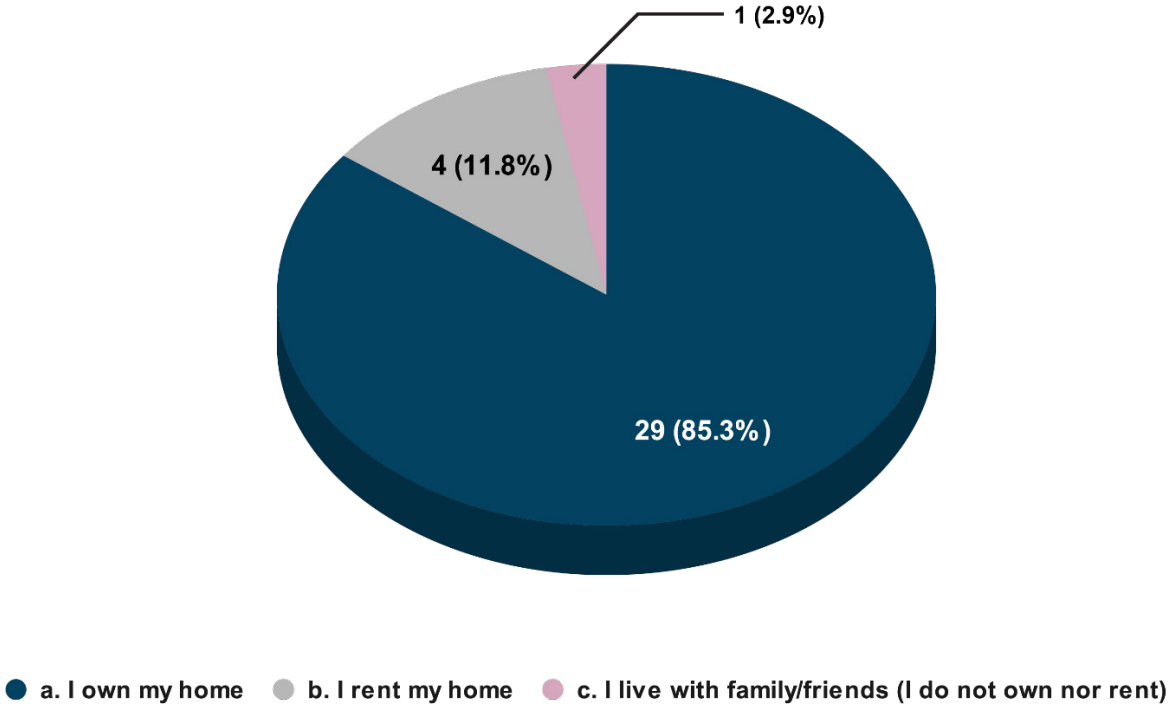
2. WHERE DO YOU WORK?



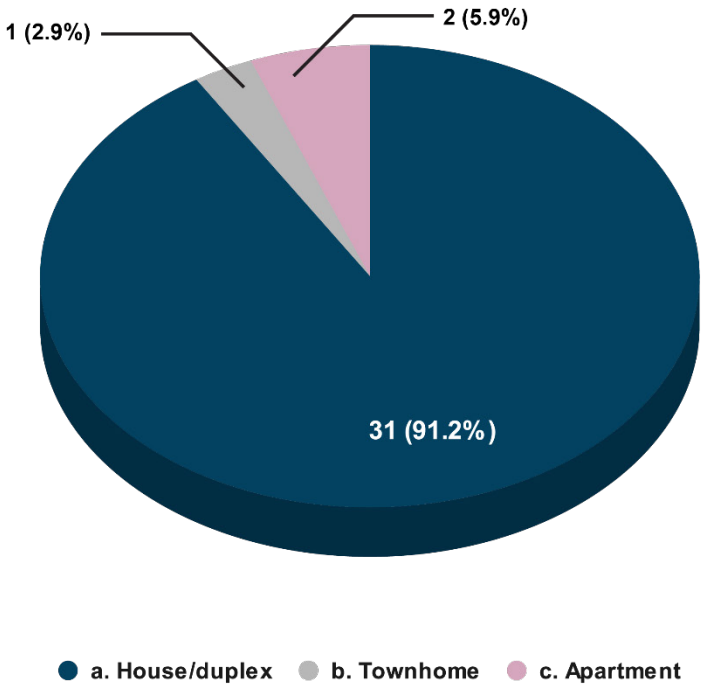
3. IF YOU WORK IN SAN ANSELMO, HOW LONG IS YOUR COMMUTE?



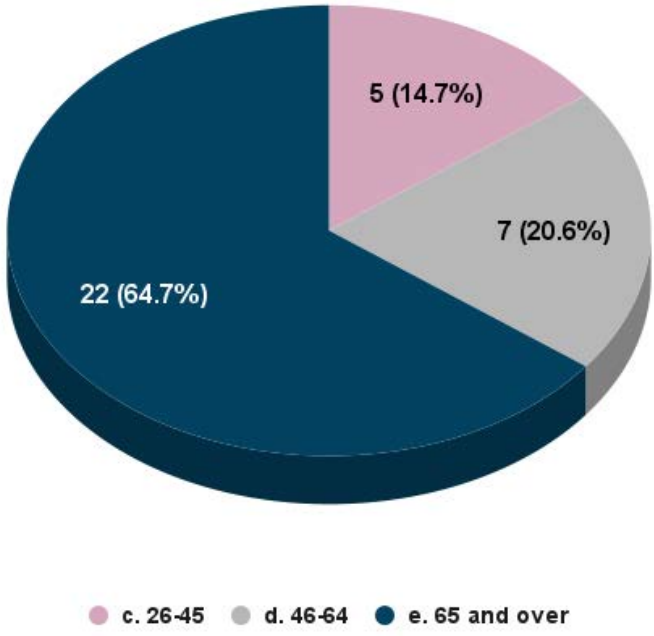
4. WHAT IS YOUR HOUSING SITUATION?



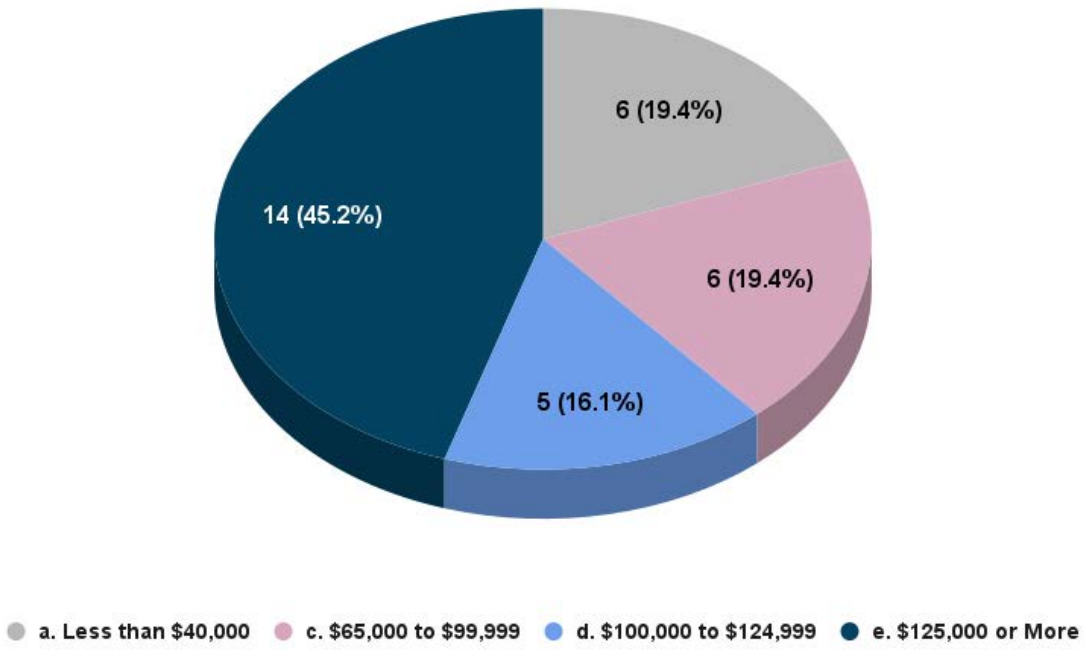
5. WHAT TYPE OF HOUSING DO YOU LIVE IN?



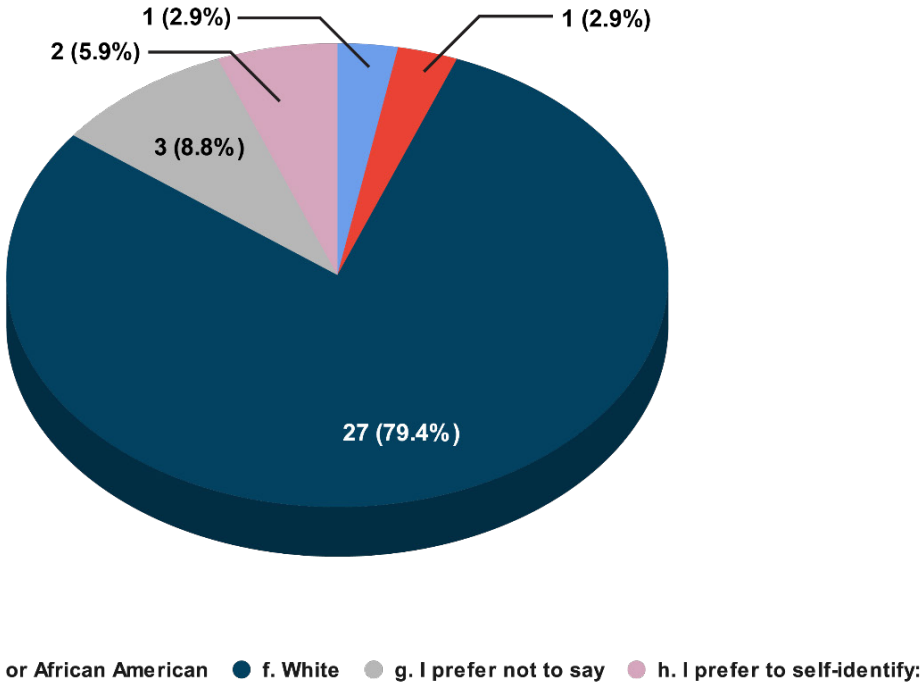
6. WHAT IS YOUR AGE?



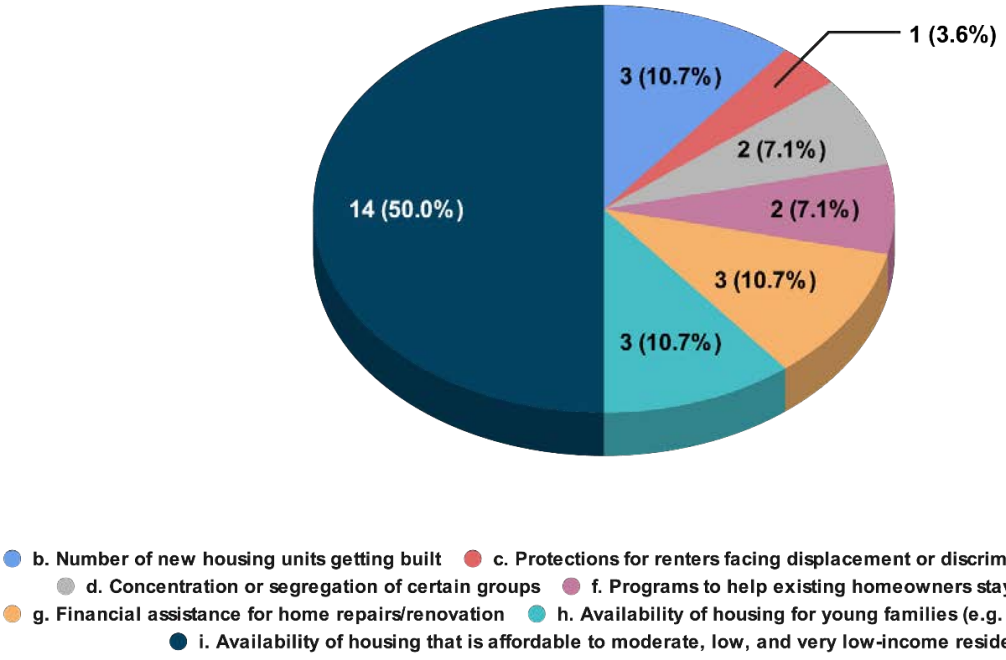
7. WHICH BRACKET BEST DESCRIBES YOUR HOUSEHOLD INCOME?



8. RACE AND ETHNICITY



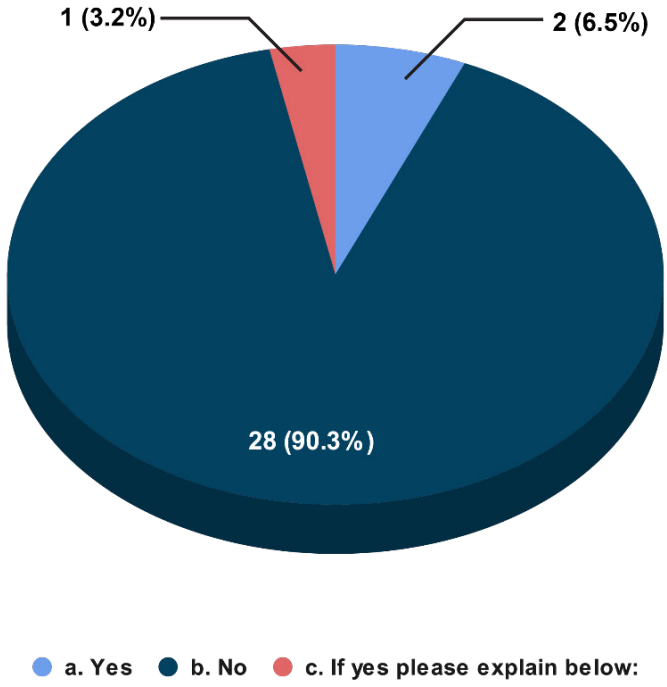
9. WHAT DO YOU THINK ARE THE MOST CRITICAL HOUSING ISSUES IN SAN ANSELMO?



'Other':

- *If I could, I would select ALL of the answers, a through j.*
- *Relatively Poor Condition of Houses & Town Infrastructure*
- *Water availability for people competing for housing in Marin*
- *Approval of new housing units in old commercial settings*
- *Availability of smaller units for those who want to downsize.*
- *Construction trucks delivering supplies, not obeying speed signs*

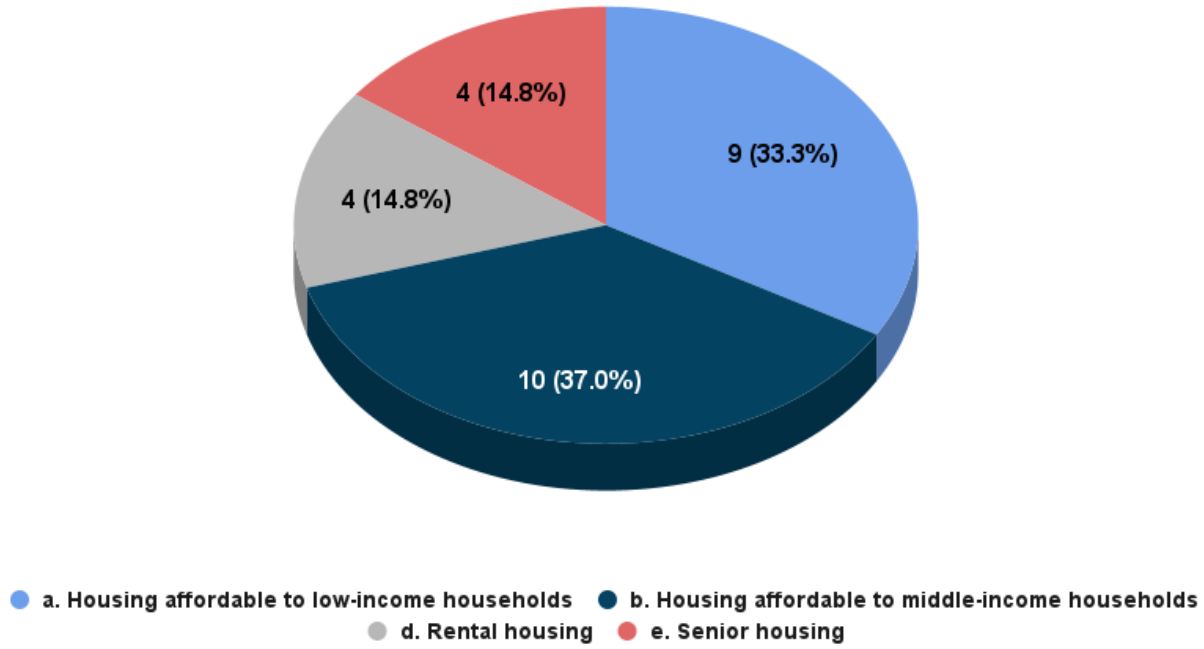
10. HAVE YOU EVER FACED DISCRIMINATION IN RENTING OR PURCHASING HOUSING?



'If yes please explain':

- *My husband was part Mexican. Owner asked his ethnicity.*
- *Not discrimination, but did experience a neglectful landlord in S.F.*

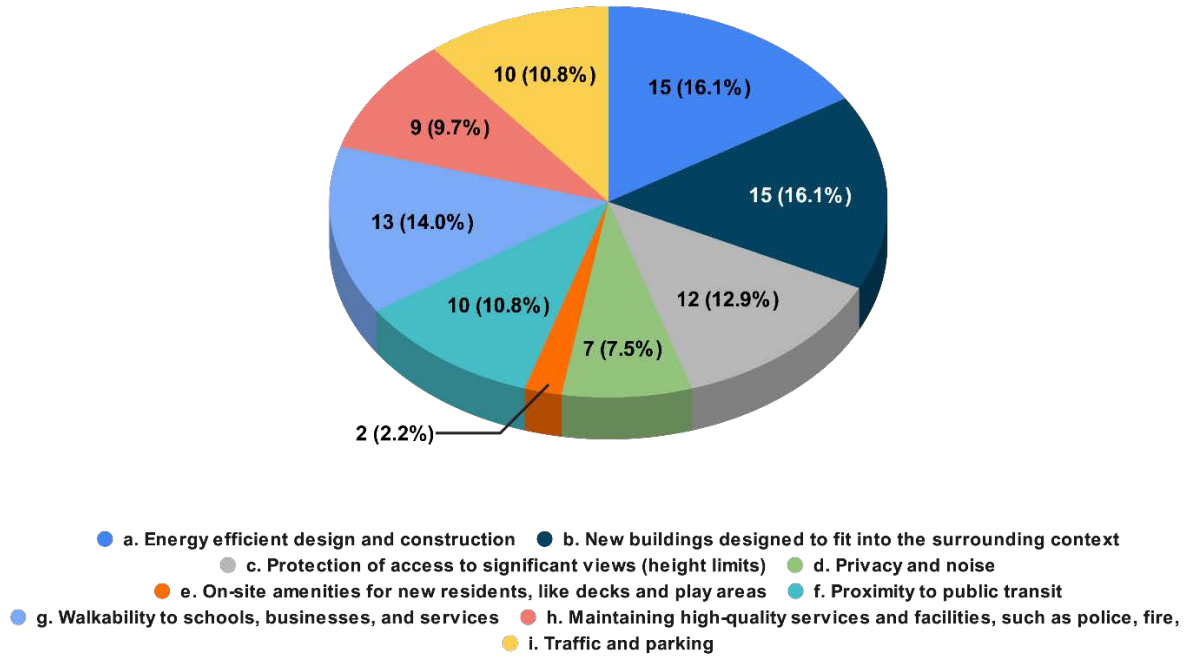
11. WHAT DO YOU THINK ARE THE HOUSING TYPES MOST NEEDED IN SAN ANSELMO?



'Other':

- *High quality ADU's that don't impact the nature of the town. This is NOT a low income housing town or area.*
- *Housing available to low and middle income families .The median home prices that Marin loved to print on the cover of the Marin IJ are gross and completely tone def. So sad to think that makes people here so happy and really how can you say you care about equity yet promote median home prices most across the Nation could never afford*
- *It's tough to choose the "most needed" housing. All are needed.*
- *probably all the above, there's just not enough for everyone*
- *What happened tom "No more population growth" . We're full here. Traffic, construction trucks, speed*
- *All of these*

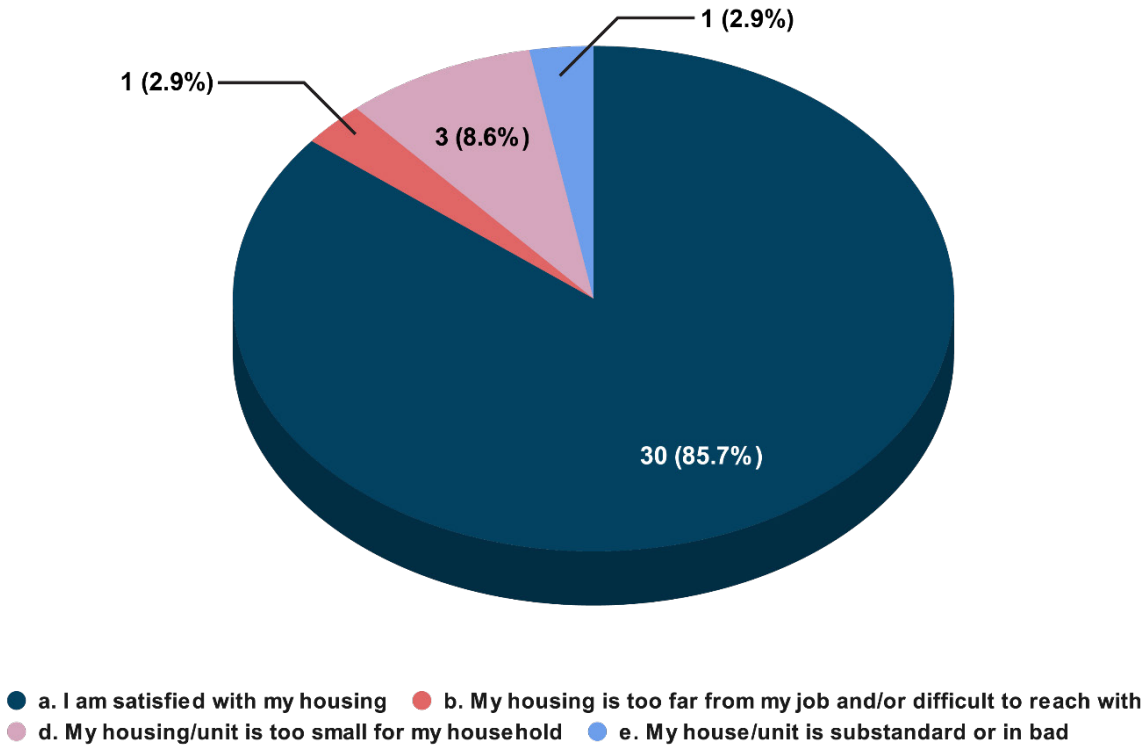
12. WHAT ARE THE MOST IMPORTANT CONSIDERATIONS TO ADDRESS WHEN PLANNING NEW HOUSING IN SAN ANSELMO OVER THE NEXT 10 YEARS



'Other':

- *Water*
- *We use to have designated bike lines painted on S.F.D. Now it's the speed and broken side mirrors*

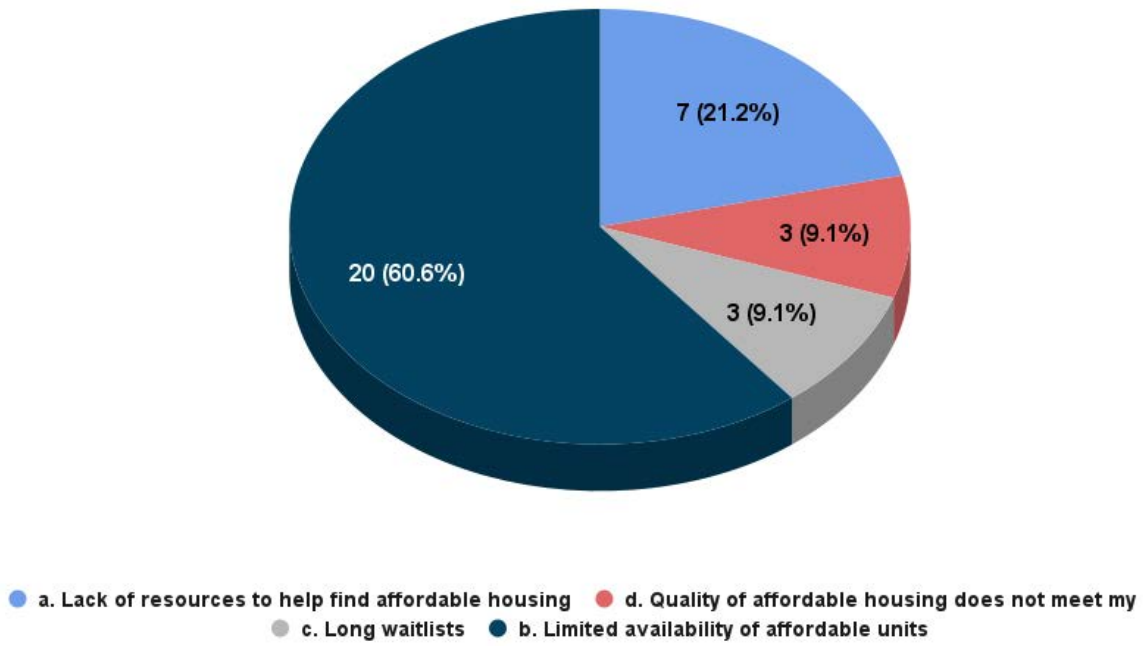
13. HOW WELL DOES YOUR CURRENT HOUSING MEET YOUR NEEDS (CHOOSE ALL THAT APPLY)?



'Other':

- *Climate change alters my satisfaction of housing in a fire , earthquake , flood. ... zone*

14. PLEASE IDENTIFY ANY BARRIERS TO AFFORDABLE HOUSING (CHOOSE ALL THAT APPLY)



Common themes captured from 'Other':

- *Expectations that affordable housing means "low income" housing in affluent neighborhoods. Affordable housing is where you can afford to live.*
- *Not clear whether this question refers to subsidized affordable housing or simply cheap housing. This conflation of the two meanings makes answering this challenging and the results not particularly meaningful.*
- *Once again, for my friends having limited income, ALL the above.*

QUESTION 15 - COMMON THEMES FROM OPEN-ENDED RESPONSES

Below are common themes established from the **14** responses received for Question 15.

15. Please provide any additional comments below (e.g., if you have any suggestions for how to solicit additional feedback about the Housing Element Update?)

- *Consider building or approving plans for under utilized sites such as run down malls or obsolete shopping centers prior to developing on single family parcels*
- *Provide subsidies for teachers, police, firefighters, town staff and others so they can live in San Anselmo*
- *Home ownership is hard to obtain in Marin County unless it was inherited or have a very high paying job (tech, finance etc.)*
- *Create incentives for homeowners to build ADU's which could provide more housing for San Anselmo or keep large families together on one parcel.*
- *Consider impacts that more housing will have on the Town such as traffic and resources*
- *Focus on smaller, affordable units rather than traditional single family homes*
- *Reduce parking standards and add bicycle parking minimums for apartment/multifamily developments.*
- *Focus more on diversity and ways to engage those who don't live in San Anselmo but would want to if issues were addressed.*

Appendix

Question 15 Responses:

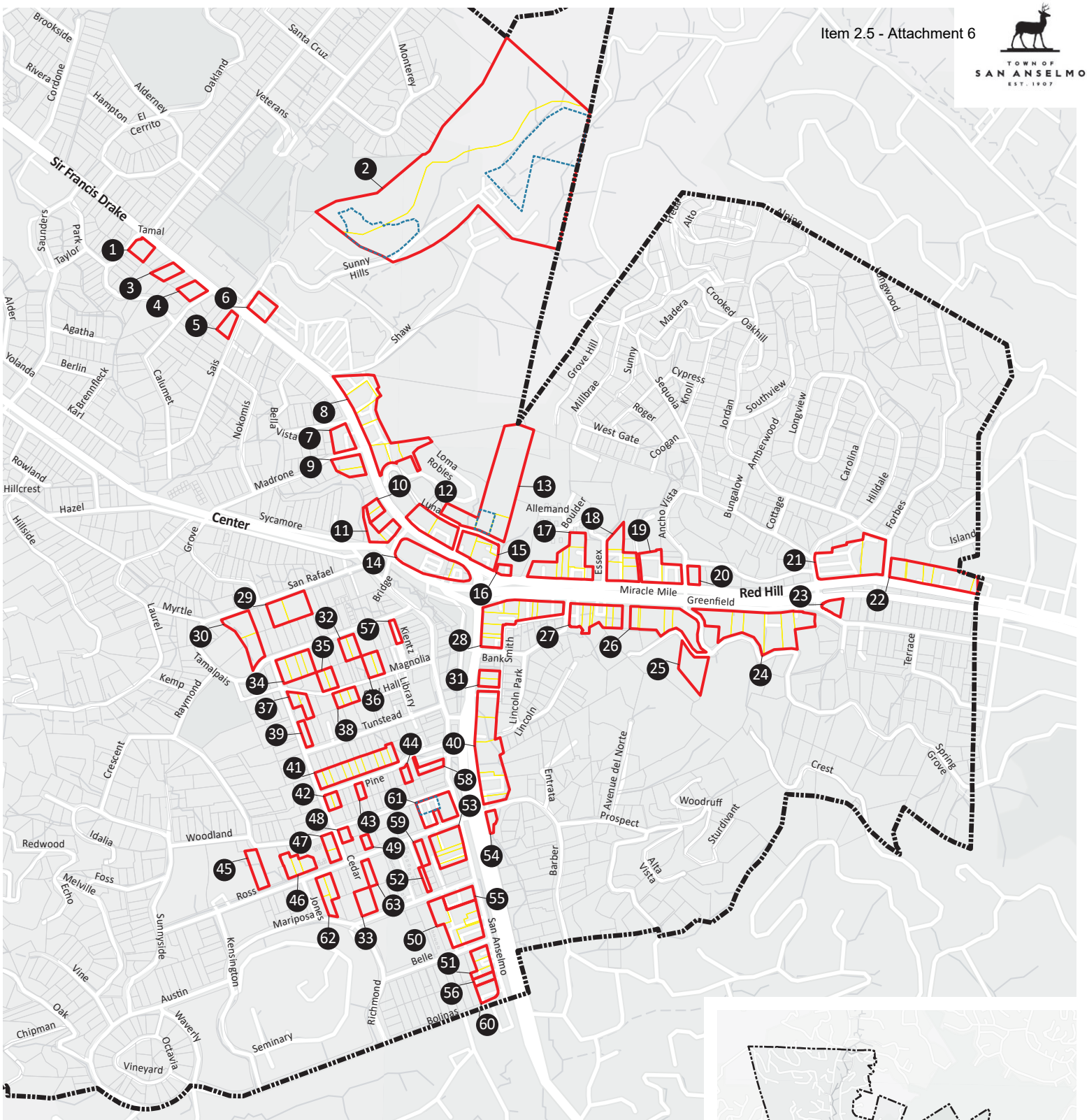
Approve proposed plans for old strip malls or obsolete shopping areas, rather than rely on single-family homeowners to build ADUs!
As a child of displace parents, born in a refugee camp, who arrived in the U.S. with nothing but what fit in a small crate - we lived where we could afford. Which was a small one room cottage in Pacifica for the first year, and then we eventually progressed to an apartment in the Sunset - when the Sunset was the "outerlands," and so forth to the point we could afford to live the dream of Ross Valley / San Anselmo. Why is there an expectation that Ross Valley should be anything other than an aspirational address? This is not a "low income" area. Everyone should earn their ability to live here, as we did. That may include teachers, police, firefighters, town staff who commit to accountable community service and receive pay or subsidies that afford them the ability to live in the community with the community. Before moving here we spent time in the Canal district of San Rafael and other locales. Those were the affordable housing areas, and to a relative extent still are.
How can my Marin county employee son and his San Rafael 3rd grade teacher wife ever dream of owing a home in the county to which they've dedicated their careers? Minor: re commute time: mine is < one minute (home office). Did not see that option.
I checked the highest income bracket box available on this survey. My wife and I both work great full-time jobs. We were together for 13 years before having a kid. I have a PhD and she has a MPA and we could still never dream of buying a house in San Anselmo or pretty much anywhere in Marin County. Homeownership in this area has become completely unobtainable for anyone who didn't inherit a home or large sums of money (unless they struck it big in tech or finance).
I encourage the Town of San Anselmo to continue to educate, support and pave the way for homeowners to create ADUs and JADUs. This, I think, is one of the great ways to provide more housing in tiny S.A. while potentially keeping nuclear and extended families together.
I think it's good to find a way to channel potential pushback into positive contributions. I'm not exactly sure how to do that, but if there was a way to find the likely pockets of resistance and help them feel like their input matters without them totally digging in their heels this process will have the best outcome.
I think these multiple choice answers limit the info you can collect
Isn't the town meeting the needed housing by now ? Is it more money for your retirements and pensions. We tried to get you to listen to us. A group of 6 of us that just gave up. Kay Coleman used the $250,000.00 for something in Ross borders. It was suppose to help with children waiting at bus stops, as barriers WE GAVE UP . No more housing.
It's already hard to get through san anselmo at times. We don't need more people/traffic.
Need need smaller affordable units that don't cost as much to build as market rate units. Don't need more single family homes.
Reduce or eliminate off-street car parking minimums and implement improved bicycle parking minimums. People who live in apartments need a secure place to park an e-bike and and don't otherwise have access to a garage
This survey focuses on housing, but doesn't necessarily touch one of the topics most associated with housing: income and racial diversity. Because of historic redlining policies designed to limit wealth from people of color, many diverse families cannot afford housing. Given the demographics of San Anselmo, some focus should be given to the many benefits to living in a truly diverse town. I know that the lack of diversity is literally the only reason I am unsatisfied with living in San Anselmo and I sometimes contemplate leaving.
What about making better use of the area around Memorial Park and upgrading Cook housing so that it was nicer for the folks living there. What about all of the vacant store fronts on SFD both across from Creek Park where the

townhomes and apartments for more families to move into. It is sad in a community as affluent as San Anselmo is that there isn't more of this for all people. I wish George Lucas would have taken that same money he put into planting the center divide and instead took some of the vacant and dilapidated buildings along SFD and fixed them up for families to live in
WITH NEW CATEGORIES OF HOUSING VEHICULAR TRAFFIC AND CONGESTION AND PARKING INCREASE, AND CONDITIONS ARE ALREADY EXTREME AND NOT CONTROLLED BY POLICE AND TOWN OFFICIALS. IN A MAJORITY OF INSTANCES DRIVERS PLACE PERSONAL CONVENIENCE OVER CIVIC RESPONSIBILITY ESPECIALLY WHEN PARKING.

B

APPENDIX B: MAP BOOK

TOWN OF SAN ANSELMO
EST. 1907



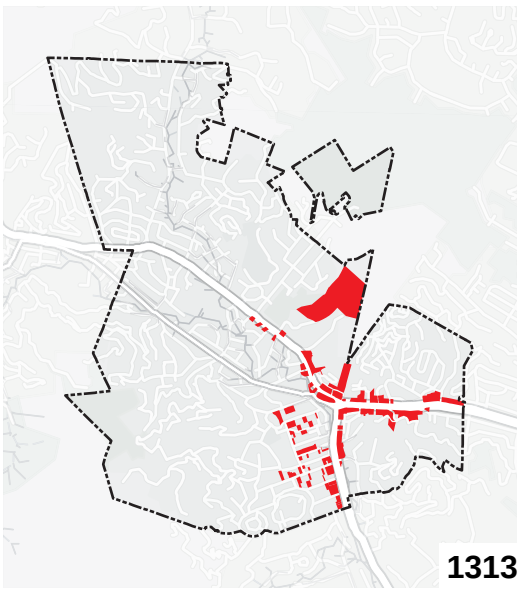
Opportunity Sites

Town of San Anselmo

- Town of San Anselmo Boundary
- Opportunity Sites
- Parcels
- Site Refinement

0 250 500 1,000 Feet

B-002



Housing Element Opportunity Site - 1

Town of San Anselmo



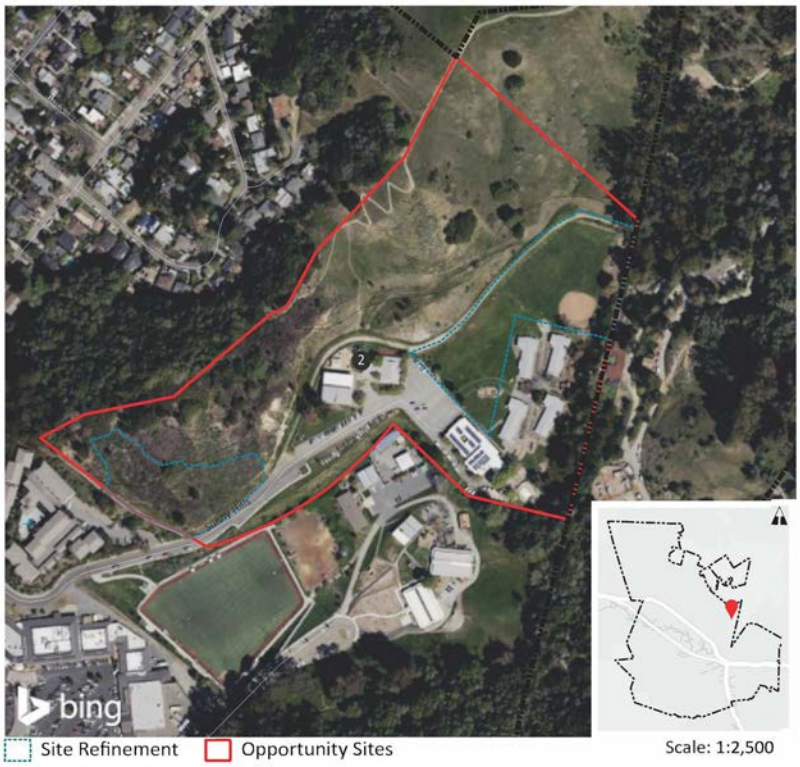
Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed in 1915 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. This site is within close proximity to residential uses and existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
1	9 Tamal Ave	006-042-28	R-1	Single-Resid. - Improved	SF	No	N	N	0.305197	Above Moderate Income	R-2	6	12	3	1	2

Housing Element Opportunity Site - 2

Town of San Anselmo



This large site is largely undeveloped, with a small portion currently used as a site for two specialized non-profit schools for developmentally disabled children and at-risk children. The remainder of the site is available for development, and the property owners proposed a housing project in 2016. Due to the regulatory barriers associated with the zoning on the site, the owners rescinded their application. Due to the rezonings proposed on this site (from PPD/ R-1 to R-3/SPD per Action 5.7a), the regulatory barriers will be removed. In addition, the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
2	300 Sunny Hills Dr	006-061-33	PPD/R-1	Exemption - Improved	SF/ VLD	No	N	N	5.33	Lower Income	R-3/SPD	20	30	112	0	112

Housing Element Opportunity Site - 3

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed in 1925 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment toimprove and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. This site is within close proximity to residential uses and existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
3	1019 Sir Francis Drake Blvd	006-042-05	R-1	Single-Resid. - Improved	SF	No	N	N	0.265964	Above Moderate Income	R-2	6	12	2	1	1

Housing Element Opportunity Site - 4

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes an aging single-family home (constructed in 1926 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
4	1001 Sir Francis Drake Blvd	006-042-08	R-1	Single-Resid. - Improved	SF	No	N	N	0.283255	Above Moderate Income	R-2	6	12	2	1	1

Housing Element Opportunity Site - 5

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes an aging single-family home (constructed in 1922 without significant improvements since that time). The parcel is underutilized as the small single-family home sits on a large lot. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, the parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. This site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
5	8 Sais Ave	006-072-13	R-1	Single-Resid. - Improved	SF	No	N	N	0.247401	Above Moderate Income	R-2	6	12	2	1	1

Housing Element Opportunity Site - 6

Town of San Anselmo



This site includes a gas station and a large, underutilized parking lot. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing building is lower in height and density than what would be allowed upon rezoning this parcel. The parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. At the time of drafting the Housing Element, the Town has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
6	930 Sir Francis Drake Blvd	006-061-31	C-3	Commercial Improved	GC	No	N	N	0.403423	Moderate Income	No change	20	30	8	0	8

If environmental remediation is required on the site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 7

Town of San Anselmo



This site includes a partially-vacant commercial building and a large, underutilized parking lot. In recent years, the property owner and real estate management team have reported to Town staff that they are encountering issues attracting and retaining commercial tenants at this location. As of 2023, tenants include a professional office use and two neighborhood-serving retail and service uses. All three leasable spaces have experienced tenant turnover at least once during the last planning period and two of the spaces have experienced prolonged periods (six months or more) of vacancy. The inability to lease these spaces to long-term tenants points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the Vivian Street project in San Rafael, and all three projects in Novato had similar existing uses on the project site as Site 7 prior to redevelopment. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Min Proposed Density (DUA)	Max Proposed Density (DUA)	Realistic Capacity	Existing Units	Net New Units
7	805 Sir Francis Drake Blvd	006-082-40	C-L	Commercial Improved	LC	No	N	N	0.43209	Above Moderate Income	No change	20	30	9	0	9

Housing Element Opportunity Site - 8

Town of San Anselmo

SAN ANSELMO



Parcel IDs 13 and 14 include small, aging commercial structures (each over 50 years old) with restaurant uses and large, underutilized parking lots. Parcel ID 10 is an aging commercial structure (constructed in 1953) with office uses, Parcel ID 9 is a commercial structure with office spaces that are predominantly vacant as of 2023. Parcel IDs 11 and 12 are developed with single-family residential uses that could be redeveloped with higher-density housing, given the flexible development standards associated with the existing SPD Zoning District and the higher density underlying General Plan land use designation on the sites. Furthermore, recent market trends in San Anselmo point to redevelopment of single-family residential housing with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. Parcel ID 8 has a vacant commercial structure, previously a Walgreens, and large, underutilized parking lot. As of 2023, the property owner representative of Parcel ID 8 has expressed interest in purchasing the adjacent properties and redeveloping the property with housing. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the two housing projects in San Rafael had similar existing uses on the project site as Site 8 prior to redevelopment. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. The site is adjacent to Sir

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
8	820 Sir Francis Drake Blvd	006-061-13	C-3	Commercial Improved	GC	No	N	N	0.48715	Moderate Income	No change	20	30	10	0	10
9	790 Sir Francis Drake Blvd	006-091-68	SPD	Commercial Improved	LC	Yes	N	N	0.304825	Moderate Income	C-I./SPD	20	30	6	0	6
10	800 Sir Francis Drake Blvd	006-061-06	C-L	Commercial Improved	LC	No	N	N	0.420714	Above Moderate Income	No Change	20	30	8	0	8
11	4 Loma Robles Dr	006-091-70	SPD	Single-Resid. - Improved	HDR/ VDR	Yes	N	N	0.367566	Above Moderate Income	R-3/SPD	20	30	7	1	6
12	2 Loma Robles Dr	006-091-69	SPD	Single-Resid. - Improved	HDR	Yes	N	N	0.215221	Moderate Income	R-3/SPD	20	30	5	1	4
13	810 Sir Francis Drake Blvd	006-061-22	C-3	Commercial Improved	LC	No	N	N	0.288284	Moderate Income	No Change	20	30	6	0	6
14	830 Sir Francis Drake Blvd	006-061-38	C-3	Commercial Improved	GC	No	N	N	0.480058	Moderate Income	No Change	20	30	10	0	10

Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site developmer

Housing Element Opportunity Site - 9

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes a small auto repair shop, an aging commercial structure that is partially vacant, and two underutilized parking lots. The existing buildings are lower in height and density than what would be allowed upon rezoning these parcels. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
15	761 Sir Francis Drake Blvd	006-083-02	C-L	Commercial - Improved	LC	No	N	N	0.164205	Above Moderate Income	No Change	20	30	3	0	3
16	781 Sir Francis Drake Blvd	006-083-01	C-L	Industrial - Improved	LC	No	N	N	0.304049	Above Moderate Income	No Change	20	30	6	0	6

Housing Element Opportunity Site - 10

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes aging commercial structures that have not been rented for commercial uses within the past few years. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
17	727 Sir Francis Drake Blvd	006-083-07	C-L	Single-Resid. - Improved	LC	No	N	N	0.11107	Above Moderate Income	No Change	20	30	2	1	1
18	729 Sir Francis Drake Blvd	006-083-06	C-L	Commercial - Improved	LC	No	N	N	0.107951	Above Moderate Income	No Change	20	30	2	0	2

Housing Element Opportunity Site - 11

Town of San Anselmo



This site contains aging commercial structures (constructed in 1964 and 1975) with office uses and parking lots. Most office spaces on Parcel ID 20 are chronically vacant, and many of the office spaces on Parcel ID 19 have a relatively high tenant turnover rate. This points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the 1515 Fourth Street project in San Rafael had similar existing uses on the project site as Site 11 prior to redevelopment. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
19	6 Bridge Ave	006-083-37	C-L	Commercial Improved	LC	No	N	N	0.263671	Above Moderate Income	No Change	20	30	5	0	5
20	707 Sir Francis Drake Blvd	006-083-09	C-L	Commercial Improved	LC	No	N	N	0.210637	Above Moderate Income	No Change	20	30	4	0	4

Housing Element Opportunity Site - 12

Town of San Anselmo



This site includes an aging, predominantly vacant commercial structure, a gas station, and two underutilized parking lots. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. At the time of drafting the Housing Element, the Town has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues. If environmental remediation is required

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
21	754 Sir Francis Drake Blvd	006-091-39	SPD	Commercial Improved	LC	No	N	N	0.462008	Above Moderate Income	C-I/SPD	20	30	9	0	9
22	750 Sir Francis Drake Blvd	006-091-40	C-L	Commercial Improved	LC	No	N	N	0.47883	Above Moderate Income	No Change	20	30	10	0	10

on the site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 13

Town of San Anselmo



Site Refinement Opportunity Sites Parcels Scale: 1:2,500

This site includes a small, aging single-family home (constructed in 1929 without significant improvements since that time). The site is underutilized as the aging structure sits on a largely undeveloped lot, and the existing building is lower in height and density than what would be allowed upon rezoning the site. In addition, the one structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The parcels are near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. This site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that the property owner is interested in residential development on portions of the site, as shown in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
23	129 Spaulding St	006-091-65	SPD	Multiple-Resid. - Unimproved	LC	Yes	N	N	0.405709	Above Moderate Income	R-3/SPD	20	30	8	0	8
24	No Address	006-091-05	R-1-H	Single-Resid. - Unimproved	VLD	Yes	N	N	0.28	Above Moderate Income	R-3	20	30	5	0	5
25	113 Spaulding St	006-091-15	R-2	Multiple-Resid. - Improved	MDR	No	N	N	0.328609	Above Moderate Income	R-3	20	30	6	2	4

Housing Element Opportunity Site - 14

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This is an existing grocery store with a large, underutilized parking lot. The existing building is aging and the building is lower than the height that would be allowed with the additional development capacity on this site with rezoning. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development of the site under the development standards that would apply upon rezoning this site for the Housing Element (see renderings below), and the community was receptive to this change on the site. This site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. Furthermore, the existing Andronico's grocery store is owned by Safeway, which has a larger Safeway location approximately 0.3 miles away on Sir Francis Drake Boulevard. The close proximity of these two stores creates redundancies and oversaturates the market with grocery store options. Future consolidation of the two stores into one establishment at the larger location would not reduce local access to fresh food.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
26	613 Sir Francis Drake Blvd	006-101-05	C-3	Commercial - Improved	GC	Yes	N	N	0.256546	Moderate Income	No Change	20	30	5	0	5
27	100 Center Blvd	006-101-04	C-3	Commercial - Improved	GC	No	N	N	1.020464	Lower Income	No Change	20	30	21	0	21





Housing Element Opportunity Site - 15

Town of San Anselmo

SAN ANSELMO



This site includes an auto repair shop, an aging commercial structure that is partially vacant, and an underutilized parking lot. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing building is lower in height and density than what would be allowed upon rezoning those parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services and within walking distance of Downtown San Anselmo. The Town has received feedback that the property owner is interested in residential development on the

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
31	640 Sir Francis Drake Blvd	006-092-08	C-L	Commercial Improved	LC	No	N	N	0.305963	Above Moderate Income	No Change	20	30	6	0	6
28	112 Spaulding St	006-092-03	C-L	Commercial Improved	LC	No	N	N	0.13647	Above Moderate Income	No Change	20	30	2	1	1
30	606 Sir Francis Drake	006-092-09	C-L	Commercial Improved	LC	No	N	N	0.432158	Above Moderate Income	No Change	20	30	9	0	9

Site, as shown in Table 6.10. At the time of drafting the Housing Element, the Town has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues. If environmental remediation is required on the site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and provide incentives including, but not limited to, density increases, reduced development standards, and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 16

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes a small, aging commercial structure (constructed in 1966) that currently has neighborhood-serving retail uses and a large, underutilized parking lot. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, both Grant Avenue projects in Novato, and the Fourth Street project in San Rafael had similar existing uses or site characteristics as Site 16 prior to redevelopment. The existing building is lower in height and density than what would be allowed upon rezoning the site. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
29	604 Red Hill Ave	006-091-57	C-3	Commercial - Improved	GC	No	N	N	0.123436	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 17

Town of San Anselmo



Parcel ID 37 is occupied by an aging commercial structure (over 50 years old) with a restaurant use and a large, underutilized parking lot. Parcel ID 35 contains an aging, vacant commercial structure (constructed in 1928) that was previously a neighborhood-serving retail and service use. According to Town business license records, this space has not been occupied by a commercial tenant in at least 8 years. Parcel ID 34 contains an aging, vacant office and commercial retail building (constructed in 1956). Parcel ID 36 contains an aging commercial building (constructed in 1946) with multiple office spaces and an underutilized parking lot, and Parcel ID 33 has been occupied by office uses in the past but, according to the Town's business license records, no longer contains a commercial use. The leasable spaces on both parcels have experienced tenant turnover multiple times during the last planning period, pointing to a nationwide shift from in-person work towards remote work, described in detail in Chapter 6, Housing Opportunities. Lastly, Parcel ID 32 is developed with a relatively small, aging single-family residential unit (constructed in 1930) on a large lot. Recent market trends in San Anselmo indicate potential for redevelopment of aging, single-family homes with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
32	5 Palm Ln	006-121-05	C-3	Single-Resid. - Improved	GC	No	N	N	0.295233	Moderate Income	No Change	20	30	6	1	5
33	504 Red Hill Ave	006-121-02	C-3	Single-Resid. - Improved	GC	No	N	N	0.095983	Moderate Income	No Change	20	30	2	1	1
34	520 Red Hill Ave	006-091-09	C-3	Commercial - Improved	GC	No	N	N	0.172695	Moderate Income	No Change	20	30	4	1	3
35	526 Red Hill Ave	006-091-60	C-3	Commercial - Improved	GC	No	N	N	0.129538	Moderate Income	No Change	20	30	3	1	2
36	510 Red Hill Ave	006-121-01	C-3	Commercial - Improved	GC	No	N	N	0.166553	Moderate Income	No Change	20	30	3	0	3
37	580 Red Hill Ave	006-091-61	C-3	Commercial - Improved	GC	No	N	N	0.375981	Moderate Income	No Change	20	30	7	0	7

improve and conform to those standards. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that the property owner is interested in residential development on portions of the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur and both Grant Avenue projects in Novato had similar existing site characteristics as Site 17 prior to redevelopment.

Housing Element Opportunity Site - 18

SAN ANSELMO

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
38	17 Buena Vista	006-121-17	R-1	Single-Resid. - Improved	SF	No	N	N	0.05854	Above Moderate Income	R-3	20	30	1	1	0
39	9 Buena Vista	006-121-16	R-1	Single-Resid. - Improved	SF	No	N	N	0.104348	Above Moderate Income	R-3	20	30	2	1	1
40	412 Red Hill Ave	006-121-14	C-3	Commercial Improved	GC	No	N	N	0.266012	Moderate Income	No Change	20	30	6	0	6
41	400 Red Hill Ave	006-121-15	C-3	Commercial Improved	GC	No	N	N	0.211733	Moderate Income	No Change	20	30	4	0	4
42	No Address	006-121-13	C-3	Commercial Improved	GC	No	N	N	0.176831	Moderate Income	No Change	20	30	4	0	4
43	50 Essex St	006-121-12	R-1	Single-Resid. - Unimproved	SF	No	N	N	0.263878	Above Moderate Income	R-3	20	30	6	0	6

Parcel ID 43 is vacant but featured in this inventory due to its proximity to the other sites listed here. Parcel IDs 38 and 39 site contain aging single-family homes (constructed in 1920 and 1900, respectively, without significant improvements since that time). Recent market trends in San Anselmo indicate potential for redevelopment of aging, single-family homes with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. Parcel ID 40 contains an aging office building (constructed in 1965) with multiple tenants ranging from skin care services to therapists to piano teachers and more. The Town observes at least one new business in the building annually, pointing to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. Therefore, the Town has identified an opportunity to consider other land uses (i.e., housing) that support long-term occupancy on the parcel. Parcel ID 42 contains a large, underutilized parking lot associated with the uses at Parcel ID 40. Parcel ID 41 contains a one-story, aging office building (constructed in 1979) and an underutilized parking lot. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the Grant Avenue projects in Novato, the Fourth Street project in San Rafael, and the Third Street project in San Rafael had similar existing uses as Site 18 prior to redevelopment. All of the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Housing Element Opportunity Site - 19

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging commercial structure (constructed in 1937 without significant improvements since that that time) that currently operates as a funeral home and a large, underutilized parking lot. The parcel is underutilized as the aging structure sits on a large lot, and the existing building is lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Vivian Street and Fourth Street projects in San Rafael had similar existing uses on the project site as Site 19 prior to redevelopment. Furthermore, the site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
44	330 Red Hill Ave	006-121-31	C-3	Commercial Improved	GC	No	N	N	0.583407	Lower Income	No Change	20	30	12	0	12
45	306 Red Hill Ave	006-161-05	C-3	Commercial Improved	GC	Yes	N	N	0.328941	Moderate Income	No Change	20	30	6	0	6

Housing Element Opportunity Site - 20

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging, partially vacant office building (constructed in 1913 without significant improvements since that time), and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition,the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The parcel is near Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented development. Furthermore, this lot is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
46	292 Red Hill Ave	006-162-01	C-3	Commercial Improved	GC	No	N	N	0.190318	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 21

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This is an existing grocery store (Parcel ID 47) and the adjacent lot (Parcel ID 48) is a large, underutilized parking lot. The existing building is aging, and the building is lower than the height that would be allowed with the additional development capacity on this site with rezoning. The Town has received developer interest in this site over the years, but the lack of certainty surrounding the discretionary approval process for residential uses has curbed development proposals. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development of the site under the development standards that would apply upon rezoning this site for the Housing Element (see renderings below), and the community was receptive to this change on the site. As shown in the ODDS renderings, the existing grocery store would remain on the ground floor of the project site and the project site would be developed with residential uses on the 2nd and 3rd stories above it. In addition, the renderings depict redevelopment of the parking lot with 3-story residential buildings. Using the development standards applied upon rezoning the site for the Housing Element, the rendering could achieve the density projected in Table 6.8, Opportunity Site Characteristics, with the grocery store on the ground floor. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
47	100 Red Hill Ave	006-167-04	C-3	Commercial Improved	GC	No	N	N	0.771783	Lower Income	No Change	20	30	16	0	16
48	No Address	006-167-06	C-3	Commercial Unimproved	GC	No	N	N	1.234847	Lower Income	No Change	20	30	25	0	25





Housing Element Opportunity Site - 22

Town of San Anselmo

SAN ANSELMO



Parcel ID 50 has a vacant, aging retail building (constructed in 1943), and Parcel ID 49 has multiple aging retail buildings (all constructed before 1950) that are either vacant or partially vacant as of 2023. Multiple tenant spaces on both properties have been chronically vacant in recent years. This points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. Therefore, the Town has identified an opportunity to consider other land uses (i.e., housing) that support long-term occupancy on the parcel. Parcel ID 52 contains an aging one-story office building (built in 1948), and Parcel ID 53 contains a two-story office building. In addition, there are multiple large, underutilized parking lots, distributed across Parcel IDs 49, 51, 52, and 53. As demonstrated in Table 6.9 and the text that followed it, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the 1005 Northgate Drive and the Grant Avenue projects in Novato and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 22. Parcel ID 51 is an automotive shop with infrastructure for gas pumping stations. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations statewide have been converted to other uses. In addition, the Town adopted a temporary ban on gas stations in the past two years and is in the process of adopting a permanent gas station ban in 2023 to support the local transition to clean energy sources. Therefore, the existing gas pumping infrastructure will no longer be useful and redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. All existing buildings on this site are lower in height and density than what would be allowed upon rezoning those parcels. In addition, all of the structures on the site do not conform with today's building standards and would require significant reinvestment to improve and conform to those standards. The site is adjacent to Red Hill Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that property owners are interested in residential development on the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
49	6 Red Hill Ave	006-201-56	C-3	Commercial Improved	GC	No	N	N	0.671628	Lower Income	No Change	20	30	14	0	14
50	2 Red Hill Ave	006-201-01	C-3	Commercial Improved	GC	No	N	N	0.081778	Moderate Income	No Change	20	30	2	0	2
51	90 Red Hill Ave	006-201-46	C-3	Commercial Improved	GC	No	N	N	0.264203	Moderate Income	No Change	20	30	6	0	6
52	60 Red Hill Ave	006-201-04	C-3	Commercial Improved	GC	No	N	N	0.287077	Moderate Income	No Change	20	30	6	0	6
53	50 Red Hill Ave	006-201-55	C-3	Commercial Improved	GC	No	N	N	0.164282	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 23

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes one aging commercial office structure (over 50 years old) and an underutilized parking lot on a lot that has unrealized residential and commercial development potential. The site is adjacent to Greenfield Avenue and Red Hill Avenue, two major thoroughfares and bus routes in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this lot is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Furthermore, as demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the 1301 Grant Avenue project in Novato and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 23 prior to redevelopment.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
54	275 Greenfield Ave	006-211-21	C-3	Commercial Improved	GC	No	28	N	0.21342	Moderate Income	No Change	20	30	4	0	4

Housing Element Opportunity Site - 24

Town of San Anselmo

SAN ANSELMO



Parcel ID 56 has an aging mini-storage facility (constructed in 1925), Parcel ID 59 has an aging commercial retail use (constructed in 1947), Parcel ID 60 include retail, office, and gym uses in an aging commercial building (constructed in 1966), Parcel ID 58 has ground floor retail and upper floor office uses in an aging commercial building (built prior to 1950), and Parcel ID 55 has a gym in an aging commercial structure (constructed in 1951). Parcel 57 does not contain any structures, with only an underutilized parking lot that occupies a third of the parcel. Some of the office spaces on Parcel ID 58 are vacant, which points to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. In addition, vacant land sits behind the existing buildings on Parcel IDs 55, 56, 58, 59, and 60, leaving the sites underutilized. The existing buildings are all lower in height and density than what would be allowed upon rezoning those parcels. In addition, one of the structures on the site (Parcel ID 56) does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is adjacent to Greenfield Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. The Town has received feedback that a property owner is interested in residential development on some parcels (Parcel IDs 58 and 60), as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the three projects in Novato, the Vivian Street project in San Rafael, and the Tamal Vista Boulevard project in Corte Madera had similar existing uses as Site 24 prior to redevelopment.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
55	230 Greenfield Ave	006-173-07	C-3	Commercial Improved	GC	No	27	N	0.435113	Moderate Income	No Change	20	30	9	0	9
56	208 Greenfield Ave	006-173-11	C-3	Commercial Improved	GC	No	N	N	0.571342	Lower Income	No Change	20	30	11	0	11
57	270 Greenfield Ave	006-173-22	C-3	Commercial Unimproved	GC	Yes	N	N	0.28561	Moderate Income	No Change	20	30	5	0	5
58	224 Greenfield Ave	006-173-17	C-3	Commercial Improved	GC	No	N	N	0.594514	Lower Income	No Change	20	30	12	0	12
59	210 Greenfield Ave	006-173-04	C-3	Commercial Improved	GC	No	N	N	0.23807	Moderate Income	No Change	20	30	4	0	4
60	222 Greenfield Ave	006-173-16	C-3	Commercial Improved	GC	No	N	N	0.526385	Lower Income	No Change	20	30	11	0	11

Housing Element Opportunity Site - 25

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This is a vacant site adjacent to other residential development. The site is near Sir Francis Drake Boulevard and Greenfield Avenue, two major thoroughfares with a bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to existing services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
61	5 W Hillside Ave	006-172-02	R-1	Single-Resid. - Unimproved	VLD	Yes	26	N	0.718721	Lower Income	C-3	20	30	15	0	15

Housing Element Opportunity Site - 26

SAN ANSELMO

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes two aging commercial commercial (retail with a vacant office space above on Parcel ID 64 and offices with some vacant tenant spaces on Parcel ID 65) structures constructed between 1934 and 1963. These vacancies point to a nationwide shift from in-person work towards remote work, described in detail in Chapter 6, Housing Opportunities. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur and the 1301 Grant Avenue project in Novato had similar existing uses as Site 26 prior to redevelopment. The site also includes two aging single-family residential structures (both constructed before 1933 without significant improvements since that time). The parcels with commercial uses have large, underutilized parking lots. The parcels with existing residential uses are underutilized as the small, aging single-family homes sit on large lots. Furthermore, recent market trends in San Anselmo point to redevelopment of single-family residential housing with higher-density residential uses, as discussed in Chapter 6, Housing Opportunities. All of the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Greenfield Avenue, a major thoroughfare and bus route

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
62	144 Greenfield Ave	006-171-07	C-3	Single-Resid. - Improved	GC	No	N	N	0.165904	Moderate Income	No Change	20	30	3	1	2
63	6 W Hillside Ave	006-171-08	C-3	Single-Resid. - Improved	GC	No	N	N	0.595664	Lower Income	No Change	20	30	12	1	11
64	128 Greenfield Ave	006-171-05	C-3	Commercial Improved	GC	No	N	N	0.158832	Moderate Income	No Change	20	30	3	0	3
65	130 Greenfield Ave	006-171-06	C-3	Commercial Improved	GC	No	25	N	0.508352	Lower Income	No Change	20	30	10	0	10

in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Housing Element Opportunity Site - 27

Town of San Anselmo

SAN ANSELMO



Parcel ID 66 includes a vacant commercial building, most recently operated as a restaurant, and a large, underutilized parking lot. Parcel ID 68 also includes a restaurant use and an underutilized parking lot. Site 70 is occupied by a large, underutilized parking lot. Site 69 and 67 include commercial structures with a studio use, which are largely underutilized given the amount of unoccupied space remaining in each building. Both Site 69 and 67 have undergone tenant changes relatively often. Lastly, Site 71 operates a neighborhood-serving service use on the narrow lot between the large parking lot and one of the studios. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment. The site is adjacent to Greenfield Avenue, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and within walking distance of Downtown San Anselmo. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development of the 60 Greenfield Avenue portion of the site under redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur and the two projects in San Rafael had the development standards

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
66	60 Greenfield Ave	006-254-13	C-3	Commercial Improved	GC	No	N	N	0.25836	Moderate Income	No Change	20	30	5	0	5
67	118 Greenfield Ave	006-171-03	C-3	Commercial Improved	GC	No	N	N	0.186737	Moderate Income	No Change	20	30	3	0	3
68	114 Greenfield Ave	006-171-02	C-3	Commercial Improved	GC	No	N	N	0.128964	Moderate Income	No Change	20	30	3	0	3
69	70 Greenfield Ave	006-254-14	C-3	Commercial Improved	GC	No	N	N	0.194214	Moderate Income	No Change	20	30	4	0	4
70	No Address	006-171-12	C-3	Commercial Unimproved	GC	No	N	N	0.245434	Moderate Income	No Change	20	30	5	0	5
71	90 Greenfield Ave	006-171-13	C-3	Commercial Improved	GC	No	N	N	0.049589	Moderate Income	No Change	20	30	1	0	1

that would apply upon rezoning this site for the Housing Element (see rendering below), and the community was receptive to this change on the site. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.



Housing Element Opportunity Site - 28

Town of San Anselmo

SAN ANSELMO



Parcel ID 76 contains an aging commercial office building (constructed in 1974) with multiple tenant spaces, many of which are currently vacant and undergo tenant changes relatively often. Parcel ID 77 includes a gym use in an aging commercial building (constructed in 1923). Parcel ID 80 consists of a large, underutilized parking lot. Parcel ID 78 provides a studio in an aging commercial building (constructed prior to 1924) with multiple tenant spaces, many of which are currently vacant. Parcel IDs 75 and 79 contain neighborhood-serving services and retail in aging commercial buildings (constructed in 1930 and 1924, respectively) and an underutilized parking lot. Parcel ID 72 contains an aging commercial building (constructed in 1922) that has been vacant since 2012, previously operating as a retail use. Parcel ID 73 contains an aging commercial building (constructed in 1921) that currently operates as a gym use. This lot has experienced prolonged periods (six months or more) of vacancy and undergone multiple tenant changes during the previous planning period. Parcel ID 74 includes an aging commercial building (constructed in 1912) with multiple retail spaces that are currently vacant. These vacancies point to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the Grant Avenue projects in Novato, and both housing projects in San Rafael had

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
72	316 Sir Francis Drake Blvd	006-251-03	C-2	Commercial Improved	CC	No	N	N	0.17984	Moderate Income	C-3	20	30	3	0	3
73	312 Sir Francis Drake Blvd	006-251-02	C-2	Commercial Improved	CC	No	N	N	0.07021	Moderate Income	C-3	20	30	1	0	1
74	300 Sir Francis Drake Blvd	006-251-01	C-2	Commercial Improved	CC	No	N	N	0.179605	Moderate Income	C-3	20	30	3	0	3
75	340 Sir Francis Drake Blvd	006-251-05	C-2	Commercial Improved	CC	No	N	N	0.151127	Moderate Income	C-3	20	30	3	0	3
76	40 Greenfield Ave	006-251-10	C-3	Commercial Improved	GC	No	N	N	0.330668	Moderate Income	No Change	20	30	6	0	6
77	34 Greenfield Ave	006-251-09	C-3	Commercial Improved	GC	No	N	N	0.0736	Moderate Income	No Change	20	30	2	0	2
78	14 Greenfield Ave	006-251-28	C-3	Commercial Improved	GC	No	N	N	0.177424	Moderate Income	No Change	20	30	3	0	3
79	324 Sir Francis Drake Blvd	006-251-27	C-2	Commercial Improved	CC	No	N	N	0.346566	Moderate Income	C-3	20	30	7	0	7
80	No Address	006-251-08	C-3	Commercial Unimproved	GC	No	N	N	0.233804	Moderate Income	No Change	20	30	4	0	4

Housing Element Opportunity Site - 28 (Continued)

Town of San Anselmo

similar existing uses as Site 28 prior to redevelopment. All existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. All of the structures except those on Parcel ID 76 do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is adjacent to Sir Francis Drake Boulevard and Greenfield Avenue, two major thoroughfares with a bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores and adjacent to Downtown San Anselmo. The Town has received feedback that property owners are interested in residential development on the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Housing Element Opportunity Site - 29

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes two, aging single-family homes (constructed in 1902 and 1905 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sit on large lots, and the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
81	55 San Rafael Ave	007-211-04	R-1	Single-Resid. - Improved	DMR	No	N	N	0.341729	Above Moderate Income	R-2	6	12	2	1	1
82	43 San Rafael Ave	007-211-05	R-1	Single-Resid. - Improved	DMR	No	N	N	0.52587	Above Moderate Income	R-2	6	12	4	2	2

Housing Element Opportunity Site - 30

Town of San Anselmo



This site includes two, aging single-family homes (both constructed in 1910 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sit on large lots, and the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as shown in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
83	71 San Rafael Ave	007-211-01	R-1	Single-Resid. - Improved	SF	No	N	N	0.486363	Above Moderate Income	R-2	6	12	4	1	3
84	76 Tamalpais Ave	007-211-36	R-1	Single-Resid. - Improved	SF	No	N	N	0.403005	Above Moderate Income	R-2	6	12	3	1	2

Housing Element Opportunity Site - 31

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

The site includes two aging commercial buildings constructed in 1912 and 1913 with no significant improvements since that time. Both buildings contain restaurant uses and Parcel ID 85 also includes some vacant, leasable office spaces. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, 1301 Grant Avenue project in Novato, and Fourth Street project in San Rafael had similar existing uses as Site 31 prior to redevelopment. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
85	206 Sir Francis Drake Blvd	006-252-02	C-2	Commercial - Improved	CC	No	36	N	0.14685	Moderate Income	C-3	20	30	3	1	2
86	214 Sir Francis Drake Blvd	006-252-03	C-2	Commercial - Improved	CC	No	N	N	0.149688	Moderate Income	C-3	20	30	3	0	3

Housing Element Opportunity Site - 32

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes two single-family homes (one constructed in 1910 and the other in 1985 without significant improvements since that time). The parcels are underutilized, and the single-family structures sit on large lots, and the existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
87	43 Tamalpais Ave	007-212-13	R-1	Single-Resid. - Improved	DMR	No	31	N	0.161294	Above Moderate Income	R-3	20	30	3	1	2
88	41 Tamalpais Ave	007-212-14	R-1	Single-Resid. - Improved	DMR	No	N	N	0.174633	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 33

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes an aging single-family home (constructed in 1904 without significant improvements since that time). The parcel is underutilized as the aging single-family structure sits on a large lot, and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
89	50 Mariposa Ave	007-284-50	R-2	Single-Resid. - Improved	DMR	No	N	N	0.36497	Above Moderate Income	R-3	20	30	7	1	6

Housing Element Opportunity Site - 34

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1900, 1903, and 1905 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sits on larger lots that could be combined for housing redevelopment through Action 5.2e. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Furthermore, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of Downtown San Anselmo and transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10. Through Town staff's proactive approach to facilitating lot consolidation to support housing redevelopment in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multi-family housing by achieving economies of scale in site development.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
90	69 Tamalpais Ave	007-212-07	R-1	Single-Resid. - Improved	DMR	No	29	N	0.226514	Above Moderate Income	R-3	20	30	4	1	3
91	77 Tamalpais Ave	007-212-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.197187	Above Moderate Income	R-3	20	30	4	1	3
92	63 Tamalpais Ave	007-212-09	R-1	Single-Resid. - Improved	DMR	No	N	N	0.177684	Above Moderate Income	R-3	20	30	4	1	3

Housing Element Opportunity Site - 35

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1907 and 1930 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. As part of the Objective Development and Design Standards (ODDS) process in 2023, the Town modeled residential development on the 58 Magnolia Avenue portion of the site under the development standards that would apply upon rezoning this site for the Housing Element (see rendering below), and the community was receptive to this change on the site. Located in Downtown San Anselmo, this site is adjacent to residential uses, within close proximity to existing services such as grocery stores, and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
93	54 Magnolia Ave Apt 3	007-212-50	R-3	Multiple-Resid. - Improved	DMR	No	30	N	0.150644	Above Moderate Income	R-3	20	30	3	0	3
94	58 Magnolia Ave	007-212-43	R-1	Single-Resid. - Improved	DMR	No	N	N	0.148554	Above Moderate Income	R-3	20	30	4	1	3



Housing Element Opportunity Site - 36

Town of San Anselmo



This site includes aging single-family homes (constructed in 1920 and 1940) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. The existing buildings are lower in height and density than what would be allowed upon rezoning those parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
95	36 Magnolia Ave Unit 2	007-212-37	R-2	Multiple-Resid. - Improved	DMR	No	32	N	0.197522	Above Moderate Income	R-3	20	30	4	2	2
96	30 Magnolia Ave	007-212-36	R-1	Single-Resid. - Improved	DMR	No	N	N	0.141577	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 37

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1900 and 1910) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. One of the existing buildings is lower in height and density than what would be allowed upon rezoning the parcels. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
97	69 Magnolia Ave	007-213-08	R-1	Single-Resid. - Improved	DMR	No	33	N	0.180264	Above Moderate Income	R-3	20	30	3	1	2
98	73 Magnolia Ave	007-213-57	R-1	Single-Resid. - Improved	DMR	No	N	N	0.128441	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 38

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1916, 1924, and 1938) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on portions of the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
99	41 Magnolia Ave	007-213-17	R-1	Single-Resid. - Improved	DMR	No	N	N	0.106389	Above Moderate Income	R-3	20	30	2	1	1
100	43 Magnolia Ave	007-213-16	R-1	Single-Resid. - Improved	DMR	No	34	N	0.108554	Above Moderate Income	R-3	20	30	2	1	1
101	47 Magnolia Ave	007-213-15	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096597	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 39

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed in 1934 without significant improvements since that time). The parcel is underutilized as the aging, existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
102	196 Tunstead Ave	007-213-50	R-2	Single-Resid. - Improved	DMR	No	35	N	0.160963	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 40

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-story commercial structures, four of which are more than 47 years old (Parcel IDs 103, 104, 105, and 106) and one of which is partially vacant (Parcel ID 103). Parcel IDs 103, 105, and 107 are office buildings, Parcel ID 104 is an outdoor nursery, and Parcel ID is a restaurant. All of the existing buildings that are lower in height and density than what would be allowed upon rezoning those parcels. In addition, all parcels include large, underutilized parking lots. All of the commercial structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. The site is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. The Town has received feedback that property owner of Parcel ID 104 is interested in residential development on the site.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
103	160 Sir Francis Drake Blvd	006-241-05	C-3	Commercial - Improved	CC	No	37	N	0.429	Moderate Income	No Change	20	30	9	0	9
104	130 Sir Francis Drake Blvd	006-241-56	C-3	Commercial - Improved	CC	No	N	N	0.757108	Lower Income	No Change	20	30	16	0	16
105	190 Sir Francis Drake Blvd	006-241-06	C-3	Commercial - Improved	CC	No	N	N	0.470075	Moderate Income	No Change	20	30	9	0	9
106	120 Sir Francis Drake Blvd	006-241-61	C-3	Commercial - Improved	CC	No	N	N	0.519079	Lower Income	No Change	20	30	10	0	10
107	100 Sir Francis Drake Blvd	006-241-63	C-3	Commercial - Improved	CC	No	N	N	0.145303	Moderate Income	No Change	20	30	3	0	3

Housing Element Opportunity Site - 41

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed between 1907 and 1926) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that property owners are interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
108	182 Pine St	007-251-37	R-1	Single-Resid. - Improved	DMR	No	N	N	0.107203	Above Moderate Income	R-3	20	30	2	1	1
109	170 Pine St	007-251-34	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105921	Above Moderate Income	R-3	20	30	2	1	1
110	140 Pine St	007-251-27	R-1	Single-Resid. - Improved	DMR	No	N	N	0.120261	Above Moderate Income	R-3	20	30	3	1	2
111	160 Pine St	007-251-32	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105384	Above Moderate Income	R-3	20	30	2	1	1
112	184 Pine St	007-251-38	R-1	Single-Resid. - Improved	DMR	No	N	N	0.114634	Above Moderate Income	R-3	20	30	2	1	1
113	150 Pine St	007-251-29	R-1	Single-Resid. - Improved	DMR	No	N	N	0.10549	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 42

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1917 and 1922) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. In addition, the structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
114	171 Pine St	007-252-02	R-1	Single-Resid. - Improved	DMR	No	N	N	0.090982	Above Moderate Income	R-3	20	30	1	1	0
115	177 Pine St	007-252-01	R-1	Single-Resid. - Improved	DMR	No	N	N	0.095997	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 43

Town of San Anselmo



This site includes an aging single-family home (constructed in 1925) and has had no significant improvements since that time, resulting in a low improvement value relative to the value of the land. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards.

Opportunity Sites Parcels Scale: 1:2,500

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
116	155 Pine St	007-252-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105224	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 44

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1914) and has had no significant improvements since that time, resulting in a low improvement value relative tothe value of the land. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment toimprove and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
117	129 Pine St	007-252-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.11306	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 45

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging single-family home (constructed prior to 1924 without significant improvements since that time). The parcel is underutilized as the existing single-family home sits on a large lot, and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
118	110 Ross Ave	007-281-21	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.401478	Above Moderate Income	R-3	20	30	8	2	6

Housing Element Opportunity Site - 46

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging single-family homes (constructed in 1900, 1935, and 1968) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. One of the existing buildings is lower in height and density than what would be allowed upon rezoning the parcels. In addition, multiple structures on the site do not conform with today's building standards, and they would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
119	80 Ross Ave	007-281-13	R-2	Single-Resid. - Improved	DMR	No	N	N	0.173087	Above Moderate Income	R-3	20	30	4	2	2
120	88 Ross Ave	007-281-14	R-2	Single-Resid. - Improved	DMR	No	N	N	0.126553	Above Moderate Income	R-3	20	30	3	1	2
121	102 Ross Ave	007-281-19	R-2	Exemption - Improved	DMR	No	N	N	0.202971	Above Moderate Income	R-3	20	30	4	1	3

Housing Element Opportunity Site - 47

Town of San Anselmo



This site includes aging single-family homes (constructed in 1912 and 1953) without significant improvements since that time, resulting in a low improvement value relative to the value of the land. The parcels are underutilized, and the aging single-family structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
122	68 Ross Ave	007-281-12	R-2	Single-Resid. - Improved	DMR	No	N	N	0.121124	Above Moderate Income	R-3	20	30	3	1	2
123	1 Cedar St	007-281-11	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.161667	Above Moderate Income	R-3	20	30	3	2	1

Housing Element Opportunity Site - 48

Town of San Anselmo



This site includes an aging single-family home (constructed prior to 1924 without significant improvements since that time). The parcel is underutilized as the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Opportunity Sites Parcels Scale: 1:2,500

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
124	61 Woodland Ave	007-282-23	R-1	Exemption - Improved	DMR	No	N	N	0.127062	Above Moderate Income	R-3	20	30	3	0	3

Housing Element Opportunity Site - 49

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1940) and has had no significant improvements since that time, resulting in a low improvement value relative tothe value of the land. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to thosestandards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
125	50 Ross Ave	007-282-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096159	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 50

Town of San Anselmo



This site includes aging single-story commercial structures including a mini-storage facility, post office, and food establishments (constructed between 1934 and 1970 without significant improvements since that time) and multiple underutilized parking lots. Parcel ID127hasahuge, underutilized parking lot and is leased by the property owner to serve as the post office. However, the property owner has expressed interest in terminating the lease and considering redevelopment opportunities, as listed in Table 6.10. The aging structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e, which utilizes staff assistance, fee waivers, and expedited permitting processes to facilitate lot consolidations. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
126	21 Mariposa Ave	007-301-06	C-3	Commercial Improved	GC	No	N	N	0.351434	Moderate Income	No Change	20	30	7	0	7
127	121 San Anselmo Ave	007-301-19	C-3	Commercial Improved	GC	No	N	N	0.641202	Lower Income	No Change	20	30	13	0	13
128	115 San Anselmo Ave	007-301-18	C-3	Commercial Improved	GC	No	N	N	0.130048	Moderate Income	No Change	20	30	3	0	3
129	101 San Anselmo Ave	007-301-20	C-3	Commercial Improved	GC	No	N	N	0.331349	Moderate Income	No Change	20	30	6	0	6

Housing Element Opportunity Site - 51

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels Scale: 1:2,500

This site includes aging commercial structures (constructed between 1934 and 1950 without significant improvements since that time) and multiple underutilized parking lots, and the aging structures sit on lots that could be consolidated for housing redevelopment through Action 5.2e, which utilizes staff assistance, fee waivers, and expedited permitting processes to facilitate lot consolidation. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. In addition, one of the structures on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
130	55 San Anselmo Ave	007-302-13	C-3	Commercial Improved	GC	No	N	N	0.161742	Moderate Income	No Change	20	30	3	1	2
131	35 San Anselmo Ave	007-302-14	C-3	Commercial Improved	GC	No	N	N	0.133195	Moderate Income	No Change	20	30	3	1	2
132	29 San Anselmo Ave	007-302-15	C-3	Commercial Improved	GC	No	N	N	0.128609	Moderate Income	No Change	20	30	3	1	2

Housing Element Opportunity Site - 52

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1908) and has had no significant improvements since that time, resulting in a low improvement value relative to the value of the land. In addition, the existing building is lower in height and density than what would be allowed upon rezoning the parcel. Furthermore, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
133	22 Mariposa Ave	007-284-22	C-3	Single-Resid. - Improved	GC	No	N	N	0.097345	Above Moderate Income	R-3	20	30	2	1	1

Housing Element Opportunity Site - 53

Town of San Anselmo

SAN ANSELMO



Parcel ID 134 and Parcel ID 135 contain office buildings (constructed in 1919 and 1983) with multiple spaces that are currently vacant and undergo tenant changes often and a parking lot. Parcel ID 138, Parcel ID 136, and Parcel ID 137 include aging commercial buildings (built in 1906, 1890, and 1906, respectively) with retail tenants. The buildings at Parcel ID 136 and 137 have undergone tenant changes relatively frequently in the previous planning period. These vacancies and frequent tenant turnover point to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the two Grant Avenue projects in Novato, and Tamal Vista Boulevard project in Corte Madera had similar existing uses and site characteristics as Site 53 prior to redevelopment. Through Town staff's proactive approach to facilitating lot consolidation through fee waivers, staff assistance, and an expedited permitting process in Action 5.2e, multiple smaller opportunity sites can be combined into larger parcels more suitable for multifamily housing by achieving economies of scale in site development. The existing buildings are lower in height and density than what would be allowed upon rezoning the parcels. In addition, multiple structures on the site do not conform

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
134	217 San Anselmo Ave	007-284-17	C-3	Commercial Improved	GC	No	N	N	0.114673	Moderate Income	No Change	20	30	2	0	2
135	223 San Anselmo Ave	007-284-49	C-3	Commercial Improved	GC	No	N	N	0.20257	Moderate Income	No Change	20	30	4	0	4
136	243 San Anselmo Ave	007-284-13	C-3	Commercial Improved	GC	No	N	N	0.351073	Moderate Income	No Change	20	30	7	0	7
137	15 Ross Ave	007-284-12	C-3	Commercial Improved	GC	No	N	N	0.119283	Moderate Income	No Change	20	30	3	0	3
138	233 San Anselmo Ave	007-284-14	C-3	Commercial Improved	GC	No	N	N	0.114378	Moderate Income	No Change	20	30	2	0	2

with today's building standards, and they would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores. The Town has received feedback that some property owners are interested in residential development on the site, as shown in Table 6.10.

Housing Element Opportunity Site - 54

Town of San Anselmo



This site includes a gas station and parking lot, and the building was constructed in 1957 without significant improvements since that time, resulting in a low improvement value relative to the value of the land. Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses statewide (including 1005 Northgate Drive in Novato, which is described in Chapter 6, Housing Opportunities). In addition, the Town adopted a temporary gas station ban in 2023 to support the local transition to clean energy sources. As the existing gas pump infrastructure becomes obsolete and Town ordinances prohibit future gas station uses, redevelopment with housing will be encouraged through the rezoning and various programs and actions identified in this Housing Element. The existing building is lower in height and density than what would be allowed upon rezoning this parcel. The parcel is adjacent to Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Furthermore, this site is within close proximity to residential uses and existing services such as grocery stores. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10. At the time of drafting the Housing Element, the Town

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
139	98 Sir Francis Drake Blvd	006-191-36	C-3	Commercial Improved	CC	No	N	N	0.143618	Moderate Income	No Change	20	30	3	0	3

has no reason to believe that there are environmental issues associated with this site. The EPA identifies that an underground storage tank (UST) is present on the site, but it is not leaking, which would require remediation. The California Department of Toxic Substance Control (DTSC) does not identify this site as having known or suspected contamination issues. If environmental remediation is required on this site or any other opportunity site, redevelopment is incentivized through State and federal remediation grants that offset redevelopment costs. Those specific resources and local trends regarding housing redevelopment on previously contaminated sites are identified in Chapter 6, Housing Opportunities. Furthermore, Policy 5 programs and actions remove barriers from development and the use of the Objective Development and Design Standards (ODDS).development and the use of the Objective Development and Design Standards (ODDS).

Housing Element Opportunity Site - 55

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site includes three commercial buildings constructed in 1926 (without significant improvements since that time) with multiple retail and office spaces that are currently vacant and undergo tenant changes often. These vacancies point to a nationwide shift from in-person shopping and work towards online retail and remote work, described in detail in Chapter 6, Housing Opportunities. To the Town's knowledge, the second-story commercial spaces are not occupied by businesses, making this site a good candidate for redevelopment to address housing demand. Furthermore, as demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 55 prior to redevelopment. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
140	151 San Anselmo Ave	007-301-07	C-3	Commercial - Improved	GC	No	N	N	0.378581	Moderate Income	No Change	20	30	7	7	0

Housing Element Opportunity Site - 56

Town of San Anselmo



This site includes a small, one-story commercial building with office spaces and a parking lot. The office spaces have experienced tenant changes multiple times during the previous planning period, and the building was constructed in 1953 without significant improvements since that time, resulting in a low improvement value relative to the value of the land. Frequent tenant turnover points to a nationwide shift from in-person work towards remote work, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the 1301 Grant Avenue project in Novato and the Fourth Street project in San Rafael had similar existing uses on the project site as Site 56 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
141	25 San Anselmo Ave	007-302-16	C-3	Commercial Improved	GC	No	N	N	0.142562	Moderate Income	No Change	20	30	2	0	2

Housing Element Opportunity Site - 57

Town of San Anselmo



Opportunity Sites Parcels

Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1930) and has had no significant improvements since that time. The parcel is underutilized as the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
142	19 Tamalpais	007-212-20	C-2	Commercial - Improved	CC	No	N	N	0.118882	Above Moderate Income	C-2/SPD	20	30	2	0	2

Housing Element Opportunity Site - 58

SAN ANSELMO

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes a commercial structure with two retail storefronts and a large, underutilized parking lot. The building was constructed in 1926 without significant improvements since that time, and the existing building is lower in height and density than what would be allowed upon rezoning the parcel. In addition, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the 1301 Grant Avenue project in Novato, and the Fourth Street project in San Rafael had similar existing uses and site characteristics as Site 58 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
143	341 San Anselmo Ave	007-252-16	C-2	Commercial Improved	CC	No	N	N	0.191952	Above Moderate Income	C-2/SPD	20	30	4	0	4

Housing Element Opportunity Site - 59

Town of San Anselmo

SAN ANSELMO



Opportunity Sites Parcels

Scale: 1:2,500

This site is underutilized as it includes an aging single-family home (constructed in 1900) and has had no significant improvements since that time, resulting in a low improvement value relative to the value of the land. In addition, the existing building is lower in height and density than what would be allowed upon rezoning the parcel. Furthermore, the structure on the site does not conform with today's building standards, and it would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops. The Town has received feedback that the property owner is interested in residential development on the site, as listed in Table 6.10.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
144	23 Ross Ave	007-284-10	C-3	Single-Resid. Improved	GC	No	N	N	0.182828	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 60

Town of San Anselmo



Opportunity Sites Parcels Scale: 1:2,500

This site includes an aging commercial building (constructed in 1954) with three spaces including a gym use, retail use, and a vacant retail space and a large, underutilized parking lot. This vacancy points to a nationwide shift from in-person shopping towards online retail, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the two Grant Avenue projects in Novato, and the Fourth Street project in San Rafael had similar existing uses and site characteristics as Site 60 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
145	21 San Anselmo Ave	007-302-17	C-3	Commercial Improved	GC	No	N	N	0.310291	Moderate Income	No Change	20	30	7	0	7

Housing Element Opportunity Site - 61

Town of San Anselmo



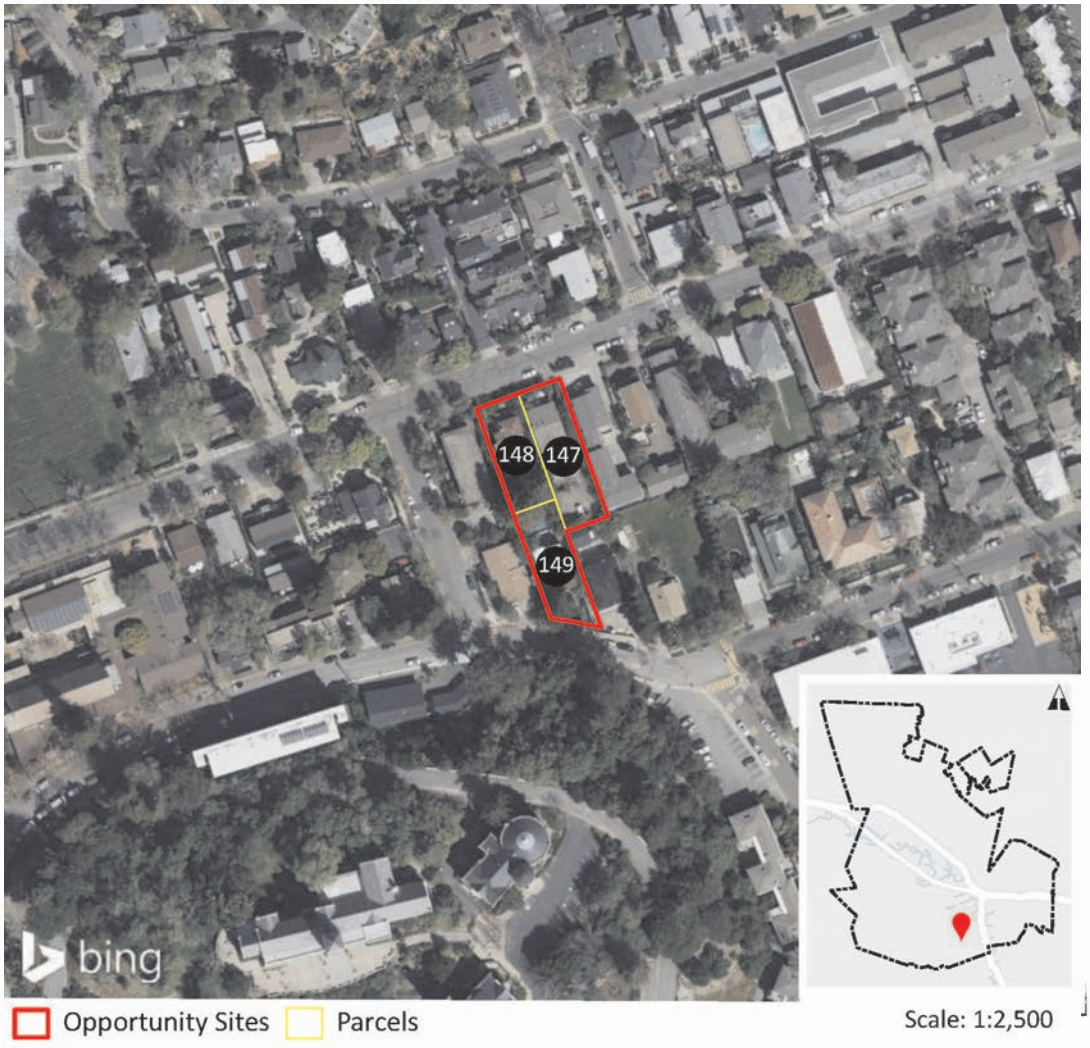
Opportunity Sites Parcels Scale: 1:2,500

The site includes a vacant, three-story commercial bank building (constructed in 1962) and a large, underutilized parking lot. The bank tenant terminated their lease and vacated the building in 2023. Leading up to and following the lease termination in 2023, the Town has received multiple inquiries from developers interested in converting or razing the existing structure for redevelopment with housing. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located in Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
146	305 San Anselmo Ave	007-282-20	C-2	Commercial - Improved	CC	No	N	N	0.752177	Lower Income	C-3/SPD	20	30	16	0	16

Housing Element Opportunity Site - 62

Town of San Anselmo



This site is underutilized as it includes aging single-family homes (constructed in 1926 and 1934 with no significant improvements since that time). Multiple structures have a low improvement value relative to the value of the land. In addition, the structures on the site do not conform with today's building standards and would require significant reinvestment to improve and conform to those standards. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores and within walking distance of transit stops.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
147	71 Ross Ave	007-284-03	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.178096	Above Moderate Income	R-3	20	30	3	2	1
148	73 Ross Ave	007-284-02	R-2	Single-Resid. - Improved	DMR	No	N	N	0.136358	Above Moderate Income	R-3	20	30	2	1	1
149	70 Mariposa Ave	007-284-34	R-2	Single-Resid. - Improved	DMR	No	N	N	0.149609	Above Moderate Income	R-3	20	30	3	1	2

Housing Element Opportunity Site - 63

Town of San Anselmo

SAN ANSELMO



This site includes an aging commercial building (constructed in 1954) with three spaces including a gym use, retail use, and a vacant retail space and a large, underutilized parking lot. This vacancy points to a nationwide shift from in-person shopping towards online retail, described in detail in Chapter 6, Housing Opportunities. The existing building is lower in height and density than what would be allowed upon rezoning the parcel. As demonstrated in Table 6.9, recent market trends in Marin County point to the redevelopment of aging commercial and nonresidential strips with residential uses. In particular, the Magnolia Avenue project in Larkspur, the two Grant Avenue projects in Novato, and the Fourth Street project in San Rafael had similar existing uses and site characteristics as Site 60 prior to redevelopment. The site is near Sir Francis Drake Boulevard, a major thoroughfare and bus route in San Anselmo, making it ripe for redevelopment with transit-oriented housing development. Located near Downtown San Anselmo, this site is within close proximity to existing residential uses and services such as grocery stores.

Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
150	51 Ross Ave	007-284-07	R-1	Multiple-Resid. Improved	DMR	No	N	N	0.185137	Above Moderate Income	R-3	20	30	3	2	1

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2023-17

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO RECOMMENDING TOWN COUNCIL ADOPTION OF AN ORDINANCE AMENDMENT TO TITLE 10, CHAPTER 3, ARTICLE 3 "LAND USE REGULATIONS", TITLE 10, CHAPTER 3, ARTICLE 4 "DEVELOPMENT STANDARDS", TITLE 10, CHAPTER 3, ARTICLE 5 "PARKING AND LOADING REGULATIONS", TITLE 10, CHAPTER 3, ARTICLE 15 "DESIGN REVIEW", TITLE 10, CHAPTER 3, ARTICLE 17 "DEFINITIONS", TITLE 10, CHAPTER 6, ARTICLE 2 "PROCEDURES AND GENERAL REQUIREMENTS", TITLE 10, CHAPTER 13 "REASONABLE ACCOMMODATION", AND TITLE 10, CHAPTER 20 "OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS" TO IMPLEMENT STATE HOUSING LAW AND CLARIFY OR SIMPLIFY EXISTING REGULATIONS

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the State's environmental and climate objectives." (Government Code section 65589.5); and

WHEREAS, the Legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Government Code section 65589.5); and

WHEREAS, the Legislature has adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita…California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years."; and

WHEREAS, State Housing Element Law (Government Code section 65580 *et seq.*) requires that the Town of San Anselmo ("Town") adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the Town's regional housing need allocation ("RHNA") of 833 housing units comprised of 253 very-low income units, 145 low-income units, 121 moderate-income units, and 314 above moderate-income units; and

WHEREAS, on August 1, 2023, the Town received a review letter from HCD indicating revisions and clarifications to the Town of San Anselmo Draft 2023-2031 Housing Element that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code sections 65580-65589.11; and

WHEREAS, on July 25, 2023, an Initial Study and Negative Declaration was adopted by the Town Council in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines for the Housing Element and related General Plan Land Use Element and Zoning Code text and map amendments; and

WHEREAS, a public hearing notice was published in the Marin IJ on November 16, 2023 and posted in three places on November 21, 2023 pursuant to Government Code section 65090 giving notice of the Planning Commission's consideration of recommendation of the proposed Zoning Code Amendments contained herein; and

WHEREAS, the Ordinance Amendments are consistent with the Town's current Housing Element and Draft 2023-2031 Housing Element and the Town's General Plan Land Use Goals 3 and 5, Principle 1, and Policies 3.4 and 11.2; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 4, 2023 to consider recommendation of said Amendments to the Town Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The above recitals are true and correct and incorporated as findings herein.
2. The Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council adopt the proposed Ordinance Amendments as set forth in **Exhibit "A" and Exhibit "B"** attached hereto.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 4th day of December 2023 by the following vote:

AYES: Heiman, Pipkin, Asselstine, Chair Tunny
NOES: None
ABSTAIN: None
ABSENT: Koblick de Leon, Smith, Strauss
RECUSED: None

ATTEST: _____
Heidi Scoble, Planning Director

EXHIBIT "A"

SECTION 1: Environmental Review. The Ordinance Amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Amendments will have a significant effect on the environment. The Amendments will make no changes to land uses, development intensities, or the rate at which development is expected to occur, and therefore will have no significant environmental effect.

SECTION 2: The above recitals are true and correct and are incorporated as findings herein.

SECTION 3: Ordinance Amendment. Article 3. Land Use Regulations Section 10-3.302 (Land Use Regulations Table 3A) is hereby amended as follows:

LAND USE REGULATIONS TABLE TABLE 3A										
"P" = Permitted Use "C" = Conditionally Permitted Use [3] "-" = Not Permitted										
	DISTRICT									
LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Recreation, Education, and Public Assembly										
Day Care Centers	C [2]	C [2]	C [2]	C	C	C	C	C	-	C
Day Care Homes, Large Family	C	C	C	C	C	C	C	C	-	C
Day Care Homes, Small Family	P	P	P	P	P	P [4]	C	C	-	C
Elementary and Secondary Schools	-	-	P [2]	P	P	P	C	C	-	C
Fitness Centers	-	-	-	-	-	-	C	C	C	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C	C [13]	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C	-	C
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C [2]	C	C	-	C	C	C	C
Schools, Specialized Education and Training	-	-	C [2]	C	C	C	C	C	-	C
Service Organizations and Clubs	-	-	-	-	-	P/C [15]	P/C [15]	P/C [15]	P/C [15]	P/C [15]
Theaters and Meeting Halls	-	-	-	-	-	-	-	C	-	C
Parks and Playgrounds, Public	P [2]	P [2]	P [2]	P	P	P	P	P	-	C
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Live-Work/Mixed-Use - Ground Floor Commercial	-	-	-	-	-	-	P [17]	P	P [17]	P [14] [17]
Low Barrier Navigation Centers	-	-	-	-	-	P	P	P	P	P
Other Residential Care Facilities	P	P	P	P	P	P	P	P	-	P

Residential Care Facilities, Large	P [2]	P [2]	P [2]	P	P	C	C	C	C	C
Residential Care Facilities, Small	P	P	P	P	P	C	C	C	C	C
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	P/C [6,16]	P/C [6,16]	P [6]	P	P	C	P	P [10]	P	P [14]
Residential, Multi-Family (5+ units)	P/C [6,16]	P/C [6,16]	P	P	P	C	P/C [16]	P/C [10,16]	P/C [16]	P/C [14,16]
Residential, Single Family Attached	P	P	P	P	P	P/C [16]	P/C [16]	P/C [16]	P/C [16]	P/C [16]
Residential, Single Family Detached	P	P	P	P	P	C	C	-	C	C
Residential, Single-Room Occupancy Units [7]	P	P	P	P	P	-	P	P [10]	P	P [14]
Supportive Housing	P	P	P	P	P	C	P	P	P	P
Transitional Housing	P	P	P	P	P	C	C	C	C	C
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C	C	-	C
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C	C	C	P/C [1]
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C	-	C
Restaurants	-	-	-	-	-	-	P	P	C	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C	P	C	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C

Building Material Stores	-	-	-	-	-	-	-	-	-	C
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C	P
Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C	C	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										
Mini-Storage	-	-	-	-	-	-	-	-	C	C
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Pet Care (except Veterinary) Services	-	-	-	-	-	-	-	C	C	C
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C	C
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C [8,9]	C [8,9]
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C	C
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C
Offices	-	-	-	-	-	-	P	P/C [15]	P/C [15]	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C
Research and Development	-	-	-	-	-	-	-	-	C	C
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C

Medical Services, Doctor Offices	-	-	-	-	-	P [4]	P	P	C	P
Medical Services, Extended Care	P/C [1,]	P/C [1,2]	P/C [1,2]	P/C [1,2]	P/C [1,2]	C	C	C	-	C
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P [4]	P	P	C	P
Temporary Uses and Events										
Temporary Uses and Events	-	-	-	-	-	C [13]	C [13]	C [13]	C [13]	C [13]
Transportation, Communications, and Infrastructure										
Communications Equipment Buildings	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C [2]	C [2]	C	C	C	C	C	C	C
Institutional, Public	-	-	P [2]	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C [2]	C	C	C	C	C	C	C
Mail Services	-	-	-	-	-	-	-	P	C	P
Parking Garages, Commercial	-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C	C	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Water Tanks	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Windmills	-	C [2]	C [2]	C	C	C	C	C	-	C
Wireless Telecommunications Facilities	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]
Visitor-Serving Accommodations										
Bed and Breakfast Inns	-	-	-	-	-	-	C	C	-	C
Hotels	-	-	-	-	C	-	-	C	-	C
Ancillary Uses										
Accessory Uses	P	P	P	P	P	P [4]	P	P	P	P

ATMs	-	-	-	-	-	-	C	P	C	P
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C	C	C	C	C
Drive-Through Services	-	-	-	-	-	-	-	-	-	C
Home Occupations	P [2]	P [2]	P [2]	P	P	P	P	P [4]	-	P
Office, Ancillary	-	-	-	-	-	-	P [12]	P [12,15]	P [12]	P [12]
Outdoor Sales and Rental, Ancillary	-	-	-	-	-	-	C	C	C	C
Personal Cannabis Cultivation[5]	P	P	P	P	P	P	P	P	P	P

LAND USE REGULATIONS TABLE TABLE 3A
Notes:
(1) See definition for more information about the permitting requirements based on the type of use.
(2) Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.
(3) Reference Section 10-1305 of Article 13 of this Chapter.
(4) Reference Article 5 of this Title.
(5) Reference Section 10-3.1801 of Article 18 of this Chapter.
(6) Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.
(7) Reference Section 10-3.1901 of Article 19 of this Chapter.
(8) Reference Chapter 6 of this Title.
(9) Upon change of occupancy, buildings or leasable space having a minimum of one thousand two hundred (1,200) square feet of gross floor area shall be subject to the granting of a conditional use permit and design review as set forth in Articles 13 and 15 of this Title.
(10) Residential uses are allowed only on upper floors unless the use provides affordable housing in accordance with California Government Code Section 65583.2, subdivisions (h) and (i), on a site identified in the Housing Opportunity Sites Inventory.
(11) A Conditional Use Permit is required unless the project meets the qualifications for Town review under Section 6409(a) of the Middle Class Tax Relief and Job Creation Action of 2012 (47 U.S.C. § 1455(a)).
(12) Up to 30% of the use may be permitted when it is ancillary to the primary permitted commercial use.
(13) Reference Section 10-3.1304 of Article 13 of this Chapter.

(14) For properties south of Ross Avenue, residential uses are allowed only on upper floors or behind the ground floor commercial/office use unless the use provides affordable housing in accordance with California Government Code Section 65583.2, subdivisions (h) and (i), on a site identified in the Housing Opportunity Sites Inventory.
(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.
(16) Dependent upon the maximum density permitted for the site, up to six residential units are permitted. More than six units per site requires a Conditional Use Permit unless a) project seeks approval through the Title 10 Chapter 20, Objective Design Standards for Residential Development or b) the use provides affordable housing in accordance with California Government Code Section 65583.2, subdivisions (h) and (i), on a site identified in the Housing Opportunity Sites Inventory.
(17) A residential use(s) associated with a mixed-use development(s) shall occupy at least 50% of the total floor area.

SECTION 4: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.402 (Development Standards Table 4A):

Development Standards Table Table 4A											
DEVELOPMENT STANDARD	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Lot Area, Minimum (Sq. Ft.)		43,560	43,560	7,500	7,500	7,500	5,000	-	-	-	-
Density, Minimum (Units/Acre)		-	-	-	6	20	20	13	13	20	20
Density, Maximum (Units/Acre)		1	1	6	12	30	30	20	20	30	30
Lot Width, Minimum Average		60′	60′	60′	60′	75′	45′	-	-	-	-
Lot Width, Minimum Street Frontage		40′	40′	40′	40′	50′	45′	-	-	-	-
Lot Coverage, Maximum		-	-	35%(1)	35%(3)	50%(3)	50%(3)	-	-	-	-
Setback, Minimum Front(2)		20′	20′	20′	20′	20′	20′	0′	0′	0′	0′
Setback, Minimum Rear(2)		20′	20′	20′	20′	20′	-	-	-	-	-
Minimum Adjacent to "R" Districts							20′	12′	12′	12′	12′
Minimum Adjacent to "P" Districts							12′	0′	0′	0′	0′
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Setback, Side(2)											
Minimum Interior Side		8′	8′	8′	8′	8′	0′	0′	0′	0′	0′
Minimum Street Side		12′	12′	12′	12′	12′	0′	0′	0′	0′	0′
Minimum Adjacent to "R" Districts							5′	8′	0′	0′	0′
Minimum Adjacent to "P" Districts							5′	0′	0′	0′	0′
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Floor Area Ratio, Maximum		(1)	(1)	(1)	-	-	-	1.0 /1.25 (3)	2.0	2.0	2.0
Maximum Stories:											
On lot with building footprint having an		2	2	2	2	2	2	2	2	3	3

average slope of less than 25%											
On lots with building footprint average slope at or greater than 25%		3	3	3	3	3	2	2	2	3	3
Maximum Building Height Outside Primary and Secondary Ridgezone: Above Average Grade:											
On lot with building footprint having an average slope of less than 25%		30′	30′	30′	30′	30′	30′	30′	30′	35′	35′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	35′	35′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Average Grade		30′	30′	30′	-	-	-	-	-	-	-
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Ridgeline		18′	18′	18′	-	-	-	-	-	-	-
Maximum Fence Height[(2)]											
NOTES:											
(1) Reference Table 4E or 4F of this Chapter and Title 10 Chapter 4.											
(2) Reference Table 4B of this Chapter for residential projects.											
(3) The Town shall not impose a lot coverage requirement that would physically preclude a housing development project with eight to ten units[(4)] from achieving a Floor Area Ratio of 1.25. However, the 1.25 FAR allowed for housing development projects between 8 to 10 units in this Table 4A shall not apply to a site within a historic district or property included on the State Historic Resources Inventory, as defined in California Public Resources Code Section 5020.1, or within a site that is designated or listed as a Town landmark or historic property or district pursuant to a Town ordinance.											

(4) “Unit” means a unit of housing, but shall not include an accessory dwelling unit or a junior accessory dwelling unit.

SECTION 5: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.502 (Parking Standards Table 5A):

PARKING STANDARDS TABLE TABLE 5A	
RESIDENTIAL LAND USE	**NUMBER OF REQUIRED ON-SITE PARKING SPACES(1)(2)**
Single-Family Dwelling, Attached or Detached, and Located below 150 mean sea level elevation	Two (2) spaces per living unit(4)
Single-Family Dwelling, Attached or Detached, and Located above 150 mean sea level elevation	Three (3) spaces per living unit(3)
Residential unit associated with an application under California Government Code Sections 65852.21 and 66411.7 and Senior Housing Projects	One (1) space per living unit, except as provided in Title 10, Chapter 4(2)
Accessory Dwelling Units	See Title 10, Chapter 6
Multi-Family Living Unit:	
Studio or 1-bedroom living unit	One (1) space per unit
2-bedroom living unit	One spaces per unit
3 or more bedroom living unit	1.5 spaces per unit
NON-RESIDENTIAL LAND USE	**NUMBER OF REQUIRED ON-SITE PARKING SPACES(1)(2)**
Church, College/University Auditorium, High School and Other Places of Public Assembly	One (1) space for each ten (10) fixed seats
Convalescent Home, Hospital	One (1) space for every two (2) beds
Auditorium, Theater, Other Similar Places of Assembly	One (1) space for each five (5) seats
Restaurants, Bars, Commercial Place of Amusement, Assembly Hall Without Fixed Seats, Dance Hall	One (1) space for each 100 gross square feet building floor area
Hotel, Motel	One (1) space for each guest room
Communication Equipment Building	One (1) space for each 500 gross square feet of building floor area PLUS two (2) spaces for each two (2) employees on duty on the maximum shift
Other Business, Commercial, Public Utility Buildings [5]	One (1) space for each 500 gross square feet of building floor area
Notes:	
(1) Any calculation of parking space requirements which results in a fractional parking space shall be rounded up to the next full parking space.	

(2) A tandem parking space is not allowed to fulfill the legal parking space requirement unless otherwise noted in this chapter.
(3) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.
(4) For any lot with an average width of 52 feet or less, one (1) of the two (2) parking spaces may be in tandem and may be located within the minimum required front setback and side setback.
(5) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.

SECTION 6: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.1505 (Projects subject to design review.):

The following projects are subject to design review.

(a) Commercial, Professional, and Residential R-3 (four (4) or more units, churches, and convalescent homes):

(1) All new buildings; and

(2) All exterior modifications to buildings including changes to exterior paint colors and exterior finishes and new or replacement mechanical equipment.

(b) Residential R-1-H: All exterior modifications to buildings, accessory structures, and the site including changes to exterior paint colors, ~~and~~ exterior finishes, retaining walls, and site grading but excluding new or replacement mechanical equipment located in compliance with required setbacks and within building envelope and that meet all applicable requirements of the Town Noise ordinance.

(c) Residential R-1-C and R-1 lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside):

(1) New dwellings;

(2) Any second story or higher additions; and

(3) Any additions (which include deck and stairway structures, except those located on the uphill side of the dwelling) greater than five hundred (500) square feet in size. For purposes of determining additions, pre-existing development that will be replaced in kind, will not be counted toward the five hundred (500) square feet, where such replacement involves no material change in visual effect due to identical size and identical or similar materials, design, and colors. Additions constructed after February 26, 1991, will be looked at cumulatively, henceforth, so that when the five hundred (500) square foot limit is triggered by the sum of all additions, design review will be required.

(4) Any request to exceed the maximum dwelling size in Table 4E.

(d) Residential R-1, R-2, and R-3 (three (3) or fewer units) lots below one hundred fifty (150) feet Mean Sea Level (flatland):

(1) New dwellings;

(2) Any second story or higher additions;

(3) Any request to exceed the maximum adjusted floor area under Section 10-3.412(e);

(4) Additions where the new construction will increase existing Adjusted Floor Area by fifty (50%) percent or more; and

(5) Additions in conjunction with the demolition of fifty percent (50%) or more of the existing exterior walls of a dwelling structure above the foundation. The Planning Director may develop written guidelines for what is included in exterior wall demolition, which shall be measured in square feet and shall include the square feet of windows and doors that are removed.

For purposes of making the above determinations, pre-existing development that will be replaced in kind shall not be counted where such replacement involves no material change in visual effect due to identical size and identical or similar design. Additions include decks, roof decks, and stairway structures. Demolition and a fifty (50%) percent building increase performed after March 24, 2009, will be looked at cumulatively, henceforth, so that when the limit is triggered by the sum of all the work performed, design review will be required.

(e) Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line.

(f) All parking spaces created in required setbacks in association with conversion of a garage to an accessory dwelling unit pursuant to Section 10-3.504(b). The Town shall ministerially approve an application for an accessory dwelling unit created in compliance with State law, and no Design Review shall be required.

(g) Any project subject to design review in the Minor Intrusions Into Required Residential Development Standards Table 4B.

(h) All development within a Specific Planned Development District.

(i) If the project provides affordable housing in accordance with California Government Code Section 65583.2, subdivisions (h) and (i), on a site identified in the Housing Opportunity Sites Inventory, then it is exempt from Design Review as otherwise prescribed in this section.

SECTION 7: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.1502 (Initiation of design review):

Design review may be initiated by any of the following:

(a) The owner or owners of record of a lot or lots for which design review is sought; or

(b) The Town Council, when such design review is required for activities taken on behalf of the Town. The initiation of design review by the Town Council may be either upon the Council's initiation, or by recommendation of the Planning Director, or designee, or the Planning Commission.

SECTION 8: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.1504 (Review of design review):

Design review may be acted upon either by (1) the Planning Director, or designee, administratively; or (2) after the Town Planning Commission conducts one (1) or more public meetings on the design review.

The following identifies which design review applications shall be acted upon by the Planning Director, or designee, and which design review applications shall be acted upon by the Planning Commission:

(a) The Planning Director, or designee, may approve the following applications:

(1) Any minor modifications to existing buildings, structures or improvements such as awnings, canopies, windows, doors, color changes, or other similar modifications.

(2) All additions in residential zoning districts, subject to such review by the Planning Commission as may be required by another section of this Code.

The Planning Director, or designee, shall refer any of the above to the Planning Commission if, in the opinion of the Planning Director, or designee, review by the Commission is desirable.

Should a property require more than one (1) planning application and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

(b) The Planning Commission shall review the following applications:

(1) All exterior improvements to be constructed in the Town, except for those listed in subsection (a) of this section.

(2) All exterior improvements to be constructed by public school districts and other governmental agencies to the extent permitted by law or by the agencies involved. Following such review, the Commission shall submit a written report of its recommendations and comments to the body proposing to construct the improvement.

(3) All exterior improvements to be constructed by the Town that have been referred to them pursuant to Section 10-3.1502. A report and recommendations as to those improvements to be constructed by the Town shall be advisory only.

(4) Any request to exceed the maximum adjusted floor area under Section 10-3.412(e) or Table 4E.

Additions or repairs to any existing improvement shall not be subject to design review if the exterior thereof is not to be altered.

SECTION 9: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.1506 (Required findings for design review.):

Approval of design review, which may include the imposition of conditions, shall be made only after making the following findings. In making these findings, the Planning Director, or designee, or Planning Commission shall consider the size, proportions, use, type, and quality of materials; architectural features and ornamentation; night lighting; color application; signs; site placement of all features; existing and proposed landscaping and topography; existing and proposed open spaces and paved areas; screening devices; and other matters and elements deemed to be pertinent to the criteria set forth in this section. These findings are not intended to preclude innovative design.

(a) Commercial, Professional, and Residential R-3 (four (4) or more units, churches, convalescent homes).

(1) Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;

(2) Provides for protection against noise, odors, and other factors which may make the environment less desirable;

(3) Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;

(4) Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;

(5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and

(6) Is consistent with the Town General Plan.

(b) Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland):

(1) Conformance to findings in Section 10-3.1506(a);

(2) Will not unreasonably impair access to light and air of structures on neighboring properties;

(3) Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;

(4) Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and

(5) Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

(c) Residential R-1-H, R-1-C, and R-1 design review for lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside).

(1) Conformance to the findings required by Section 10-3.1506(b);

(2) Adequacy of screening; and

(3) Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.

For R-1-C, R-1 and R-3 properties, the level of compliance shall be less stringent than that required for R-1-H properties if the Planning Commission, in making its review, is able to quantify the extent of any reduced adverse impact the application has on the Town, as a whole.

(d) Request to exceed maximum dwelling size in Table 4E (residential lots that include any area at or above one hundred fifty (150) Mean Sea Level):

(1) Conformance to findings in Section 10-3.1506 (c) above;

(2) Will not be materially visible offsite;

(3) Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and

(4) Internal efficiency and/or space utilization problems exist.

(5) Required conditions if approval is granted to exceed the maximum dwelling size guidelines based on existing landscaping:

(i) A landscape plan shall be submitted showing location, type and size of existing landscapes screening, and

(ii) Any existing landscape screening, which is part of an approved landscape plan, shall be maintained. If said landscaping is lost due to natural disaster, the owner shall replace it per the plan. If said landscaping is removed or neglected for any reason other than a natural disaster, the owner shall replace it per the plan and may be subject to either an infraction or a misdemeanor.

(e) Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line:

(1) Conformance to findings in Section 10-3.1506(b) above; and

(2) Is of a scale, intensity, and design that complements the existing character of the surrounding neighborhood.

(f) Professional and commercial (one thousand two hundred (1,200) square feet or more of gross floor area):

(1) Conformance to findings in Section 10-3.1506(a); and

(2) That the project will not be detrimental to the existing facade(s) of buildings constructed prior to January 1, 1960.

(g) All parking spaces created in required setbacks in association with conversion of a garage to an accessory dwelling unit pursuant to Section 10-3.504(b) if the accessory dwelling unit is not exempt from Design Review pursuant to State law. Plans must be designed with sensitivity so that public views and neighbors are not impacted by the loss of landscaping and views of parked vehicles.

(1) Visual effects have been mitigated with screening and landscaping, including plants, trees, berms, fencing or walls; and

(2) Findings required by Section 10-3.1506(a)

(3) Required Conditions:

(i) A building permit shall be required to remove the kitchen, separate entrance, or bathroom of the accessory dwelling unit. No building permit shall be issued to remove the kitchen, separate entrance, or bathroom in the accessory dwelling unit unless either: 1) the project includes restoring the garage for vehicle parking; or 2) the site has the required number of on-site parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code and the spaces comply with all provisions for setbacks, siting, configuration and size.

(ii) The accessory dwelling unit shall not be used for occupancy for less than a 30 day term of tenancy.

(h) Maximum Adjusted Floor Area Exception for lots below one hundred fifty (150) Mean Sea Level pursuant to Section 10-3.412:

(1) Conformance to findings in Section 10-3.1506(b);

(2) The dwelling and/or improvements were built prior to November 9, 2009;

(3) The site will not exceed an Adjusted Floor Area of five thousand (5,000) square feet; and

(4) Employs mass-reducing techniques such that the additional square footage over the maximum Adjusted Floor Area is reasonably mitigated and does not result in overbuilding of the lot.

SECTION 10: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.1702 (Definitions):

"Attached Accessory Dwelling Unit" means an accessory dwelling unit that is constructed as a physical expansion (i.e., addition) of the primary dwelling unit that shares a common wall with the primary dwelling.

"Basement" means an enclosed space, finished or unfinished, partly or wholly below natural grade, having more than one-half (½) its height, as measured from its floor, whether finished or unfinished, to its ceiling, whether finished or unfinished, below the adjoining natural grade. If the finished floor level directly above a basement or cellar is more than six (6) feet above grade for more than 50 percent of the total perimeter, such basement shall be considered a story.

"Common Wall" means a wall common to two or more buildings.

"Conditionally Permitted Use" means a use that requires a conditional use permit or other discretionary local government review.

~~"Hospital" means an institution providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities.~~

"Kitchen" means an area within a structure that is used or designed to be used for the preparation or cooking of food and that contains all of the following:

1. At least 1 cooking appliance or rough in facility including, but not limited to: ovens, convection ovens, stoves, stove tops, built-in grills, or similar appliances with 240-volt electrical outlets or gas lines.
2. A sink less than 18 inches in depth with a waste line drain 1-½ inches or greater in diameter.
3. A refrigerator exceeding five cubic feet in capacity or a space opening with an electrical outlet that may reasonably be used for a refrigerator exceeding five cubic feet in capacity.

Multiple kitchens within one dwelling unit shall be prohibited unless the additional kitchen is approved as part of an accessory dwelling unit.

"Pet Care (except Veterinary) Services" means establishments primarily engaged in providing pet care services (except veterinary), such as boarding, grooming, sitting, walking, and training pets. (NAICS code: 812910)

"Permitted Use" means a use by right that does not require a conditional use permit, planned unit development permit, or other local discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

SECTION 11: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-6.202 (General Requirements for ADUs and JADUs):

Unless otherwise provided for in this chapter, the following requirements apply to all ADUs and JADUs that are approved with either an ADU permit pursuant to Section 10-6.103(a) of this chapter or exempt from an ADU permit pursuant to Section 10-6.103(b) of this chapter.

(a) Number of Units and Zoning District. One (1) ADU and JADU is allowed on any parcel in a single-family residential or multifamily zoning district with a primary dwelling unit unless otherwise prohibited by local or State law.

(b) Owner occupancy.

  (1) All ADUs permitted before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.

  (2) An ADU permitted between January 1, 2020 and January 1, 2025 is not subject to any owner-occupancy requirement.

  (3) All ADUs that are permitted on or after January 1, 2025 require owner occupancy as a place permanent residence. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

  (4) All JADUs require owner occupancy as a place of permanent residence. The owner may reside in the primary dwelling or the JADU.

(c) Development Standards.

  (1) A two-story Attached ADU is not allowed where the primary dwelling unit is only one story.

  (2) At least fifty (50) percent of the common wall of the Attached ADU shall be attached to the primary dwelling unit.

(d) No Separate Conveyance. No ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot), except as otherwise provided in Government Code section 65852.26.

(e) No Short Term Rental. An ADU or a JADU shall not be rented for less than thirty (30) consecutive days, except as otherwise provided for in this chapter.

(f) Density. ADUs and JADUs shall not be considered to exceed the allowable density for the lot upon which the unit is located, and are a residential use consistent with the Town's General Plan and zoning designation for the lot.

(g) Fees and Utility Connections.

(1) Impact Fees. No impact fee is allowed for an ADU that is less than seven hundred fifty (750) square feet. For purposes of this subparagraph "impact fee" means a "fee" under California Government Code section 6600(b), except that it also includes fees specified in Government Code section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation. Any impact fee required for an ADU that is seven hundred fifty (750) square feet or larger must be charged proportionately in relation to the square footage of the primary dwelling unit.

(2) Utility Connections and Fees.

(A) An ADU shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU unit was constructed with a new single-family dwelling. For purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

(B) For a unit described in Section 10-6.103(b) of this chapter, a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the ADU and the utility, or impose a related connection fee or capacity charge, unless the ADU was constructed with a new single-family dwelling.

(C) For a unit not described in Section 10-6.103(b) of this chapter a local agency, special district, or water corporation may require a new or separate utility connection directly between the ADU and the utility. Consistent with California Government Code section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code, adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(h) Adequate Services. Proof of the proposed method of water supply and sewage disposal, as well as service availability from any associated electric and gas provider for the lot, must be provided and confirmed by letters of service availability from the appropriate utility service providers for the lot. The property must have existing or future legal access to these utilities.

(i) Building and Safety; Nonconformities.

(1) All ADUs and JADUs shall comply with all applicable building, fire, safety and environmental regulations including Title 9 Building Regulations, Title 6, Chapter

8, Urban Runoff Pollution Prevention and Title 7, Chapter 12, Watercourses unless otherwise provided for in this chapter or as required by State law.

(2) An ADU must comply with local building code requirements that apply to detached dwellings, except that the construction of an ADU shall not constitute a Group R occupancy change under the Town's Building Code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the Town's Public Works and Building Director makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection shall be interpreted to prevent the Town from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

(3) The Town shall not require the correction of nonconforming zoning conditions as a condition of approval for an ADU or JADU.

(4) The Town shall not deny an application to create an ADU or JADU due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the unit.

(j) No Passageways. No passageway shall be required in conjunction with the construction of an ADU or JADU.

(k) Fire Sprinklers. The installation of fire sprinklers shall not be required in an ADU if sprinklers are not required for the primary residence. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in an existing primary dwelling or an existing multifamily dwelling, as applicable.

(l) Unpermitted Accessory Dwelling Units.

(1) Notwithstanding any other law, and except as otherwise provided in subdivision (2) below, the Town shall not deny an application for an unpermitted ADU that was constructed before January 1, 2018, due to either of the following:

(A) The ADU is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.

(B) The ADU does not comply with Government Code section 65852.2 or any local ordinance regulating ADUs.

(2) Notwithstanding subdivision (1), the Town may deny an application for an ADU subject to subdivision (1) if the Town makes a finding that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure.

(3) The section shall not apply to a building that is deemed substandard pursuant to Health and Safety Code section 17920.3.

(m) Detached Garage Demolition. A demolition permit for a detached garage that is to be replaced with an ADU shall be reviewed with the application for the ADU and issued at the same time. The applicant shall not be required to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an ADU, unless the property is located within an architecturally and historically significant historic district.

(n) Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction shall be recorded against the title of the property in the Marin County Recorder's office subject to the approval of the Town Attorney as to form and content, containing a reference to the deed under which the property was acquired by the owner and stating that:

(1) Except as otherwise provided in California Government Code section 65852.26, the ADU or JADU may not be sold separately from the primary dwelling.

(2) The ADU or JADU is restricted to the maximum approved size and to other attributes allowed by this chapter.

(3) The deed restriction runs with the land and may be enforced against future property owners.

(4) The ADU and/or JADU may be occupied by or rented to a separate household living independently from the occupant(s) of the primary residence; provided, that the terms for separate occupancy of the accessory unit and/or primary unit shall be longer than thirty (30) days.

(o) Flood Regulations. An attached or detached ADU located in a designated floodplain shall comply with all applicable floodplain requirements in San Anselmo Municipal Code Title 7, Chapter 11. For sites within a Flood Hazard Area on the adopted Federal Emergency Management Agency Flood Insurance Rate Map, the finished floor of an ADU shall be elevated at least one (1) foot above the Base Flood Elevation as "new construction" under Title 7, Chapter 11, Protection of Flood Hazard Areas, even if the project would not be considered a "substantial improvement". The applicant shall submit an Elevation Certificate based on construction drawings with the building permit plans and a final Elevation Certificate shall be required prior to project final.

(p) Urban Lot Splits and Two-Unit Housing Development. Pursuant to the authority granted in Government Code section 65852.21(f) no ADU or JADU shall be permitted on any lot in a single-family zoning district if: 1) an urban lot split has been approved pursuant to Government Code section 66411.7; and 2) a two-unit housing development has been approved for construction pursuant to Government Code section 65852.21.

(q) Prior conditions not applicable. This chapter supersedes any Town conditions on existing ADUs that comply with this chapter, including owner occupancy or rent control, that were imposed as conditions of approval on ADUs that the Town approved prior to the

effective date of this chapter if the conditions would not apply under current regulations. The Planning Director is authorized to void recorded deed restrictions for ADUs that comply with this chapter at the request of a property owner.

SECTION 12: Ordinance Amendment. The following changes and amendments are made to San Anselmo Municipal Code Section 10-13.06 (Findings, other requirements, and decision.):

(a) Findings. The written decision to grant, conditionally grant or deny a request for reasonable accommodation shall be consistent with the Acts and shall be based on a consideration of the following factors:
  (1) Whether the housing that is the subject of the request will be used by an individual considered disabled under the Acts.
  (2) Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
  (3) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the Town.
  (4) Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a Town program, policy, practice and/or regulation, including but not limited to land use or zoning.
  (5) Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the Town's applicable programs, policies, practices and/or regulations.
  (6) Whether the accommodation would alter the significance of an historic structure.

(b) Other requirements.
  (1) An approved request for reasonable accommodation is subject to the applicant's compliance with all other applicable regulations.
  (2) An accommodation approved under this article is considered a personal accommodation for the individual applicant and does not run with the land.

(c) Conditions of approval. In granting a request for reasonable accommodation, the Planning Director or reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation will comply with the findings required by subsection A above. These conditions include, but are not limited to the following:
  (1) Inspection of the property to verify compliance with this article and any conditions of approval.
  (2) Removal of improvements at the time the need for a reasonable accommodation is no longer necessary, where removal would not constitute an unreasonable financial burden on the applicant.
  (3) Time limits and/or expiration of the approval of a reasonable accommodation if the need for which the reasonable accommodation was granted no longer exists.
  (4) Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists.
  (5) Measures to reduce the impact on surrounding uses.
  (6) Measures in consideration of the physical attributes of the property and structures.

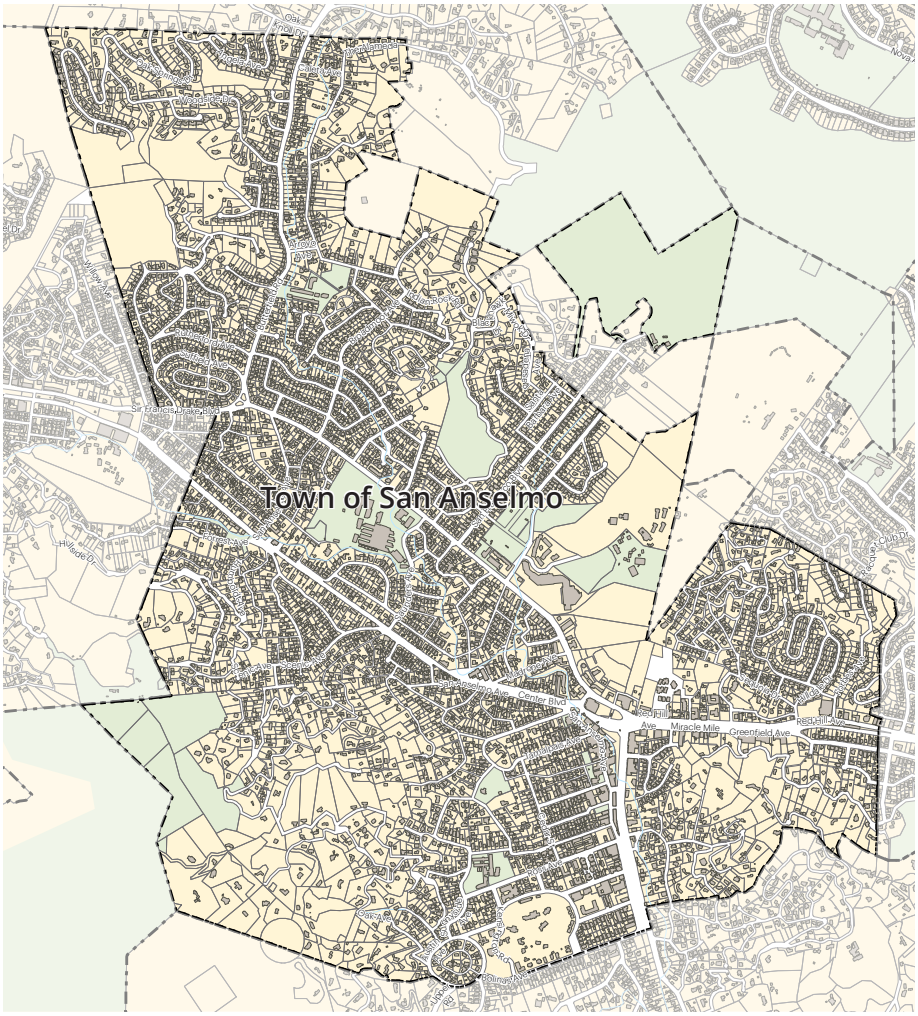
(7) Other conditions necessary to protect the public health, safety and welfare.

SECTION 13: Ordinance Amendment. Title 10, Chapter 20 "Objective Design and Development Standards" is amended as set forth in **Exhibit B**, incorporated herein.

SECTION 14: Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of these ordinance amendments are for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

SECTION 15: Effective Date. This Ordinance Amendment shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance Amendment or a summary thereof pursuant to Government Code Section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

EXHIBIT "B"
Title 10, Chapter 20 "Objective Design and Development Standards"









Title 10, Chapter 20: Objective Design and Development Standards

Prepared for Town of San Anselmo

Amended January 2024

OPTICOS

This page intentionally left blank

Table of Contents

Article 1:	**Introduction**	**1**
10-20.01.010	Purpose	1
10-20.01.020	What is a Form-Based Code?	1
10-20.01.030	Guiding Principles	2
10-20.01.040	Applicability	3
10-20.01.050	Relationship to San Anselmo General Plan	4
10-20.01.060	Relationship to the San Anselmo Municipal Code	4
10-20.01.070	Application of the Form-Based Code	4
Article 2:	**Establishment of Zones**	**5**
10-20.02.010	Purpose	5
10-20.02.020	Zones Established	5
10-20.02.030	Sub-Zones	6
10-20.02.040	Zone Map	6
Article 3:	**Zones**	**7**
10-20.03.010	Purpose	7
10-20.03.020	General Requirements	7
10-20.03.030	Overview of Zones	12
10-20.03.040	Neighborhood.Small (N.S)	15
10-20.03.050	Neighborhood.Medium (N.M)	19
10-20.03.060	Main Street.Small (MS.S)	23
10-20.03.070	Adjacency Requirements	27
Article 4:	**Use Standards**	**29**
10-20.04.010	Use Standards	29

Article 5: General to Development Sites **31**

10-20.05.010 Purpose 31
10-20.05.020 Screening 31
10-20.05.030 Landscaping and Lighting 33
10-20.05.040 Parking and Loading 36
10-20.05.050 Slope Standards 44
10-20.05.060 Public Frontage Standards 49
10-20.05.070 Privacy Standards 52
10-20.05.080 Service and Utility Standards 53

Article 6: Specific to Building Types **55**

10-20.06.010 Purpose 55
10-20.06.020 Building Types 55
10-20.06.030 Overview of Building Types 58
10-20.06.040 Ancillary Building 60
10-20.06.050 House 62
10-20.06.060 Duplex Side-by-Side 64
10-20.06.070 Duplex Stacked 66
10-20.06.080 Cottage Court 68
10-20.06.090 Fourplex 70
10-20.06.100 Neighborhood Townhouse 72
10-20.06.110 Neighborhood Courtyard 74
10-20.06.120 Pocket Neighborhood 77
10-20.06.130 Multiplex 80
10-20.06.140 Main Street Building 82
10-20.06.150 Massing Compositions 84

Article 7: Specific to Private Frontage Types 91

10-20.07.010 Purpose 91
10-20.07.020 Private Frontage Types 91
10-20.07.030 Overview of Private Frontage Types 92
10-20.07.040 Porch Projecting 94
10-20.07.050 Porch Engaged 96
10-20.07.060 Dooryard 98
10-20.07.070 Forecourt 100
10-20.07.080 Maker Shopfront 102
10-20.07.090 Shopfront 104
10-20.07.100 Terrace 106
10-20.07.110 Gallery 108

Article 8: Specific to Architectural Design 111

10-20.08.010 Purpose 111
10-20.08.020 Applicability 111
10-20.08.030 Architectural Design Standards 111
10-20.08.040 Overview of Architectural Styles 113
10-20.08.050 Contemporary 117
10-20.08.060 Craftsman 129
10-20.08.070 Main Street Classical 141
10-20.08.080 Mediterranean 151

Article 9: Specific to Signage Types 163

10-20.09.010 Signage Standards 163

Article 10: Specific to Large Sites **165**

10-20.10.010 Purpose 165

10-20.10.020 General to Walkable Community Design 166

10-20.10.030 Walkable Neighborhood Plan 173

10-20.10.040 General to Civic Space 174

Article 11: Administration **183**

10-20.11.010 Purpose 183

10-20.11.020 Procedures 183

10-20.11.030 Adjustments to Standards 197

Article 12: Definitions **203**

10-20.12.010 Purpose 203

10-20.12.020 Definitions 203

10-20.12.030 Measurement Methods 203

This page intentionally left blank

Quick Code Guide for Developments Less Than Three Acres

The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

1 Determine your Maximum Zoning Envelope[1]

Identify your zone, see Article 3 (Zones)	a. Select your building type(s)	Subsection 3 of the zone
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	See Title 10, Chapter 3, Article 3 (Land Use Regulations) for the underlying zone's allowed uses
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type	Subsection 8 of the zone
Identify your building type standards, see Article 6 (Specific to Building Types)	a. Select your detailed massing type	Subsections 3 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] Developments that propose multiple development sites shall apply this process for each development site.

2 Connect Ground Floor to Adjacent Streetscape

Apply your private frontage type(s), see Article 7 (Specific to Private Frontage Types)	Based on your selected private frontage type(s), comply with the standards	Subsections 1-4 of the private frontage type

3 Design your Building

Identify your architectural standards, see Article 8 (Specific to Architectural Design)	Based on your selected detailed massing type, select your architectural style	Subsections 1-16 of the architectural style

Quick Code Guide for Developments Less Than Three Acres (Continued)

4 Proceed to Approval Process

If adjustments are proposed, see Section 10-20.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 10-20.11.030 (Adjustments to Standards)
Identify your approval procedure, see Article 11 (Administration)	Comply with the procedure standards	Section 10-20.11.020 (Procedures)

Quick Code Guide for Developments Over Three Acres

The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

1 Design your Walkable Neighborhood Plan (WNP)

Identify your WNP design process, see Subsection 10-20.10.020.1	Comply with the standards	Section 10-20.10.020 (General to Walkable Community Design)
Prepare WNP	Comply with the standards	Section 10-20.10.030 (Walkable Neighborhood Plan)

2 Determine your Maximum Zoning Envelope[1]

Identify your zone(s), see Article 3 (Zones)	For each WNP: a. Select your building type(s)	Subsection 3 of the zone
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	See Title 10, Chapter 3, Article 3 (Land Use Regulations) for the underlying zone's allowed uses
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type for each building type	Subsection 8 of the zone
Identify your building type standards, see Article 6 (Specific to Building Types)	a. Select your detailed massing type for each building type	Subsections 3 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] This process shall be applied to each development site.

Quick Code Guide for Developments Over Three Acres (Continued)

3 Connect Ground Floor of each Building Type to Adjacent Streetscape

Apply your private frontage types to each building type, see Article 7 (Specific to Private Frontage Types)	Based on your selected building types, comply with the standards	Subsections 1-4 of the private frontage type

4 Design your Buildings

Identify your architectural standards, see Article 8 (Specific to Architectural Design)	Select your architectural style standards for each building type	Subsections 1-16 of the architectural style

5 Proceed to Approval Process

If adjustments are proposed, see Section 10-20.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 10-20.11.030 (Adjustments to Standards)
Identify your approval procedure, see Article 11 (Administration)	Comply with the procedure standards	Section 10-20.11.020 (Procedures)

This page intentionally left blank

Article 1: Introduction

Sections:

10-20.01.010 Purpose
10-20.01.020 What is a Form-Based Code?
10-20.01.030 Guiding Principles
10-20.01.040 Applicability
10-20.01.050 Relationship to San Anselmo General Plan
10-20.01.060 Relationship to the San Anselmo Municipal Code
10-20.01.070 Application of the Form-Based Code

10-20.01.010 Purpose

This Form-Based Code (FBC) sets forth the objective design and development standards applicable to housing developments which qualify under California State law for streamlined review and is consistent with objectives of the San Anselmo General Plan to facilitate housing production and preserve the highly valued character and scale of the Town's walkable centers, neighborhoods, and corridors.

10-20.01.020 What is a Form-Based Code?

Form-Based Coding (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a FBC is as follows:

Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

-Form-Based Codes Institute

Unlike conventional, use-based codes, FBCs utilize the intended form and character, rather than use as the organizing framework of the code. This FBC is informed by the three physical context types found in San Anselmo: Natural, Walkable, and Auto-Oriented Suburban. FBCs implement the key characteristics that comprise the physical character of different areas (place types) documented across the community. Further, FBCs regulate a series of important elements not just to create a good individual building, but a high-quality place. The terminology in FBCs reflects the intended physical form and hierarchy of different places. For example, instead of a zone being labeled "commercial" or "mixed use," it might be called "main street." The term "main street" ties back to the intended physical form or place, which includes a mix of uses, civic spaces, streets, frontages, and building types that create walkable urbanism.

It is also important to note that while FBCs primarily regulate the intended physical form, they regulate use secondarily. FBCs allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The use-tables in a FBC are simplified and categorized by use-type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.

10-20.01.030 Guiding Principles

The FBC is guided by the following principles in implementing the San Anselmo General Plan:

1. Across the Town, the FBC:
    A. Provides clear and effective development standards that allow for streamlined review processes and the predictable production of housing;
    B. Supports a diversity of housing choices appropriate to their location;
    C. Ensures appropriately-scaled infill development;
    D. Reinforces and enhances community design and character in support of the community's vision with: a variety of neighborhoods; main street areas as the cultural and commercial heart of the community; and neighborhoods with centers along pleasant and convenient corridors that interconnect the Town;
    E. Removes barriers to revitalization and reinvestment through clear, objective, and context-sensitive standards;
    F. Ensures that each building plays a role in creating a better whole, not just a good building; and
    G. Promotes development patterns that support safe, effective, and multi-modal transportation options for all users and help reduce greenhouse gas emissions.
2. Within the Downtown area, the FBC:
    A. Reinforces the main street as a cultural and commercial destination accommodating appropriately-scaled infill housing, mixed-use, and cultural development compatible with existing historic buildings; and
    B. Facilitates transitions from single-use areas to mixed-use employment centers that are compatible with adjacent residential neighborhoods and public access.
3. Within residential neighborhoods, the FBC:
    A. Protects the character of established neighborhoods and builds upon and reinforces the unique physical characteristics of the Town's walkable neighborhoods;
    B. Supports new walkable neighborhood patterns through new networks of well-designed multi-modal streets that are safe for pedestrians and cyclists; and
    C. Promotes neighborhoods with quality housing and diverse, context-sensitive housing choices.
4. Along major transportation corridors, the FBC:
    A. Promotes a variety of housing choices;
    B. Promotes small local businesses as an important part of the Town's economy;
    C. Promotes incremental infill and revitalization;
    D. Reinforces neighborhood main streets as centers to continue as social and commercial focal points, with services and amenities for the surrounding neighborhoods located within a safe, comfortable walking distance of homes;
    E. Balances pedestrian comfort and place-making with traffic efficiency; and
    F. Promotes and accommodates high-quality community design.

10-20.01.040 Applicability

1. In areas subject to this FBC, the standards in this FBC prevail unless stated otherwise.
2. This FBC applies to proposed development as identified in Table A (Applicability).

Table 10-20.01.040.A: Applicability

Development Type	Housing Accountability Act (HAA) Applies[1]	Senate Bill 35 (SB 35) Applies[2]	Assembly Bill 2011 (AB 2011) Applies[3]
Single-Unit House	No	No	No
Transitional Housing	Yes	See Multi-Family Housing	
Supportive Housing	Yes		
Emergency Shelter	Yes		
Farmworker Housing	Yes		
Multi-Family Housing	**2 or more residential units**		**5 or more residential units on commercially zoned parcel on commercial thoroughfare[3]**
Affordable	Yes	Yes	Yes
Market Rate[3]	Yes	No[2]	No[3]
Mixed-Use Development	**2 or more residential units and at least 2/3 of square footage designated for residential units**		**5 or more residential units on commercially zoned parcel on commercial thoroughfare[3]**
Affordable	Yes	Yes	Yes
Market Rate	Yes	No[2]	No[3]
Other Development			
Non-Residential	No	No	No

[1] See Government Code §65589.5 for additional eligibility criteria and specific protections by development type.

[2] See Government Code §65913.4(a) for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

[3] See Government Code §65912.100-131 for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

3. This FBC also applies to additions or modifications to structures previously approved under the provisions of this Title or under the provisions of the San Anselmo Municipal Code.
4. Applications proposed for ministerial approval as allowed pursuant to California state law shall comply with all provisions of this FBC unless otherwise stated. For development projects which do not comply with all provisions of this FBC and are therefore ineligible for ministerial processing, the applicant may elect to submit an application for the applicable discretionary review provisions of Title 10, Chapter 3, Article 7 (Zoning Implementation Procedures), Article 14 (Variance) and Article 15 (Design Review) and regulations in Article 4 (Development Standards).

10-20.01.050 Relationship to San Anselmo General Plan

Maximum densities and floor area ratios established by the General Plan shall apply to all development projects subject to this Title.

10-20.01.060 Relationship to the San Anselmo Municipal Code

1. **Superseded Development Standards.** Development standards contained in the San Anselmo Municipal Code shall apply to all development projects subject to this Article except for the following sections which are replaced by provisions of this Article unless otherwise noted herein:
    A. Title 10, Article 4 (Development Standards)
    B. Section 10-3.506 (Parking Spaces: Location)
    C. Section 10-3.508 (Parking Spaces: Siting)
    D. Section 10-3.510 (Parking Spaces: Screening)
    E. Section 4-13.04 (Private Trees - Developed Parcels)
2. **Conflicts.** Where the provisions of this Article conflict with other requirements of the San Anselmo Municipal Code, the regulations of this Title shall prevail.
3. **Nonconforming Situations.** The standards of Section 10-3.607 (Nonconforming Uses and Improvements) shall apply to all nonconforming situations.

10-20.01.070 Application of the Form-Based Code

1. The following shall be selected for each development site:
    A. Only one building type per development site is allowed, except an Auxiliary Building (Section 10-20.060.040) may be included within a development site in addition to the primary building type. Parcels with enough land area to meet the zone standards for minimum development site width and depth may have multiple building types, and
    B. At least one private frontage type shall be incorporated.
2. New development on a parcel of at least three acres or at least 700 feet long or deep shall be required to comply with the provisions of Article 10 (Specific to Large Sites).

Article 2: Establishment of Zones

Sections:

10-20.02.010 Purpose
10-20.02.020 Zones Established
10-20.02.030 Sub-Zones
10-20.02.040 Zone Map

10-20.02.010 Purpose

This Article establishes the form-based zones ("zones") to implement the San Anselmo General Plan. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

10-20.02.020 Zones Established

This Section identifies the zones, based on the intended physical form and character of the environments. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas with a mix of moderate intensity neighborhoods (Neighborhood.Small and Neighborhood. Medium), to moderate-intensity corridors (Main Street.Small).

10-20.02.030 Sub-Zones

1. Sub-zones are slight variations of the base zone (e.g., Neighborhood.Small), are development-site-specific, and mapped on the Town of San Anselmo Objective Design and Development Standards Zone Map. The FBC includes one type of sub-zone:

   A. **Open.** The open sub-zone is applied for either or both of the following purposes:

      (1) To allow more uses than the base zone allows in specific areas but within the same form and character of the base zone (e.g., Neighborhood.Small), except that sometimes additional frontages and signage are allowed within the same form and character of the base zone; and/or

      (2) To more easily allow certain uses that are already allowed in the base zone. In this way, the open sub-zone can provide additional flexibility to development sites located at or near intersections that function or are intended to function as a neighborhood node of non-residential uses.

10-20.02.040 Zone Map

The zones established in this Section are mapped on the Town of San Anselmo Objective Design and Development Standards Zone Map. When any of these zones are applied, the Zone Map shall be updated to reflect such changes.

Article 3: Zones

Sections:

10-20.03.010 Purpose
10-20.03.020 General Requirements
10-20.03.030 Overview of Zones
10-20.03.040 Neighborhood.Small (N.S)
10-20.03.050 Neighborhood.Medium (N.M)
10-20.03.060 Main Street.Small (MS.S)
10-20.03.070 Adjacency Requirements

10-20.03.010 Purpose

This Article provides zones and standards to implement the San Anselmo General Plan to generate and support the variety of physical character of the intended development.

10-20.03.020 General Requirements

1. The FBC uses three form-based zone districts to regulate and generate the intended physical character. Each zone district ("zone") regulates the foollowing eight topics:

    A. Intent: the intended physical character and range of uses;

    B. Sub-zones: whether or not a sub-zone applies, allowing a broader list of building types and/or frontage types in specific geographic areas;

    C. Building type and development site size: the menu of allowed building types and the associated minimum site dimensions.

    D. Building form: the maximum overall building height, minimum ground floor height, and maximum building footprint (coverage);

    E. Building placement: the minimum to maximum building setbacks and requirements for façade design;

    F. Encroachments: allowed encroachments into required setbacks;

    G. Parking: the required location and design requirements for parking and vehicle access; and

    H. Frontages: the menu of allowed frontage types required at building entries along thoroughfares and public/common open spaces.

2. Parcels that vary in width or depth shall be measured using the average width and/or depth to apply the standards of this Article.
3. Development standards in this Article apply to primary buildings.
4. For parcels located in the 100 year floodplain, except within the Historic Core as identified on the Town of San Anselmo Objective Design and Development Standards Zone Map, overall maximum height is the sum of the Base Flood Elevation plus 12 inches plus the maximum overall height allowed by the zone.
5. Individual building types have specific standards in Article 6 (Specific to Building Types) in addition to the zone standards to further calibrate each type for its context.
6. Facade Zone
    A. Each building type is required to be placed on the parcel in compliance with the requirements for facade zone defined by primary building/frontage in Subsection 5 of the zone.
    B. Facades are allowed to be in any configuration if in compliance with the facade zone requirements and the selected architectural style.
    C. In the Cottage Court and Pocket Neighborhood building types, only the front most building(s) are subject to the facade zone requirements except for the minimum length (percentage) in Subsection 5 of the zone.
    D. In the Neighborhood Courtyard type, the front most portions of the building are subject to the facade zone requirements except for the minimum length (percentage) in Subsection 5 of the zone.
7. Encroachments at grade not allowed within a street ROW, alley ROW, or across a development site line.
8. On-Site Parking
    A. Bicycles may be parked anywhere on development site, in compliance with pedestrian and vehicular access standards.
    B. Driveways may be shared between adjacent development sites but shall not exceed maximum allowed width.
    C. Front access not allowed on corner development sites, except where side street access cannot be provided.
    D. Parking spaces may be grouped with those on adjacent development sites [See Figure 2(Example of Applying Development Sites on a Pedestrian Circulation Network)] and may be detached from development sites within the same block, in compliance with parking setbacks and access standards.
    E. Where structured parking is provided, buildings are allowed to abut the parking structure and are exempt from minimum development site depth and rear building setbacks.
    F. Subterranean Parking. Subterranean and semi-subterranean garages are subject to the following, in compliance with the requirement for habitable ground floor nonresidential space in Subsection 4 of the zone:
        (1) Subterranean garages are exempt from the required parking and building setbacks in compliance with the frontage requirements.
        (2) Semi-subterranean garages may project above the adjacent finished grade by up to 2 feet.

(3) Development sites that provide all required parking in a subterranean or semi-subterranean garage are exempt from minimum development site depth.

9. Development Site. A development site is a parcel or portion of land within a parcel that is delineated from other development sites and/or parcels to accommodate one primary building or building type. A parcel can include multiple development sites, in compliance with Subsection 3 of the zone. Development sites are treated like parcels for the purpose of applying development standards, but are not required to be legally subdivided into individual parcels.

   A. Each development site is required to front onto the adjacent street or internal pedestrian circulation network, whichever is closer. Where Public Frontage Standards apply, development sites shall not include the area of the Public Frontage Assembly.

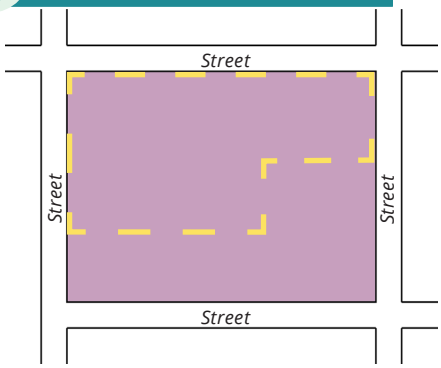
   B. Table A (Applicability of Development Site Requirements) identifies the requirements for projects which include a portion of a parcel, an entire parcel, or multiple parcels.

Table 10-20.03.020.A Applicability of Development Site Requirements

Project Criteria	Requirement
Project area is at least three net developable acres; or	Walkable Neighborhood Plan in compliance with Section 10-20.10.030 (Walkable Neighborhood Plan)
The linear dimension of the project area along or perpendicularly to an existing thoroughfare is at least 700 feet; or	
Project area is through lot of at least three acres; or	
Project area includes development site(s) which do(es) not front onto an existing public street, within a parcel of at least three net developable acres.	
Project area includes development site(s) which front(s) onto an existing public street, within a parcel of less than three net developable acres.	Compliance with the standards in Figure 1 (Example of Applying Development Sites on Existing Right of Way Network)
Project area includes development site(s) which do(es) not front onto an existing public street, within a parcel of less than three acres.	Compliance with the standards in Figure 2 (Example of Applying Development Sites on a Pedestrian Circulation Network)

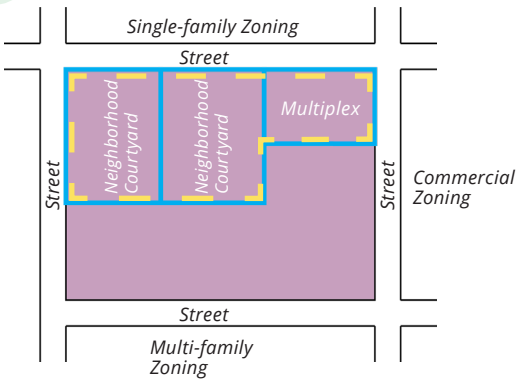
Figure 10-20.030.020.1 Example of Applying Development Sites on Existing Right of Way Network

1 Identify Zone(s)



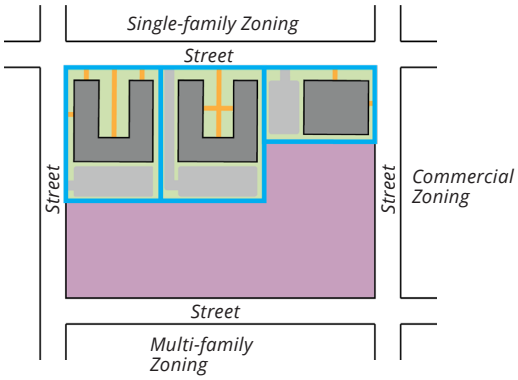
- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

2 Apply Development Sites



- Select only 1 building type for each development site from the allowed building types for the zone. Apply the dimensional standards for the development sites of each allowed building type. (See Subsection 3 of each zone in Article 3).
- Development sites are allowed to occupy some or all of a parcel in compliance with the standards.

3 Place Buildings

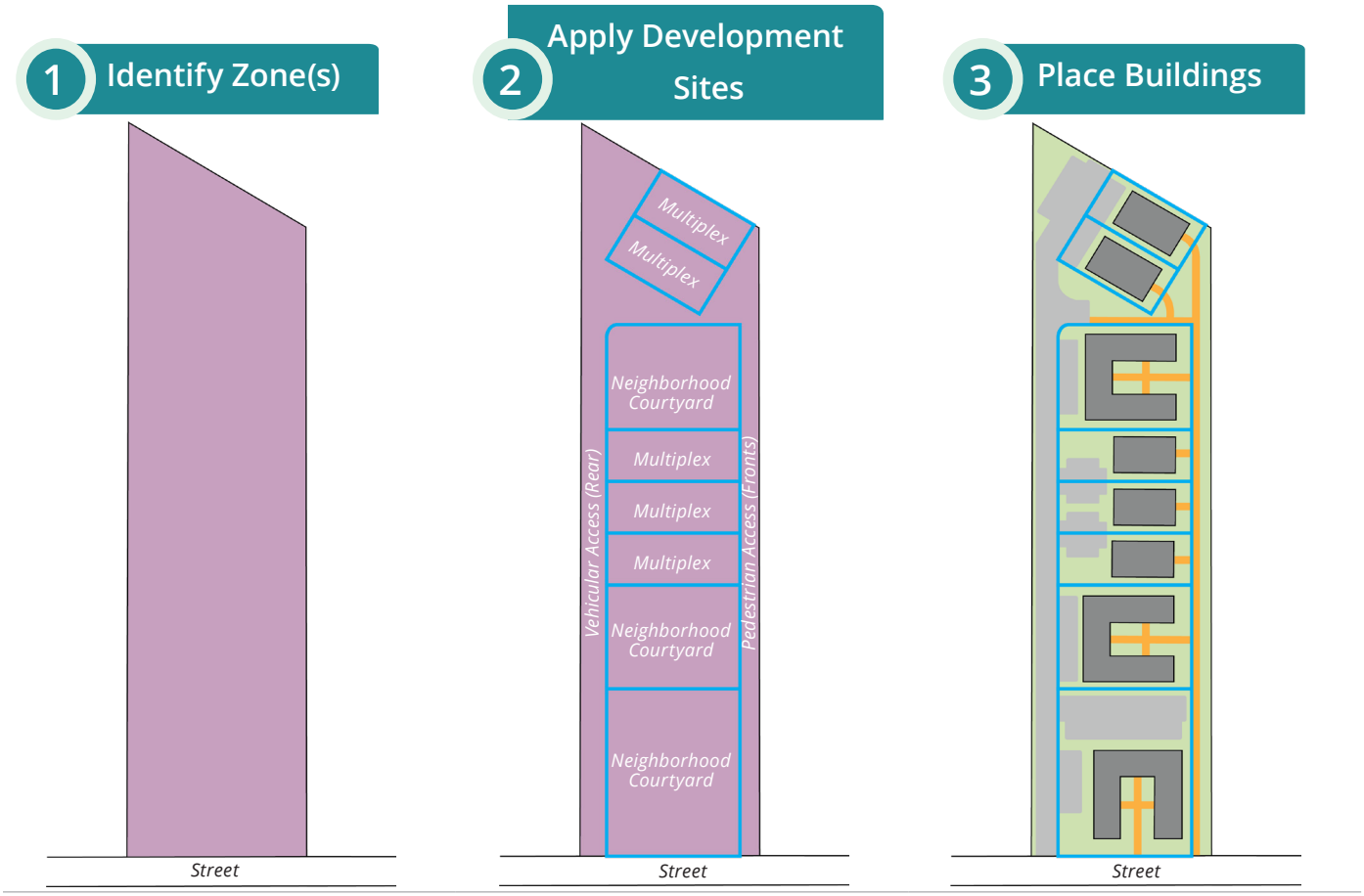


- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each building is required to front onto the adjacent street or civic space.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

- Project Area
- Development Site Line
- Primary Building
- Example Zone
- Vehicle Access & Parking
- Pedestrian Circulation
- Landscaping

Figure 10-20.030.020.2 Example of Applying Development Sites on a Pedestrian Circulation Network



- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

- Select only 1 building type per development site from the allowed building types for the zone. Apply the dimensional standards for the development sites of each allowed building type. (See Subsection 3 of each zone in Article 3).
- Projects of at least three acres must include 2 or more building types.
- Development sites are allowed to occupy some or all of a parcel in compliance with the standards.

- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each development site is required to front onto the adjacent street or pedestrian circulation network, whichever is closer. The pedestrian circulation network is contiguous and separate from vehicular circulation.
- Vehicular and pedestrian circulation is allowed to be grouped and independent of development sites.
- It is not required that parking for a building occur on the same development site.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

Project Area
Development Site Line
Primary Building
Example Zone
Vehicle Access & Parking
Pedestrian Circulation
Landscaping

10-20.03.030 Overview of Zones

Table A (Zones Overview) provides an overview of each zone and its intent.

Table 10-20.03.030.A: Zones Overview

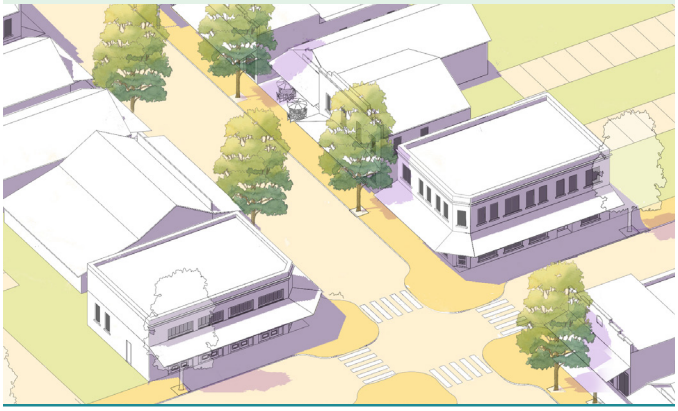
Less Urban

Neighborhood.Small 10-20.03.040	Neighborhood.Medium 10-20.03.050
	
Zone Abbreviation	**Zone Abbreviation**
N.S	N.M
Sub-Zone(s)	**Sub-Zone(s)**
N.S-Open. The open sub-zone allows non-residential uses within the same building form and character of the base zone.	None
Intent	**Intent**
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.	A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.
Desired Form	**Desired Form**
House-Scale Buildings	Mix of House-Scale and Block-Scale Buildings
Primarily Detached Buildings	Primarily Detached Buildings
Small-to-Medium Building Footprint	Medium-to-Large Building Footprint
Small-to-Medium Front Setbacks	Small Front Setbacks
Small-to-Medium Side Setbacks	Small Side Setbacks
Up to 2.5 Stories	Up to 3 Stories
House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex	Duplex Side-by-Side, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, and Dooryard Frontage Types; Shopfront in Open Sub-Zone	Porch Projecting, Porch Engaged, Dooryard, Shopfront and Terrace Frontage Types

Table 10-20.03.030.A: Zones Overview (Continued)

More Urban

Main Street.Small 10-20.03.060



Zone Abbreviation
MS.S
Sub-Zone(s)
None

Intent
A walkable, district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form
Mix of House-Scale and Block-Scale Buildings
Primarily Attached Buildings
Small-to-Medium Building Footprint
None-to-Small Front Setbacks
None-to-Small Side Setbacks
Up to 3 Stories (Up to 2 Stories in Historic Core)
Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, Dooryard, Forecourt, Maker Shopfront, Shopfront, Terrace, and Gallery Frontage Types.

This page intentionally left blank

10-20.03.040 Neighborhood.Small (N.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

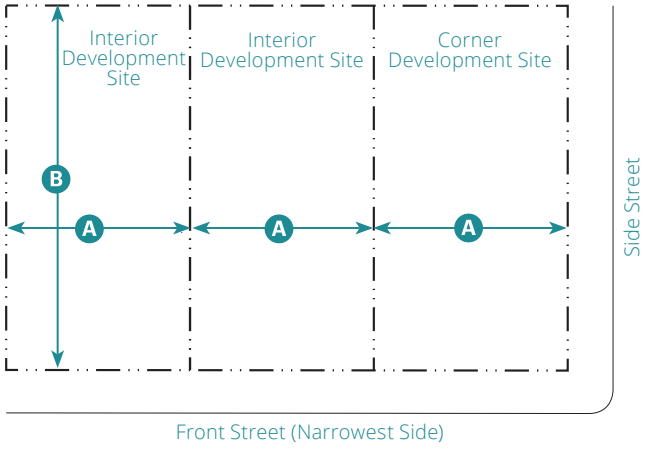
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex
Primarily Detached Buildings	
Small-to-Medium Building Footprint	
Small-to-Medium Front Setbacks	
Small-to-Medium Side Setbacks	Porch Projecting, Porch Engaged, and Dooryard Frontage Types; Shopfront in Open Sub-Zone
Up to 2.5 Stories	

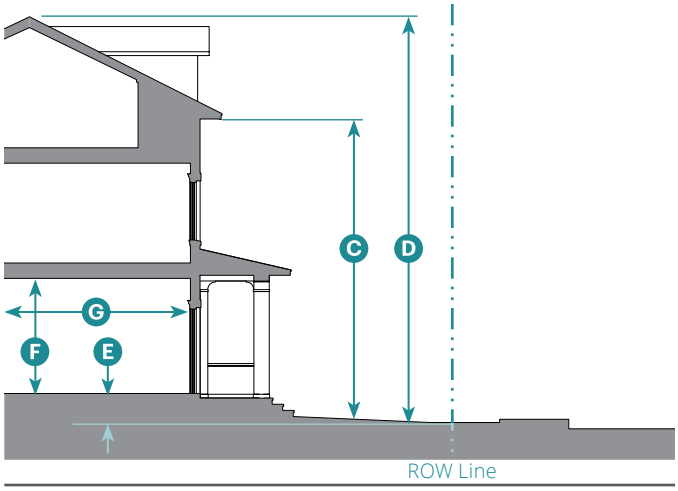
2. Sub-Zone(s)

N.S-Open. The open sub-zone allows non-residential uses within the same building form and character of the base zone.



Key

ROW/ Development Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1] Width A**	**Depth B**	**Standards**
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
House	50' min.	100' min.	10-20.06.050
Duplex Side-by-Side	55' min.	110' min.	10-20.06.060
Duplex Stacked	50' min.	100' min.	10-20.06.070
Cottage Court	90' min.	120' min.	10-20.06.080
Fourplex	50' min.	110' min.	10-20.06.090
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Pocket Neighborhood	170' min.; 300' max.	260' min.; 500' max.	10-20.06.120
Multiplex	75' min.	125' min.	10-20.06.130
Block-Scale			
None			

Each development site shall have only one primary building type.

[1] Development sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

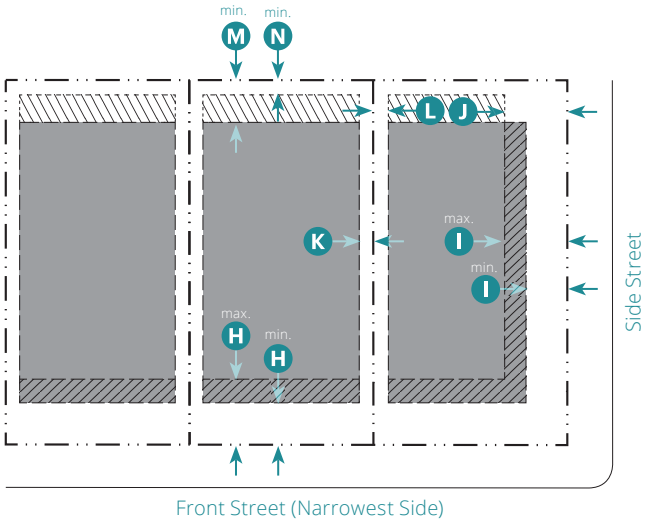
4. Building Form		
Height		
Primary Building[5]		
Stories	2.5 max.	
To Highest Eave/Parapet	24' max.	C
Overall	30' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**2 max.**	
Footprint		
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min.[8]	
All Building Types	20' min.[8]	

[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[8] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

Setback (Distance from ROW/ Development Site Line)[9]		
Front (Facade Zone)		H
Interior Development Site	10' min.[10]; 20' max.	
Corner Development Site	10' min.[10]; 20' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s), Pools, and Hot Tubs	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s), Pools, and Hot Tubs	5' min.	N

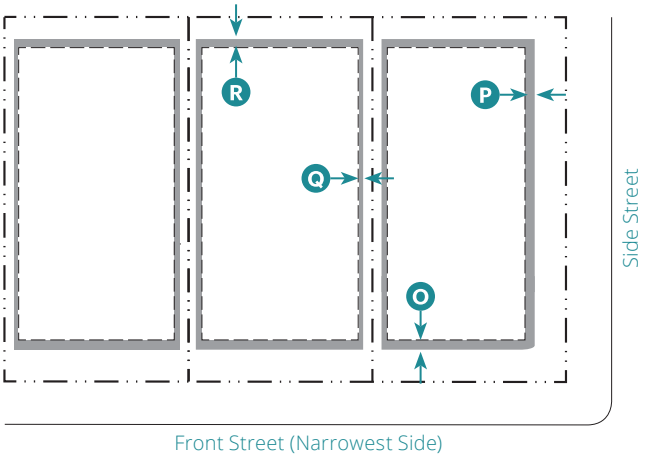
Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[9] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).

[10] Within N.S. 15' Front Setback Overlay, min. 15' for existing parcels



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[11] Q	Rear[11] R
Architectural Features	3' max.	3' max.	3' max.	5' max.
Private Frontages	P[12]	P[12]	X	X
Patio Covers	X	X	3' max.	5' max.
Stairs/Ramps	P[12]	P[12]	3' max.	5' max.
Decks (Max. 3' Above Grade)	X	X	5' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

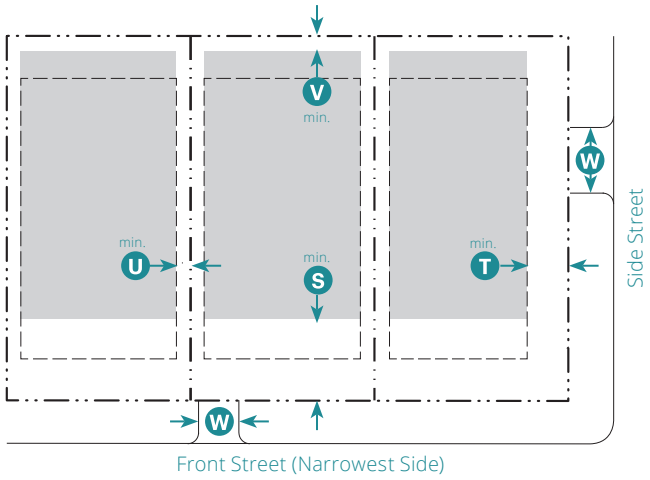
[11] No encroachment allowed for Accessory Structures.

[12] See Subsection 2 of the selected private frontage type

Encroachments into Public Right of Ways (ROW)

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[13]		
All Uses[14]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[15]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[16]	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[17]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 8'.

[13] See Subsection 10-20.05.040.4 for additional standards.

[14] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

[15] See Subsection 10-20.05.040.3 for additional standards.

[16] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[17] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard	10-20.07.060
Shopfront[18]	10-20.07.090
Allowed Public Frontage Type	**Standards**
Street	10-20.05.060.C.1

[18] Open sub-zone only

10-20.03.050 Neighborhood.Medium (N.M)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

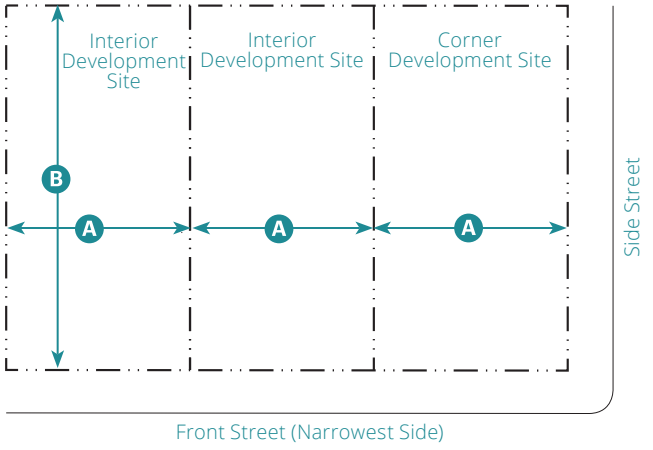
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

Mix of House-Scale and Block-Scale Buildings	Duplex Side-by-Side, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Primarily Detached Buildings	
Medium-to-Large Building Footprint	
Small Front Setbacks	Porch Projecting, Porch Engaged, Dooryard, Shopfront and Terrace Frontage Types
Small Side Setbacks	
Up to 3 Stories	

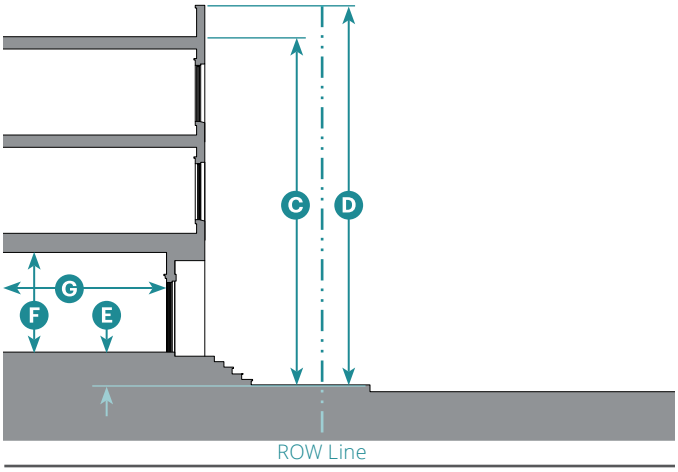
2. Sub-Zone(s)

None



Key

ROW/ Dev't Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1]** Width (A)	Depth (B)	**Standards**
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
Duplex Side-by-Side	55' min.	110' min.	10-20.06.060
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Multiplex	75' min.	110' min.	10-20.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	10-20.06.140

Each development site shall have only one primary building type.

[1] Development sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

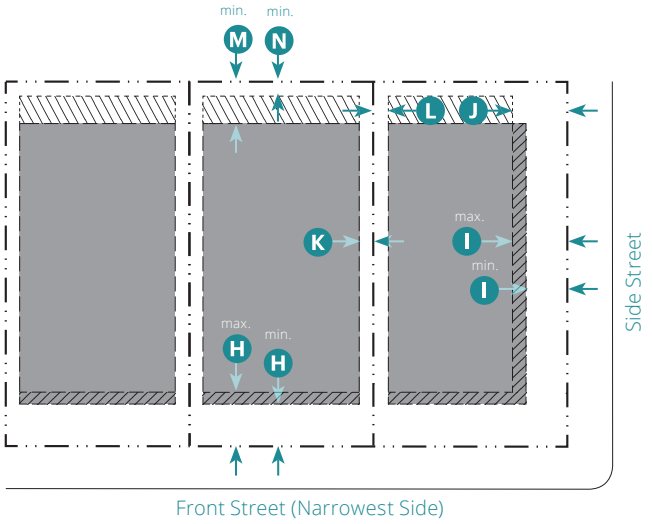
4. Building Form		
Height		
Primary Building[5]		
Stories	3 max.	
To Highest Eave/Parapet	26' max.	C
Overall	35' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**1 max.**	
Footprint		
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)	
Depth, Ground-Floor Space	20' min.[8]	G

[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[8] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

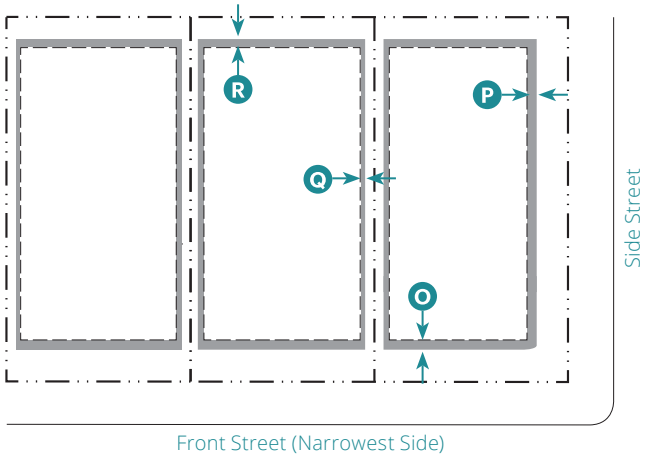
Setback (Distance from ROW/ Development Site Line)[9]		
Front (Facade Zone)		H
Interior Development Site	10' min.; 15' max.	
Corner Development Site	10' min.; 15' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 15' max.	I
Accessory Structure(s)	15' min.	J
Side		
Primary Building	5' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	70% min.	60% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[9] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[10] Q	Rear[10] R
Architectural Features	2' max.	2' max.	1' max.	5' max.
Private Frontages	P[11]	P[11]	X	X
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps	P[11]	P[11]	1' max.	5' max.
Decks (Max. 3' Above Grade)	X	X	5' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

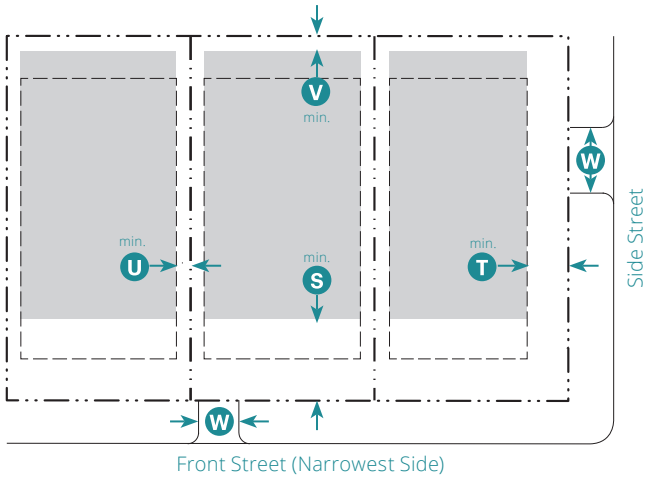
[10] No encroachment allowed for Accessory Structures

[11] See Subsection 2 of the selected private frontage type

Encroachments into Public Right of Ways (ROW)

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[12]		
All Uses[13]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[14]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[15]	S
Side Street	15' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[16]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 8'.

[12] See Subsection 10-20.05.040.4 for additional standards.

[13] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

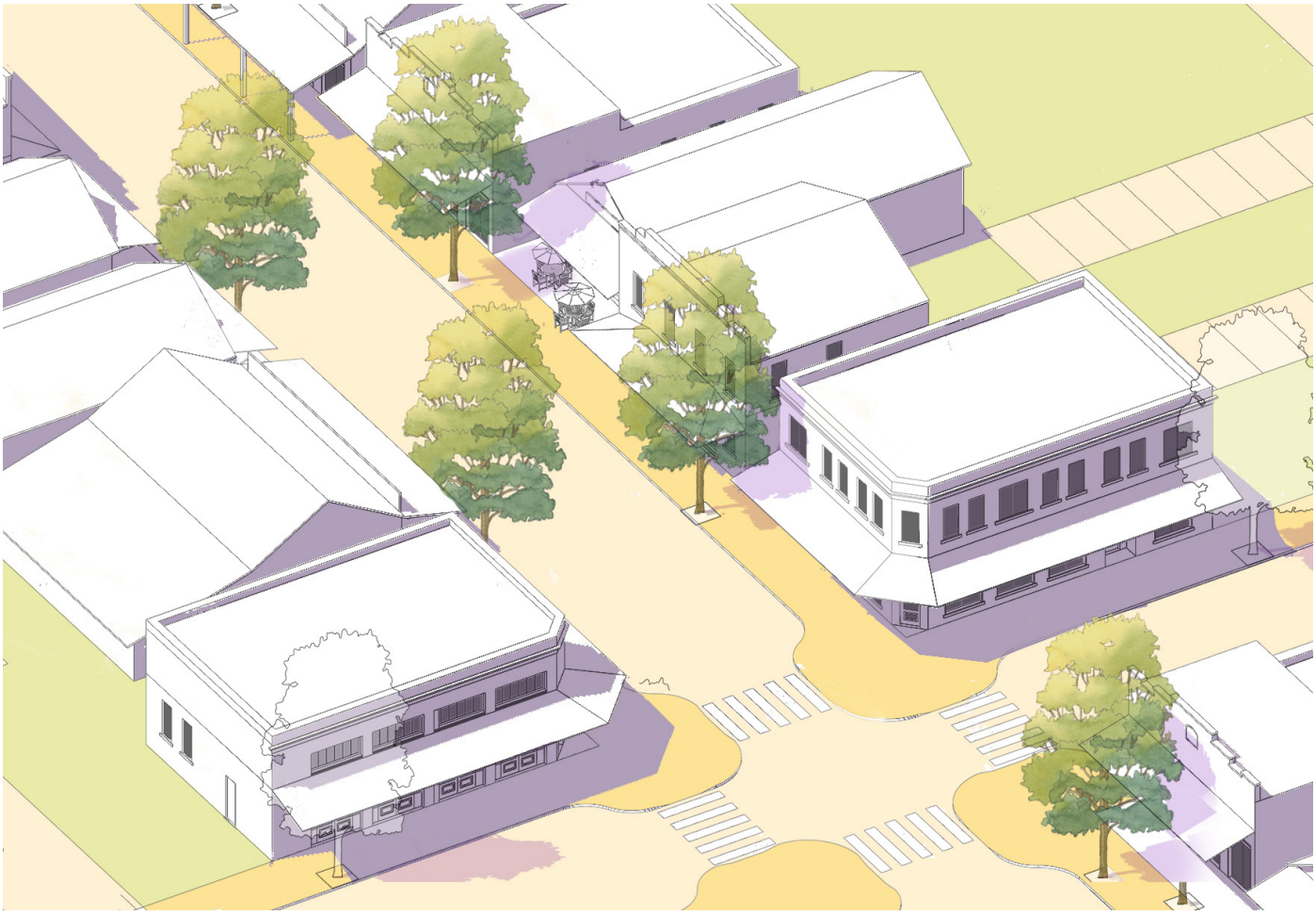
[14] See Subsection 10-20.05.040.3 for additional standards.

[15] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[16] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard	10-20.07.060
Shopfront	10-20.07.090
Terrace	10-20.07.100
Allowed Public Frontage Type	**Standards**
Street	10-20.05.060.C.1
Avenue/Boulevard	10-20.05.060.C.2

10-20.03.060 Main Street.Small (MS.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

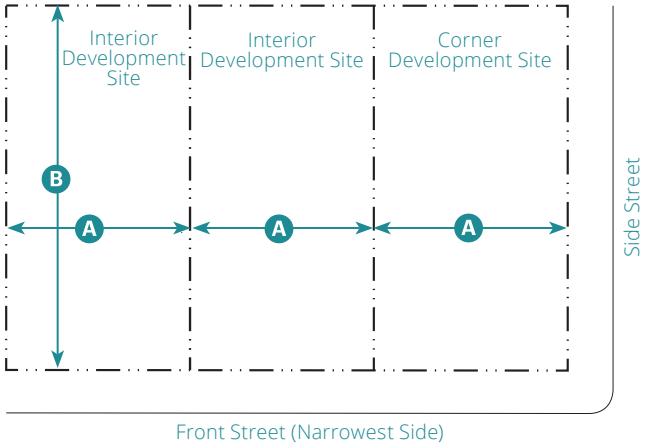
A walkable district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Mix of House-Scale and Block-Scale Buildings	Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Primarily Attached Buildings	
Small-to-Medium Building Footprint	
None-to-Small Front Setbacks	Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard and Maker Shopfront Frontage Types on Side Street
None-to-Small Side Setbacks	
Up to 3 Stories (Up to 2 Stories in Historic Core)	

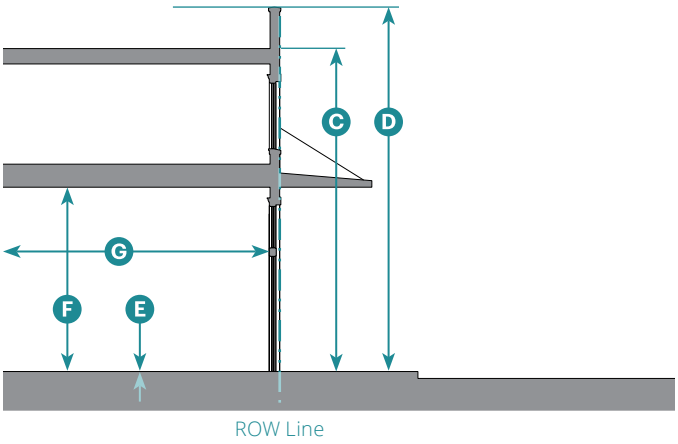
2. Sub-Zone(s)

None



Key

ROW/ Dev't Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1]**		**Standards**
	Width A	**Depth B**	
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Multiplex	60' min.	110' min.	10-20.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	10-20.06.140

Each development site shall have only one primary building type.

[1] Sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

4. Building Form			
Height	**Historic Core**	**Not in Historic Core**	
Primary Building[5]			
Stories	2 max.	3	
To Highest Eave/Parapet		26' max.	C
Overall	30' max	35' max.	D
Ground Floor Finish Level			E
Residential	6" min.[6,7]		
Non-Residential	6" max.		
Ground Floor Ceiling	14' min.		F
Accessory Structure(s)[8]	**2 max.**		
Footprint			
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)		
Depth, Ground-Floor Space	30' min.[9]		G

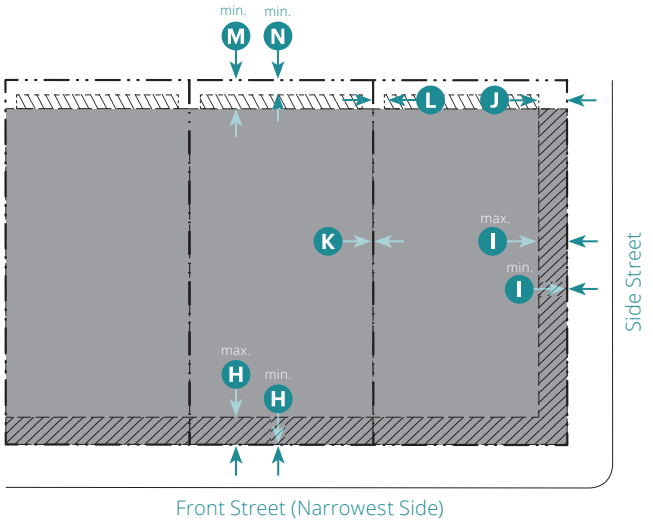
[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Only on side street and at least 60' from front of development site

[8] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[9] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

Setback (Distance from ROW/ Development Site Line)[10]		
Front (Facade Zone)		H
Interior Development Site	0' min.; 10' max.	
Corner Development Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to Res'l Zone	10' min.	
Accessory Structure(s), Pools, and Hot Tubs	3' min.	L
Rear		
Primary Building	15' min.	M
Adjacent to Res'l Zone	20' min.	
Accessory Structure(s), Pools, and Hot Tubs	5' min.	N

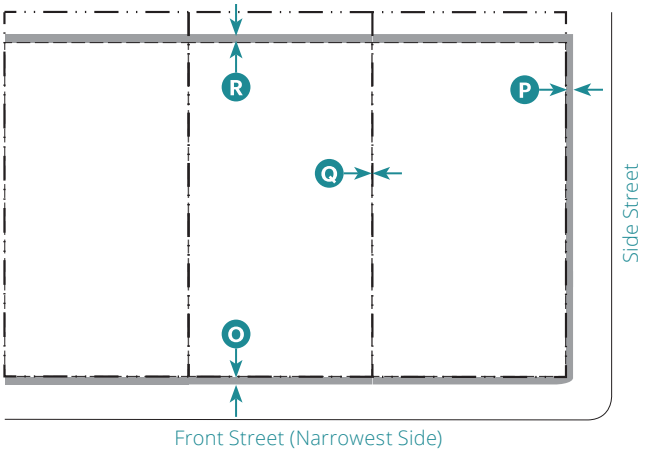
Building Facade

Facade Zone	Front St.	Side St.
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[10] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[11] Q	Rear[11] R
Architectural Features	3' max.	3' max.	X	5' max.
Private Frontages[12]	X	X	X	X
Patio Covers	X	X	X	5' max.
Stairs/Ramps	X	X	X	5' max.
Decks (Max. 3' Above Grade)	X	X	3' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

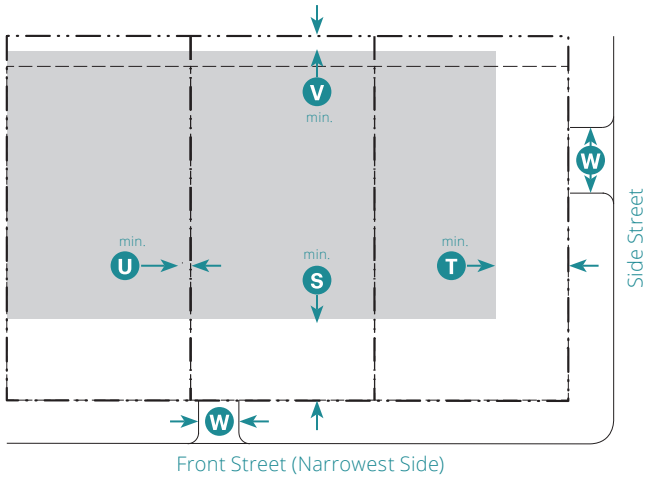
Encroachments into Public Right of Ways (ROW)

Upper story encroachments, including the Gallery (Section 10-20.07.110), on front and side street require 8' min. of vertical clearance.

[11] No encroachment allowed for Accessory Structures.

[12] The Gallery Frontage Type (Section 10-20.07.110) may encroach over the sidewalk to within 18" of the curb face.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[13]		
All Uses[14]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[15]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[16]	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V
Driveway[17]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 12'.

[13] See Subsection 10-20.05.040.4 for additional standards.

[14] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

[15] See Subsection 10-20.05.040.3 for additional standards.

[16] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[17] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard[18]	10-20.07.060
Forecourt	10-20.07.070
Maker Shopfront[18]	10-20.07.080
Shopfront	10-20.07.090
Terrace	10-20.07.100
Gallery	10-20.07.110
Allowed Public Frontage Type	**Standards**
Avenue/Boulevard	10-20.05.060.C.2
Main Street	10-20.05.060.C.3

[18] Only on side street

10-20.03.070 Adjacency Requirements

A. Where a new building in a ODDS Zone is adjacent to the zone(s) or other physical feature identified in Table A, adjacency standards are required. The new building shall be designed in compliance with the requirements of this Table.

Table 10-20.03.070.A: Adjacency Requirements

Applicability	Standard
Where abutting a single-family residential district	
Height Limit	Max. 2.5 stories and 30' in height within 30' of shared side and/or within 50' of shared rear property line
Building Volumes	Max. 60' width per building volume; 20' min. separation between building volumes
Screen Landscaping	Screening trees are required along shared side and rear property lines at a quantity of one per 25 linear feet except where structures are located. Screening trees shall have a typical mature height of at least 25 feet and mature canopy width of 15 feet and shall be planted at 14-inch box size or larger and at least 8 feet in height. Existing trees to be retained that are at least 25 feet tall and 15 feet wide may substitute for required planting on a one-to-one ratio. Three closely spaced tall screening shrubs with a typical mature height of at least 20 feet and mature width of at least 5 feet may be substituted for one screening tree and shall be planted at 15-gallon size or larger and at least 8 feet in height. At least 30% of screening trees and shrubs shall be evergreen.
Landscape Buffer	A landscaped buffer of at least 5 feet in depth is required along the length of the rear property line except where structures are located
Where within 100' of a Creek	
Ground Floor	Ground floor frontage required using the frontage types allowed by the zone. Min. 15' building setback from the development site line.

This page intentionally left blank

Article 4: Use Standards

Sections:

10-20.04.010 Use Standards

10-20.04.010 Use Standards

Allowed land uses are set forth in Article 10-3.03 (Land Use Regulations) as identified in Table A (Allowed Uses).

Table 10-20.04.010.A: Allowed Uses

Underlying Zone	Reference for Allowed Uses
Residential	Article 10-3.03 (Land Use Regulations)
Non-residential	Article 10-3.03 (Land Use Regulations)

This page intentionally left blank

Article 5: General to Development Sites

Sections:

10-20.05.010 Purpose
10-20.05.020 Screening
10-20.05.030 Landscaping and Lighting
10-20.05.040 Parking and Loading
10-20.05.050 Slope Standards
10-20.05.060 Public Frontage Standards
10-20.05.070 Privacy Standards
10-20.05.080 Service and Utility Standards

10-20.05.010 Purpose

This Article provides standards to ensure that new development accomplishes the following:

1. Makes a positive contribution to the development pattern of the area;
2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
3. Respects the existing conditions of neighboring properties; and
4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

10-20.05.020 Screening

1. **Intent**. This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting development sites, all equipment shall comply with the following:
   A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table A (Maximum Screening Height).
   B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material. No combination of wall and screen shall exceed the maximum height alllowed in Table A (Maximum Screening Height).

Table 10-20.05.020.A: Maximum Screening Height					
Zone	**Item**	**Maximum Height Allowed**			
		Front	**Side St.**	**Side**	**Rear**
N.S, N.M	Fences[2]	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max.	8' max.
	Landscaping[1]	4' max.	4' max.	No max.	No max.
MS.S	Fences	X	X	8' max.	8' max.
	Free Standing Walls	X	X	8' max.	8' max.
	Landscaping[1]	3' max.	3' max.	No max.	No max.

[1] Excludes trees

[2] 6' of solid material with 2 ' of open material (lattice, wrought iron, or grille work allowing visibility through 50% of the material) at the top

Key X = Not Allowed

3. **Courtyard Screening**

   A. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.

   B. Landscaping installed in compliance with Section 10-20.05.030 (Landscaping and Lighting).

4. **Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.

5. **Mechanical Equipment Screening**

   A. The following mechanical equipment is exempt from screening:

      (1) Free-standing or roof-mounted solar equipment; and

      (2) Vents less than two feet in height.

   B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

      (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.

         (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and

         (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

(2) **Wall- and Ground-Mounted Equipment**

(a) Equipment is not allowed between front or side street facades and the street.

(b) All screen devices shall be as high as the highest point of the equipment being screened.

(c) Equipment and screening shall be in compliance with the setbacks of the zone.

(d) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.

6. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

7. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:

A. Within 10 feet of the point of intersection of:

(1) A vehicular access way or driveway and a street; and/or

(2) A vehicular access way or driveway and a sidewalk.

B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.

C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

10-20.05.030 Landscaping and Lighting

1. **Intent.** This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.

2. **Required Landscaping.** The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 10-20.05.040 (Parking and Loading).

A. Landscaping materials shall be integrated into the required setbacks, stream and wetland buffers, and design of the selected private frontage type(s).

B. Landscape materials shall be applied to the planting areas identified for public frontage type(s).

3. **Design Standards**

A. **Landscape Area.** A minimum percentage of a development site shall be landscaped in compliance with Table A:

Table 10-20.05.030.A: Landscape Area

Zone	Minimum percent of development site area composed of landscaped area	Minimum percent of facade zone composed of landscaped area
Neighborhood.Small	25%	70%
Neighborhood. Medium	10%	50%
Main Street.Small	10%	Not required

B. **Allowed Landscaping Materials**

(1) Required landscaped areas shall be composed of trees, shrubs and groundcover, and shall exclude areas occupied by structures, hardscape, and pools, in compliance with the following minimum standards:

(a) Trees shall be planted at 15-gallon size or larger;

(b) Shrubs shall be planted at one-gallon size or larger;

(c) Ground cover shall be planted at spacing of a minimum 12 inches on center;

(d) Decorative nonliving landscaping materials including, but not limited to, sand, stone, or gravel may be used up to 10 percent of required landscape areas.

(2) Street trees. Where the sidewalk abutts the subject property, street trees, of at least 15-gallon size, spaced no further than 35 feet apart, double-staked, shall be planted between the curb and the back of sidewalk, where missing. If there is no sidewalk, the street trees shall be placed in planters at least four feet by six feet without encroaching into the parking or travel lane.

C. **Species Selection**

(1) Native and drought tolerant species are required to meet the minimum standards, in conformance with Title 9, Chapter 22 (Water Efficient Landscaping).

(2) Landscaping shall be in compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan).

D. **Existing Vegetation**

(1) On-site trees of caliper size 12 inches minimum, measured at 52 inches above grade, shall be protected trees. On-site trees of caliper size 22 inches minimum, measured at 52 inches above grade, shall be heritage trees. In compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan), Acacia, Eucalyptus, Plum, Privet, and Monterey Pine trees are neither protected trees nor heritage trees and may be removed.

(2) Protected trees shall be replaced at a ratio of two replacement protected or heritage trees to one removed protected tree (2:1). Heritage trees shall be replaced at a ratio of three replacement heritage trees to one removed heritage tree (3:1).

(3) All protected and heritage trees removed for construction of a residential unit shall be replaced on-site with a minimum 24-inch box tree. Table B below defines the tree types that qualify as eligible replacements.

Table 10-20.05.030.B: Tree Species	
Common Name	**Botanical Name**
Arroyo willow	*S. lasiolepis*
Big-leaf maple	*Acer macrophyllum*
Bishop pine	*Pinus muricata*
Blue oak	*Q. douglasii*
Box elder	*A. negundo var. californicum*
California bay	*Umbellularia californica*
California black oak	*Q. kelloggii*
California buckeye	*Aesculus californica*
California nutmeg	*Torreya californica*
Canyon live oak	*Q. chrysolepis*
Chaparral oak	*Q. wislizeni*
Coast live oak	*Quercus agrifolia*
Coast redwood	*Sequoia sempervirens*
Douglas-fir	*Pseudotsuga menziesii*
Giant Chinquapin	*Castanopsis chrysophylla*
Hawthorn	*Crataegus douglasii*
Mountain-mahogany	*Cercocarpus betuloides*
Narrow leaved willow	*Salix exigua*
Shreve's oak	*Q. parvula var. shrevei*
Oregon ash	*Fraxinus latifolia*
Oregon oak	*Q. garryana*
Pacific madrone	*Arbutus menziesii*
Pacific yew	*Taxus brevifolia*
Red alder	*A. rubra*
Red elderberry	*Sambucus racemosa*
Red willow	*S. laevigata*
Sargent cypress	*Cupressus sargentii*
Scouler's willow	*S. scouleriana*
Service-berry	*Amelanchier tahensis*
Shining willow	*S. lucida ssp. lasiandra*
Silk tassel	*Garrya elliptica*
Sitka willow	*S. sitchensis*
Tanbark oak	*Lithocarpus densiflorus*
Valley oak	*Q. lobata*
Wax myrtle	*Myrica californica*
White alder	*Alnus rhombifolia*

E. **Landscape Integration with Frontage Type(s).** Required landscaping shall be placed within and/or around the variety of frontage type elements in compliance with Table C:

Table 10-20.05.030.C: Landscape Integration with Frontage Type(s)

Frontage Type	Location
Porch: Projecting, Engaged	Containers within Porch, Planters at base of Porch and along building facade
Dooryard	Containers and/or planters within Dooryard
Forecourt	Containers and planters within Forecourt
Maker Shopfront	Containers along base of Shopfront
Shopfront, Gallery	Containers along base of Shopfront or Gallery
Terrace	Containers within Terrace, planters at base of Terrace

F. **Retaining Walls**

(1) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the development site shall:

(a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;

(b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(2) Retaining walls along the interior development site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed three feet as measured to the adjacent finished grade;

(b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(3) Retaining walls along the rear development site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed eight feet as measured to the adjacent finished grade;

(b) If exposed, include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall;

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building; and

(d) Not require landscaping or wall material finish(es) if within the building and not exposed.

G. **Landscape Maintenance**

(1) Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

(2) Automatic irrigation shall be provided to all planting areas in compliance with requirements of Title 9, Chapter 22 (Water Efficient Landscaping).

(3) Root barriers are required on all trees planted within 10 feet of paved areas.

4. **Required Lighting**

A. Site improvements, including lighting, as required to be consistent with the selected Architectural Style for the primary building.

B. Lighting shall be provided in compliance with the following:

(1) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.

(2) Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.

(3) Internally illuminated fascia, wall, roof, awning or other building parts are prohibited.

(4) Uplighting of landscaping is prohibited.

(5) All nonessential exterior lighting associated with non-residential uses shall be turned off or dimmed no more than 30 minutes after the close of business or when the non-residential use is not in use.

10-20.05.040 Parking and Loading

1. **Intent.** This Section prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:

A. Consistency with the intended physical character of walkable environments;

B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and

C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.

2. **On-site parking.** On-site parking is allowed in all zones subject to the standards in this Section**.**

3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with the standards of the zone.

4. **General Vehicular Parking Standards**

A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.

B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:

(1) Monday through Friday, 8 AM to 5 PM; or

(2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.

C. **Larger Vehicle Parking**

(1) Trucks, tractors or tractor-trailers having a capacity of more than a 1.5-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural, or transportation vehicles/equipment used primarily for business purposes, shall not be parked or stored in any zone for purposes other than unloading, loading, or delivery services.

(2) Automobiles, small trucks, vans, and vehicle trailers allowed in conjunction with an approved home occupation (one per home occupation), and recreational vehicles are excluded from the provisions of this Subsection.

D. **Storage of Unregistered or Inoperable Motor Vehicles.** Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses that are without current license plates or are inoperable shall only be parked within completely enclosed buildings.

E. **Cargo or Freight Container.** Portable cargo or freight storage containers in any zone for purposes of loading or unloading may be parked or stored on-premise for a period not to exceed 10 days in any one calendar year.

5. **Number of Motor Vehicle Parking Spaces Required**

A. **Required Spaces.** Parking shall be provided in compliance with 10-3.502 (Parking Standards). For any use not addressed in 10-3.502 (Parking Standards), parking shall not exceed a ratio equivalent to the average peak parking occupancy rate for the most comparable use in the Institute of Transportation Engineers Parking Generation Manual.

B. **Required Number of Parking Spaces**

(1) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Subsection 7 of the zone shall be divided by the factor listed in Table A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.

Table 10-20.05.040.A: Shared Parking Factor for Two Uses

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with Chapter 9-19 (Green Building Requirements).

7. **Traffic-Reducing Parking Standards**

A. **Carshare Parking Spaces**

(1) Carshare parking spaces shall be provided in the amounts specified in Table B (Required Carshare Parking Spaces).

Table 10-20.05.040.B: Required Carshare Parking Spaces	
Residential Uses	**Carshare Parking Spaces Required**
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	**Carshare Parking Spaces Required**
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

(2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:

(a) On the development site; or

(b) On another off-street site within 1,000 feet of the development site.

(3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

(4) Prior to approval of the building or Site Permit for a building subject to the carshare standard, a Notice of Special Restriction on the property shall be recorded indicating the nature of standards of this Subsection and identifying the minimum number and location of the required carshare parking spaces. The form of the notice and the location or locations of the carshare parking spaces shall be approved by the Jurisdiction.

(5) If it is demonstrated to the satisfaction of the Jurisdiction that no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.

B. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the the Town. The minimum number of carpool spaces required is listed in Table C (Required Carpool Parking Spaces).

Table 10-20.05.040.C: Required Carpool Parking Spaces	
Office/Research & Development Uses	**Carpool Parking Spaces Required**
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	**Carpool Parking Spaces Required**
All Other Uses	None

8. **Parking Spaces, Design and Layout**

A. **Access.** On-site parking areas shall be accessed per the following:

(1) On-site parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.

(2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.

(3) On-site loading space(s) shall be in compliance with Title 10, Chapter 3, Article 5 (Parking and Loading).

B. **Driveways**

(1) Access to Driveways

(a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and

(b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.

(c) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.

(2) Number of Driveways. Table D (Number of Driveways) specifies the maximum number of driveways for a development site.

(3) Driveways shall be setback from development site lines as follows:

(a) For front access, minimum two feet from side development site lines; and/or

(b) For side street access, no less than the minimum rear parking setback per the zone; and/or

(c) Where driveway access is shared by abutting development sites, Subsections (a) and (b) above do not apply; minimum two feet from building(s), and in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

(4) Driveways shall extend to and include the area between the development site line and the edge of the street pavement.

(5) The design and construction of all on-site parking access drives shall be in compliance with Title 7, Chapter 1 (Driveways).

Table 10-20.05.040.D: Number of Driveways

Lot Frontage (Corner Parcel Applies Same Requirements as Side Street)	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300' over 299'	1

C. **Parking Techniques.** In compliance with Subsection 7 of the zone, the following techniques may be applied individually or in combination:

(1) Tandem Parking. Parking spaces are arranged in a series up to three spaces. Tandem parking is allowed in all zones for all uses. Tandem parking spaces are allowed for residential uses only when designated for use by occupants of the same dwelling unit.

(2) Parking Court. Parking spaces in groupings of covered or uncovered spaces or individual garages not in a podium configuration shared between two development sites. The maximum width of the parking court is 56 feet measured parallel to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is determined by Subsection 7 of the zone. See Figure 1 (Parking Court(s).

(3) Podium Parking. Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required ground floor habitable space. Occupiable space is along the edges of and/or above the garage level. The podium is not visible or exposed along the front and side street building facades.

(4) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building. The subterranean garage is allowed to be up to 5 feet above the adjacent finished grade of the building in compliance with the building form (Subsection 3 of the zone) and frontage standards (Article 7).

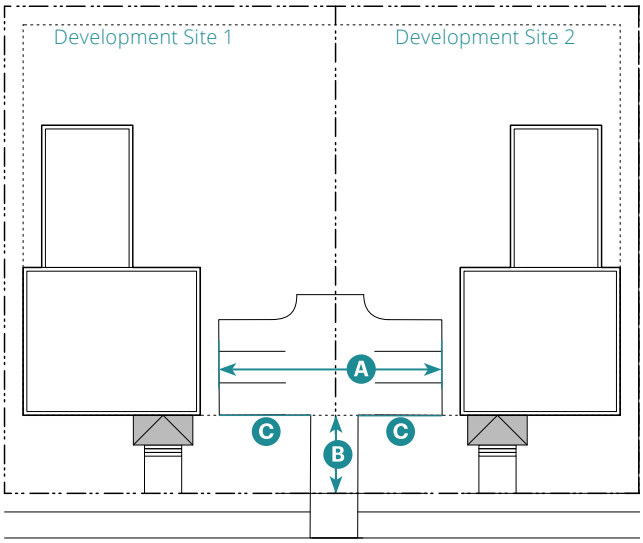
(5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage.

(a) Stacked parking spaces are allowed when designated for use by residents, except for parking designated for use by persons with disabilities.

(b) Mechanical lifts shall be accompanied by an on-site battery or electrical generator to provide sufficient power to clear the lift of all vehicles or shall be capable of manually clearing the lift without power.

(c) In parking systems that stack individual vehicles, each vehicle accommodated by the stacker counts as an individual parking space.

Figure 10-20.05.040.1: Parking Court(s)



- -	Development Site Line		
----	Building Setback Line		
A	Width 56' max.		
B	Parking Court Setback:	Small Parking Court (6 or fewer spaces Large Parking Court (& or more spaces)	15' min. Behind required ground floor habitable space required in Subsection 4 of the zone
C	Decorative wall and landscaping	36" max. height in compliance with Section 10-20.05.030 (Landscaping and Lighting)	

D. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

E. **Materials**

(1) All on-site parking areas and driveways shall be surfaced only with materials identified in Section 5-8.11 (Limitation of Impervious Surfaces, Flatwork Permits and Post-Construction Requirements) and Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

(2) Parking areas shall comply with Section 5-8.11 (Limitation of Impervious Surfaces, Flatwork Permits and Post-Construction Requirements), exclusive of required landscaping in Table E (Required Parking Lot Landscaping).

F. **Landscaping.** The landscaping standards identified in Table E (Required Parking Lot Landscaping) shall be applied with the standards of Subsection 10-20.05.020 (Screening) and Subsection 10-20.05.030 (Landscaping and Lighting).

(1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall, fence, or evergreen.

(2) Screening is not required when parking area(s) is adjacent to an alley.

(3) Landscaping areas shall integrate stormwater management features per Title 5 Chapter 8 (Urban Runoff Pollution Prevention).

(4) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees does not apply.

G. **Location**

(1) Location of on-site parking is regulated by the required setbacks in Subsection 7 of the zone and the following:

(a) Parking lots with 11-20 spaces shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area;

(b) Parking lots with more than 20 spaces shall be separated by at least 12 feet from buildings to make room for a sidewalk, landscaping, and other planting between the building and the parking area; and

(c) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

Table 10-20.05.040.E: Required Parking Lot Landscaping	
Number of Parking Spaces	**Percent of Gross Parking Area Required to be Landscaped**
10 or fewer	None
11 to 20	5' min. wide planter along property line
21 to 50	5%; 5' min. wide planter between every 5 spaces, property line, and building(s)
51 and over	10%; 5' min. wide planter between every 5 spaces, property line, and building(s)
General Landscaping	
Perimeter Planter	5' min. landscape buffer along property line(s) for the length of the parking area
Required Border	6" high curb or equivalent
Border and Stormwater	Curb or equivalent shall include breaks every 4" to provide drainage to retention and filtration areas.
Car Overhangs	Shall be prevented by stops
Required Quantity	1 tree per every 10 parking spaces, beginning at 11 total spaces
Tree Well Size[1]	5' min. in any direction
Tree Can Size	15 gallon min.
Tree Box Size	20% of required trees shall be 24" min.
Tree Caliper	1" min.
Tree Height at Installation	7' min. vertical clearance
Tree Location	Evenly spaced throughout parking lot to provide uniform shade

[1] Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

H. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

10-20.05.050 Slope Standards

1. **Intent.** This Section provides the standards for development in all zones on development sites with sloped topography. For the purposes of this Section, sloped topography is any slope of six percent or more.

   A. If there is a conflict between any provisions in this Section or the standards in Title 10, Chapter 3 (Zoning), the more restrictive provision shall apply.

   B. Table A (Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of development sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of development sites.

   C. Developments subject to Article 10 (Specific to Large Sites) requiring new streets shall be in compliance with maximum grade standards in Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

Table 10-20.05.050.A: Amount of Sloped Areas Allowed to be Developed

Portions of Development Site with Existing Slope	Development Site [1, 2]	
	Up to 3 acres	>3 acres
0–5.99%	100% max.	100% max.
6–9.99%	100% max.	70% max.
10–14.99%	100% max.	25% max.
15–19.99%	100% max.	5% max.
20–29.99%	50% max.	0% max.
> 30%	0% max.	0% max.

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Article 6 (Specific to Building Types).

[2] In compliance with required amount of civic space identified in Subsection 10-20.10.040.5.

2. **Building Height**

   A. **Maximum Building Height.** Building height is regulated by Subsection 4 of the zone. The maximum allowed height of a building shall follow the existing topography of the development site to ensure that each building is in compliance with the allowed building height.

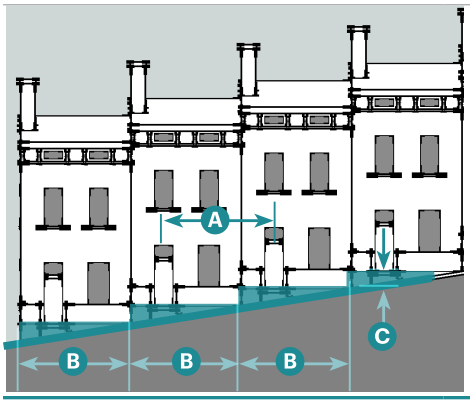
      (1) Figure 1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Large or Attached Building Forms) in this Section illustrate allowed and non-allowed site grading methods.

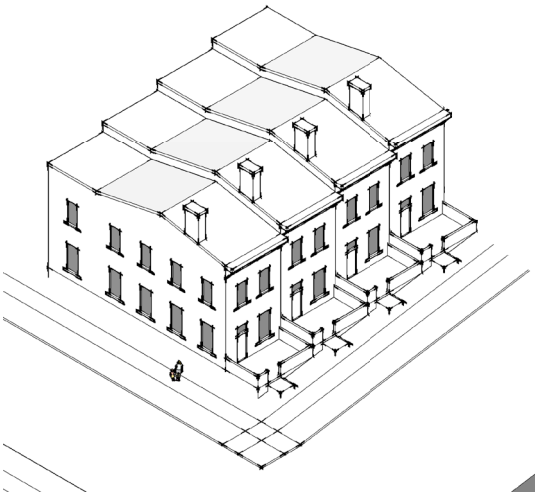
   B. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone if exposed less than half of the basement's story height below the average adjacent finished grade.

Figure 10-20.05.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms

Allowed Site Grading. The following examples apply to the House, Duplex, Cottage Court, Fourplex, Neighborhood Townhouse, Multiplex, Pocket Neighborhood and Neighborhood Courtyard Building Types.

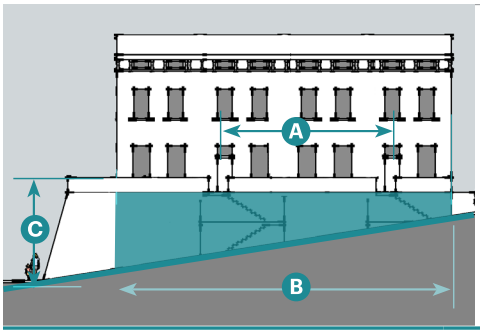
Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or development sites, and that connects each building with the adjacent street and public realm.

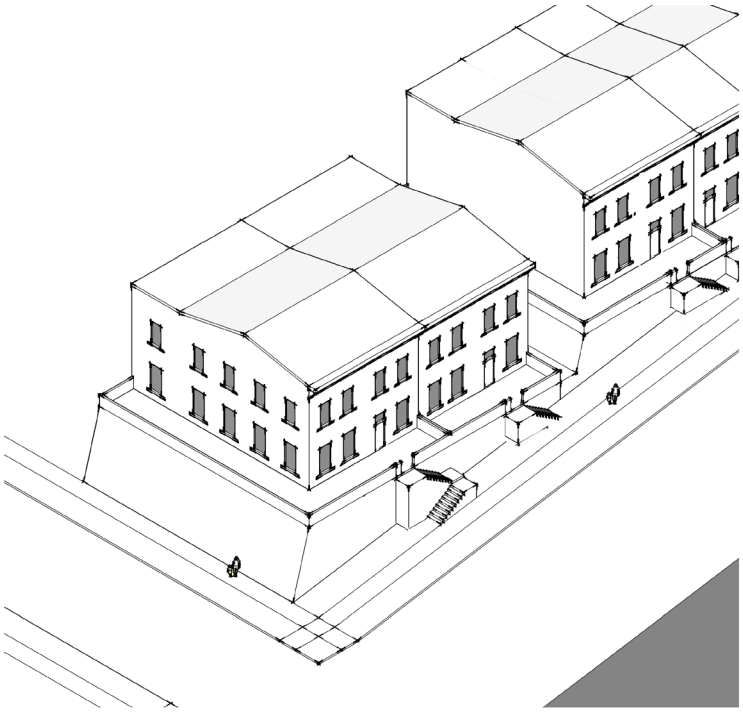




Distance between building entries on slopes greater than 6% shall not exceed 50'.	A
Building footprint width steps with slope.	B
Finished grade of terraced development site is less than 4 feet from the adjacent street/right-of-way.	C

Not Allowed. Grading that results in each new or modified building not following and reflecting the topography of the parcel or development sites, and disconnects each building from the adjacent street and public realm.



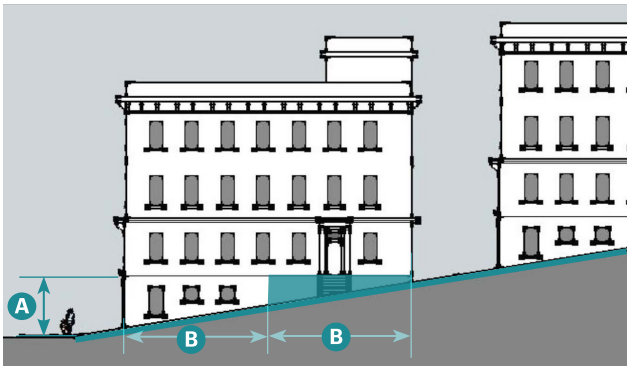


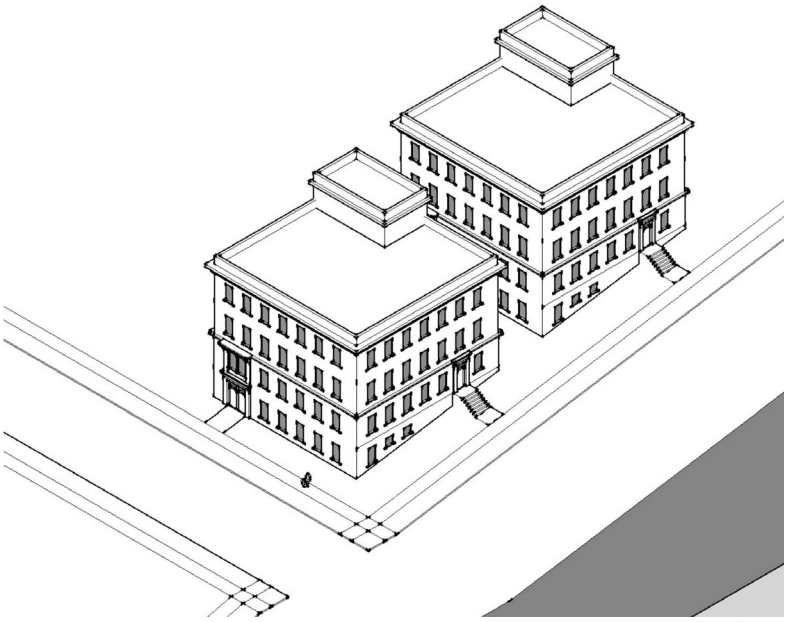
Distance between building entries on slopes greater than 6% exceeds 50'.	A
Building footprint width does not step with slope.	B
Finished grade of terraced development site is more than 4 feet from the adjacent street/right-of-way.	C

Figure 10-20.05.050.2: Site Grading for Large or Attached Building Forms

Allowed Site Grading. The following examples apply to the Multiplex and Main Street Building Types.

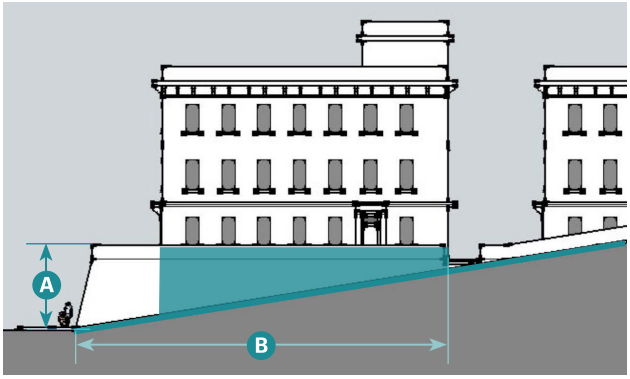
Allowed. Grading that results in each new or modified building fronting on the adjacent street(s), and that connects the building facades to the adjacent street and public realm, and avoids large blank retaining walls.

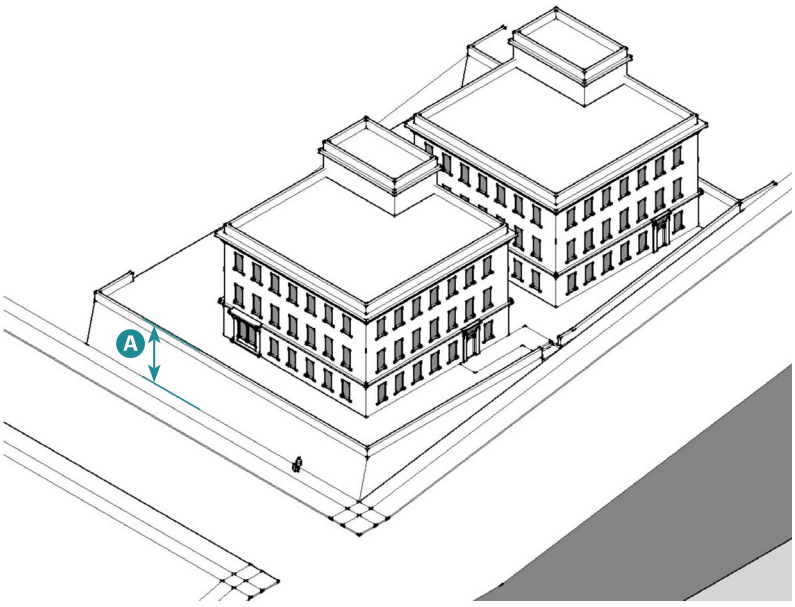




Slope is used to express the ground floor.	A
Building footprint steps with slope through a partial ground story.	B

Not Allowed. Grading that disconnects new and modified building facades from the adjacent public realm, and that results in large blank retaining walls.





Height does not create building with frontage and entries along adjacent streets; terraced development site is more than 4 feet from adjacent sidewalk/street/right-of-way.	A
Building footprint does not step with slope.	B

3. **Topography and Required Location of Primary Building.** Sloped topography can present issues with locating the primary building on a development site in compliance with Subsection 5 of the zone. Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings.

4. **Topography and Required Location of Parking.** Sloped topography can present issues with locating parking on a development site in compliance with Subsection 7 of the zone. Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings.

5. **Grading or Regrading of Development Sites.** When existing development site topography is proposed to be changed, grading shall not result in any of the following:

    A. Creation of retaining walls or blank walls taller than four feet within required front or side street facade zones;

    B. Retaining walls on side development site lines taller than three feet;

    C. Retaining walls on rear development site lines not within the building footprint, taller than 10 feet;

    D. Building(s) that do not reflect the existing topography of the development site;

    E. Terraced development sites that result in a vertical difference of more than 4 feet between the adjacent right-of-way and the finished grade of the development site;

    F. Grading beyond the building pad(s) and the required access drive(s);

    G. Cut exceeding 16 feet in height from top to toe; or

    H. Cut slope exceeding two horizontal to one vertical.

6. **Graded Slopes**

    A. Graded slopes shall be screened from view under or behind buildings with landscaping or natural topographic features.

7. **Drainage Facilities.** All proposed drainage facilities shall preserve major drainage channels in their natural state and be designed in such a manner as to minimize soil erosion and to otherwise preserve the public health, safety, and welfare, in compliance with Title 7, Chapter 12 (Watercourses).

8. **Massing.** Buildings on sloped development sites shall reflect the existing topography of the development site.

   A. Buildings with footprints 36 feet wide or less shall have a simple water table element or change in material between the basement and the ground floor.

   B. Buildings with footprints wider than 36 feet and 2.5 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:

      (1) Change in material;

      (2) A continuous horizontal band between the base and upper floors; and/or.

      (3) Use of a continuous shopfront frontage.

   C. All design shall be in compliance with the selected style for the building(s) in Article 8 (Specific to Architectural Design).

9. **Frontage.** Along front and side street facades, the primary building on each development site shall be designed in compliance with the standards for ground floor private frontage as required by Subsection 8 of the zone.

10. **Administrative Relief.** Section 10-20.11.030 (Adjustments to Standards) provides for administrative variations from the standards in this Section due to topographic constraints.

10-20.05.060 Public Frontage Standards

1. **Intent.** Public frontage types provide a coordinated approach to design standards for the area between each development site's private frontage(s) and the adjoining right-of-way or private driveway easement. Public frontage types consist of planters, walkways, curbs, planters, and planting as illustrated in Table C (Public Frontage Assemblies).

2. **Required Improvements.** The public frontage along the development site(s) shall be improved per Table A (Required Improvements) and the development scenario that applies to the project.

Table 10-20.05.060.A: Required Improvements

Required Improvements	Development Scenario	
	Infill Development Site on Existing Block	**New Block(s)**
	Development consists of one development site.	Development creates one or more new blocks.
a. **Sidewalk.** Add missing segment(s) along abutting front and/or side street.	R	R
b. **Sidewalk.** Repair uneven segments along abutting front and/or side street.	R	N/A
c. **Street trees.** Add street trees along abutting front and/or side street where there is adequate room to also maintain sufficient width for traffic lanes, pedestrian sidewalks, and bicycle facilities. See Subsection 04.030.4.A.(2).	R	R
d. **Crosswalk improvements.** Add crosswalk.	X	Including adjacent and new intersection(s).
e. **Bicycle facilities.** Add bicycle facilities required in Bicycle and Pedestrian Master Plan.	X	Including bike lanes.

Key R = Required X = Not Required

3. **Design Standards for Public Frontages.** Public frontages shall be designed and maintained in compliance with the following standards:

   A. For new streets or new blocks, the required elements are identified in and shall be configured according to Table C (Public Frontage Assemblies) and in compliance with Title 7, Chapter 10 (Street Improvements Conditions to Building Permits).

   B. For infill projects, the required elements shall be configured consistent with those existing on immediately adjacent parcels, along the subject parcel's front street and side street frontage. Where the configuration differs on adjacent parcels, the development site shall transition dimensions of required elements between those existing on adjacent parcels.

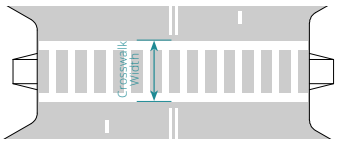
   C. Planting and landscape selection shall be in compliance with Title 9, Chapter 22 (Water Efficient Landscaping).

4. Pedestrian Crossings

   A. **Curb Ramps.** Perpendicular corner curb ramps with a separate ramp installed in each direction are required.

   B. **Crosswalks.** Crosswalks shall be designed per the Town's applicable standards and applicable State guidelines and standards.

      (1) Standard Crosswalk.



5. **Allowed Public Frontage Types**

   A. **Street.** The Street Frontage includes raised curbs drained by inlets with sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and spaced at 35' intervals on average.

   B. **Avenue/Boulevard.** The Avenue/Boulevard Frontage includes raised curbs drained by inlets with wide sidewalks separated from the vehicular lanes by a continuous planter, and parking on both sides. Landscaping consists of single or double rows of a single or alternating tree species aligned and spaced at 35' intervals on average.

   C. **Main Street.** The Main Street Frontage includes raised curbs drained by inlets with very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and spaced at 35' intervals on average.

Table 10-20.05.060.B: Public Frontage Types Overview

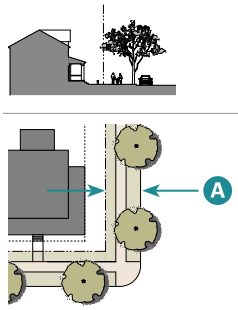
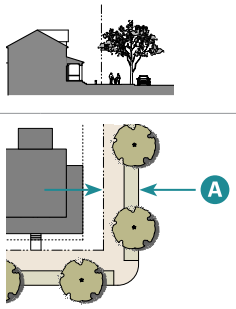
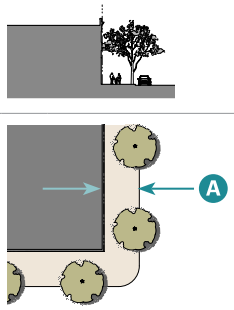
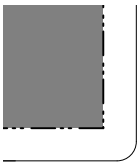
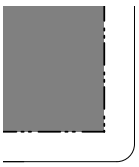
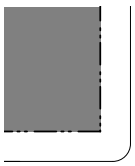
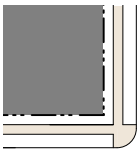
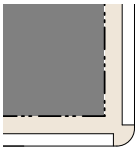
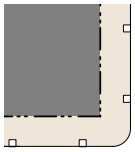
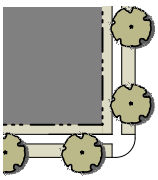
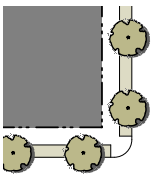
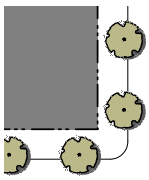
Table B (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

Public Frontage Types	Specific Standards	N.S	N.M	MS.S
Street	10-20.05.060.C.1	P	P	X
Avenue/Boulevard	10-20.05.060.C.2	X	P	P
Main Street	10-20.05.060.C.3	X	X	P

Key	P = Allowed	X = Not Allowed

Table 10-20.05.060.C: Public Frontage Assemblies

Table C (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

	Street 10-20.05.060.C.1	Avenue/Boulevard 10-20.05.060.C.2	Main Street 10-20.05.060.C.3
Assembly. The type and dimension of curbs, walkways, and planters.			
Total Width	A 11' min.	A 13' min.	A 16' min.
Note: See below for required elements of each assembly			
a. **Curb.** The detailing of the edge of the vehicular pavement, incorporating drainage.			
i. Type	Raised Curb	Raised Curb	Raised Curb
b. **Walkway.** The pavement dedicated exclusively to pedestrian activity.			
i. Type	Walkway	Walkway	Walkway
ii. Width	6' min.	8' min.	12' min.
Note: Placement of curb ramps shall match the desired path of pedestrian travel. See Marin County Standard Plans for curb ramp design.			
c. **Planter.** The area that accommodates street trees and other landscaping.			
Arrangement	Regular	Regular	Regular
Types	Planting Strips along curb edge and R.O.W. edge	Planting Strips along curb	Tree Wells (must be located between walkway and curb)
Width	5' min.	5' min.	4' min.

10-20.05.070 Privacy Standards

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a development site line in neighborhood zones (N.S or N.M). Windows and balconies along the side of a building within 20 feet of an interior side development site line in N.S or N.M zones are subject to these standards.

2. **Standards**

   A. Primary living spaces adjoining an interior side setback shall either:

      (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side development site lines; or

      (2) Set the window/glazing openings:

         (a) Perpendicular to interior side development site lines; or

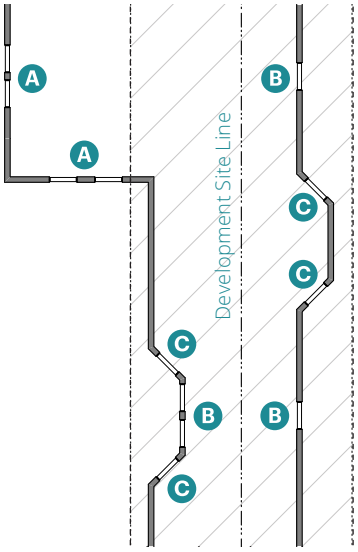
         (b) More than six feet from interior side development site lines

   B. Windows and balconies openings within 6 feet of an interior side development site line shall either:

      (1) Have a minimum sill height of 44 inches; or

      (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side development site line.

Figure 10-20.05.070.1: Sill Height Standards along Interior Development Site Line



– · –	Development Site Line
- - - -	Sideyard Setback Line
	Area Within 6' of Development Site Line
A	Principal Window
B	44" min. Sill Height
C	No Limitation on Sill Heights (Window at 30° angle)

10-20.05.080 Service and Utility Standards

1. **Mailboxes**

   A. Maximum 5 feet tall from finished grade.

   B. Minimum setback of 3 feet from property line.

   C. Mailbox(es) shall incorporate colors used on the nearest primary building(s) they serve.

2. **Trash Enclosures**

   A. Trash enclosures shall be integrated into the building or located a minimum of 50 feet from a public right of way or adjacent offsite parcel and designed to match the primary building's roof style, exterior finish materials and colors.

   B. Trash enclosures shall be designed to achieve the minimum size required to fit the number and size of trash bins and containers needed to accommodate the waste generated by the building user.

   C. Proposed bins and containers shall be indicated on the plans to demonstrate compliance with this requirement

   D. Trash enclosures shall include a gate opening and doorway in addition to any gate opening. Gate openings shall be at least 9 feet wide.

3. **Utilities Cabinets, Meters, and Backflow Preventers**

   A. Utility cabinets and meters shall be contained within the building or fully screened from view by a solid wall of equal height of the utility cabinet or meter.

   B. Backflow preventers and fire department connections (FDC) within 50 feet of a public right of way shall be screened from the public right of way by landscaping of equal height and width as the backflow preventer and/or fire department connection (FDC).

4. **Service Areas**

   A. Service areas (for loading and unloading) shall be integrated into the building or screened from public view by a six-foot high solid masonry wall. Service bay doors shall not be oriented toward the public right of way.

5. **Trash Receptacles/Cans**

   A. Mixed-use projects with a commercial component other than office shall provide at least one trash receptacle/can per public frontage. The trash receptacle/can shall be placed within 10 feet of a pedestrian walkway connection to the public right of way (i.e. sidewalk).

6. **Pedestrian Pathways**

   A. Pedestrian pathways shall be comprised of durable, all-weather, dustless paving material that is differentiated in regard to material, texture (i.e. stamped patterns, and/or colors) from the private street and public sidewalk.

7. **Truncated Domes**

   A. Truncated domes shall be imbedded (flush) with the pavement and not tacked onto the surface of the ground.

Article 6: Specific to Building Types

Sections:

10-20.06.010 Purpose
10-20.06.020 Building Types
10-20.06.030 Overview of Building Types
10-20.06.040 Ancillary Building
10-20.06.050 House
10-20.06.060 Duplex Side-by-Side
10-20.06.070 Duplex Stacked
10-20.06.080 Cottage Court
10-20.06.090 Fourplex
10-20.06.100 Neighborhood Townhouse
10-20.06.110 Neighborhood Courtyard
10-20.06.120 Pocket Neighborhood
10-20.06.130 Multiplex
10-20.06.140 Main Street Building
10-20.06.150 Massing Compositions

10-20.06.010 Purpose

This Article provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

10-20.06.020 Building Types

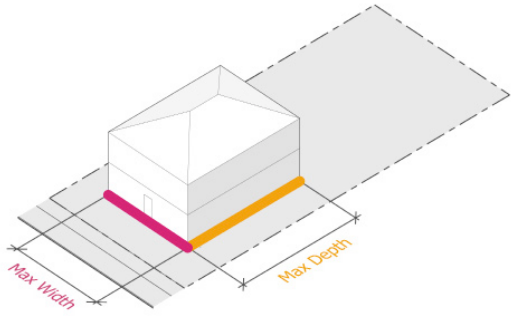
1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.
    A. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet overall; and
    B. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
3. The development site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The development site size standard identifies the range of development site sizes on which the given building type is allowed to be built.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context.

5. Each development site shall have only one primary building type, except as follows, and in compliance with all standards:
    A. Where allowed by the zone, one Ancillary Building (Section 10-20.06.040) is allowed in addition to the primary building type;
    B. The Cottage Court (Section 10-20.06.080) may consist of up to nine individual buildings;
    C. The Pocket Neighborhood (Section 10-20.06.120) may consist of up to 10 individual buildings; and
6. In N.S-O and MS.S, detached buildings are allowed to be connected in compliance with the following:
    A. The connection is at least 30 feet behind the building façade nearest to the street;
    B. The area of connection is at least 15 feet and up to 30 feet wide;
    C. The building façade nearest to the street is in compliance with the required façade zone;
    D. Upper story connections are at least 10 feet above the finished grade of the building and at least 13 feet, 6 inches above if the area below accommodates vehicle access.
7. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
8. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.
9. Wings are allowed for certain building types to allow an increase in building square footage without increasing the maximum allowed footprint of the main body.
    A. Wings are required to be smaller in footprint, one story less and 10 feet less to highest eave/parapet than the main body to visually reduce the overall size of a building.
    B. The building type standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned.
    C. Wing offset from Main Body required only on all facades.
    D. Wings may be the same number of stories and height as the main body when a density bonus is applied to the building.
10. The maximum number of units identified for each building type is dependent on the development site being large enough to accommodate the zone's standards (e.g., parking).
11. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Article and Article 8 (Specific to Architectural Design).
12. New buildings and their improvements are subject to the Town's local standards for Fire Safety including the Wildland Urban Interface Code and Building Safety.

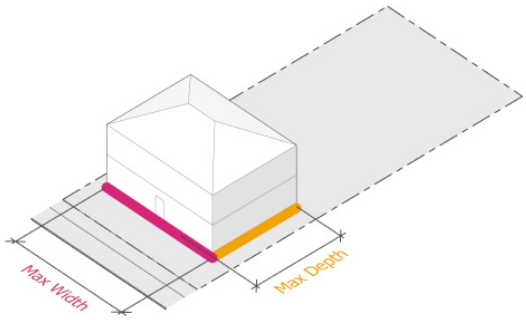
Figure 10-20.06.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

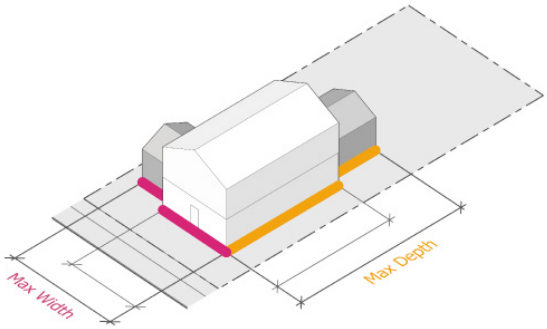
Main body only



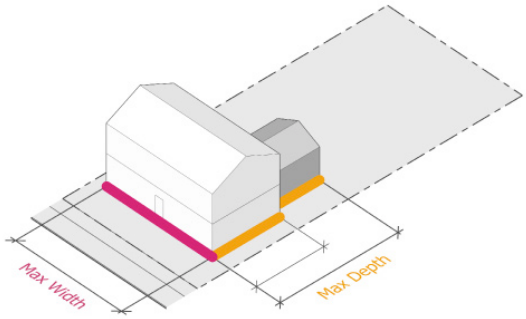
Main body only



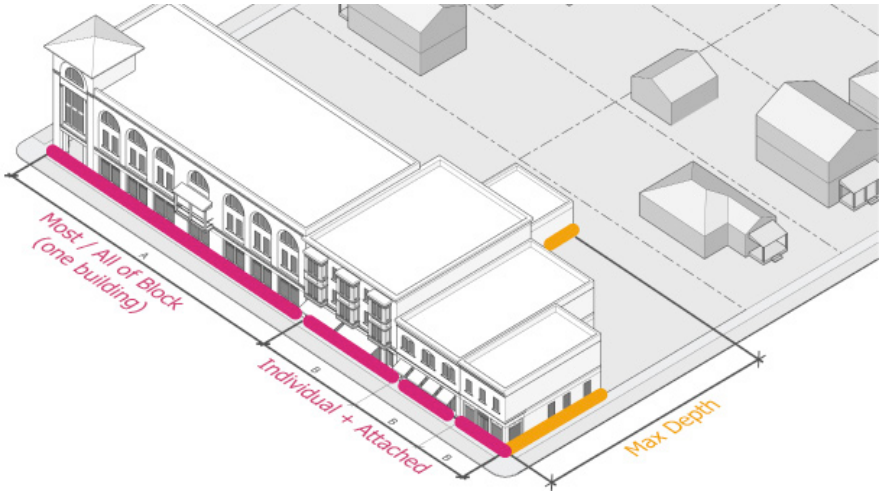
Main body with side and rear wings



Main body with rear wing



Block-Scale Buildings



10-20.06.030 Overview of Building Types

Table A (Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone.

Table 10-20.06.030.A: Building Types Overview

	Specific Standards	N.S	N.M	MS.S
House Scale				
Ancillary Building	10-20.06.040	P	P	P
House	10-20.06.050	P	X	X
Duplex Side-by-Side	10-20.06.060	P	P	X
Duplex Stacked	10-20.06.070	P	X	X
Cottage Court	10-20.06.080	P	X	X
Fourplex	10-20.06.090	P	X	X
Neighborhood Townhouse	10-20.06.100	P	P	P
Neighborhood Courtyard	10-20.06.110	P	P	P
Pocket Neighborhood	10-20.06.120	P	X	X
Multiplex	10-20.06.130	P	P	P
Block Scale				
Main Street Building	10-20.06.140	X	P	P

Key P = Allowed X = Not Allowed

This page intentionally left blank

10-20.06.040 Ancillary Building



Example of Ancillary Building



Example of Ancillary Building



Example of Ancillary Building

1. Description

An accessory structure located at the rear of a development site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU).

Synonym: Granny Flat, Carriage House

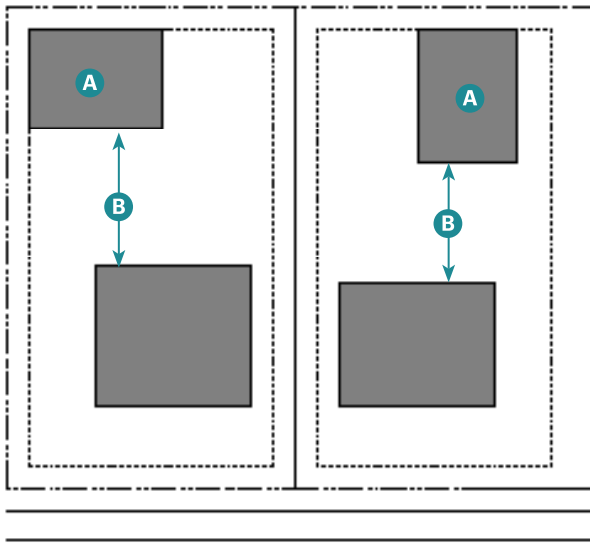
2. Number of Units

Units per Building	1 max.
Ancillary Buildings per Dev't Site	1 max.

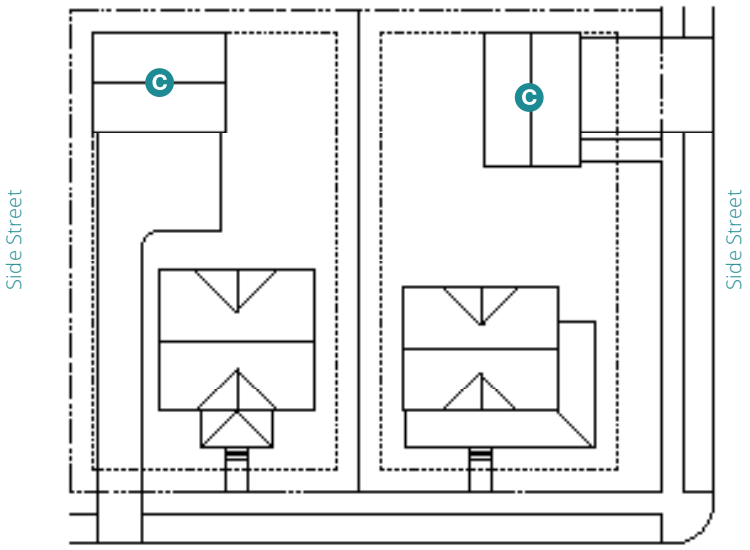
Not allowed on the development site of a Cottage Court

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building Setback Line

Ancillary Building

Primary Building Type

3. Building Size and Massing		
Height		
Stories	2.5 max.[1]	
Main Body[2]		
Area	1,000 sf max.	A
Depth	24' max.	
Separation from Primary Building[3]	10' min.	B
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	

[1] Includes garage story

[2] In compliance with the setbacks of the zone

[3] An Ancillary Building may be connected to the primary building by an uninhabitable space including, but not limited to, a breezeway.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

4. Pedestrian Access	
The main entrance shall not be through a garage.	
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	C
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Private Open Space	
Not required	

10-20.06.050 House



Example of House



Example of House



Example of House

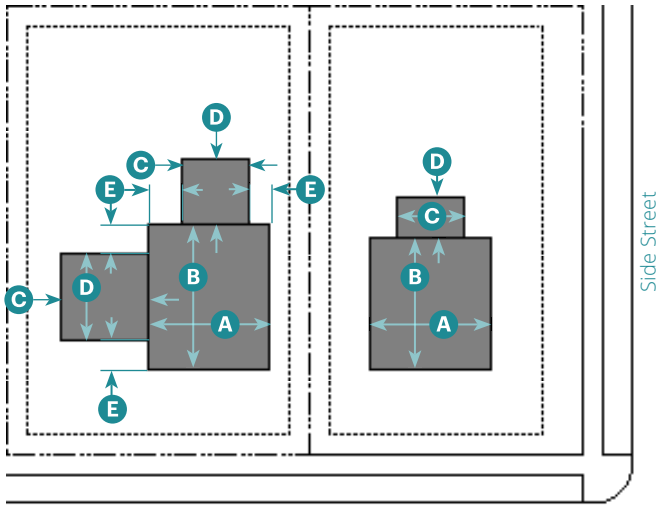
1. Description
A small-to-medium-sized, detached, House-Scale Building with one unit, small-to-medium setbacks, a rear setback, and located within a low-intensity, walkable neighborhood.

2. Number of Units	
Units per Building	1 max.
Buildings per Development Site	1 max.[1]

[1] Not including ADU

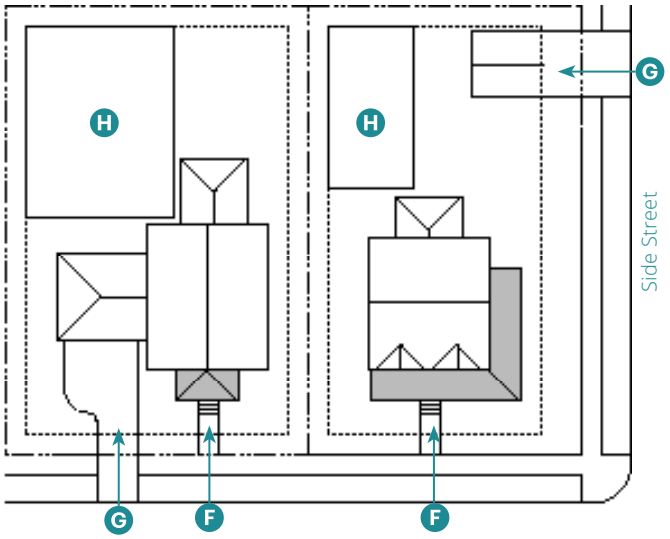
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[2]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[2,3]		
Width	20' max.	C
Depth	20' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	E
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[2] In compliance with Subsection 5 of the zone

[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street	F
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		G
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Private Open Space		
Area	300 sf min.	H
Required setbacks and driveways do not count toward open space.		
Required private open space shall be located behind the main body of the building.		

10-20.06.060 Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

1. Description

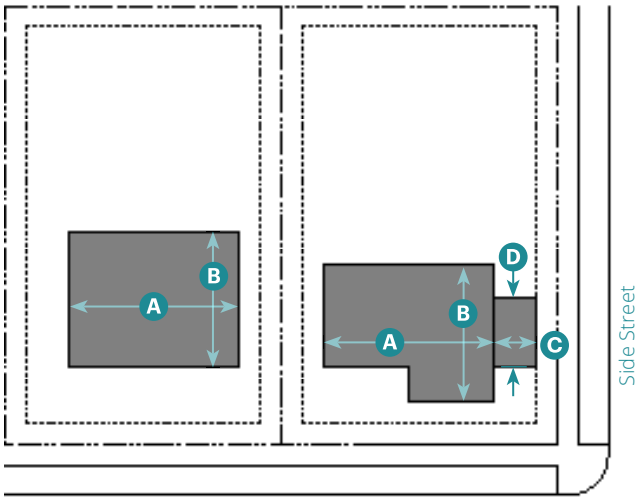
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

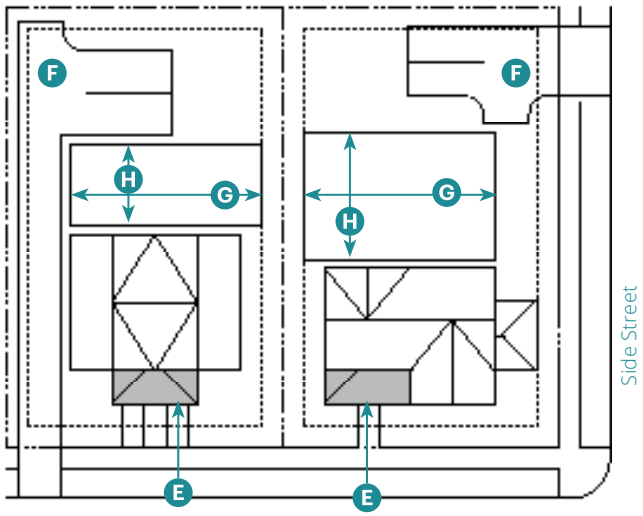
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	36' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner development sites, each unit shall front a different street.

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Common Open Space		
Width	15' min.	G
Depth	15' min.	H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

10-20.06.070 Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked

1. Description

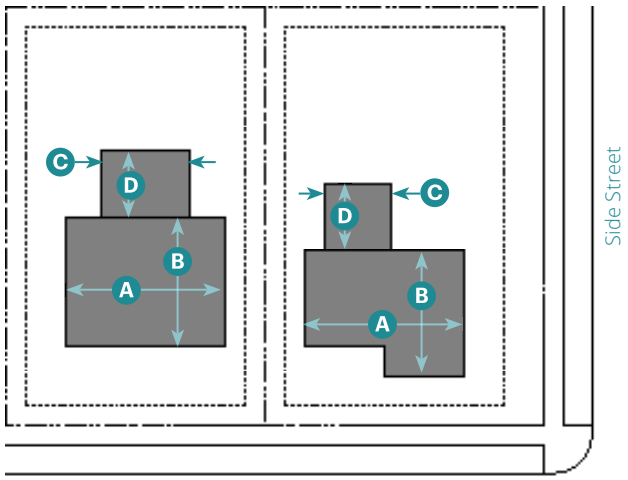
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

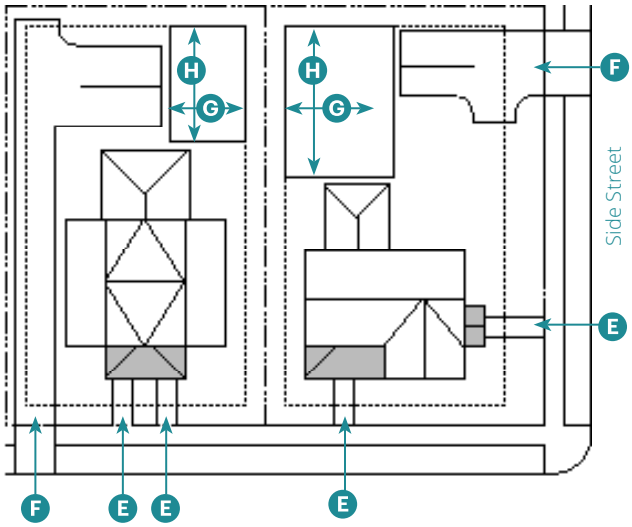
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner development sites, each unit shall front a different street.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Private Open Space		
Width	15' min.	G
Depth	15' min.	H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

10-20.06.080 Cottage Court



Example of Cottage Court



Example of Cottage Court



Example of Cottage Court

1. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

2. Number of Units

Units per Building	1 max.
Buildings per Development Site	3 min.; 9 max.[1]

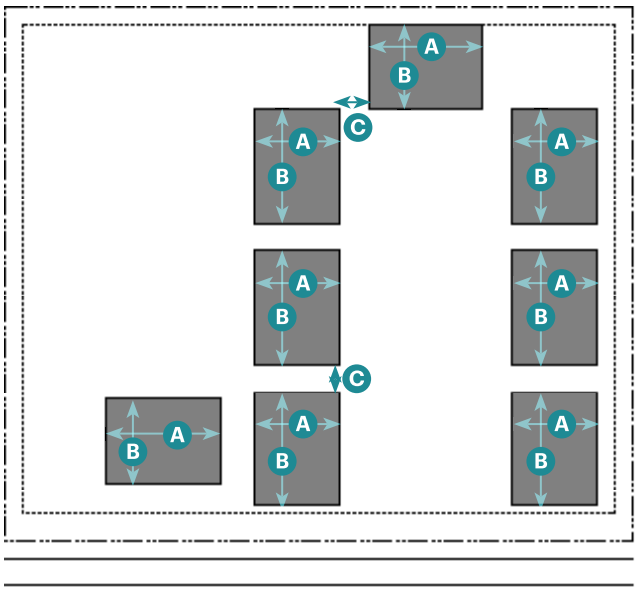
[1] In the N.S zone, the rearmost Cottage may contain up to 2 units, for a total of 10 units.

3. Building Size and Massing

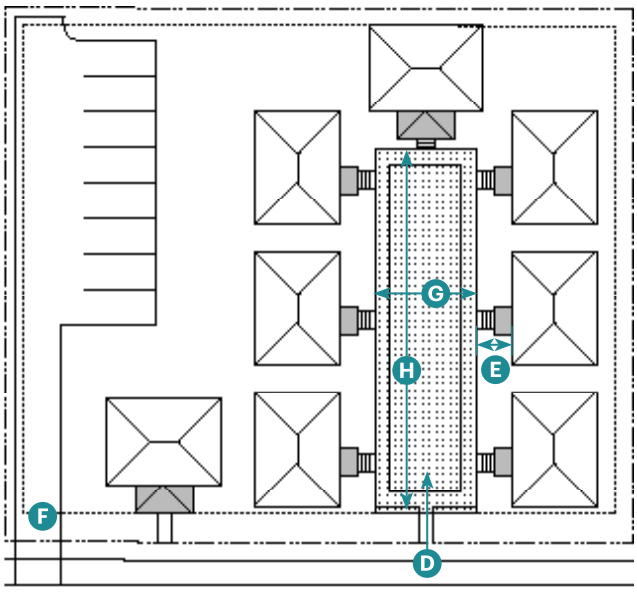
Stories	1.5 max.
To Highest Eave/parapet	18' max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building Setback Line

Building

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing (Continued)		
Main Body (per Cottage) [2]		
Width	32' max.	A
Depth	32' max.	B
Separation between Cottages	7' min.	C
Wing(s)		
Not Allowed		
Massing Types (per Cottage)		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

4. Pedestrian Access		
Shared court shall be accessible from front street.		D
Pedestrian Path Setbacks		
From Building Entrance	6' min.	E
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.		
Main entrance to units required from shared court.		
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
Units on a corner may enter from the side street.		

[2] In compliance with Subsection 5 of the zone

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F
Parking may be covered, uncovered, or in a garage.	
Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of development site.	

6. Open Space		
Common Open Space		
Width	20' min. clear	G
Depth	75' min. (3-4 units) 90' min. (5-9 units)	H
Required setbacks and driveways do not count as open space.		
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.		

7. Miscellaneous
Fencing
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.
Visibility shall be maintained through the fencing.

10-20.06.090 Fourplex



Example of Fourplex



Example of Fourplex



Example of Fourplex

1. Description

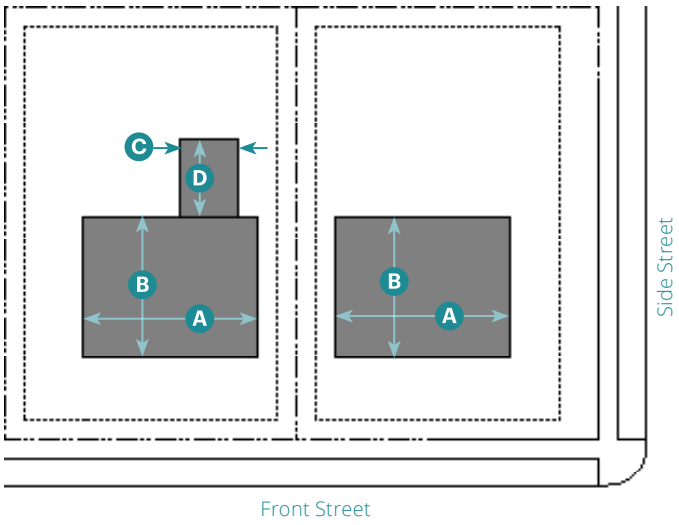
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2. Number of Units

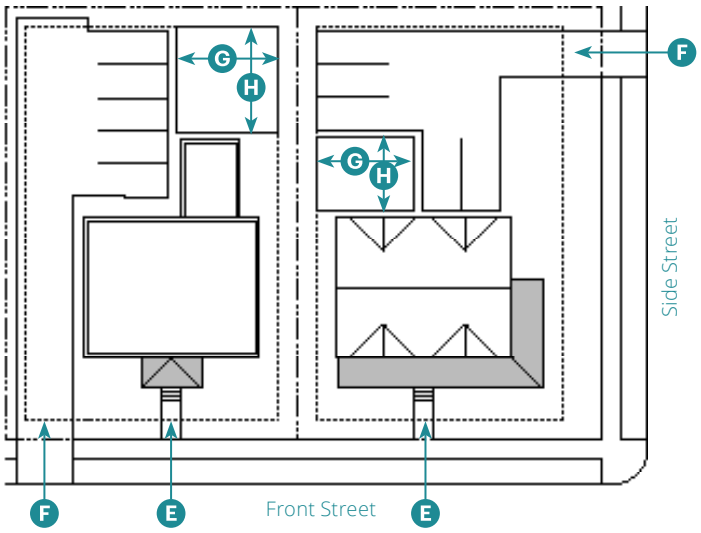
Units per Building	3 min.; 4 max.
Buildings per Development Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	20' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	
Flat Roof Box	Subsection 10-20.06.150.2.H	
Flat Roof L	Subsection 10-20.06.150.2.I	
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing (Continued)		
[1] In compliance with Subsection 5 of the zone		
[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		
4. Pedestrian Access		
Main Entrance Location	Front Street	E
Each unit may have an individual entry.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common Open Space[3]		
Width	15' min.	G
Depth	15' min.	H
Required setbacks and driveways do not count toward open space.		
Required common open space shall be located behind the main body of the building.		
[3] None is required if the building is within 800' of public open space		

10-20.06.100 Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

1. Description

A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

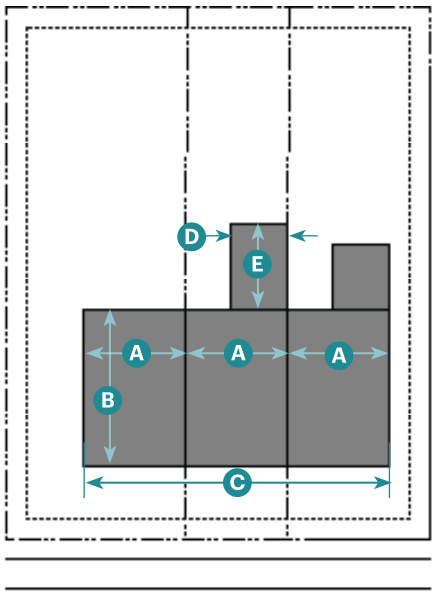
Synonym: Rowhouse

2. Number of Units

Units per Building	1 max. (up to 4 side-by-side)
Buildings per Dev't Site	1 max.

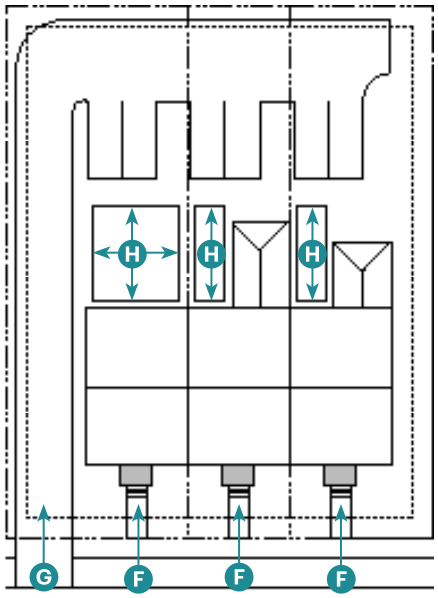
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height	**N.S** **MS.S**	**N.M**
Stories	2.5 max.[1]	3 max.
Main Body (per Townhouse)[2]		
Width per Unit	18' min.	A
Depth per Unit	40' max.	B
Width per Building	120' max.	C
Wing(s)[2,3]		
Width	14' max.	D
Depth	25' max.	E
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types (per Run)		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		

[1] 2 stories max. in Historic Core

Key

ROW/Dev't Site Line

Building Setback Line

Frontage

Private Open Space

3. Building Size and Massing (Continued)		
[2] In compliance with Subsection 5 of the zone		
[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		

4. Pedestrian Access		
Main Entrance Location	Front Street	F
Each unit shall have an individual entry facing a street.		

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		G
Parking may be covered, uncovered, or in a garage.		

6. Open Space		
Private Open Space		
Width	8' min.	H
Depth	8' min.	H
Required setbacks and driveways do not count toward open space.		
Required private open space shall be located behind the main body of the building.		

10-20.06.110 Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

1. Description

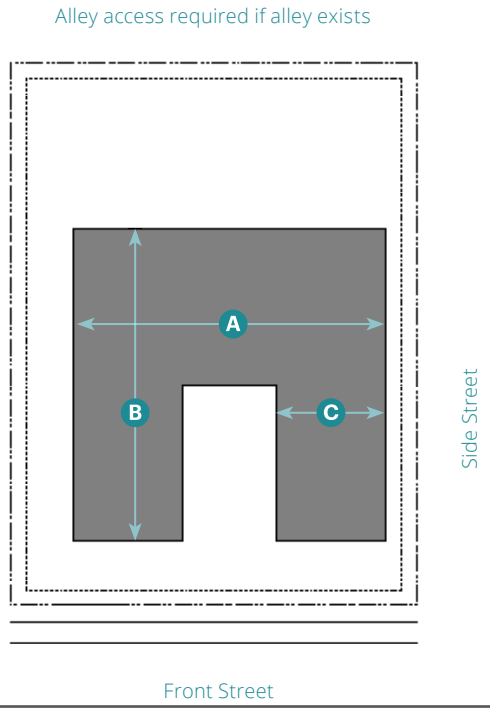
A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

2. Number of Units

	N.S	MS.S
Units per Building	12 max.	16 max.
Buildings per Dev't Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW/ Dev't Site Line

Building Setback Line

Building

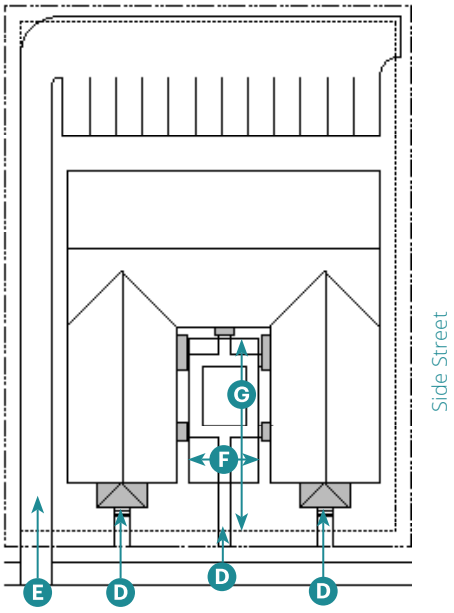
3. Building Size and Massing			
Height	**N.S** **MS.S**	**N.M**	
Stories	2.5 max.[1]	3 max.	
Main Body[2]			
Width	100' max.		A
Depth	100' max.	120' max	B
	45' max.		C
Massing Types			
Sloped L Courtyard	(L shaped) Subsection 10-20.06.150.2.E		
Sloped Front Courtyard	(U-shaped) Subsection 10-20.06.150.2.F		

Building shall be designed in an L-shape or U-shape

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] 2 stories max. in Historic Core

[2] In compliance with Subsection 5 of the zone



Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

4. Pedestrian Access		
Main Entrance Location[3]	Courtyard or Street	D

[3] The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	E
Parking may be covered, uncovered, or in a garage.	

6. Open Space			
Common Open Space	**L-shaped**	**U-shaped**	
Width	20' min.	25' min.	F
Depth	30' min.	60' min.	G

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

This page intentionally left blank

10-20.06.120 Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

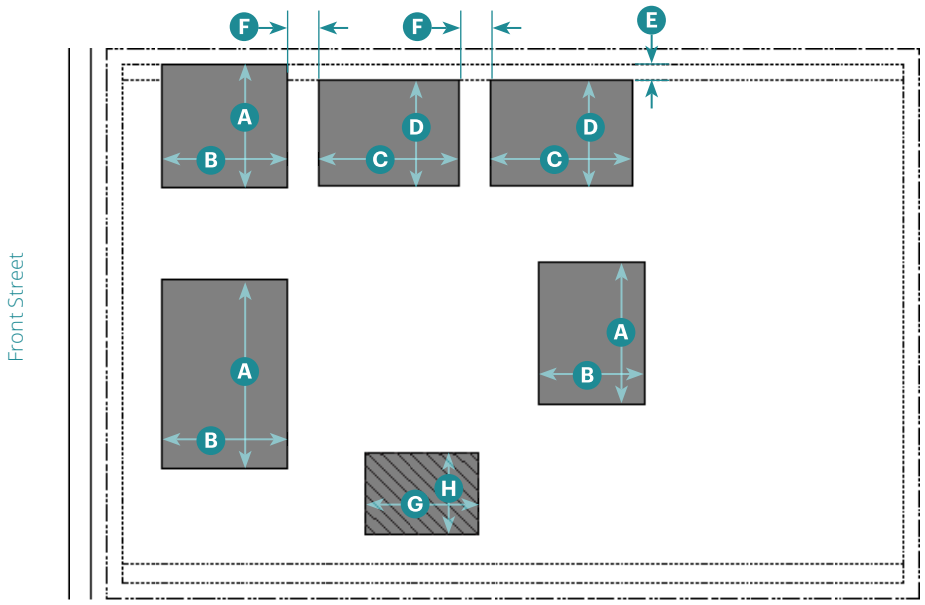
1. Description

A group of 5 to 10 detached, House-Scale Buildings each containing one to four units, arranged to define a shared open space. The shared open space is common open space and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

2. Number of Units

Units per Building	4 max.
Buildings per Development Site	5 min.; 10 max.

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW/ Dev't Site Line

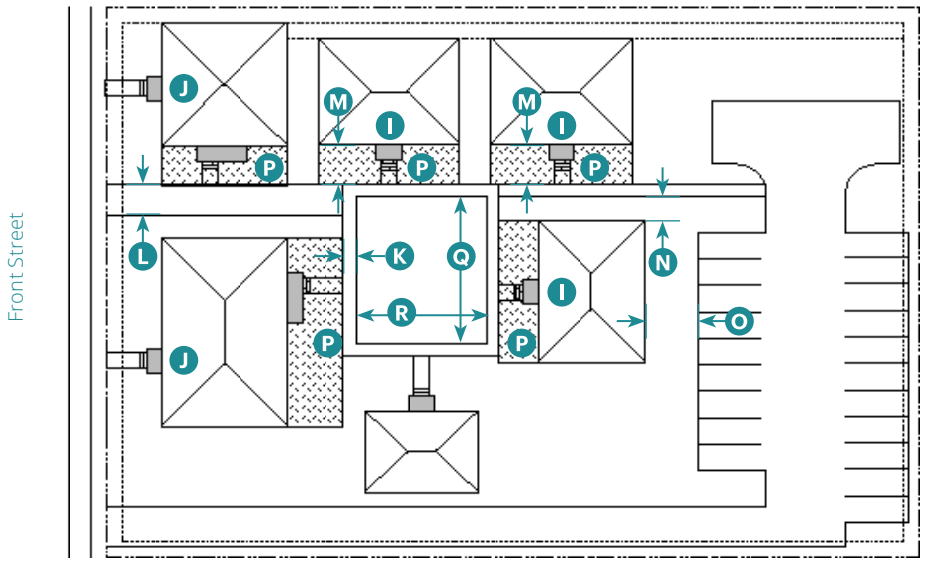
Building Setback Line

Building

Community Building

3. Building Size and Massing		
Main Body (per Building)[1]		
Stories	2.5 max.	
Buildings along Front and Side Street		
Width	60' max.	A
Depth	40' max.	B
Buildings along Side and Rear		
Width	36' max.	C
Depth	48' max.	D
Side Setback in Addition to Zone Setback	5' min.	E
Building Separation[2]		F
Between 1-story Buildings	10' min.	
Between Buildings > 1-story	15' min.	
Community Building[1,3]		
Stories	2.5 max.	
Width	40' max.	G
Depth	30' max.	H
Wing(s)		
Not Allowed		

3. Building Size and Massing (Continued)		
Massing Composition Types (per Building)		
Sloped Roof Box	1-4 Units per Building	Subsection 10-20.06.150.2.A
Sloped Roof Bar	1-4 Units per Building	Subsection 10-20.06.150.2.B
Sloped Roof L	1-4 Units per Building	Subsection 10-20.06.150.2.C
Sloped Roof Forecourt	2-4 Units per Building	Subsection 10-20.06.150.2.D
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
No single-unit buildings allowed along the front or side street		
[1] In compliance with Subsection 5 of the zone		
[2] Including community building		
[3] Shall front on common open space and is not allowed along front or side street		



Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

4. Pedestrian Access

Main Entrance Location		
Buildings with 1 Unit[4]	At Common Open Space	I
Buildings with 2 or more Units	At Front or Side Street	J
Pedestrian Path Width		
Along Buildings and Open Space	5' min.	K
At Front or Side Street Connection	10' min.	L
Pedestrian Path Setbacks		
From Building Entrance	12' min.	M
From Side of Building	8' min.	N

[4]Max. 40' from edge of common open space

5. Vehicle Access and Parking

Offset from Buildings	5' min.	O

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

Parking not allowed along private or common open space.

Parking may be covered, uncovered, or in a garage.

Turnaround access required in compliance with Fire Department standards.

Key

Private Open Space

Common Open Space

6. Open Space

Private Open Space per Building

Required for full length of building at all facades adjacent or abutting a pedestrian path or common open space P

Common Open Space[5]	**5 Bldgs.**[6]	**6-10 Bldgs.**[6]	
Width	30' min.	50' min.	Q
Depth	40' min.	100' min.	R

7. Miscellaneous

Fencing

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

Visibility shall be maintained through the fencing.

[5]Shall provide access from front or side street

[6]Not including community building

10-20.06.130 Multiplex



Example of Multiplex



Example of Multiplex



Example of Multiplex

1. Description

A medium-to-large-sized, detached, House-Scale Building that consists of 5 to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

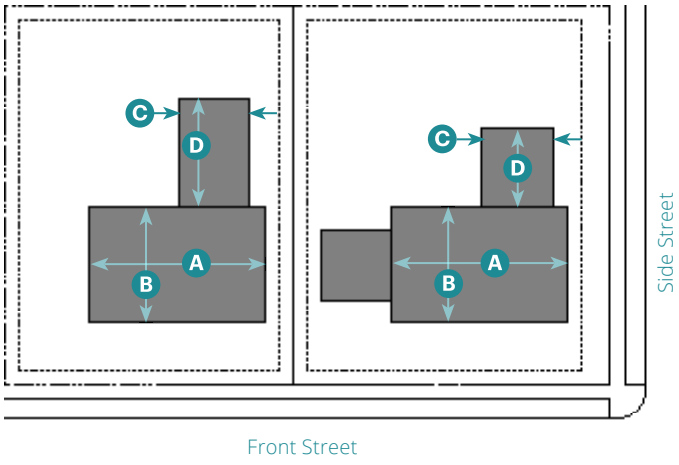
Synonym: Mansion Apartment

2. Number of Units

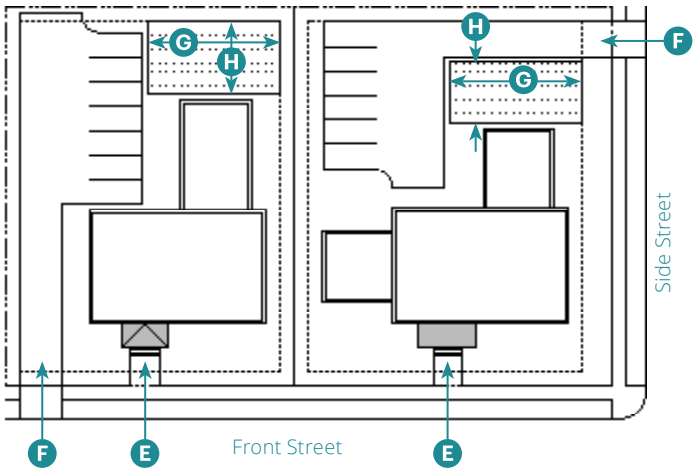
	N.S	MS.S
Units per Building	8 max.	12 max.
Buildings per Development Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building

Building Setback Line

3. Building Size and Massing		
Height	**N.S** **MS.S**	**N.M**
Stories	2.5 max.[1]	3 max.
Main Body[2]		
Width	60' max.	A
Depth	60' max.	B
Wing(s)[2,3]		
Width	24' max.	C
Depth	40' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	
Flat Roof Box	Subsection 10-20.06.150.2.H	
Flat Roof L	Subsection 10-20.06.150.2.I	
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
[1] 2 stories max. in Historic Core		

Key

ROW/ Dev't Site Line

Frontage

Building Setback Line

3. Building Size and Massing (Continued)		
[2] In compliance with Subsection 5 of the zone		
[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		
4. Pedestrian Access		
Main Entrance Location	Front Street	E
Units located in the main body shall be accessed by a common entry along the front street.		
On corner development sites, units in a wing may enter from the side street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common Open Space		
Width	30' min.	G
Depth	20' min.	H

10-20.06.140 Main Street Building



Example of Main Street Building



Example of Main Street Building



Example of Main Street Building

1. Description

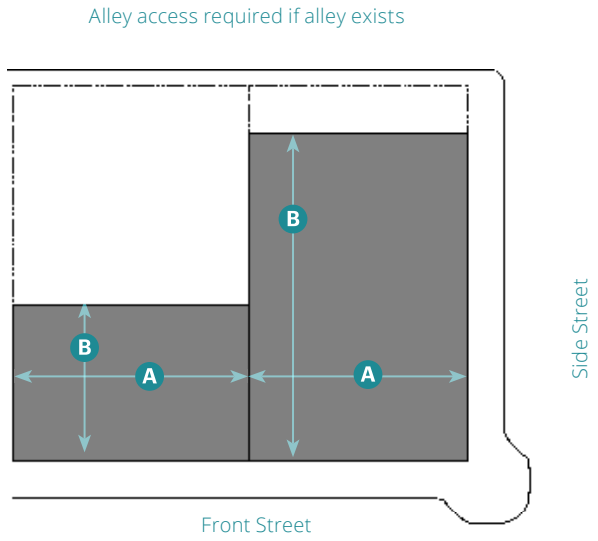
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

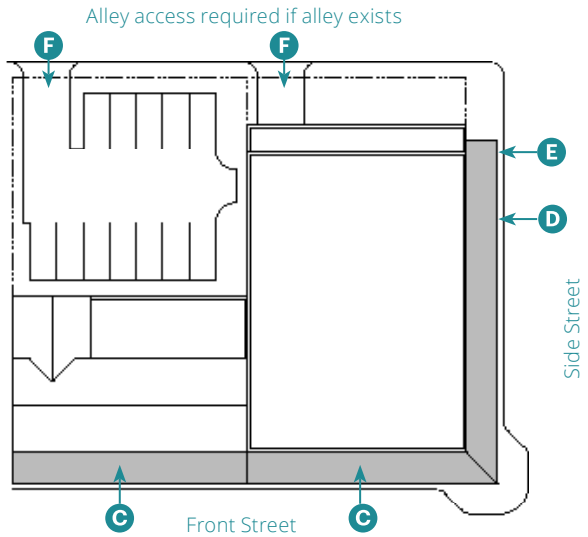
2. Number of Units

Units per Building	Unrestricted[1]
Buildings per Dev't Site	1 max.

[1] Number of units restricted by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	**N.S**	**N.M** **MS.S**	
Stories	2.5 max.	3 max.[2]	
Main Body[3]			
Width	100 max.	140 max.	A
Depth	90 max.	180 max.	B
Wing(s)			
Not Allowed			
Massing Types			
Sloped Roof Bar	Subsection 10-20.06.150.2.B		
Flat Roof Box	Subsection 10-20.06.150.2.H		
Flat Roof L	Subsection 10-20.06.150.2.I		
Flat Roof T	Subsection 10-20.06.150.2.J		
Flat Roof Front Courtyard	Subsection 10-20.06.150.2.K		
Flat Roof Rear Courtyard	Subsection 10-20.06.150.2.L		
Flat Roof Closed Courtyard	Subsection 10-20.06.150.2.M		
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).			

[2] 2 stories max. in Historic Core

[3] In compliance with Subsection 5 of the zone

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Outline of Building above

4. Pedestrian Access	
Distance between Entries to Ground Floor Shops	50' max.
Upper floor units shall be accessed by a common entry along the front street.	C
Ground floor shops shall have individual entries along the adjacent street.	D
Ground floor units allowed along side street at least 60' from front of development site.	
On corner development sites, units in a wing or accessory structure may enter from the side street.	E
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Common or private open space is not required.	

10-20.06.150 Massing Compositions

1. **Bay Composition**. Each façade shall be arranged according to a pattern of bays. See Subsection 10-20.12.030.4 (Measuring Bays) for details on the application of bays to façades.

   A. Each bay shall be at least 5′ wide and no wider than 15'.

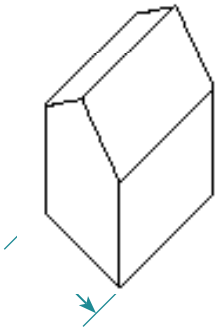
   B. Each façade shall contain at least 2 bays and no more than 9 bays.

   C. All bays within the same main body or wing shall be the same height.

2. Main Body Massing Types

For each building type, select from the allowed massing types and apply the standards to the main body width facades along a street or civic space in compliance with the following standards. Façades of intersecting volumes shall be offset by a minimum of 3 feet.

A. Sloped Roof Box

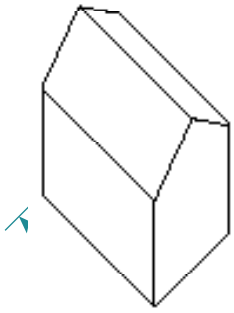


This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

B. Sloped Roof Bar



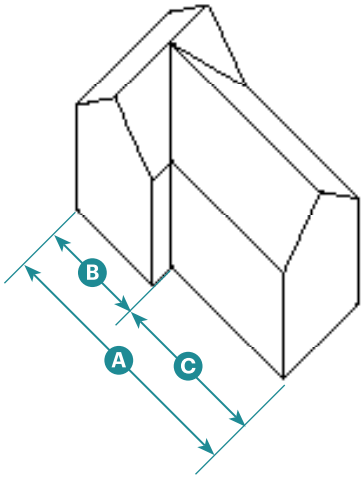
This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

2. Main Body Massing Types (Continued)

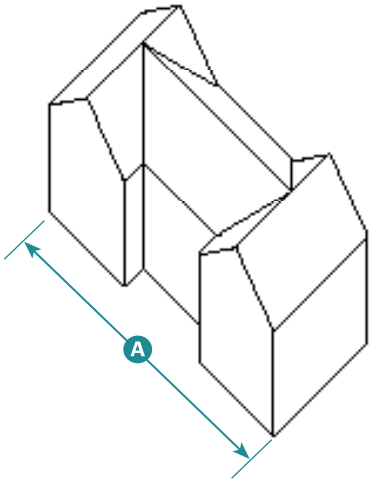
C. Sloped Roof L



This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is sloped and may be either hipped, gabled, or shed on each volume.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

D. Sloped Roof Forecourt

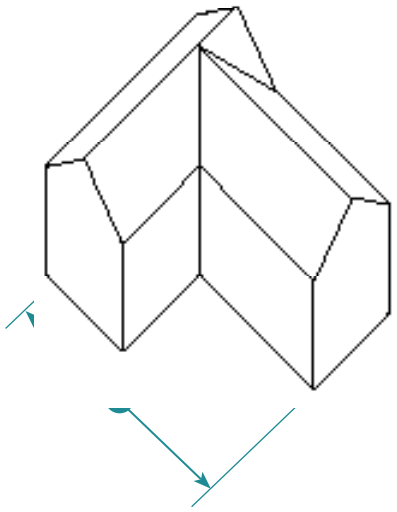


This massing type divides the façade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	
Recessed Façade	1 bay min; 9 bays max.	

2. Main Body Massing Types (Continued)

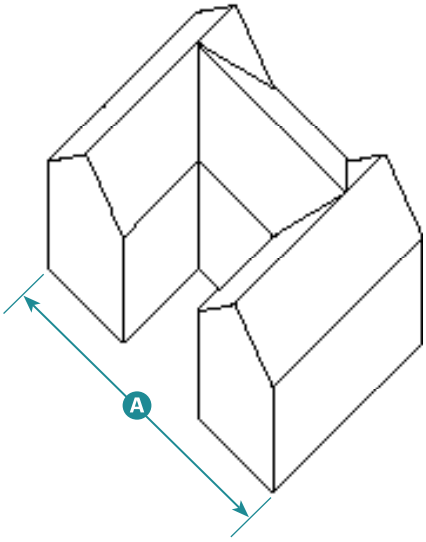
E. Sloped L Courtyard



This massing type divides the façade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Volume	1 bay min.; 5 bays max.
Recessed Façade	1 bay min; 9 bays max.

F. Sloped Front Courtyard

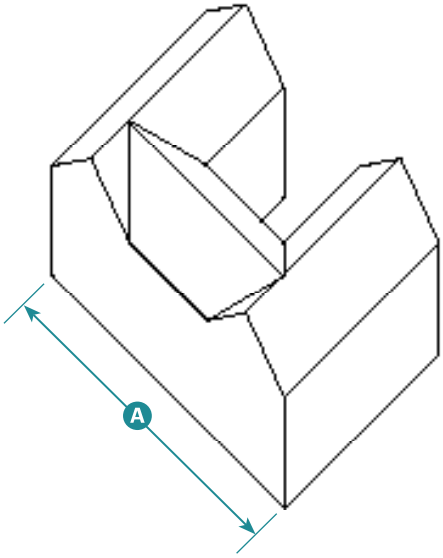


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Wing	1 bay min.; 5 bays max.
Center Façade	1 bay min; 7 bays max.

2. Main Body Massing Types (Continued)

G. Sloped Rear Courtyard

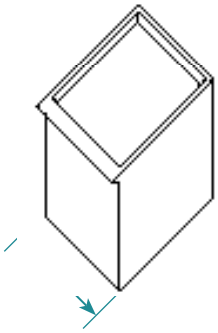


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

H. Flat Roof Box

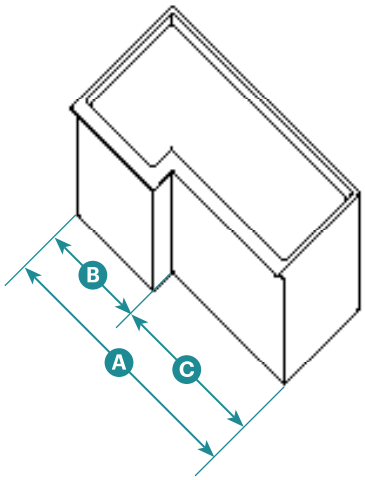


This massing type is a simple rectilinear form with a flat roof.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

I. Flat Roof L



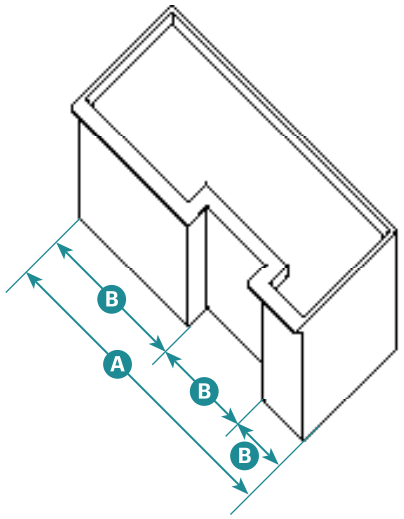
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	2 bays min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

2. Main Body Massing Types (Continued)

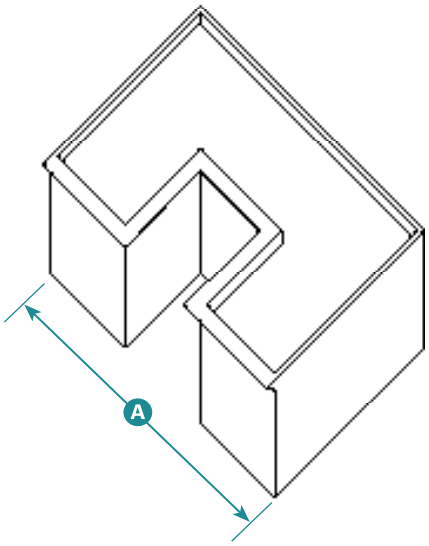
J. Flat Roof T



This massing type divides the façade into three parts, with the middle part projecting. The roof is flat.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	2 bays min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

K. Flat Roof Front Courtyard

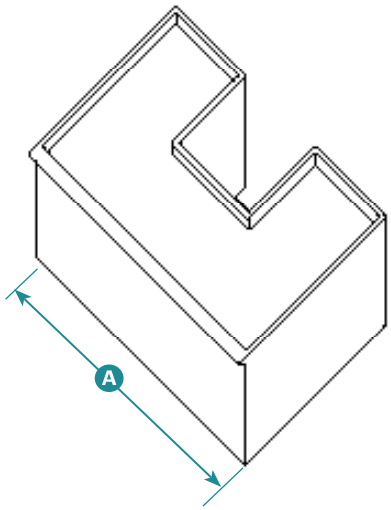


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	
Recessed Façade	1 bay min; 9 bays max.	

2. Main Body Massing Types (Continued)

L. Flat Roof Rear Courtyard

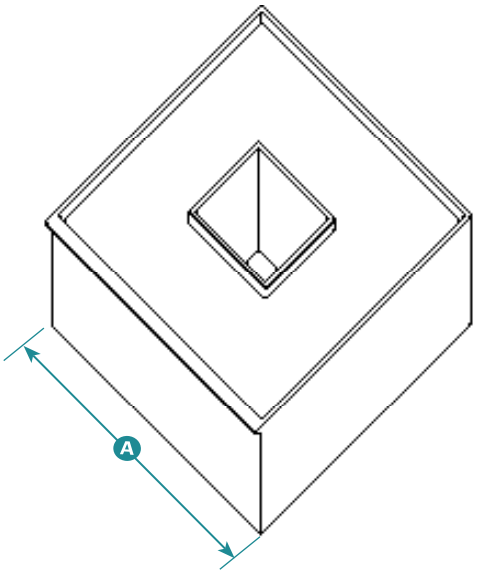


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type (A)

M. Flat Roof Closed Courtyard



This massing type fronts a courtyard with building façades in all 4 sides. Courtyard not visible from the street. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type (A)

This page intentionally left blank

Article 7: Specific to Private Frontage Types

Sections:

10-20.07.010 Purpose
10-20.07.020 Private Frontage Types
10-20.07.030 Overview of Private Frontage Types
10-20.07.040 Porch Projecting
10-20.07.050 Porch Engaged
10-20.07.060 Dooryard
10-20.07.070 Forecourt
10-20.07.080 Maker Shopfront
10-20.07.090 Shopfront
10-20.07.100 Terrace
10-20.07.110 Gallery

10-20.07.010 Purpose

This Article provides the standards for private frontages ("frontages"). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

10-20.07.020 Private Frontage Types

1. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone.
2. Each building is required to include at least one private frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one private frontage type on those facades.
3. The ground floor, for a minimum depth as identified in Subsection 4 of the zone, is required to be habitable/occupiable space in compliance with this Article. Accessibility is provided through the allowed private frontage types for each zone.
4. Private frontage types not listed in Subsection 8 of the zone are not allowed in that zone.
5. Each building may have multiple private frontage types in compliance with the allowed types in Subsection 8 of the zone.
6. Each private frontage type shall be located in compliance with the facade zone per Subsection 5 of the zone.
7. Standards are stated for the front and side street facades of a development site.

8. In addition to the zone's standards, each private frontage is further refined through these standards to further calibrate the type for its context.
9. Certain types are only allowed in the open sub-zone (e.g., N.S-O) or on a side street in the base zone (e.g., N.S) to implement the intended physical character.

10-20.07.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

Table 10-20.07.030.A: Private Frontage Types Overview

Private Frontage Type	Specific Standards	N.S	N.M	MS.S
Porch Projecting	10-20.07.040	P	P	P
Porch Engaged	10-20.07.050	P	P	P
Dooryard	10-20.07.060	P	P	O
Forecourt	10-20.07.070	X	X	P
Maker Shopfront	10-20.07.080	X	X	O
Shopfront	10-20.07.090	O	P	P
Terrace	10-20.07.100	X	P	P
Gallery	10-20.07.110	X	X	P

Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

This page intentionally left blank

10-20.07.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

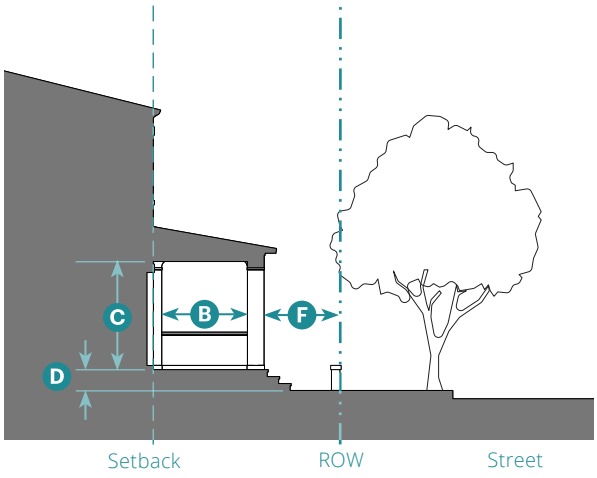


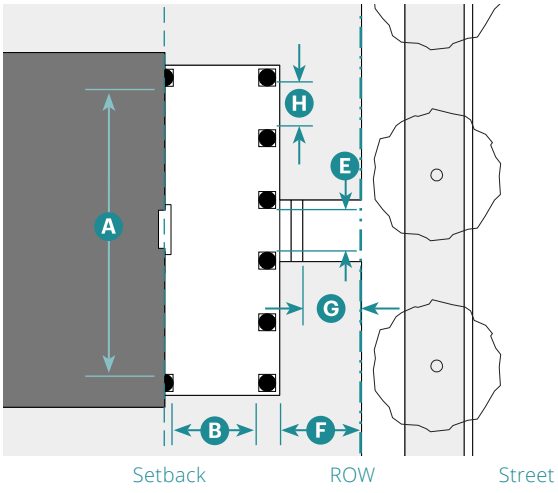
Example of a Projecting Porch

1. Description

The main facade of the building is set back from the front development site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Development Site Line

Setback Line

2. Size		
Width, Clear	12' min.[1]	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[2]	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Distance between Stairs and Sidewalk	3' min.	G
Distance between Porch columns shall be in compliance with selected architectural style in Article 8 (Specific to Architectural Design).		H

[1] Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

[2] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Article 8 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.
The Porch shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.050 Porch Engaged



Example of an Engaged Porch



Example of a two-story Engaged Porch

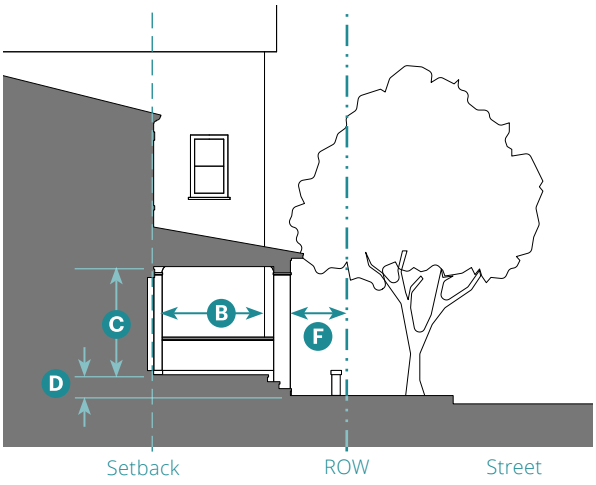


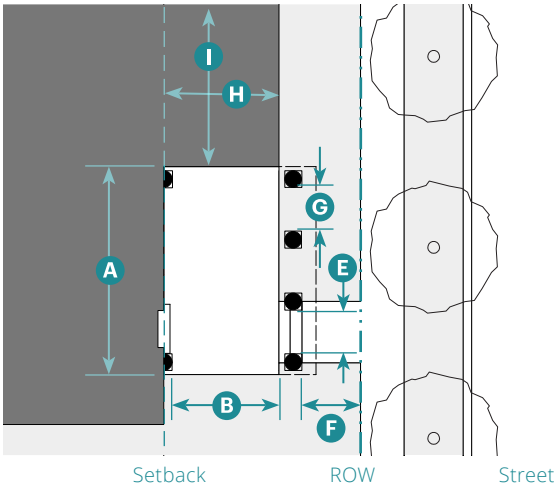
Example of an Engaged Porch

1. Description

A portion of the main facade of the building is set back from the front development site line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Width, Clear	8' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[1]	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Distance between Stairs and Sidewalk	3' min.	F
Distance between Porch columns shall be in compliance with selected architectural style in Article 8 (Specific to Architectural Design).		G
Encroachment area of Building Facade		
Depth	6' max.	H
Width	1/3 min. of overall building facade	I

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Up to 20% of the building facade and porch(es) may project into the front setback line for the zone.
Porch shall be open on two sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Article 8 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.
The Porch shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected Architectural Style.

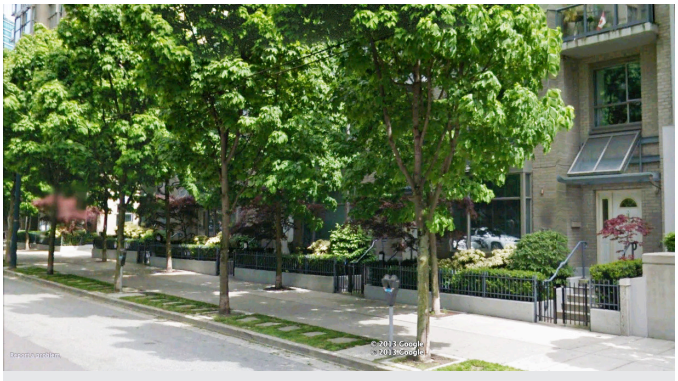
10-20.07.060 Dooryard



Example of a residential Dooryard



Example of a commercial Dooryard

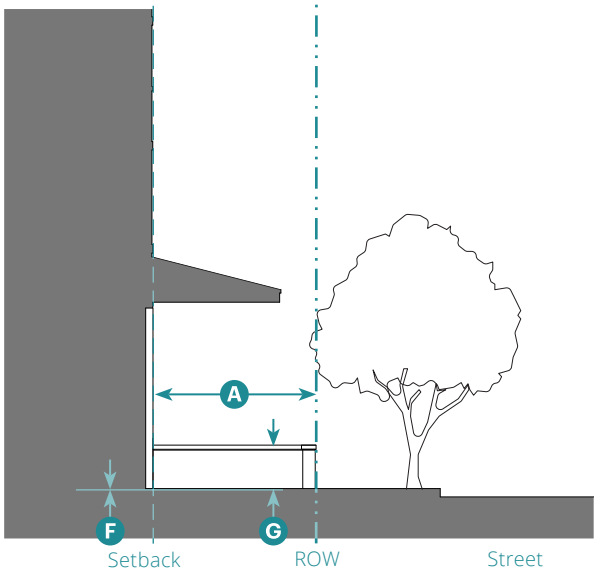


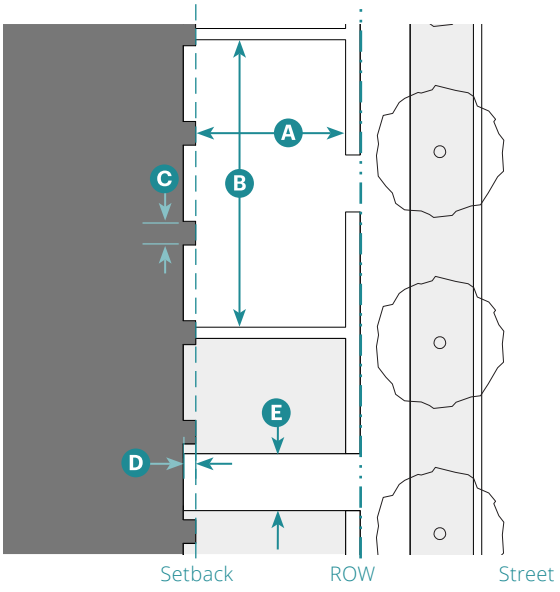
Example of a residential Dooryard

1. Description

The main facade of the building is set back from the front development site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max.[1]	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
For live/work, retail, service, and restaurant uses, the Shopfront Frontage Type (10-20.07.090) may be applied.
Each Dooryard shall provide access to only one ground floor entry.
The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Dooryard.
The Dooryard shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.070 Forecourt



Example of a Forecourt with Shopfronts



Example of a Forecourt with outdoor dining

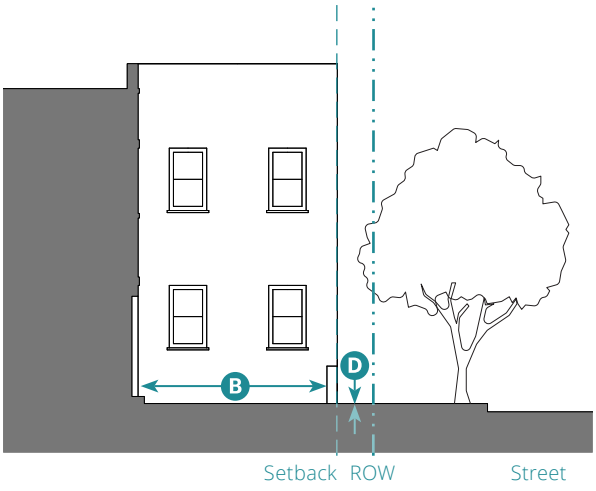


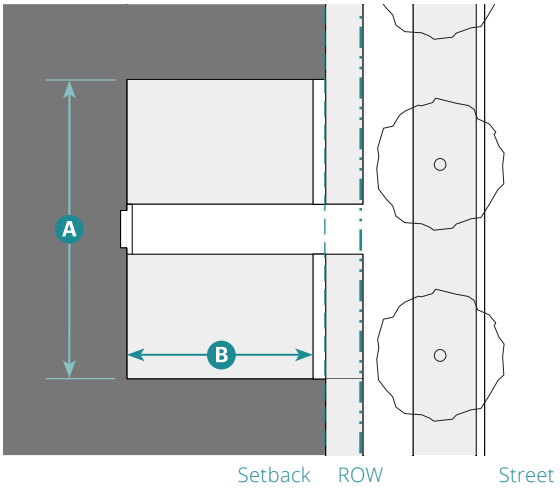
Example of Forecourt

1. Description

The main facade of the building is at or near the front development site line and a portion is set back, extending the public realm into the development site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

General Note: Photos on this page are illustrative, not regulatory.





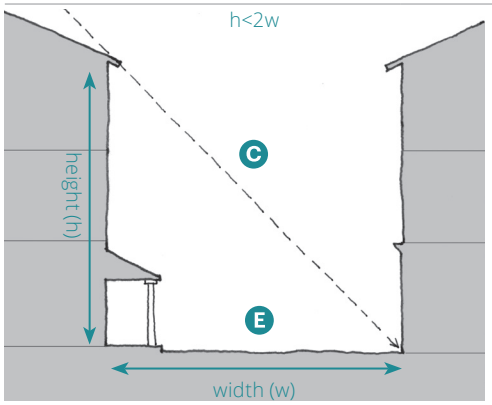
Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Finish Level above Sidewalk	12" max.	D
Gallery frontages, awnings, balconies and porches may encroach into Forecourt on all sides.	Max 1/2 width of Forecourt	E

3. Miscellaneous
Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.
Ramps are required to be integrated along the side of the building to connect with the Forecourt.
The Forecourt shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.



10-20.07.080 Maker Shopfront



Example of a Maker Shopfront



Example of a Maker Shopfront

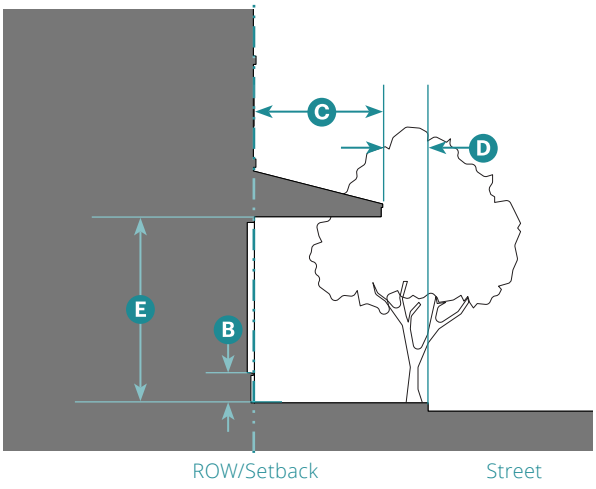


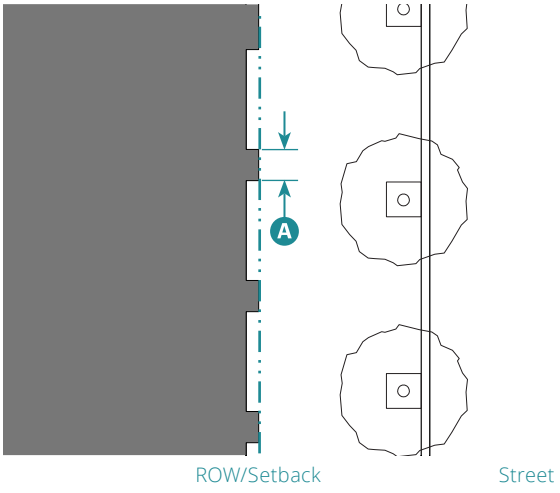
Example of a Maker Shopfront

1. Description

The main facade of the building is at or near the front development site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed on side streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront may include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Distance between Glazing	10' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	
Shopfront Base (if used)	48" max.	B
Recessed entries are allowed		

3. Awning (Allowed/Not Required)		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Article 8 (Specific to Architectural Design).
The Maker Shopfront shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.090 Shopfront



Example of Shopfronts



Example of a Shopfront

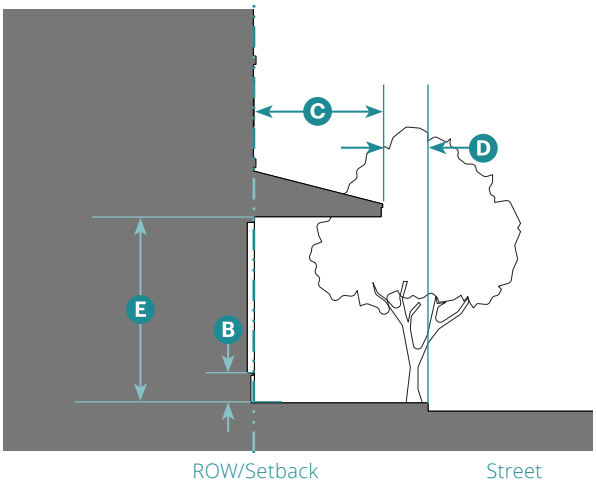


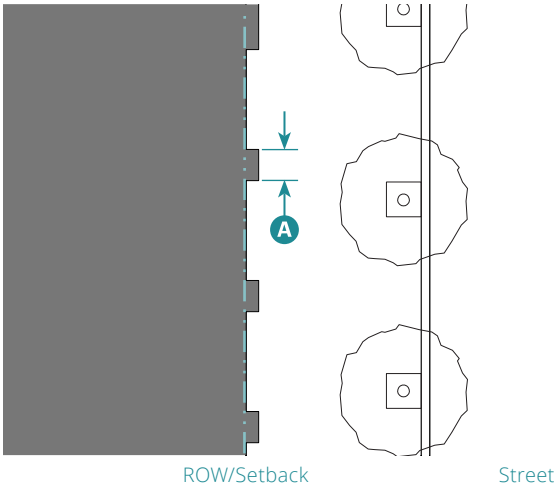
Example of a Shopfront

1. Description

The main facade of the building is at or near the front development site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

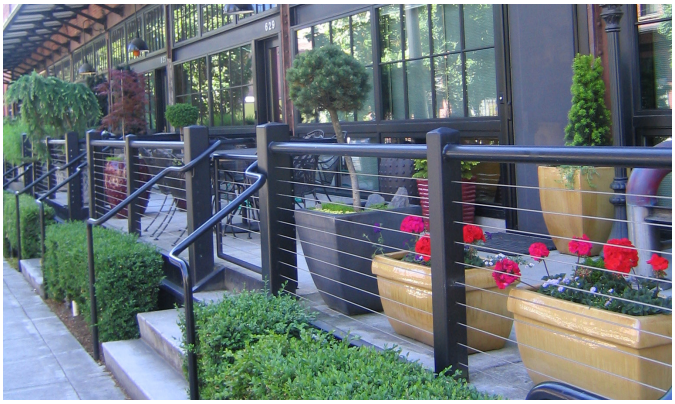
2. Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 24" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Article 8 (Specific to Architectural Design).
Ramps are required to be integrated along the side of the building to connect with the Shopfront.
The Shopfront shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.100 Terrace



Example of a Terrace with low-wall seating



Example of a Terrace

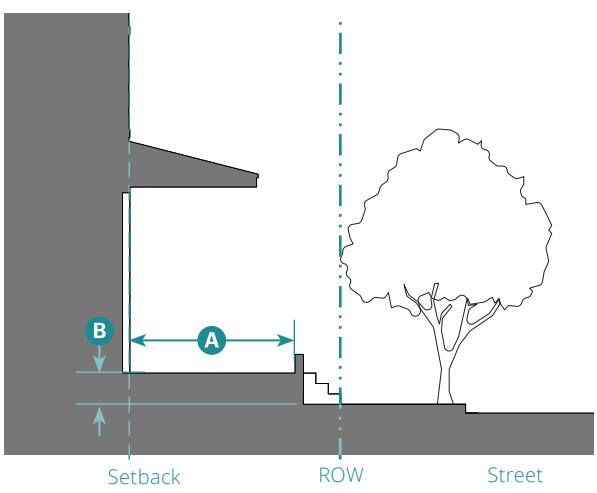


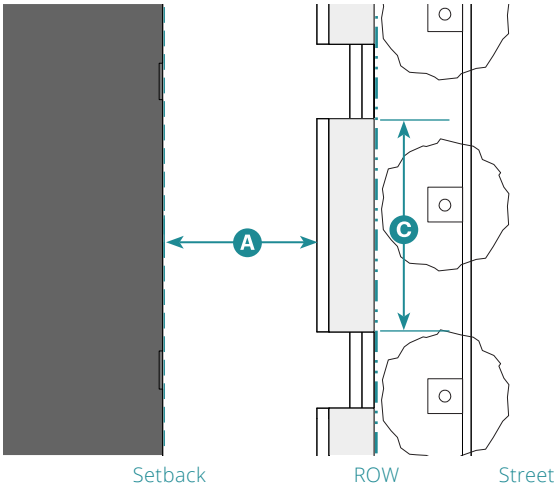
Example of a residential Terrace along a courtyard

1. Description

The main facade is at or near the front development site line with steps leading to an elevated area providing pedestrian circulation along the facade. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth of Terrace	8' min. residential; 12' min. non-residential	A
Finish Level above Sidewalk	36" max.	B
Distance between Stairs	25' max.	C

3. Miscellaneous
These standards are to be used with those for the Shopfront Frontage Type where the zone requires the Shopfront Frontage Type (10-20.07.090).
Where the zone requires the Shopfront Frontage Type (10-20.07.090) and the ground floor is flush with the sidewalk, the Terrace shall be considered to be the sidewalk.
May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The Terrace is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Terrace.
The Terrace shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.110 Gallery



Example of a two-story Gallery with an uncovered second story.



Example of a Gallery providing covered outdoor dining

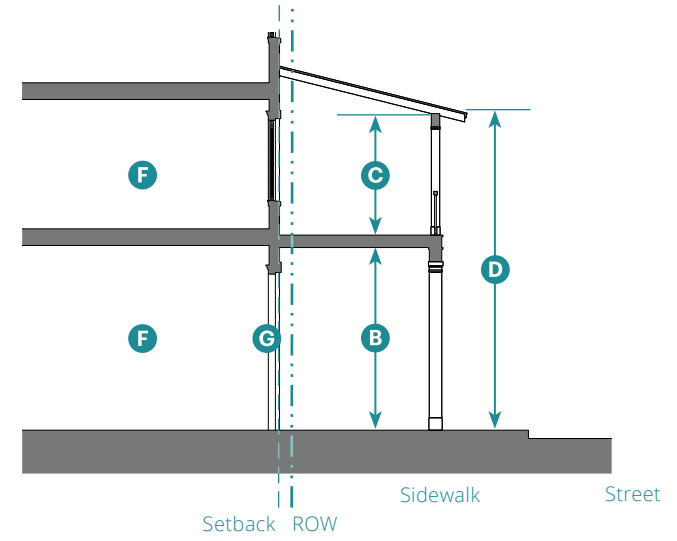


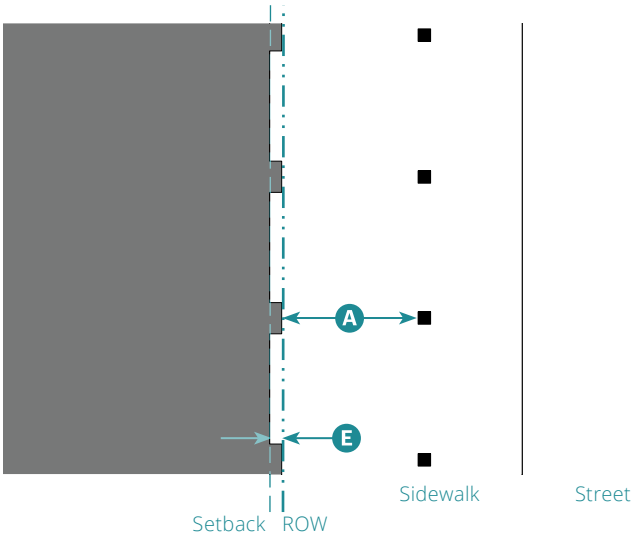
Example of a Gallery with shopfronts

1. Description

The main facade of the building is set back from the front development site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Dooryards and Forecourts may be included as allowed by the zone.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Gallery Setback from Public ROW	18" min. (clear)	E

3. Miscellaneous	
Habitable space	F
Galleries shall also follow the standards for the Shopfront Frontage Type (10-20.07.090).	G
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	
Planting is not required. Lighting is required within the gallery in compliance with Section x.xx.xxx (Jurisdiction's On-Site Lighting Standards).	
Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.	
The Gallery shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.	

This page intentionally left blank

Article 8: Specific to Architectural Design

Sections:

10-20.08.010 Purpose
10-20.08.020 Applicability
10-20.08.030 Architectural Design Standards
10-20.08.040 Overview of Architectural Styles
10-20.08.050 Contemporary
10-20.08.060 Craftsman
10-20.08.070 Main Street Classical
10-20.08.080 Mediterranean

10-20.08.010 Purpose

This Article sets forth standards that supplement the zone standards to further refine the intended building form and physical character.

10-20.08.020 Applicability

Unless stated otherwise, all subsections within each architectural style ("style") identified in this Article apply to all facades of a building, including front facades, side street facades, side interior facades, and rear facades.

10-20.08.030 Architectural Design Standards

This Article contains architectural design standards for the four allowed styles. The standards for each style address a range of topics based on local architectural examples. The standards address the following aspects of individual building design: Roofs and roof pitch, eaves, cornices, walls, base of walls, dormers, openings and doors, storefronts, porches, and balconies.

1. Each building is required to be designed in compliance with one of the allowed architectural styles.
2. The architectural style standards are coordinated with the building types allowed by this FBC and the intended physical character of each zone.
3. Any facade greater than 75 feet in length along a street (public or private) or civic space shall include more than one architectural style, with a maximum 75 feet in length of any one style. This regulation does not apply across property lines.
4. Diagrams are for illustrative purposes only and do not constrain the expression of listed elements with respect to style. Only aspects keyed to standards listed in the tables are regulated.

This page intentionally left blank

10-20.08.040 Overview of Architectural Styles

Table A (Architectural Styles Overview) provides an overview of the allowed architectural styles.

Table 10-20.08.040.A: Architectural Styles Overview

Contemporary 10-20.08.050	Craftsman 10-20.08.060	Main Street Classical 10-20.08.070
		
Typical Characteristics	**Typical Characteristics**	**Typical Characteristics**
Long, low-sloped roof forms with simple eaves with deep overhangs	Low-pitched roofs with deep eaves and exposed rafter tails	Symmetrical facade composition with proportions that imply load-bearing masonry structure
Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows	Horizontally proportioned openings made from ganged vertical windows	Prominent cornice with classical detailing and parapet or pedimented roof forms
Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding	Emphasis on natural materials including wood shingles	Regular pattern of vertically proportioned openings
Horizontally proportioned balconies and terraces with minimalist vertical supports	Asymmetrical composition with wall plane broken by projecting gable ends	Brick and stucco as primary facade materials
Applicable Standards	**Applicable Standards**	**Applicable Standards**
Wall	Wall	Base
Building Roof	Base	Building Roof
Rake	Building Roof	Parapet
Eave	Rake	Windows
Parapet	Eave	Bay Windows
Windows	Parapet	Entry Doors
Bay Windows	Windows	Balconies
Dormers	Bay Windows	Porches
Entry Doors	Dormers	Storefronts
Balconies	Entry Doors	Materials
Porches	Balconies	
Storefronts	Porches	
Materials	Storefronts	
	Materials	

Table 10-20.08.040.A: Architectural Styles Overview (Continued)

Mediterranean 10-20.08.080

Typical Characteristics
Low-pitched gabled or hipped roofs clad in red tile with open eaves
Flat, rectilinear wall plane with vertically proportioned punched openings without trim
Stucco as primary facade material with stucco or wood attached elements
Applicable Standards
Building Roof
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Balconies
Porches
Storefronts
Materials

Quick Code Guide: Specific to Architectural Design

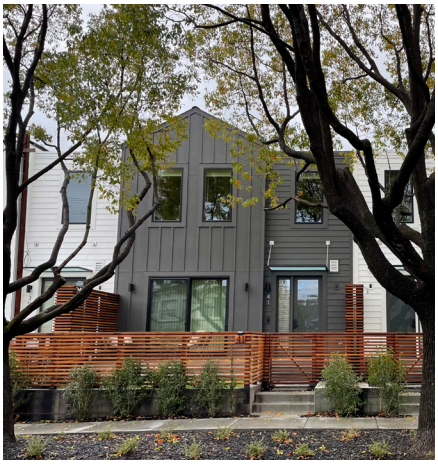
The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

Before you begin

Identify your zone, building type, and detailed massing type. If you have not done this yet, go back to the Table of Contents and follow the Quick Code Guide.

Instructions	Location
Identify your architectural style	**Table 10-20.08.040.A (Architectural Styles Overview)**
Comply with wall, base, and building roof form standards *Dependent on zone, detailed massing type, and architectural style*	**Subsections 3-8 of Architectural Style**
Comply with window and door standards *Dependent on architectural style*	**Subsections 9-12 of Architectural Style**
Comply with external elements standards and material standards *Dependent on architectural style*	**Subsections 13-16 of Architectural Style**

10-20.08.050 Contemporary









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Contemporary style buildings have a streamlined aesthetic and minimal ornamentation. This style focuses on combining simple rectilinear massing forms with changes in material and color. The use of glass and cantilevered elements imbues buildings with a sense of lightness and simplicity. This style is prevalent throughout Marin County.

2. Typical Characteristics

- Long, low-sloped roof forms with simple eaves with deep overhangs
- Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows
- Mix of a limited number of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding
- Horizontally proportioned balconies and terraces with minimalist vertical supports

Elements of Contemporary Style – Multifamily Prototype

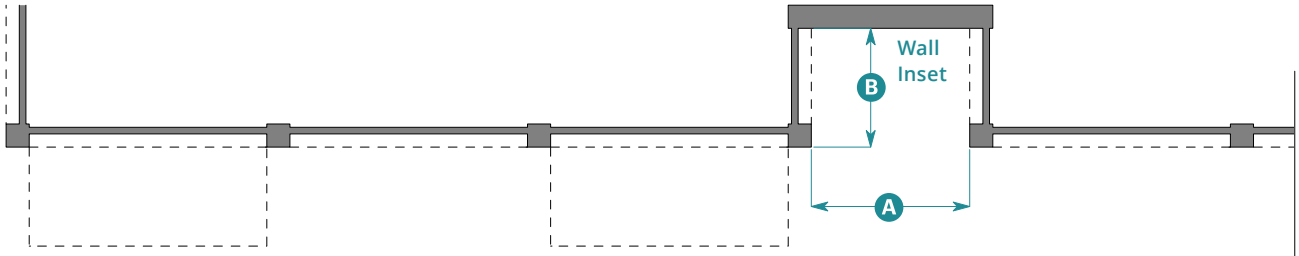
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

Elements of Contemporary Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Plan, Primary Facade

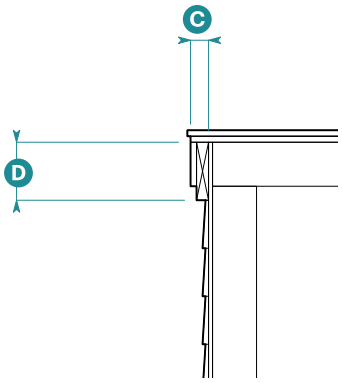


Prototypical Building Elevation

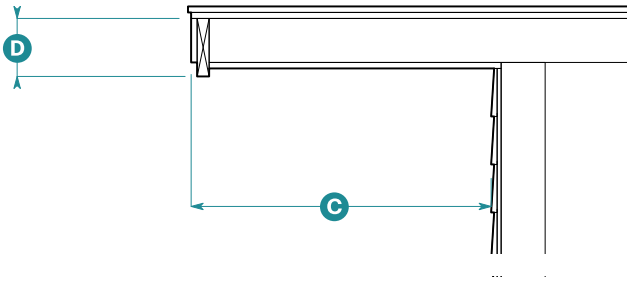
3. Wall
Wall Inset
A wall inset from the primary facade is required for buildings greater than 75' in width.
Wall inset shall be continuous for the full height of the building.
Roof and wall projections may encroach into wall inset.

3. Wall (Continued)		
Wall Inset Dimensions		
Width	8'0" min.; 12'0" max.	A
Depth	6'0" min.	B

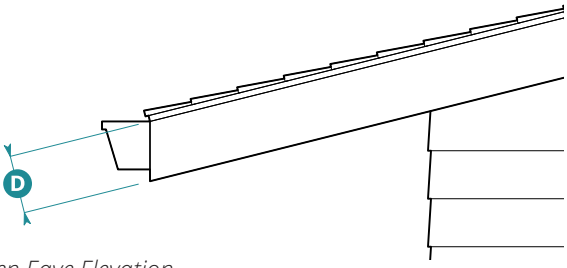
4. Base
No base is required for this style.



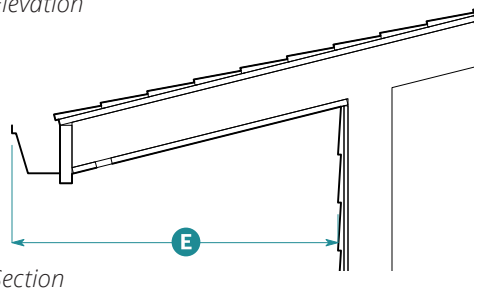
Flush Profile Rake Section



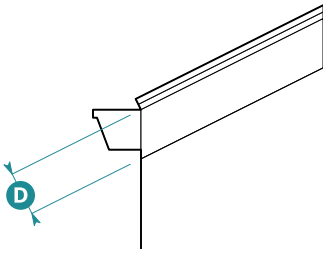
Projecting Profile Rake Section



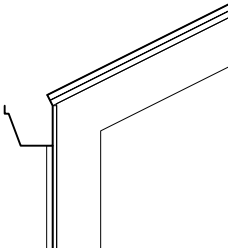
Open Eave Elevation



Open Eave Section



Closed Eave Elevation



Closed Eave Section

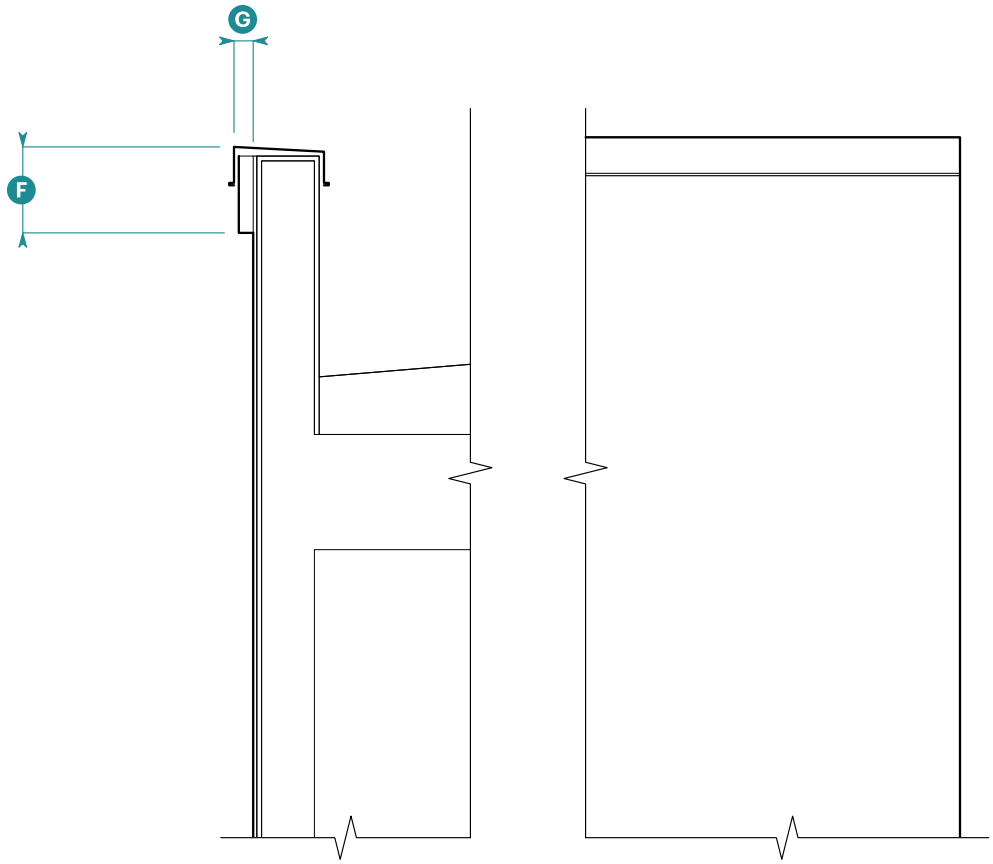
5. Building Roof		
Building Roof Standards	**Buildings with Half-Story Heights**	**Buildings with Full-Story Heights**
Roof Form		
Type	Shed	Flat
Pitch	2:12 min.; 6:12 max.	N/A
Applicable Subsections		
6. Rake	A	A
7. Eave	A	N/A
8. Parapet	N/A	A

6. Rake			
Standards	**Flush Profile**	**Projecting Profile**	
Horizontal Projection	No min.; 2" max.	2'6" min.; No max.	C

See Subsection 7 (Eave) for height standards.

7. Eave			
Standards	**Open**	**Closed**	
Height			
Fascia	6" min.	6" min.	D
Horizontal Projection			
Overall	36" min.; No max.	N/A	E

A = Applicable N/A = Not Applicable



Parapet Section *Parapet Elevation*

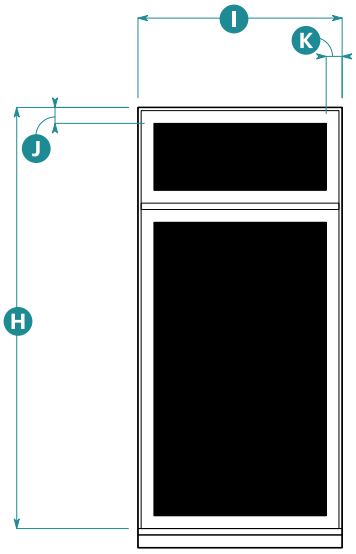
8. Parapet		
Height		
Projection	0" min.; 6" max.	F
Horizontal Projection		
Overall	0" min.; 3" max.	G

9. Windows	
Opening	
Proportion, Height (H) to Width (I) [1]	
Ground floor	2.2 min.
Upper floor	2.0 min.
Dormer	See Subsection 11 (Dormers) for standards.
Typical Sizes, Width (I) x Height (H)	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	3'0" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	3'0" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'6"
Shape	Square
Operation	Double-Hung, Single-Hung, Awning, Casement
Window	
Glazing Divisions	None
Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" (J)
At Stile	2.5" min. ± 1/4" (K)
Trim Widths [2]	
Head	3" min.
Jamb	3" min.
Apron	3" min.
Window Frame Recess	
Depth	2" min.
Sill	
Depth	3" min.
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	

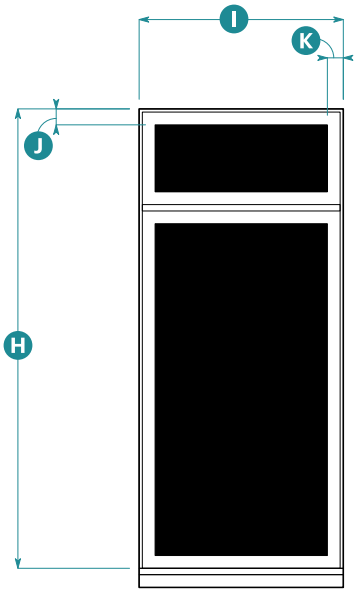
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

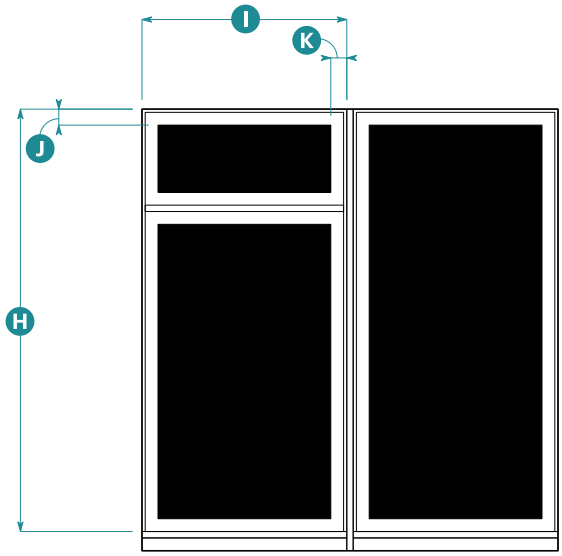
[2] Trim required for windows only on buildings or parts of buildings with lap siding.



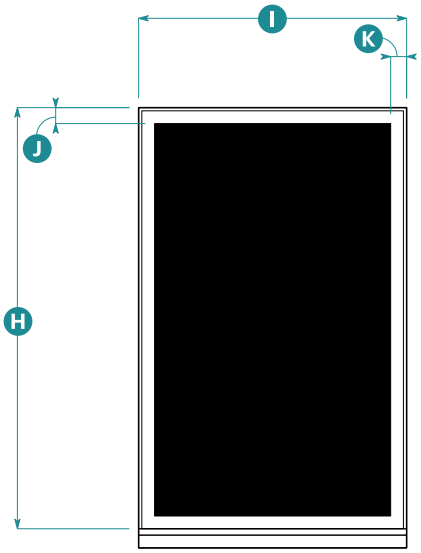
Upper Floor Typical Window Elevation



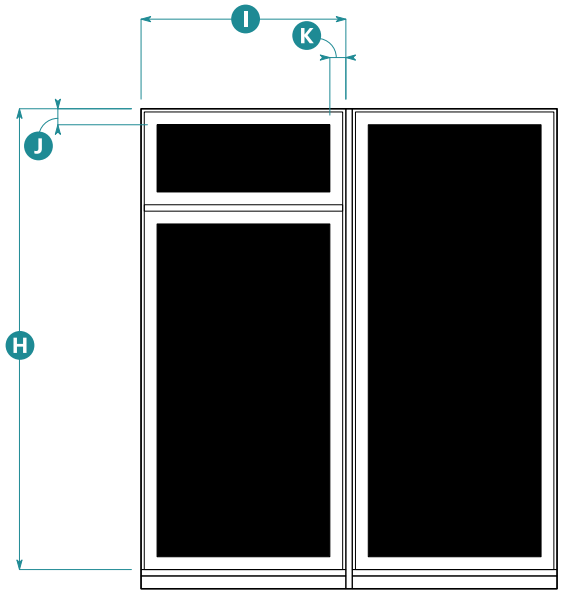
Ground Floor Typical Window Elevation



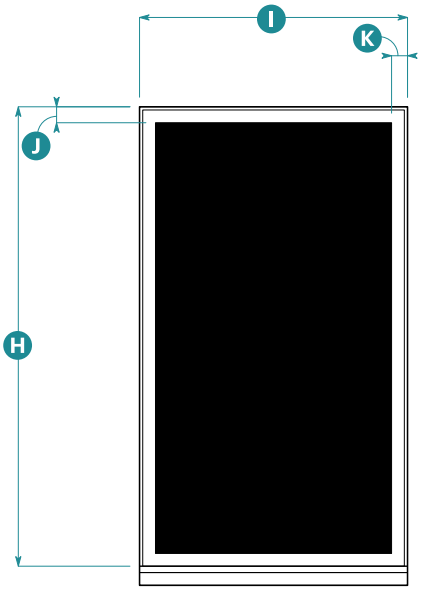
Upper Floor Ganged Window Elevation



Upper Floor Picture Window Elevation



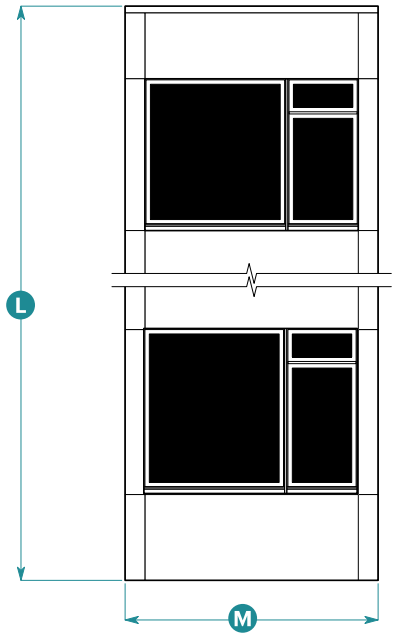
Ground Floor Ganged Window Elevation



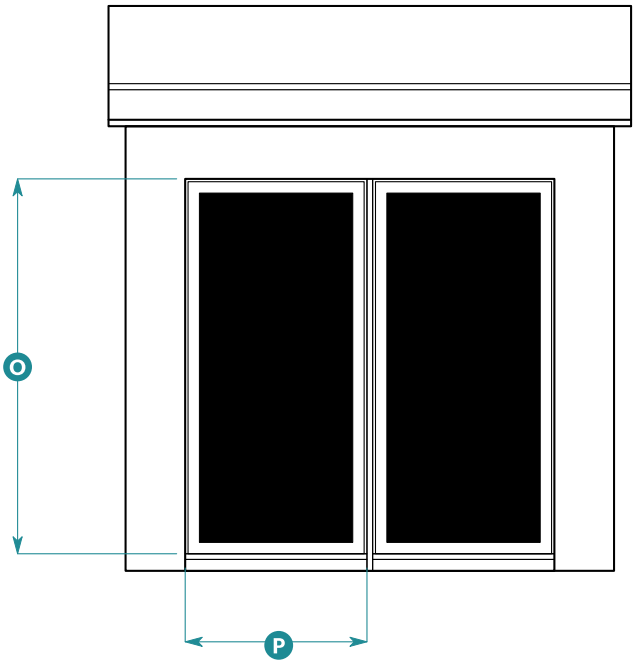
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

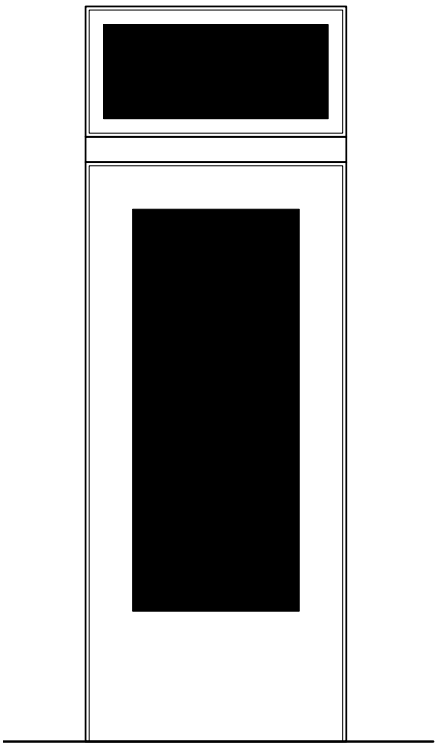


Dormer Elevation

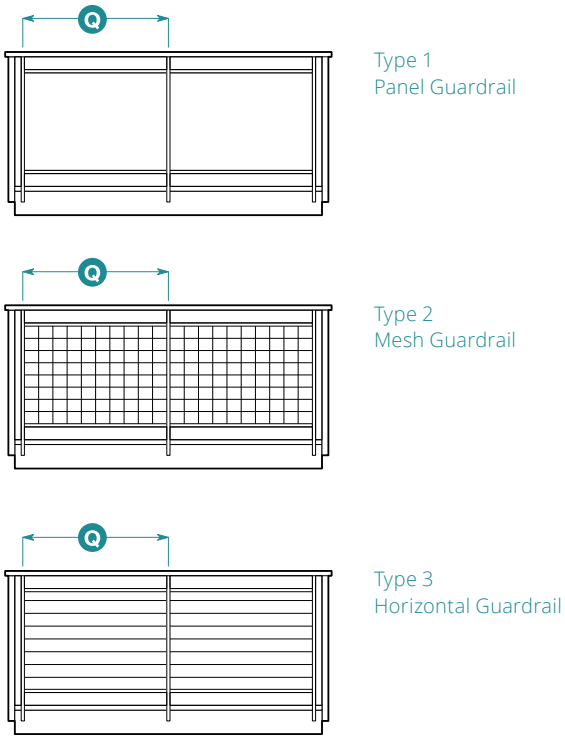
10. Bay Windows		
Form		
Type	Square	
Size		
Height[3]		L
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	M
Depth	1'0" min.; 3'0" max.	N
Additional Standards		
Multi-story bay window form shall be vertically continuous.		
Continuous horizontal articulation on building shall wrap bay form.		

[3] On buildings with heights up to 2 stories, the bottom of the bay window may not extend to the ground plane and the top of the bay window may not extend to the top of parapet or eave.

11. Dormers		
Roof Form		
Type	Shed	
Pitch	2:12 min.; 6:12 max.	
Window		
Proportion, Height O to Width P	2.0 min.	
Width	3'0" min.	P
Dormers allowed only for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



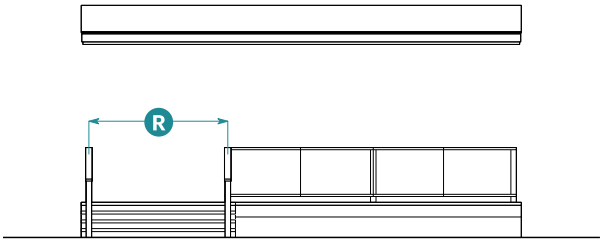
Balcony Front Elevation

12. Entry Doors	
Surround[4]	
Head Width	4" min.
Jamb Width	4" min.
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

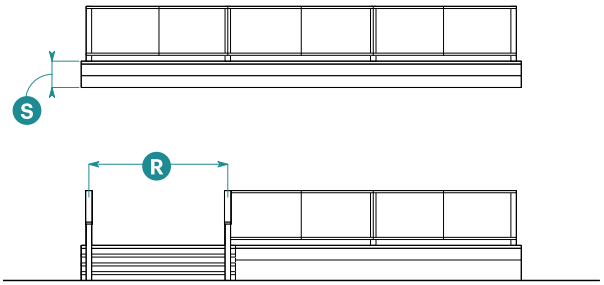
[4] Surround required for doors only on buildings or parts of buildings with lap siding.

13. Balconies	
Allowed Materials	
Type 1 - Panel Guardrail	
Post	Metal
Baluster	Metal panel
Handrail	Metal, glass
Fascia	Metal, composite wood, wood
Type 2 - Mesh Guardrail	
Post and Handrail	Metal
Baluster	Metal mesh
Fascia	Metal, composite wood, wood
Type 3 - Horizontal Guardrail	
Post and Handrail	Metal
Baluster	Metal, steel cable
Fascia	Metal, wood
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min. Q

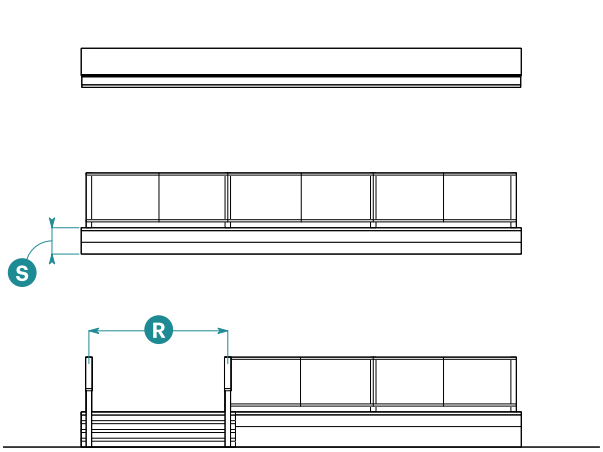
Faux composite wood printed with simulated wood grain is prohibited



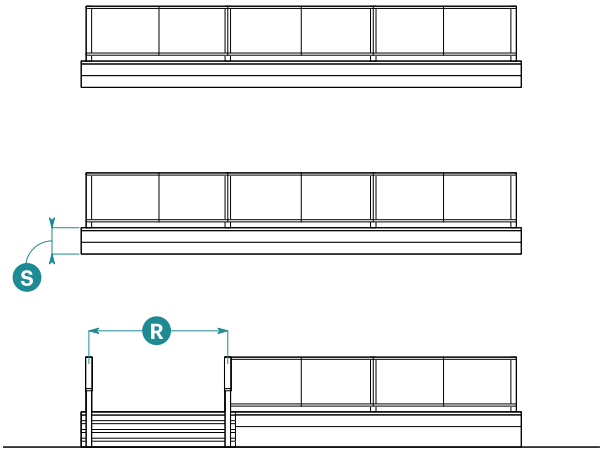
One-Story Porch



One-Story Porch with Deck Above

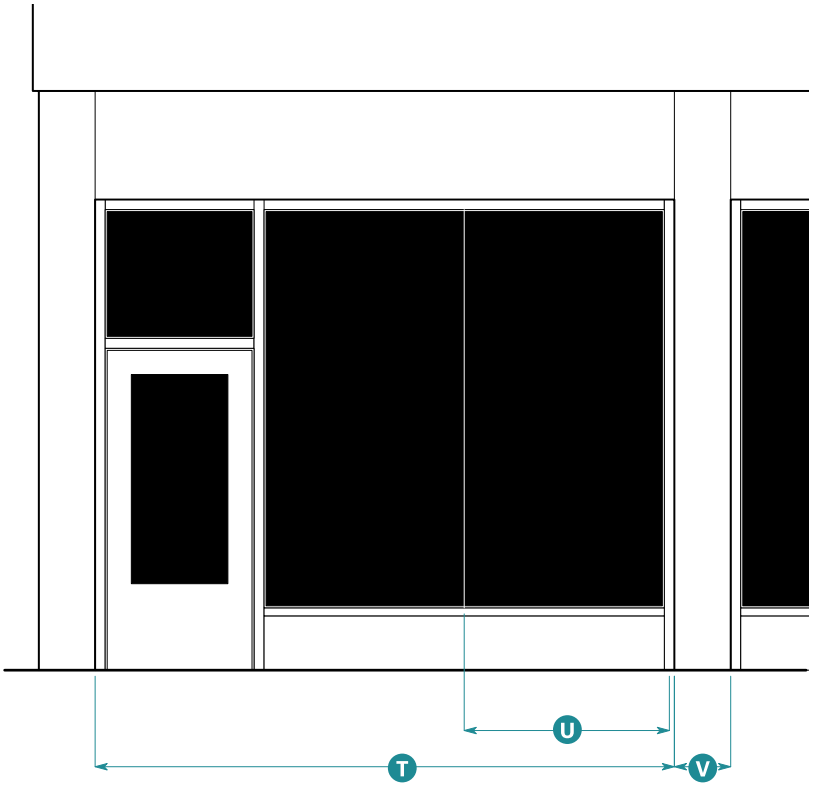


Two-Story Porch

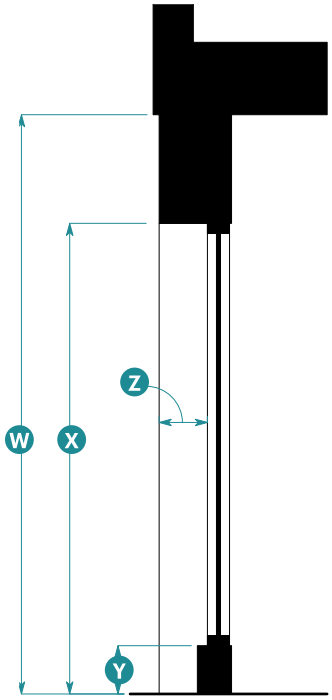


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Cantilevered (no columns) or Pilotis	
Diameter	4" max.	
Spacing	8'0" max. on center	R
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	S



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	T
Display Window	3'0" min.; 4'0" max.	U
Distance Between Storefront Modules	1'0" min.; 2'0" max.	V
Height		
Overall	12'0" min.	W
Head Height	11'0" min.	X
Base	8" min.; 2'0" max.	Y
Horizontal Recess		
Depth	6" min.; 3'0" max.	Z

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding[5]	Lap siding, composite wood, wood, fiber cement, stucco, metal panel
Base or Foundation	
Base or Foundation	Brick, concrete, stucco, composite wood, wood, fiber cement, architectural block
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal box
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, concrete
Prohibited materails: faux composite wood printed with simulated wood grain, fiber cement, and faux printed stone.	
Wood shingles shall be in compliance with the Wildland Urban Interface Code.	

[5] Exterior cladding shall be limited to no more than 3 materials, of which 65% or more of the facade area shall be one of those materials.

10-20.08.060 Craftsman









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

The Craftsman style emerged in the American west inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900's to the 1940's. Since that time, it has adapted to multifamily and mixed-use prototypes.

2. Typical Characteristics

- Low-pitched roofs with deep eaves and exposed rafter tails
- Horizontally proportioned openings made from ganged vertical windows
- Emphasis on natural materials including wood shingles
- Asymmetrical composition with wall plane broken by projecting gable ends
- Wall plane broken by projecting and/or recessed elements

Elements of Craftsman Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Roof (See Subsection 5 for standards)

Rake (See Subsection 6 for standards)

Dormer (See Subsection 11 for standards)

Eave (See Subsection 7 for standards)

Window (See Subsection 9 for standards)

Wall (See Subsection 3 for standards)

Porch (See Subsection 14 for standards)

Entry Door (See Subsection 12 for standards)

Base (See Subsection 4 for standards)

Prototypical Building Elevation

3. Wall		
Trim [1, 2]		
Width	4" min.	A

[1] Trim not required on buildings or portions of buildings where stucco or shingle is the primary wall material.

[2] Trim is required at openings and surrounds.

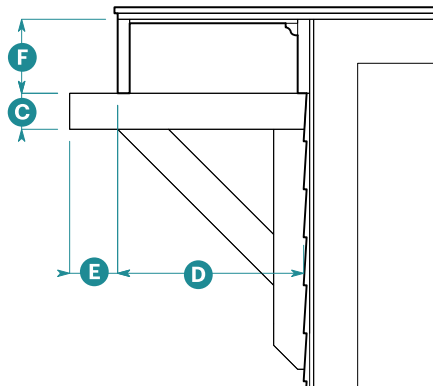
4. Base		
Height	1'0" min.; 1/2 story max.	B

Elements of Craftsman Style – Mixed-Use Prototype

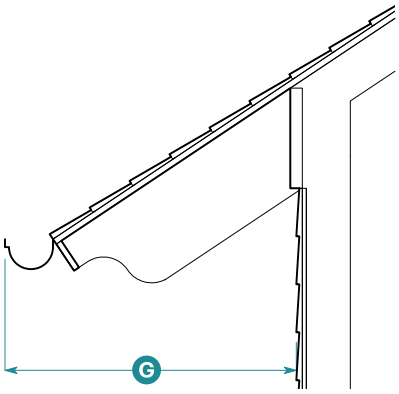
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



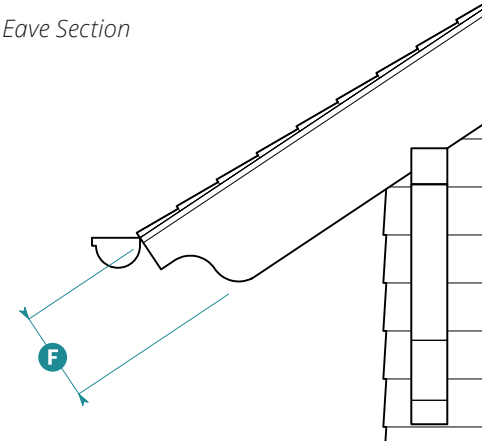
Prototypical Building Elevation



Rake Section



Eave Section



Eave Elevation

5. Building Roof		
Building Roof Standards	**Sloped Roof**	**Flat Roof**
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 10:12 max.	N/A

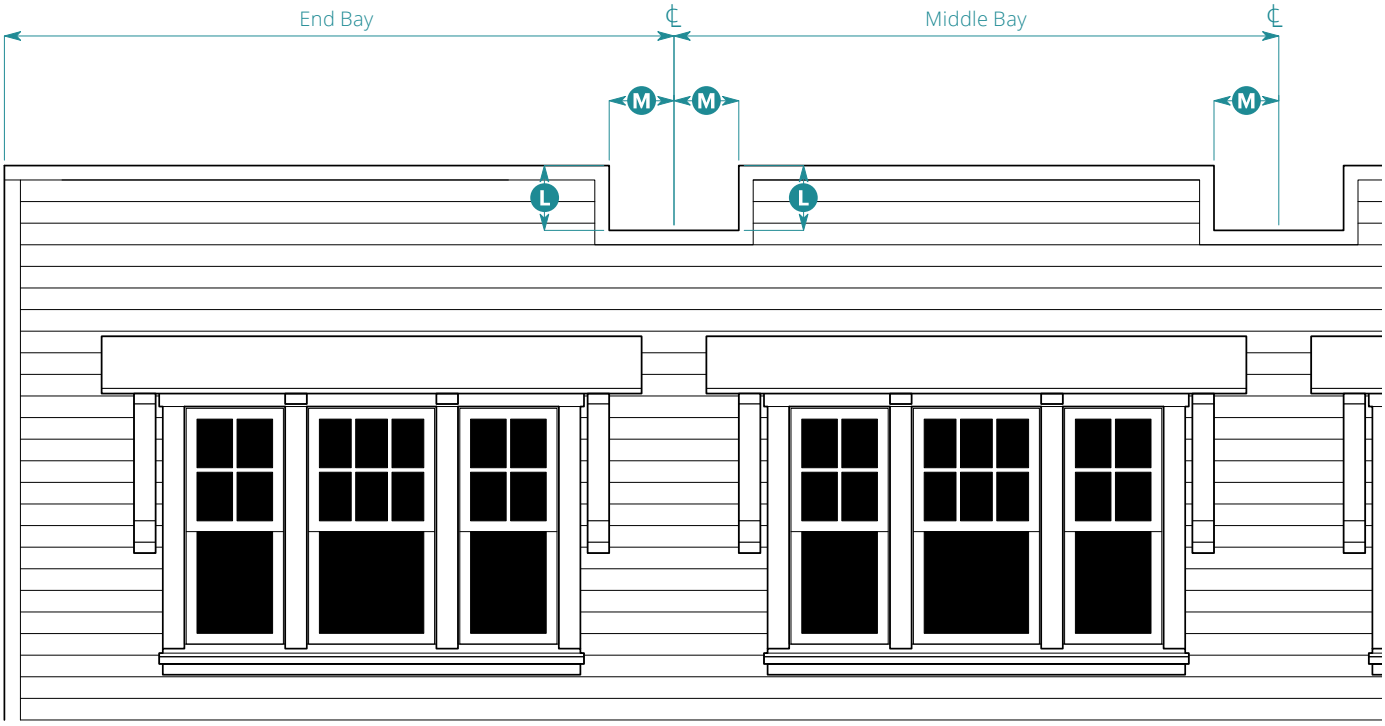
6. Rake		
Height		
Bracket Bracing Member	4" min.	C
Horizontal Projection		
Projection to Fascia	1'8" min. 3'0" max;	D
Bracket Projection Beyond Fascia	No min.; 1'0" max.	E

See Subsection 7 (Eave) for height standards.

7. Eave		
Allowed Types		
Eave Types	Open	
Height		
Fascia	10" min.	F
Horizontal Projection [3]		
Overall	2'6" min.	G

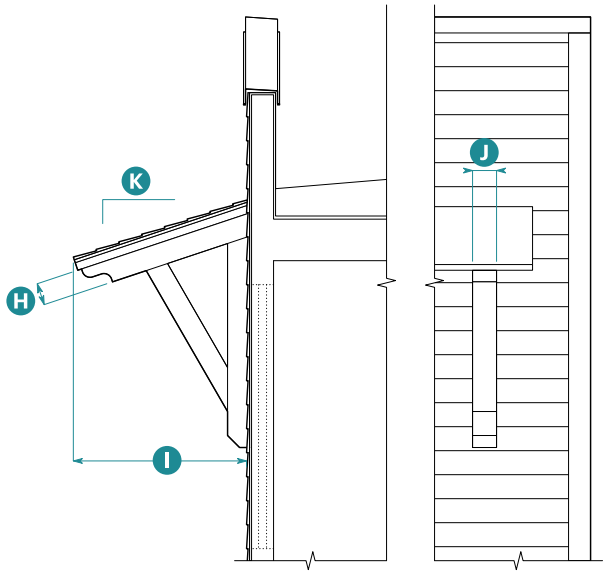
[3] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



8. Parapet		
Canopy		
Parapet may include canopy.		
Eave Height	6" min.	H
Horizontal Projection[4]	3'0" min.	I
Required Support Elements	Brackets	
Bracket Width	4" min.	J
Roof Pitch	3:12 min.	K
Crenellation		
Crenel Height	1'0" min.	L
Width, from Center Line	1'0" min.	M
Crenel may not occur at building corner or end bays.		

[4] Horizontal projection includes gutter.



Parapet Section *Parapet Elevation*

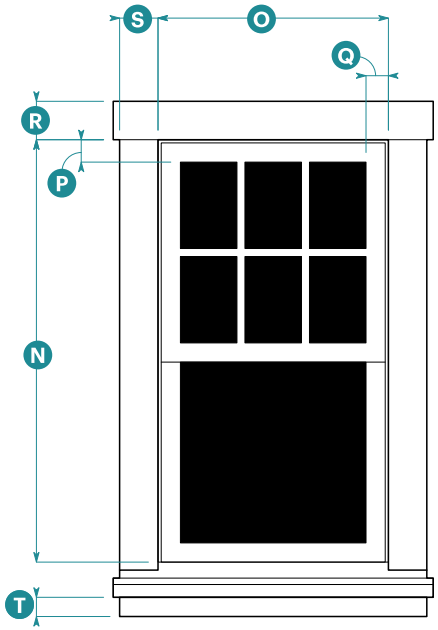
9. Windows

Opening		
Proportion, Height N to Width O [5]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width O x Height N		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 over 1; 4 over 1; 10 over 1	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	P
At Stile	2.5" min. ± 1/4"	Q
Trim Widths[6]		
Head	6" min.	R
Jamb	4" min.	S
Apron	3" min.	T
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

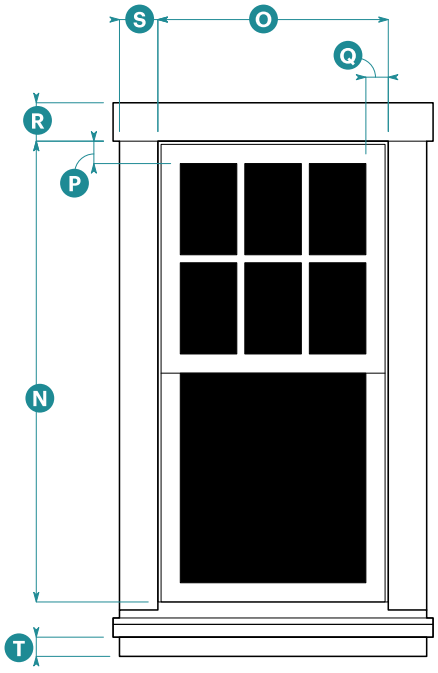
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[5] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

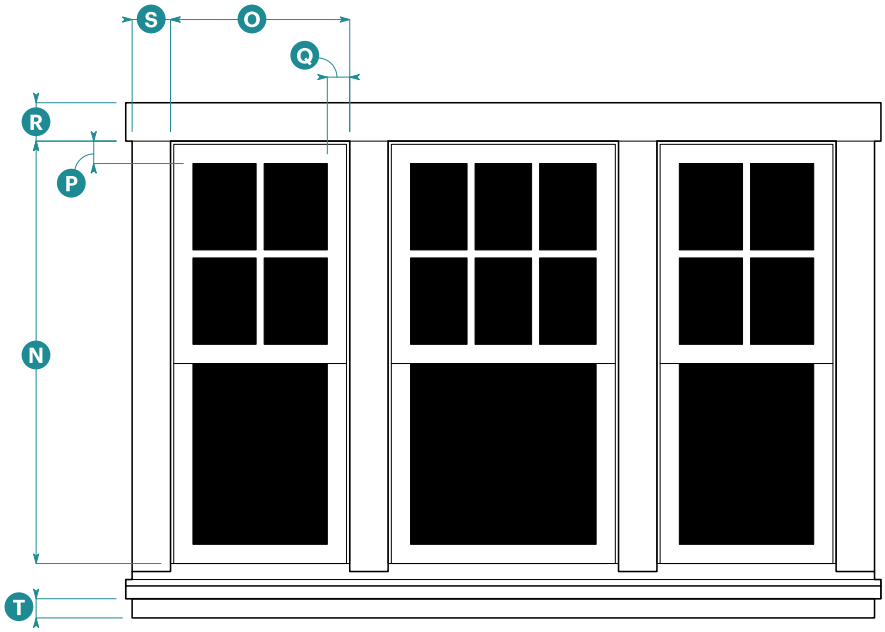
[6] Jamb shall be narrower than header



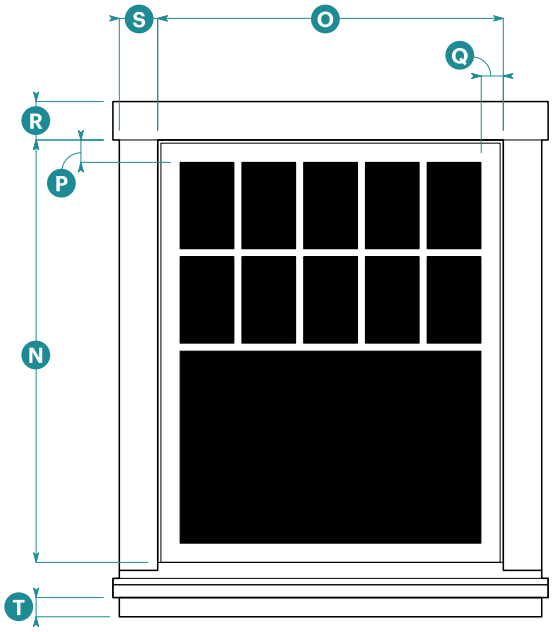
Upper Floor Typical Window Elevation
6 over 1



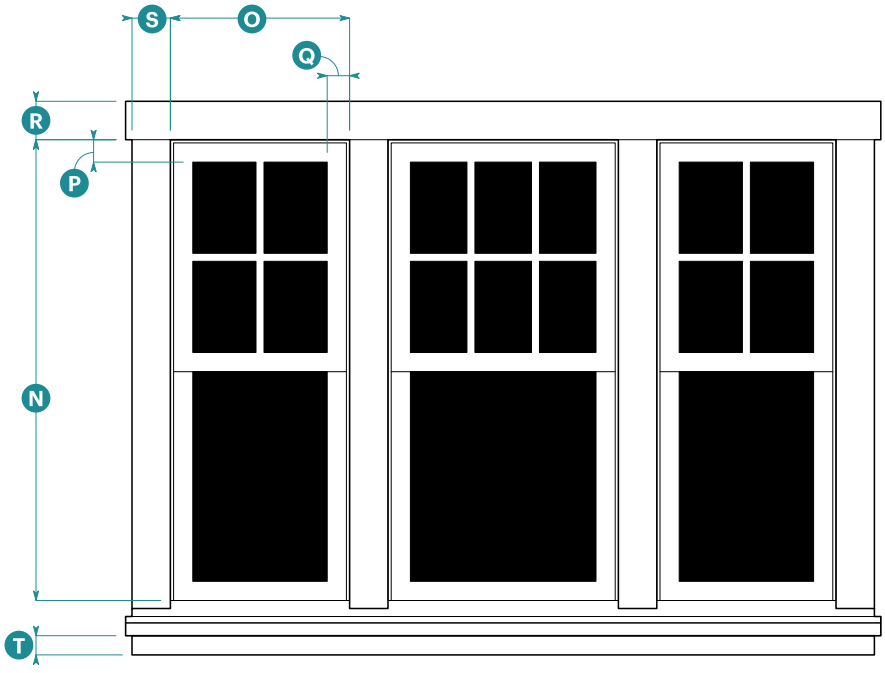
Ground Floor Typical Window Elevation
6 over 1



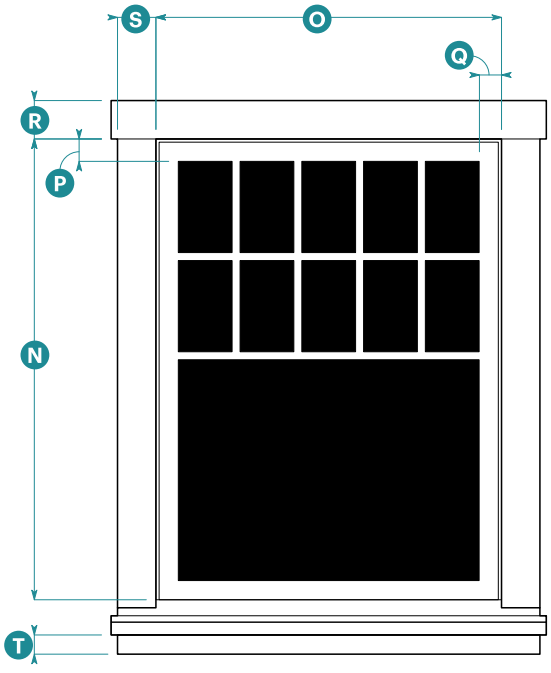
Upper Floor Ganged Window Elevation
4 over 1 and 6 over 1



Upper Floor Picture Window Elevation
10 over 1



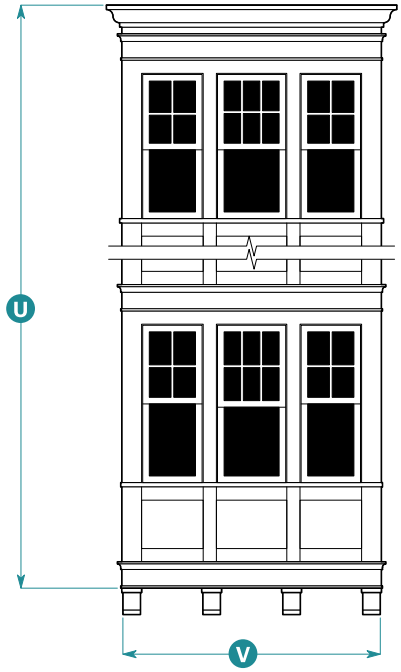
Ground Floor Ganged Window Elevation
4 over 1 and 6 over 1



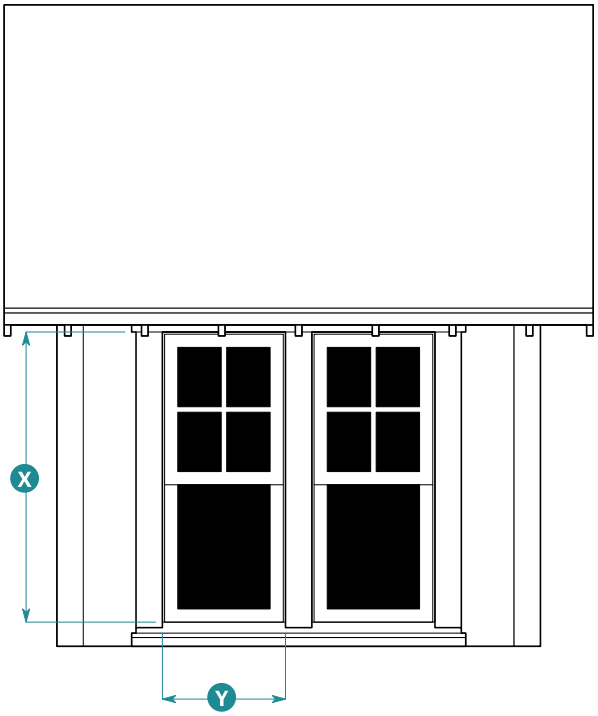
Ground Floor Picture Window Elevation
10 over 1



Bay Window Plan



Bay Window Elevation

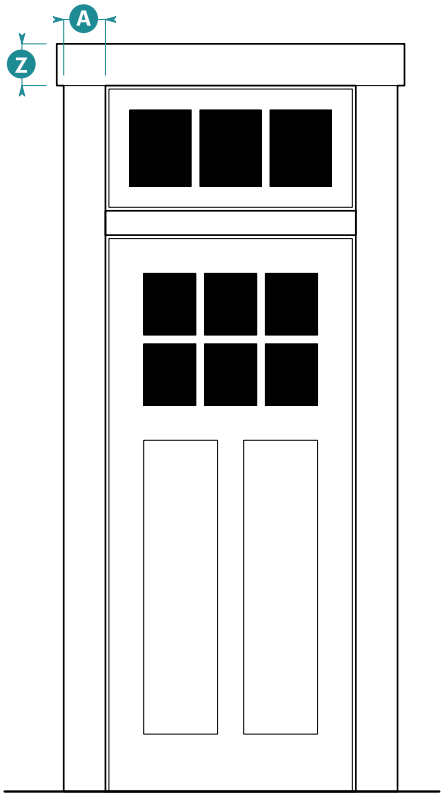


Dormer Elevation

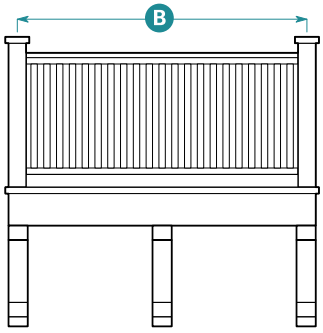
10. Bay Windows		
Form		
Type	Square	
Size		
Height		U
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	V
Depth	1'0" min.; 3'0" max.	W
Cornice Types		
Building parapet wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		
Multi-story bay window form shall be vertically continuous.		

10. Bay Windows (Continued)
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Shed or Gable	
Pitch	2:12 min.; 5:12 max.	
Horizontal Projection		
Eave	8" min.	
Rake	8" min.	
Window		
Proportion, Height X to Width Y	1.75 min.	
Width	3'0" min.	Y
Dormers allowed only for buildings with half stories.		
Pediment not allowed.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation

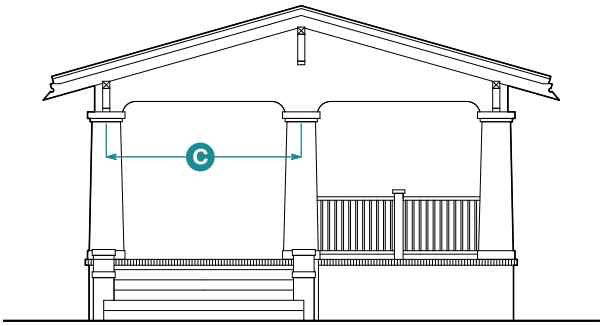


Balcony Front Elevation

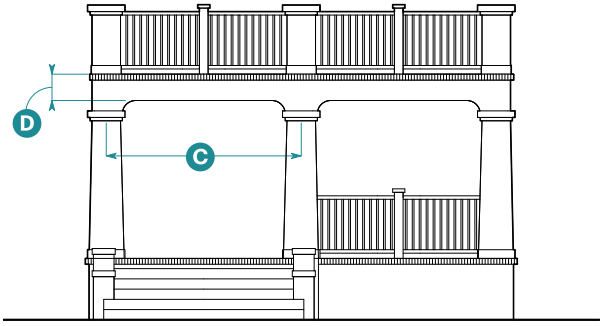
12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround[7]		
Head Width	6" min.	Z
Jamb Width	4" min.	A
Additional Elements		
Transom	Allowed	
Pediment	Not Allowed	

[7] Jamb shall be narrower than header

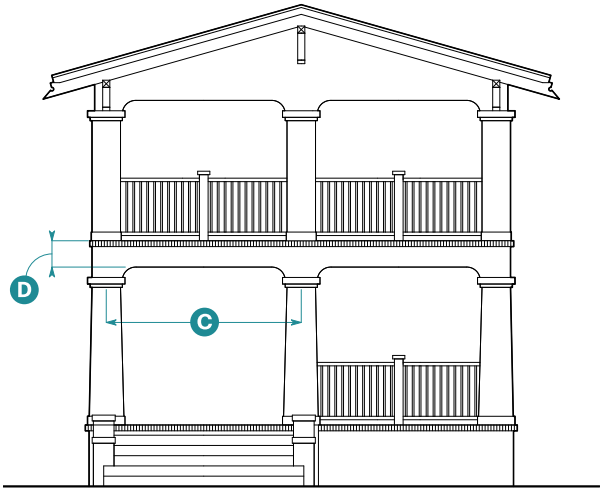
13. Balconies		
Allowed Materials		
Post, Baluster, Handrail, and Fascia	Metal, composite wood, wood	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	B



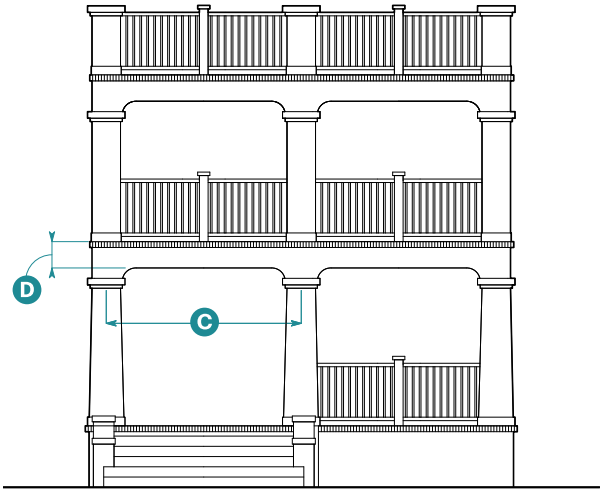
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

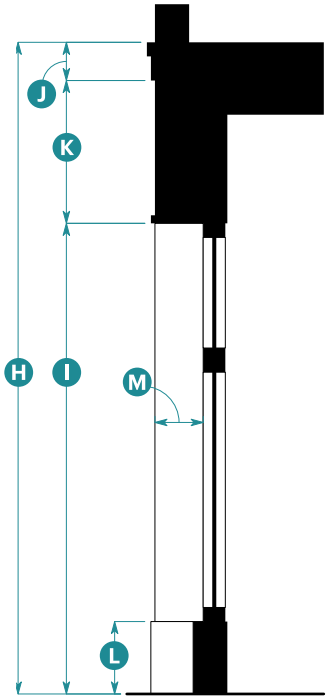


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square-tapered	
Base Width	1'10" min.	
Spacing	9'6" min.; 12' max. on center	C
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	D



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	E
Display Window	3'0" min.; 4'0" max.	F
Distance Between Storefront Modules	1'0" min.; 2'0" max.	G
Height		
Overall	13'0" min.	H
Head Height	10'0" min.	I
Cornice	10" min.	J
Signage Band	1'6" min.	K
Base	1'0" min.; 2'0" max.	L
Horizontal Recess		
Depth	1'0" min.; 2'0" max.	M
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Shingle and lap siding: composite wood, wood, fiber cement; and stucco
Base	
Base or Foundation	Stone, cast stone, painted concrete
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, metal
Railing	Composite wood, wood, metal
Storefronts	
Columns	Composite wood, wood, fiberglass, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

Wood shingles shall be in compliance with the Wildland Urban Interface Code.

10-20.08.070 Main Street Classical









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Main Street Classical style buildings combine influences from late 19th century Classical Revival and pre-war American main street architecture. With brick as a primary facade material, facades have a tripartite composition and often introduce ornament in a prominent cornice.

2. Typical Characteristics

- Symmetrical facade composition with proportions that imply load-bearing masonry structure
- Prominent cornice with classical detailing and parapet or pedimented roof forms
- Regular pattern of vertically proportioned openings
- Brick and stucco as primary facade materials

Elements of Main Street Classical Style – Mixed-Use Prototype

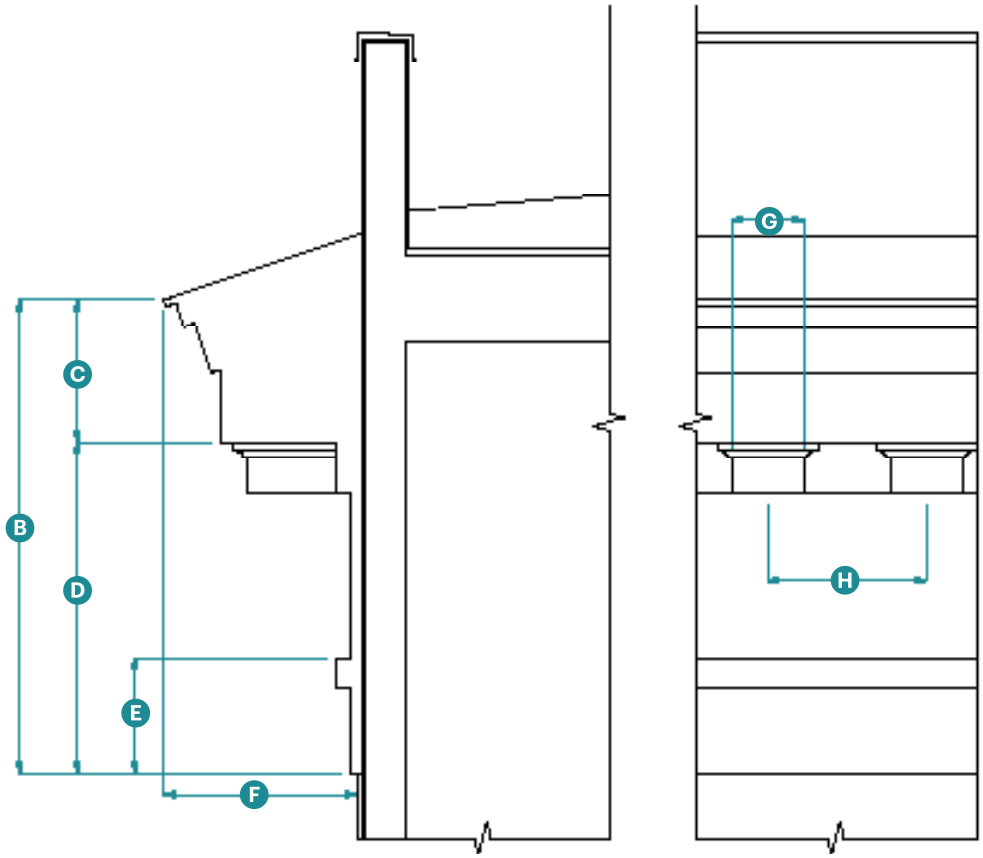
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base		
Height	1'0" min.; 2'0" max.	A



Parapet Section

Parapet Elevation

5. Building Roof

Form

Roof Type	Flat

6. Rake

Because this style does not allow sloped roofs, rake is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

7. Eave

Because this style does not allow sloped roofs, eave is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

8. Parapet

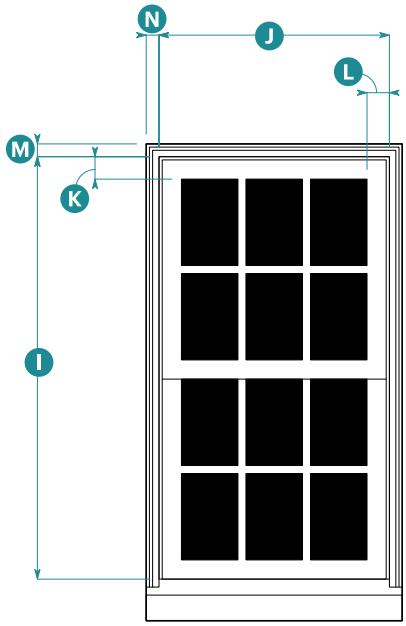
Height		
Overall	5'6" min.	B
Cornice	1'8" min.	C
Fascia		
Overall	3'6" min.	D
Lower Band	1'2" min.	E
Horizontal Projection [1]		
Overall	2'6" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Dentils	
Width	10" min.	G
Spacing	2'0" max. on center	H
Placement	Below cornice at top of fascia	

[1] Horizontal projection includes gutter.

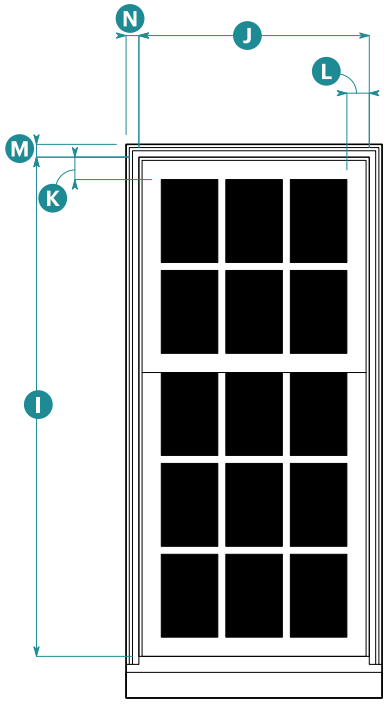
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [2]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'6"	
Ground Floor, Picture	4'6" x 6'6"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 over 9; 6 over 6	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	Yes	

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

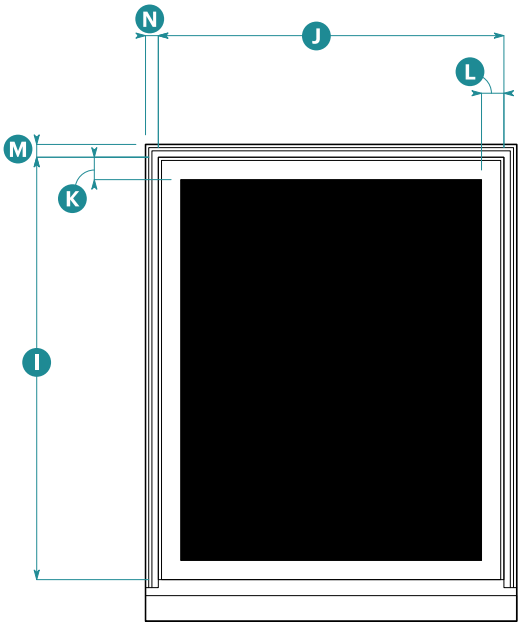
[2] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



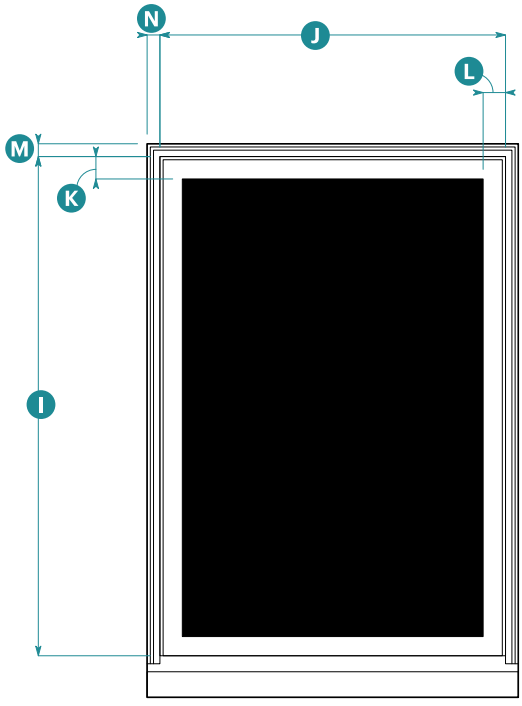
Upper Floor Typical Window Elevation
6 over 6



Ground Floor Typical Window Elevation
6 over 9



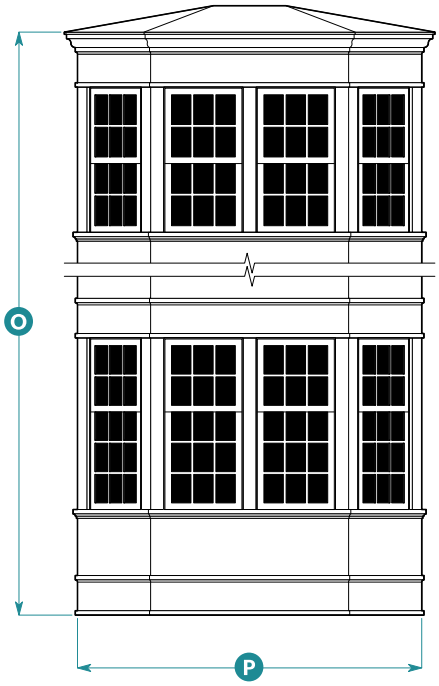
Upper Floor Picture Window Elevation



Ground Floor Picture Window Elevation



Bay Window Plan

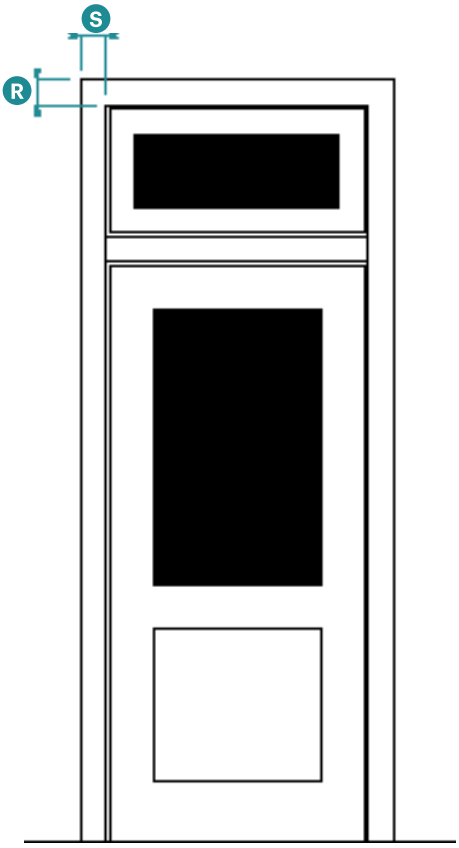


Bay Window Elevation

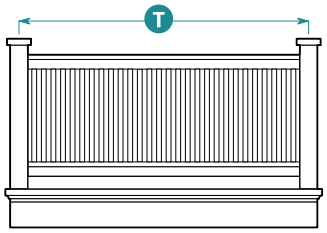
10. Bay Windows		
Form		
Type	Chamfered	
Interior Angle	30 degrees min.; 55 degrees max.	
Number of Faces	3 or 5	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Cornice wraps bay.		
Bay stops below building cornice (bay has own cornice).		

10. Bay Windows (Continued)
Bay returns into building cornice (bay never projects above the building cornice).
Additional Standards
Bay depth not allowed to project beyond cornice depth.
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.

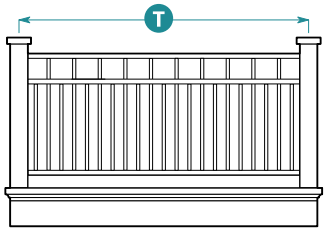
11. Dormers
Because this style does not allow sloped roofs, dormers shall not be used.



Entry Door Elevation



Type 1
Square Guardrail

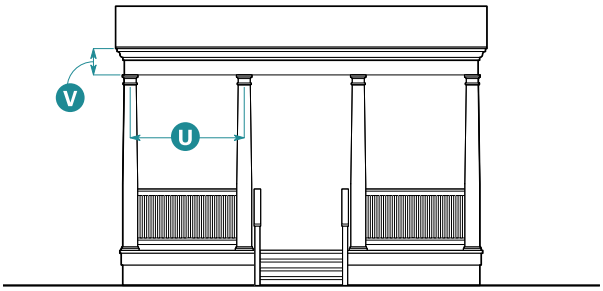


Type 2
Decorative Metal Guardrail

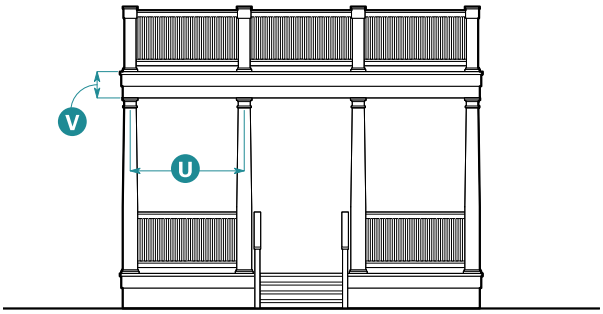
Balcony Front Elevation

12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround		
Head Width	4" min.	R
Jamb Width	4" min.	S
Additional Elements		
Transom	Allowed	
Pediment	Allowed	

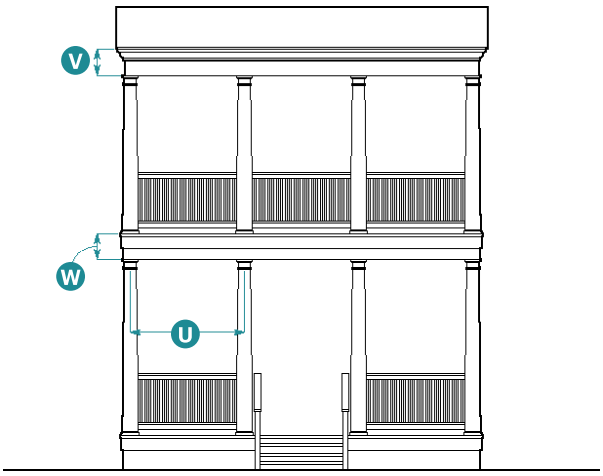
13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T



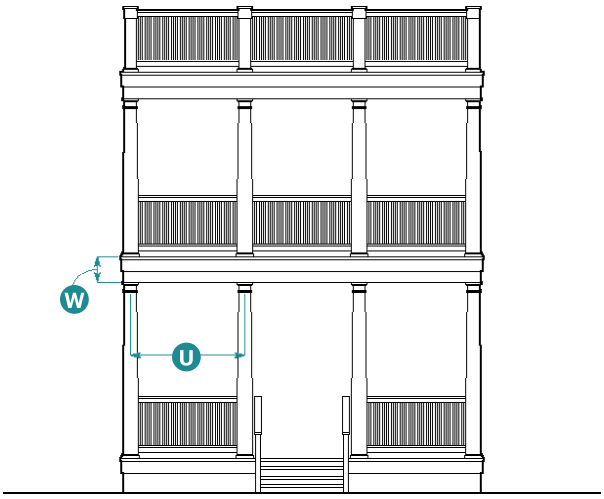
One-Story Porch



One-Story Porch with Deck Above

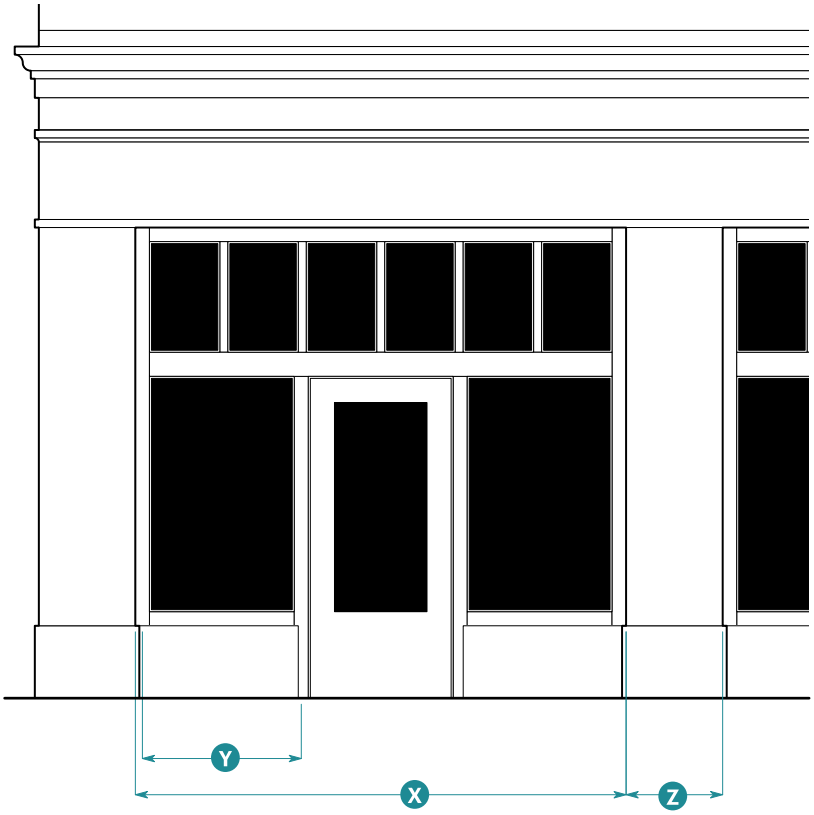


Two-Story Porch

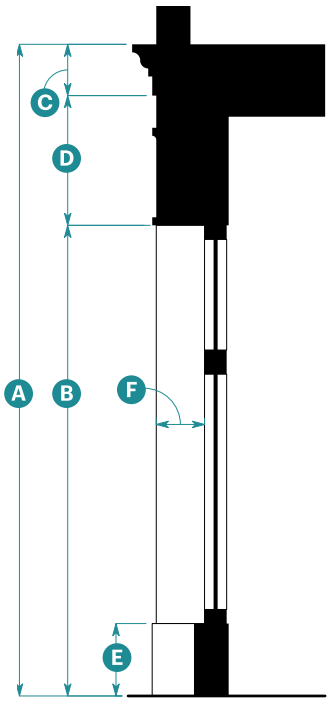


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Clearly defined capital, base, and shaft; shaft either turned with entasis or square stock with optional detailing	
Diameter	8" min.	
Spacing	6'6" max. on center	U
Entablature		
Height of Topmost Entablature		
Overall	1'6" min.	V
Fascia	10" min.	
Height of Floor-to-Floor Entablature		
Overall	10" min.	W



Storefront Elevation

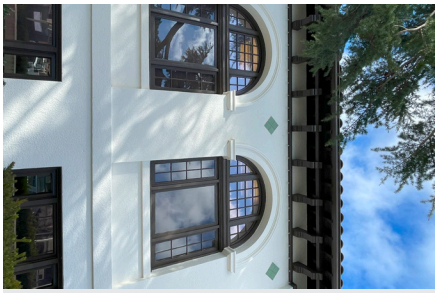


Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	X
Display Window	3'0" min.; 4'0" max.	Y
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Z
Height		
Overall	13'0" min.	A
Head Height	10'0" min.	B
Cornice	10" min.	C
Signage Band	1'8" min.	D
Base	1'0" min.; 2'0" max.	E
Horizontal Recess		
Depth	6" min.; 2'0" max.	F
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Brick, stucco
Base	
Base or Foundation	Brick, stone
Windows, Bay Windows, and Entry Doors	
Lintel	Stone, concrete
Entry Door	Wood, aluminum-clad wood, aluminum
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, cast stone, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

10-20.08.080 Mediterranean









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Mediterranean style buildings in Marin County draw from Spanish Colonial, Pueblo, and Spanish Revival influences. These buildings combine austere wall planes with punched, recessed openings for windows.

2. Typical Characteristics

- Low-pitched gabled or hipped roofs clad in red tile with open eaves
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary facade material with stucco or wood attached elements

Elements of Mediterranean Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall

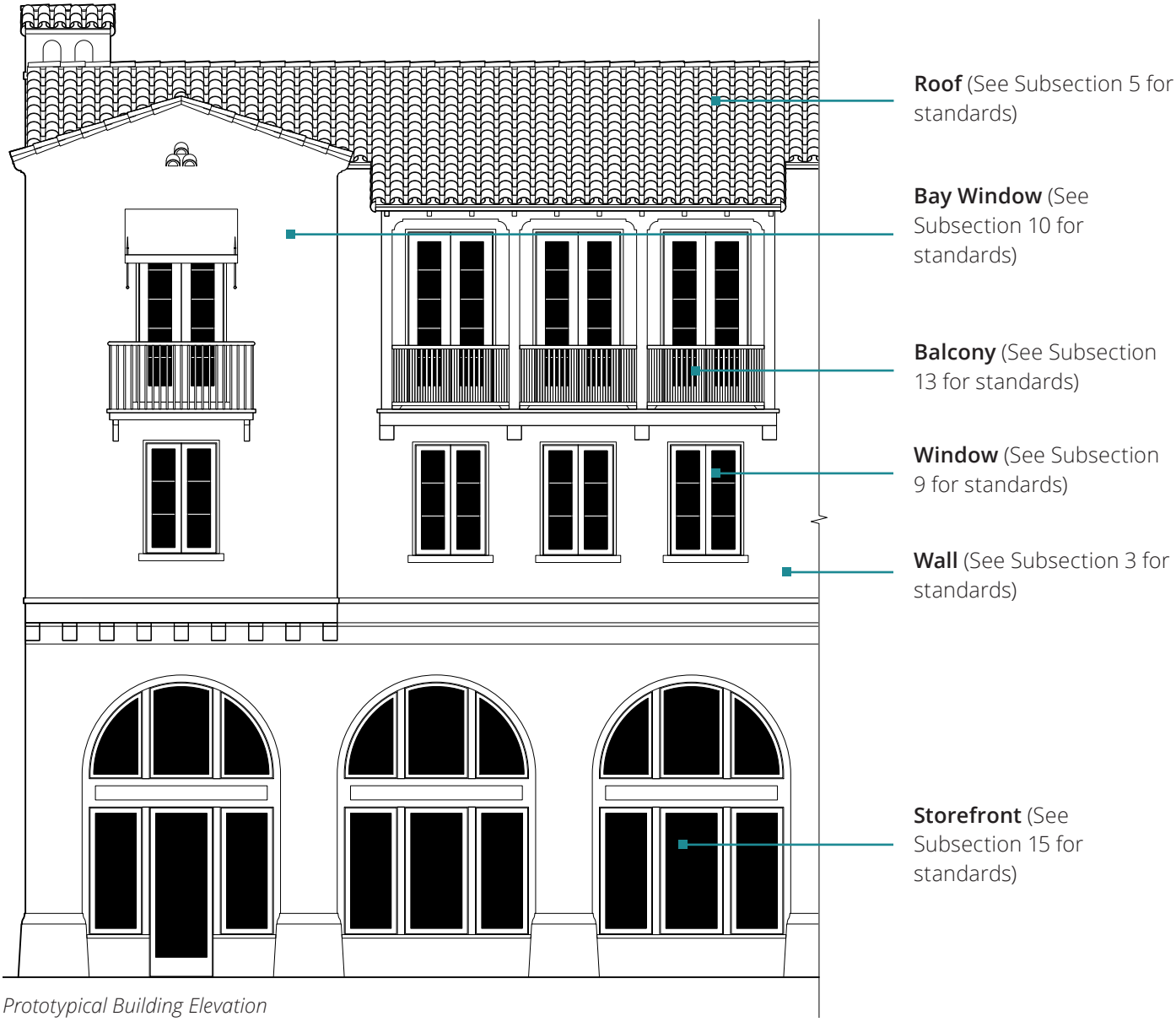
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base

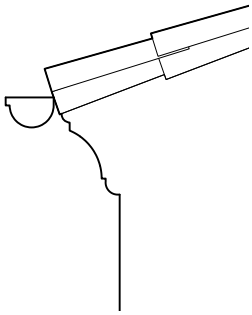
None required

Elements of Mediterranean Style – Mixed-Use Prototype

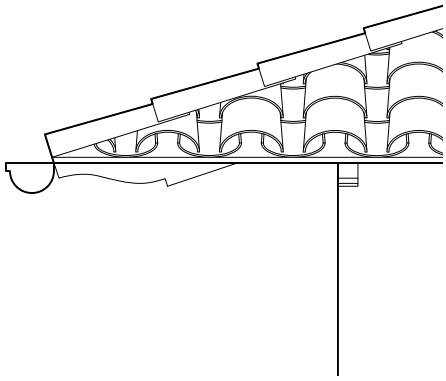
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



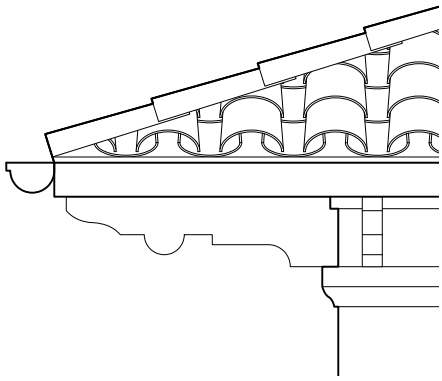
Prototypical Building Elevation



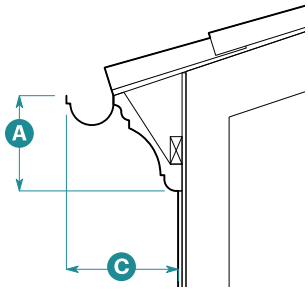
Closed Eave Elevation



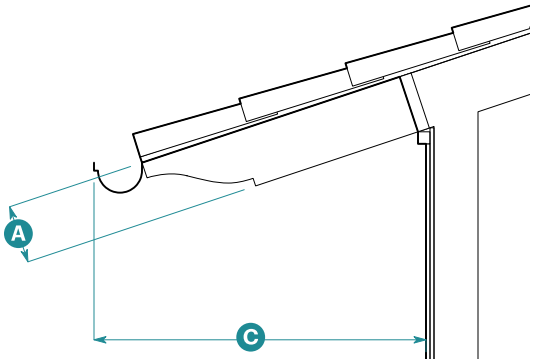
Open Eave Elevation



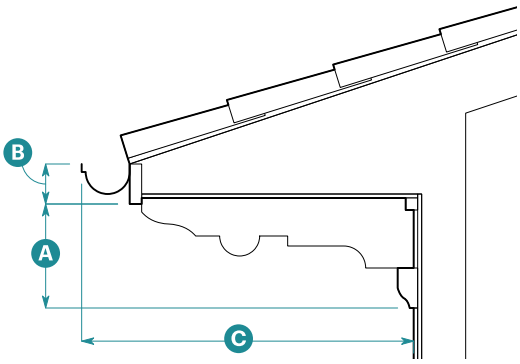
Returned Eave Elevation



Closed Eave Section



Open Eave Section



Returned Eave Section

5. Building Roof

Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 6:12 max.	N/A

6. Rake

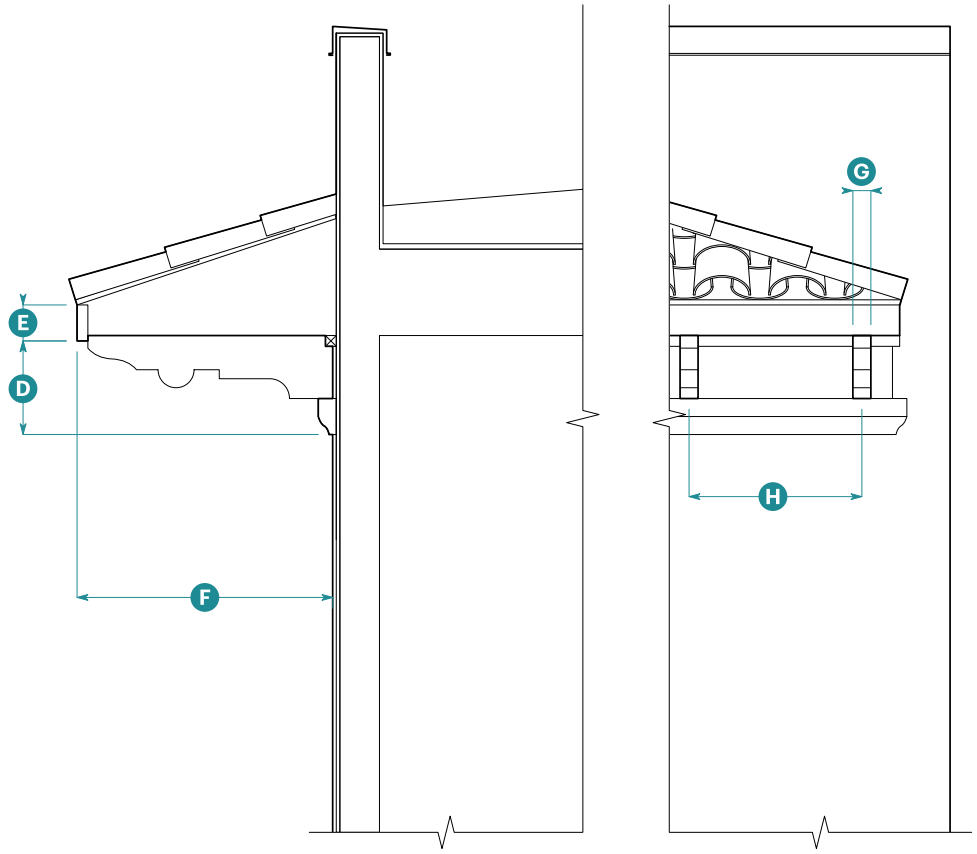
No specialized rake profile

7. Eave

Standards	Closed	Open	Returned	
Height				
Supporting Element	1'0" min.	8" min.	1'0" min.	A
Fascia	None	None	6" min.	B
Horizontal Projection [1]				
Overall	1'0" min.	3'0" min.	2'6" min.	C

[1] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



Parapet Section

Parapet Elevation

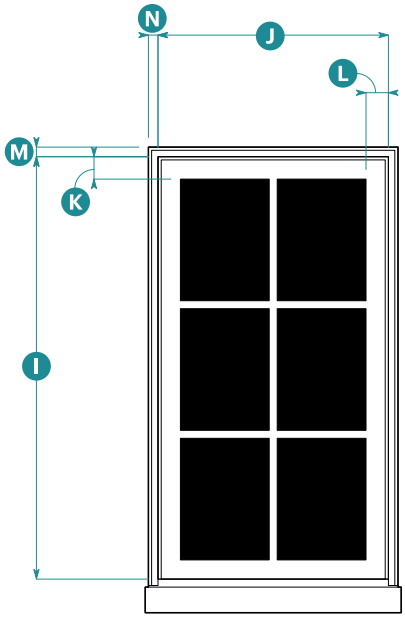
8. Parapet		
Height		
Supporting Element	1'8" min.	D
Fascia	6" min.	E
Horizontal Projection [2]		
Overall	2'0" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Brackets	
Width	3" min.	G
Spacing	24" max. on center	H
Placement	Below fascia	

[2] Horizontal projection includes gutter.

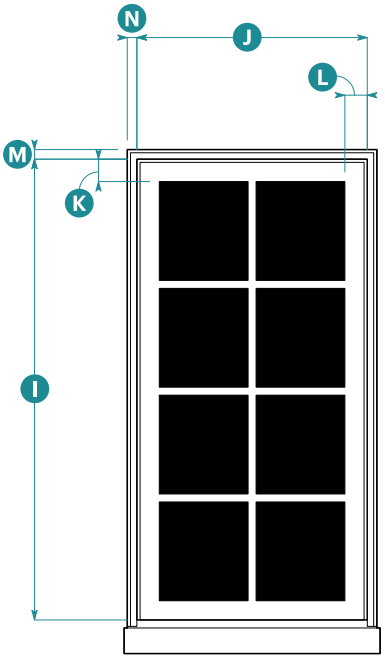
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [3]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square, arched	
Operation	Casement	
Window		
Glazing Divisions	6 parts or 8 parts	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Apron	None required	
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	2" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

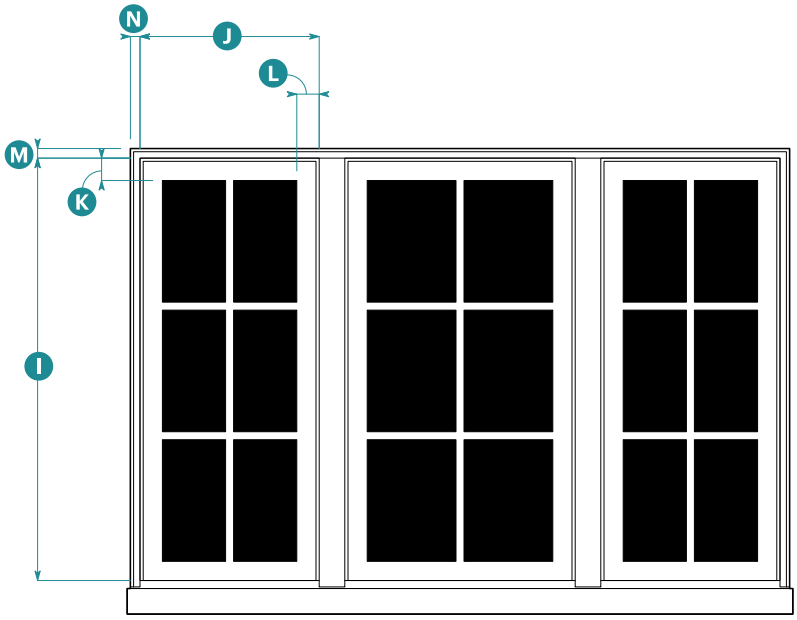
[3] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



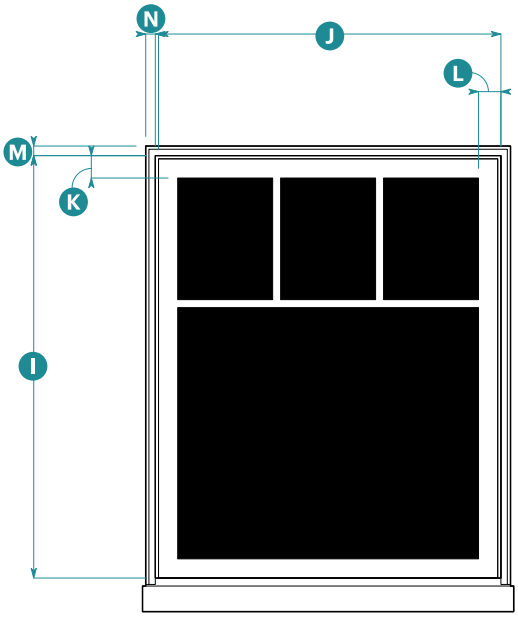
Upper Floor Typical Window Elevation
6 parts



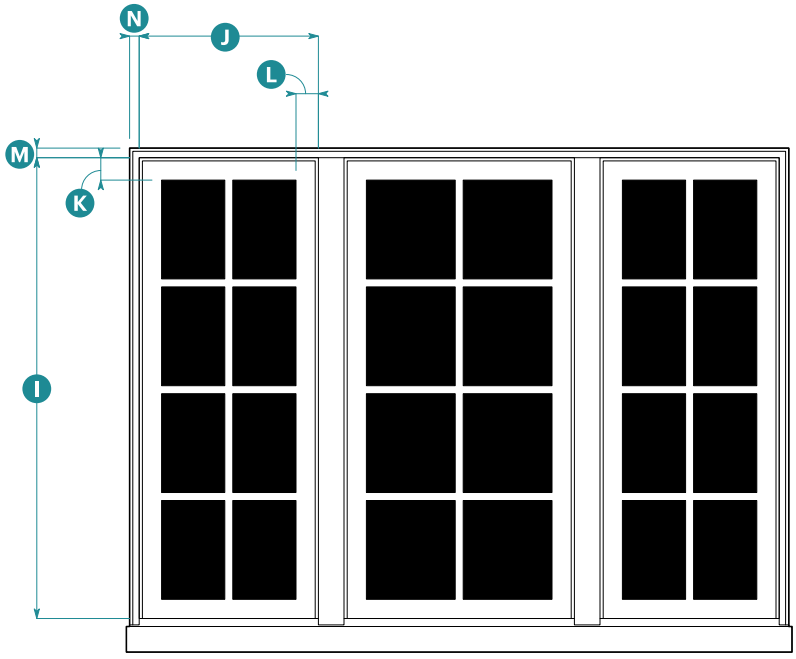
Ground Floor Typical Window Elevation
8 parts



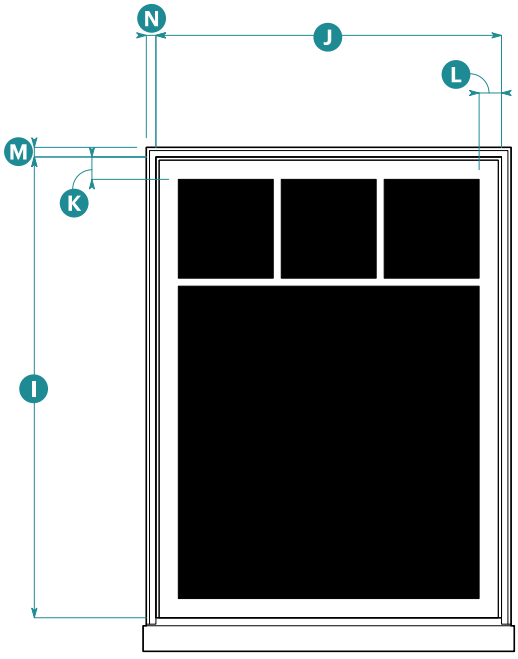
Upper Floor Ganged Window Elevation
6 parts



Upper Floor Picture Window Elevation



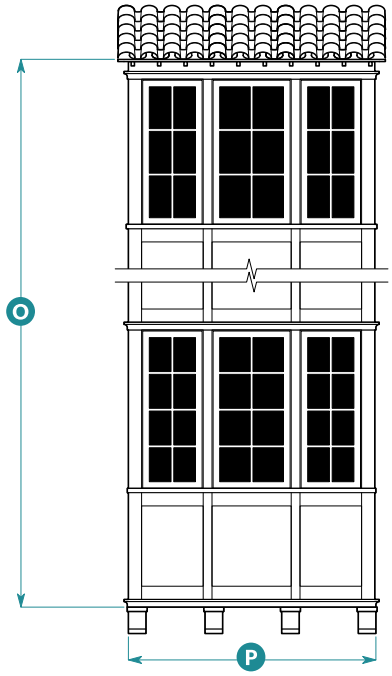
Ground Floor Ganged Window Elevation
8 parts



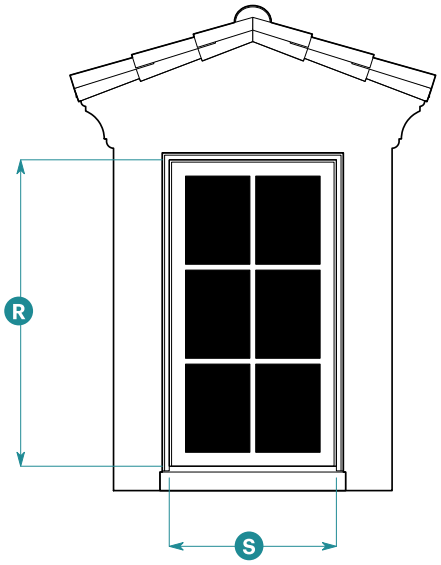
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

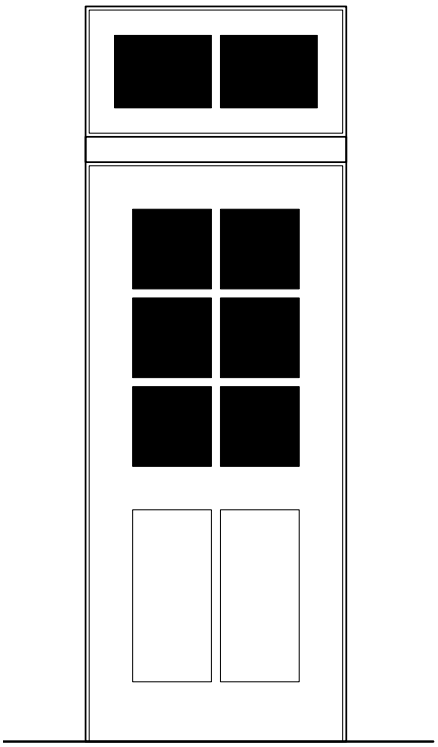


Dormer Elevation

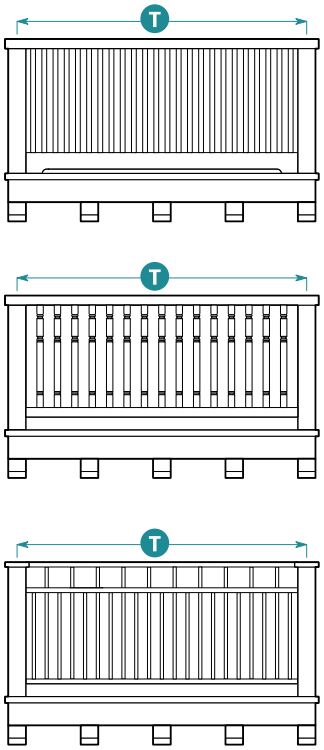
10. Bay Windows		
Form		
Type	Square	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Building eave wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		

10. Bay Windows (Continued)
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Gable	
Pitch	4:12 min.; 8:12 max.	
Window		
Proportion, Height R to Width S	1.75 min.	
Width	3'0" min.	S
Pediment		
Allowed	No	
Dormers allowed for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



Type 1
Square Guardrail

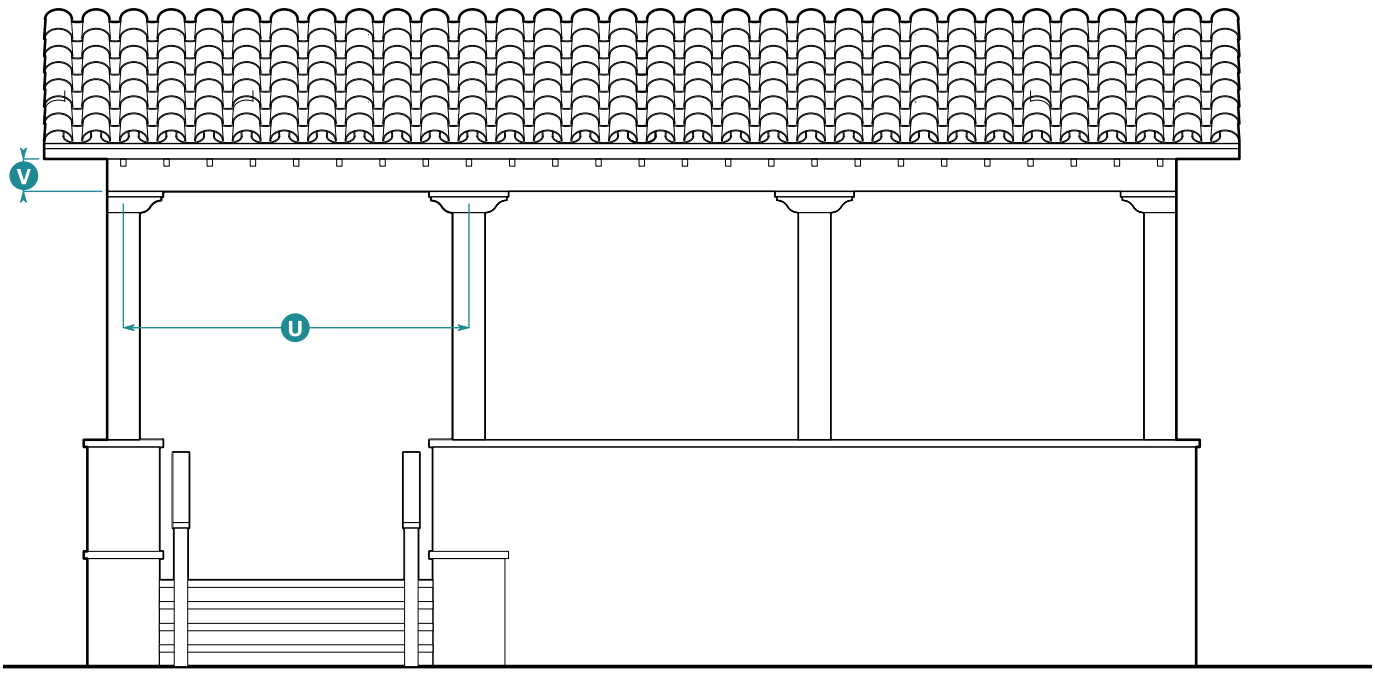
Type 2
Turned Guardrail

Type 3
Decorative Metal Guardrail

Balcony Front Elevation

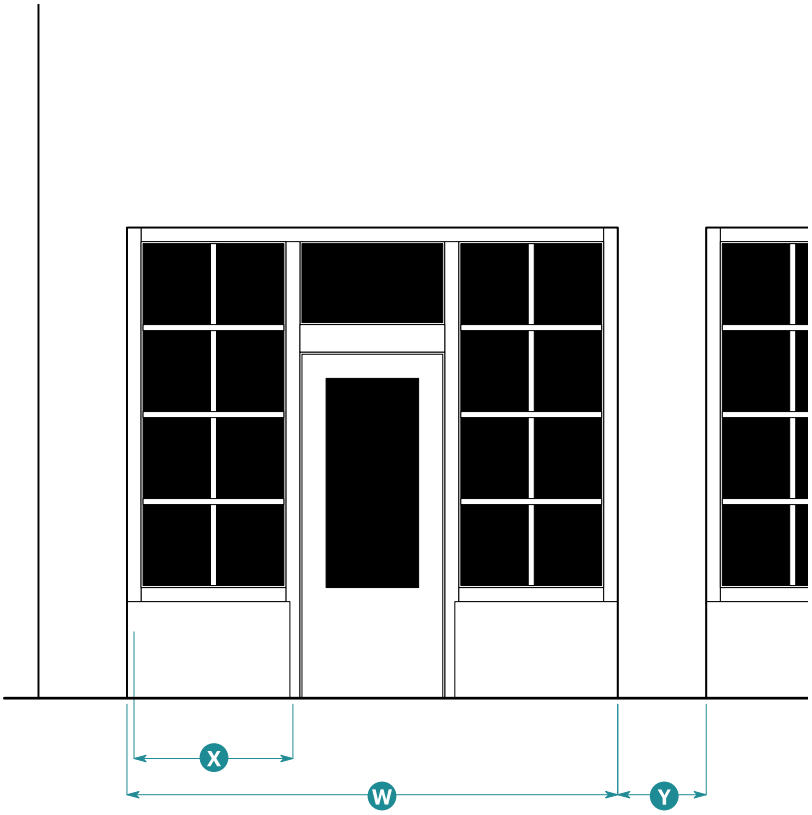
12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

13. Balconies	
Allowed Materials	
Type 1 - Square Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 2 - Turned Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 3 - Decorative Metal Guardrail	
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Baluster	Metal
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min. T

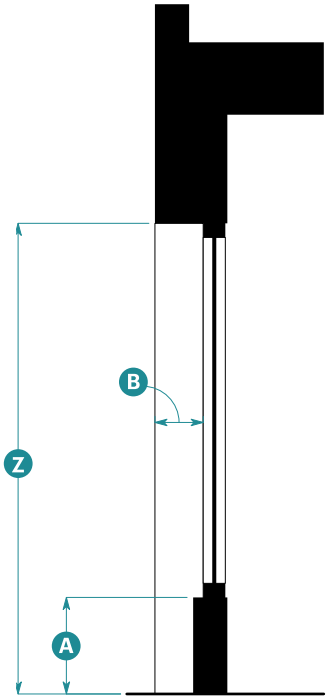


Porch Elevation

14. Porches		
Columns		
Shape	Square or round, with capitals or brackets	
Diameter	8" min.	
Spacing	9'0" max. on center	U
Entablature		
Overall	10" min.	V



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	W
Display Window	3'0" min.; 4'0" max.	X
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Y
Height		
Head Height	11'0" min.	Z
Cornice	None	
Signage Band	None	
Base	1'0" min.; 2'0" max.	A
Horizontal Recess		
Depth	6" min.; 9" max.	B

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Stucco
Roof and Roof Elements	
Roofing	Terracotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets	Composite wood, wood, or fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Sill	Stucco, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Wood, wrought iron
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, tile

Article 9: Specific to Signage Types

Sections:

10-20.09.010 Signage Standards

10-20.09.010 Signage Standards

All signage shall comply with the standards in Title 10, Chapter 9 (Signs).

This page intentionally left blank

Article 10: Specific to Large Sites

Sections:

10-20.10.010 Purpose
10-20.10.020 General to Walkable Community Design
10-20.10.030 Walkable Neighborhood Plan
10-20.10.040 General to Civic Space

10-20.10.010 Purpose

This Article establishes standards to create walkable neighborhoods.

1. Development subject to this Article is required to create and reinforce walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this Section shall achieve the following goals:
    A. Improve the built environment and human habitat;
    B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
    C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
    D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
    E. Promote the health benefits of walkable environments;
    F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
    G. Reinforce the unique identity of the Town and build upon the local context, climate, and history;
    H. Realize development based on the patterns of existing walkable neighborhoods; and
    I. Design that suits specific topographical, environmental, development site layout, and design constraints unique to the development site.

10-20.10.020 General to Walkable Community Design

1. Developments of at least three acres or at least 700 feet long or deep shall be designed per the following standards:

   A. Developments of three acres or less, see Figure 1 [Walkable Neighborhood Plan Design Process Overview for Large Sites (1 to three acres)]; or

   B. Developments over three acres, see Figure 2 [Walkable Neighborhood Plan Design Process Overview for Large Sites (Over three acres)]; and

   C. **Walkable Neighborhood Plan (WNP).** Proposed development is required to include a Walkable Neighborhood Plan (WNP) in compliance with this Subsection that identifies the proposed and existing blocks, civic and open spaces, and streets within 1,500 linear feet of the proposed development. WNPs shall include the information required in Section 10-20.10.030 (Walkable Neighborhood Plan).

2. **Civic Space Required**

   A. Civic space shall be provided in compliance with Section 10-20.10.040 (General to Civic Space).

   B. A minimum of 10 percent of the total development area, after subtracting street right-of ways, is required.

3. **Streets.** Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.

   A. New streets are required to meet the standards in Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges), including maximum slope.

   B. Required streets, indicated on the Zone Map or a Site Development Regulating Plan may be adjusted from their identified location by up to 100 feet in either direction.

   C. The WNP shall identify the proposed street and block network.

   D. Streets that pass from one zone to another may transition in their streetscape along the street's edges. For example, while a street within a more intense zone (e.g., MS.S) with retail shops may have wide sidewalks with trees in grates, it may transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., N.S) with lower intensity residential building types.

4. **Alleys**

   A. Existing alleys may be removed if street access is provided to the development sites on those blocks in compliance with the access standards of the zone.

   B. Alleys may be added in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges) and in compliance with Table A (Block Size Standards).

   C. Development sites adjoining an alley and/or with a slope greater than six percent may be reduced in depth by up to 10 feet of the required depth. Rear setbacks may be reduced as allowed by Section 10-20.11.030 (Adjustment to Standards). Front setbacks shall not be reduced.

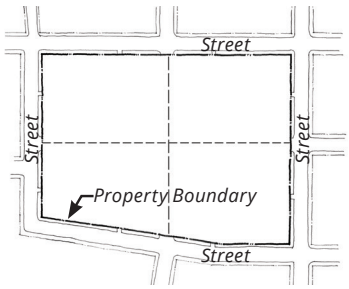
5. **External Connectivity**

   A. The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

Figure 10-20.10.020.1: Walkable Neighborhood Plan Design Process Overview for Large Sites (One to Three Acres)

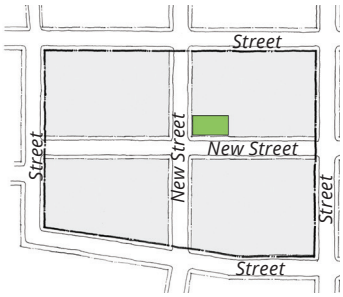
1 Blocks

Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).



2 Streets/Civic Space

A. Introduce new streets in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.



3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to development sites and maintain a continuous streetscape without the interruption of driveways.



4 Zones

Apply zones to implement the intended physical character in compliance with Subsection 10-20.10.020.7.



Neighborhood.Small
Neighborhood.Medium
Main Street.Small

5 Development Sites

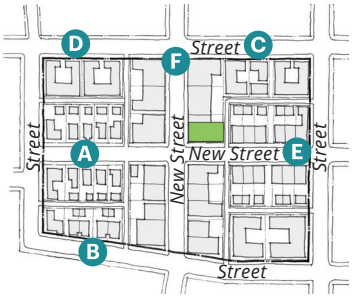
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce development sites[1] within each block based on the required development site width and depth.



[1] Development site lines may be permanently recorded by the applicant.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each development site. See Subsection 8 of each zone and check Section 10-20.10.030 (Walkable Neighborhood Plan) for all standards.



A House
B Duplex
C Multiplex
D Neighborhood Courtyard
E Neighborhood Townhouse
F Main Street Building

Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres)

1 Blocks

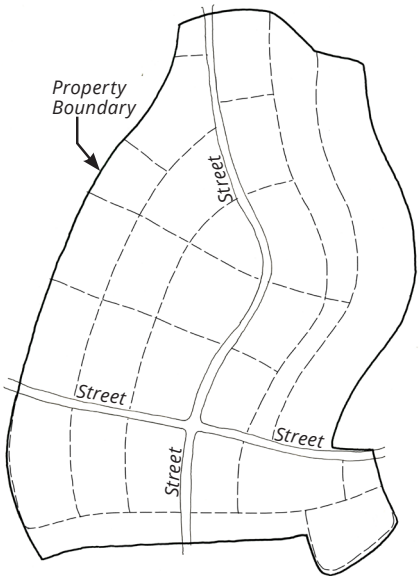
Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).

2 Streets/Civic Space

A. Introduce new streets in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.

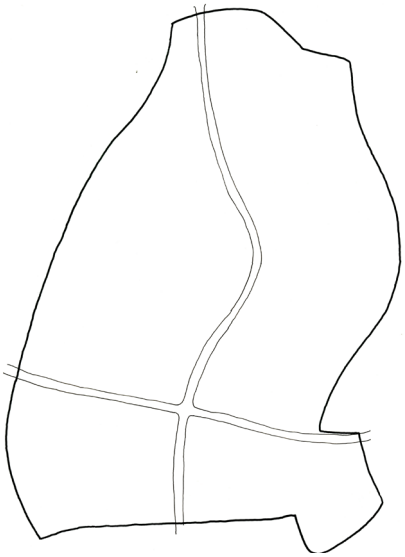
3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to development sites and maintain a continuous streetscape without the interruption of driveways.









Existing Site

Development area with existing streets and superblocks

Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres) (Continued)

4 Zones

Apply zones to implement the intended physical character, in compliance with Subsection 10-20.10.020.7.

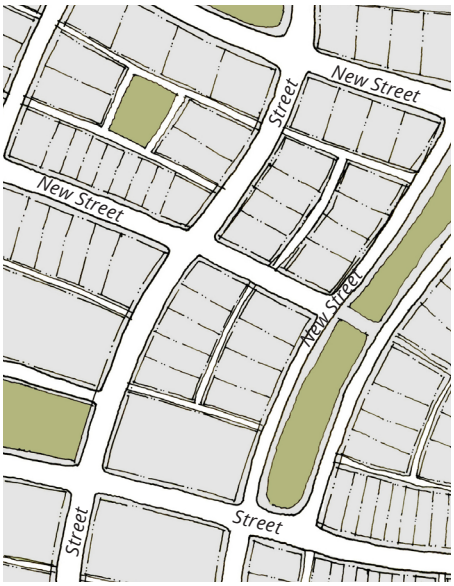
5 Development Sites

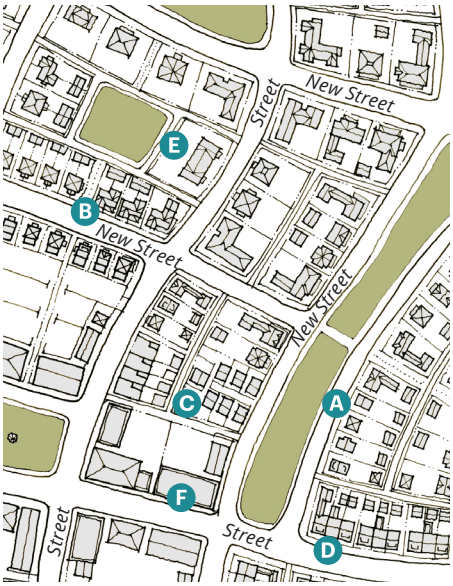
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce development sites[1] within each block based on the required development site width and depth.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each development site. See Subsection 8 of each zone and check Section 10-20.10.030 (Walkable Neighborhood Plan) for all standards.







Neighborhood.Small
Neighborhood.Medium
Main Street.Small

[1] *Development site lines may be permanently recorded by the applicant.*

A *House*
B *Duplex*
C *Cottage Court*
D *Neighborhood Townhouse*
E *Multiplex*
F *Main Street Building*

B. Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table A (Block Size Standards), for each direction (north, south, east, and west) in which development abuts vacant land.

C. Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

D. New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

6. **Block Size** (New Blocks and Blocks to be Modified)

A. Individual block lengths and the total block perimeter shall be in compliance with the standards in Table A (Block Size Standards).

B. If a block contains multiple zones, the most intense zone is to be used to establish the standards for block size.

C. Blocks shall be a minimum width to result in two halves of developable development sites in compliance with the development site depth standards for the allowed building types in the zone. A single half is allowed when adjoining an existing half-block.

D. Blocks shall be designed so that new streets and building sites conform with Section 10-20.04.050 (Slope Standards).

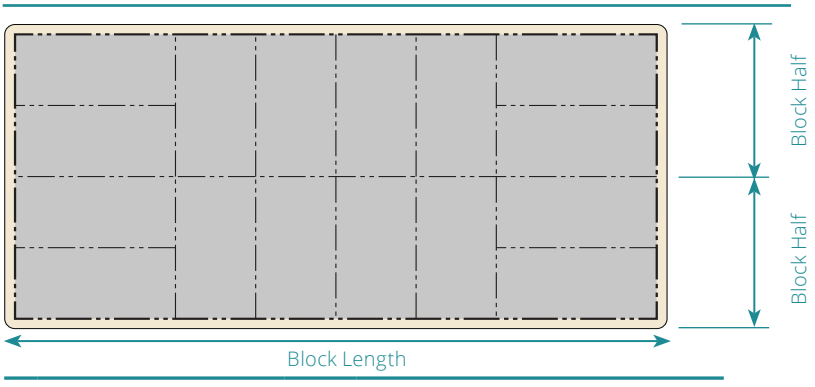
E. Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less Than 6% Slope) and Table 11.030.B (Adjustments to Standards for Development Sites Over 6% Slope).

Table 10-20.10.020.A: Block Size Standards

Zone	Length	Passage Required[1]	Perimeter Length
N.S	600' max.	Yes	2,000' max.
N.M	600' max.	Yes	2,000' max.
MS.S	600' max.	Yes	2,000' max.

[1] In compliance with the standards for a Passage in Subsection 10-20.10.040.13 (Passage)

Figure 10-20.10.020.3 Block Size



7. **Stormwater Management**

A. **Integrated Design**

(1) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.

(2) The WNP shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:

(a) Swale within a planted median;

(b) Swale within a continuous tree planter adjacent to the travel lane;

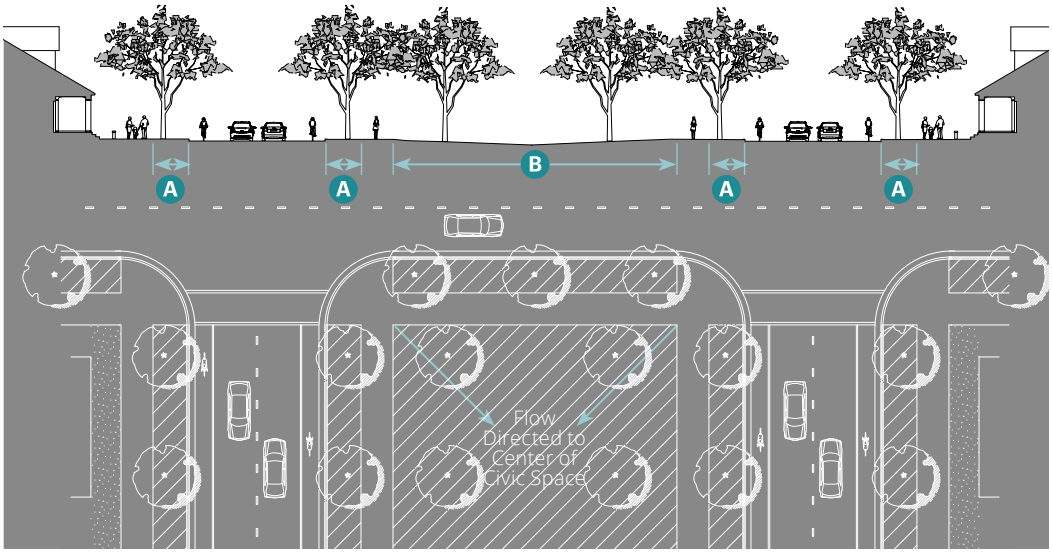
(c) Pond or other water body; and/or

(d) Areas within an allowed civic space type.

(3) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.

(4) The stormwater management area(s) may connect with those of adjacent development(s).

Figure 10-20.10.020.4 Stormwater Management Diagram



Potential Area for Stormwater Management

A Planted Swale

B Civic Space Graded to also Accommodate Stormwater

8. **Applying Zones**

A. **Allocation of Zones.** The WNP shall map the proposed zones on the proposed blocks and any existing blocks in the development in compliance with the following:

(1) Sites less than three acres are required to apply one zone, using only the zones established in Article 3 (Zones); or

(2) Sites greater than three acres and up to 20 acres shall apply at least two zones using only the zones established in Article 3 (Zones); or

(3) Sites over 20 acres shall apply zones in compliance with the allocation mix standards in Table B (Required Allocation Mix of Zones).

B. **Organization of Zones.** Zones shall be organized and mapped in a manner that responds appropriately to the various development site conditions. When applying or amending zone boundaries, more intense zones (i.e., MS.S) shall be organized around a neighborhood main street, civic or open space, transit stop, or civic building locations suitable for greater intensities. These areas shall not be located on slopes greater than six percent.

C. **Transition between Zones.** Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

Table 10-20.10.020.B: Required Allocation Mix of Zones

Zone	Minimum % of Land[1]	Maximum % of Land[1]
Walkable Development	**Total to not exceed 100%**	
N.S	10%	40%
N.M	25%	40%
MS.S	None	25%
Walkable Development within 1,500 feet of transit stop[2]	**Total to not exceed 100%**	
N.S	30%	50%
N.M	40%	70%
MS.S	None	30%

[1] Net area after subtracting rights-of-way for streets and open/civic space

[2] A high-frequency transit stop with approximately 15-minutes between arriving buses

10-20.10.030 Walkable Neighborhood Plan

1. **Walkable Neighborhood Plan (WNP) Standards**

   A. **Organization.** Each WNP is required to:

      (1) Identify the zone(s), civic space(s), street and block network, as allowed to be adjusted by Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope); and

      (2) Be in compliance with the design standards of Section 10-20.10.020 (General to Walkable Community Design).

2. **Required Content**

   A. **General.** Each WNP shall include the following information:

      (1) Boundaries of the proposed development;

      (2) Existing and proposed blocks within 1,500 linear feet of the development boundaries;

      (3) Open space not to be developed (if any);

      (4) Civic space, in compliance with Section 10-20.10.040 (General to Civic Space); and

      (5) Mapping of proposed zones in compliance with Subsection 10-20.10.020.8 (Applying Zones).

   B. **Illustrative Site Plan**

      (1) The proposed physical character of the WNP shall be identified on an Illustrative Plan showing, in plan view, the proposed building types and private frontage types on each block and the proposed public frontage types showing proposed trees and landscaping along streets and in civic space types.

      (2) As individual needs of a development may change over time, the building types specified in the WNP may be substituted with other building types allowed by the zone in compliance with the zone standards.

3. **Required Mix of Building Types and Private Frontage Types**

   A. The WNP shall maintain a mix of at least two different building types and two different private frontage types within each block, using only the types allowed in the zone(s).

   B. The WNP shall maintain a mix of at least two different architectural styles within each block.

   C. The WNP shall show dimensioned block depths for both halves of each block to demonstrate compliance with the minimum development site depth required for the building types in each zone.

   D. The applicant may choose to show the shortest minimum development site depth allowed in each zone with an acknowledgement that the selected depth may not accommodate the full range of building types allowed by the zone.

10-20.10.040 General to Civic Space

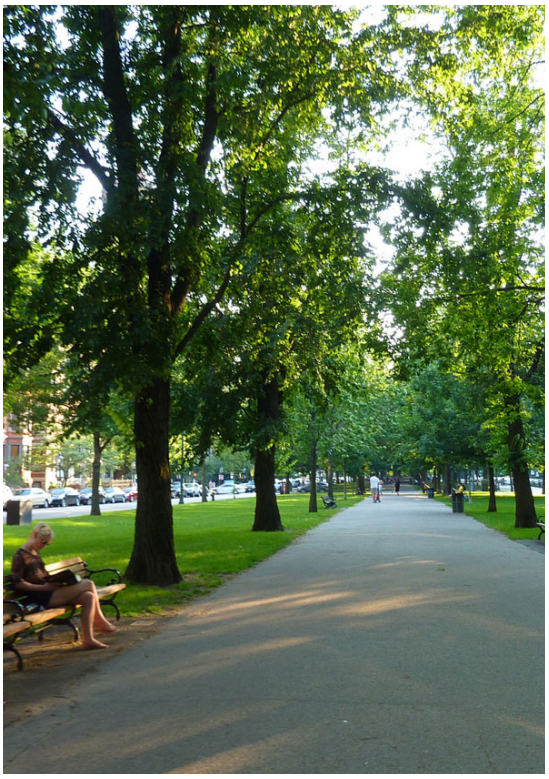
1. The WNP shall identify open spaces and civic space types in compliance with the following standards and the standards of Table A (Civic Space Types Overview).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for civic and open space.
3. Required civic and open space identified on the Zone Map or Site Development Regulating Plan may be adjusted from its identified location by up to 100 feet in any direction.
4. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
   A. Single-loaded frontage streets (those with development on one side and open space on the other);
   B. Bike and pedestrian paths; or
   C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
5. **Amount of Civic Space Required.** As required by Subsection 10-20.10.020.2, development of development sites are required to set aside a minimum area of the development site as civic space. One or more civic spaces may be used to meet the required area.
6. **Building Frontage Along or Adjacent to a Civic Space.** The facades on building development sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with Subsection 5 and Subsection 8 of the zone.
7. **Civic Space Types Overview.** This Subsection identifies the allowed civic space types and standards for improvements to existing civic spaces and for construction of new civic spaces. For each civic space type, Subsection 1 and Subsection 3 are regulatory, and Subsection 2 and Subsection 4 are non-regulatory. Allowed civic space types are identified in Table A (Civic Space Types Overview).

Table 10-20.10.040.A: Civic Space Types Overview

		Zones		
	Specific Standards	**N.S**	**N.M**	**MS.S**
Greenway	10-20.10.040.8	P	P	X
Green	10-20.10.040.9	P	P	X
Plaza	10-20.10.040.10	X	X	P
Playground	10-20.10.040.11	P	P	P
Community Garden	10-20.10.040.12	P	P	P
Passage	10-20.10.040.13	P	P	P

P = Allowed X = Not Allowed

8. Greenway







1. Description
A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

2. General Character
Formal or informal dominated by landscaping and trees with integral stormwater management capacity
Hardscape path
Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location	
Size	2 continuous blocks in length, min.
Width	60' min.
Shall front at least one street	

4. Typical Uses
Uses as allowed by the zone

9. Green







1. Description
A large space available for unstructured and limited amounts of structured recreation.
2. General Character
Formal or informal with integral stormwater management capacity
Primarily planted areas with paths to and between recreation areas and civic buildings
Spatially defined by tree-lined streets and adjacent buildings
3. Size and Location
Size 300' x 300' min.
Street required on at least one side of the Green.
Facades on development sites attached to or across a street shall "front" on to the Green.
4. Typical Uses
Uses as allowed by the zone

10. **Plaza**







1. Description
A community-wide focal point primarily for civic purposes and commercial activities.
2. General Character
Formal, urban
Hardscaped and planted areas in formal patterns
Spatially defined by buildings and tree-lined streets
3. Size and Location
Size 50' x 50' min.
Street required one of the Plaza's sides.
Facades on development sites attached to or across a street shall "front" on to the Plaza.
4. Typical Uses
Uses as allowed by the zone

11. Playground







1. Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other civic space types except Community Garden.

2. General Character

Play structure(s), interactive art, and/or fountain(s)

Shade and seating provided

May be fenced

Spatially defined by trees

3. Size and Location

Size	40' x 60' min.

4. Typical Uses

Uses as allowed by the zone

12. **Community Garden**



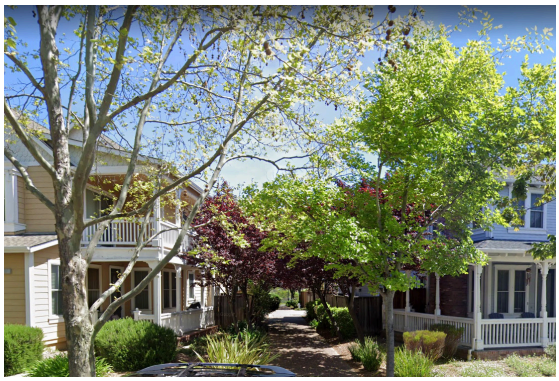




1. Description
A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Playgrounds.
2. General Character
Informal or Formal, urban
Combination of planted areas and hardscape
Spatially defined by building frontages and adjacent street trees
Walkways along edges or across space
3. Size and Location
Size No minimum; within any development site as allowed by the zone
4. Typical Uses
Uses as allowed by the zone

13. **Passage**







1. Description
A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.
2. General Character
Formal, urban
No accessory structure(s)
Primarily hardscape with landscape accents
Spatially defined by building frontages
Trees and shrubs in containers and/or planters
3. Size and Location
Size 20' min. clear width between or through buildings
Ground floor facades shall be in compliance with facade zone in Subsection 5 and frontages allowed in Subsection 8 of the zone.
Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.
4. Typical Uses
Uses as allowed by the zone

This page intentionally left blank

Article 11: Administration

Sections:

10-20.11.010 Purpose
10-20.11.020 Procedures
10-20.11.030 Adjustments to Standards

10-20.11.010 Purpose

This Article is intended to establish procedures for applications eligible for streamlined review consistent with State law (i.e., SB 35) and for reviewing applications under the Housing Accountability Act (HAA). The Town is responding to State mandates and including application procedures in the FBC that are compliant with State law but reflect the unique conditions and procedures within the Town. The intent of SB 35 and the HAA is to facilitate and expedite the construction of housing through the application of objective standards and, with SB 35, ministerial and streamlined approval procedures. These procedures shall be used in conjunction with the objective standards contained in this FBC as applicable.

10-20.11.020 Procedures

1. **Procedures for Applications Filed Under** SB 35

   A. **Applicability**

      (1) This Section applies to housing development projects applying for approval under Government Code §65913.4 and replaces the Town's procedures for reviewing discretionary applications.

      (2) This Section shall remain in effect for the same period as SB 35 provisions contained in Government Code §65913.4. Unless SB 35 provisions are extended by the State Legislature, this Section shall remain in effect only until January 1, 2026, and as of that date is repealed.

      (3) The California Environmental Quality Act (CEQA) does not apply to projects eligible under SB 35.

      (4) The Department of Housing and Community Development is charged with developing guidelines for implementing SB 35. These procedures may change if required by changes in those guidelines or in Government Code §65913.4.

B. **Definitions.** Terms defined in Government Code §65913.4 shall apply to this Section and shall control in the event of a conflict between definitions in this FBC and definitions in Government Code §65913.4.

C. **Application Filing**

(1) **Preliminary Application Filing**. An applicant shall file a notice of intent to submit an SB 35 application in the form of a preliminary application consistent with Government Code §65941.1.

(a) **Form**. A preliminary application shall be filed on a form provided by the Town with the required fee. If the Town has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

(b) **Timeline**. Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full SB 35 application, provided scoping consultation has concluded consistent with Subsection (c), below.

(c) **Scoping Consultation**

i. Upon receipt of the preliminary application, the Town shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be noticed. The Town shall provide a formal notice of the applicant's intent to submit a full application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with Government Code §65913.4(b).

ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the Town shall commence scoping consultation within 30 days of receiving that response.

iii. Scoping consultation shall be conducted consistent with Government Code §65913.4(b). If, after scoping consultation is concluded, a development is not eligible for SB 35 streamlining, the Town shall provide written documentation as required by Government Code §65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.

(2) **Full Application**. If the development remains eligible to apply under SB 35 after scoping consultation consistent with Government Code §65913.4(b) has concluded, an applicant may file a full SB 35 application on a form provided by the Town with the required fee.

D. **Completeness Review**. The Town shall review an application for compliance consistent with Subsection 1.E; there shall be no separate or additional timeframe for completeness review. Only the items necessary to determine compliance with the provisions contained in Government Code §65913.4(a) shall be required.

E. **Compliance Review**

(1) **Scope of Review**. The Planning Director's scope of review is limited to all of the provisions contained in Government Code §65913.4(a) and the objective standards in effect at the time of preliminary application submittal.

(2) **Review Timeframes**

(a) **Consistency Review**. The Planning Director shall determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards within the following timeframes:

i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.

ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.

(3) **Compliance Determination**

(a) **Compliant Application.** If the application complies with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Town shall complete any design review or public oversight and any subdivision approval within the timeframes listed in Subsection 1.E. Only objective design and subdivision standards may be applied. See Subsection 1.F.

(b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Planning Director shall make the following determination:

i. If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Planning Director shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.

ii. Resubmitted Application. If the project was found to be non-compliant, the applicant may resubmit the application for SB 35 streamlining, and the Town shall review it for compliance with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards subject to the same timelines in Subsection (2) above.

iii. Project Ineligible. If the project is ineligible for SB 35 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval under the provisions of Title 10, Chapter 3, Article 7 (Zoning Implementation Procedures), Article 14 (Variance), and Article 15 (Design Review).

F. **Decision on Project**

(1) **Project Approval and Findings.** The Planning Director shall approve the application if the Planning Director finds that the proposed development is compliant with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, including objective subdivision standards.

(2) **Conditions of Approval.** The Planning Director may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the Town.

G. **Post-decision Procedures**

(1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards; however, a commercial use located in a qualifying mixed-use project is subject to any additional Town permitting requirements and processes. If a public improvement is necessary to implement a development subject to this Section, and that public improvement is located on land owned by the Town, the Planning Director shall process any approvals needed as required by Government Code §65913.4(h)(3).

(2) **Post-Approval Modifications**

(a) **Post-Approval Modification Request.** An applicant or the Town may request a modification to an approved development if that request is made prior to the issuance of the final building permit.

(b) **Applicability of Objective Standards to Modifications.** The Planning Director shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:

i. The total number of residential units or total square footage of construction changes by 15 percent or more; or

ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health of safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.

iii. Objective building standards contained in Title 24 may be applied to all modifications.

(c) **Post-Approval Modification Review Timeframe and Decision.** The Planning Director shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.

(3) **Expiration.** An application approved consistent with this Section shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code §65913.4(f).

(4) **Extension.** At the discretion of the Planning Director, a one-year extension may be granted consistent with Government Code §65913.4(f)(3).

This page intentionally left blank

Procedures for applications filed consistent with the HAA

H. **Applicability**

(1) This Section applies to housing development projects as defined by Government Code §65589.5(h)(2).

(2) This Section shall remain in effect for the same period as provisions contained in the Government Code §65589.5 (HAA). Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the HAA are deemed null and void.

I. **Definitions.** Terms defined in Government Code §65589.5 shall apply to this Section and shall control in the event of a conflict between definitions in this FBC and definitions in Government Code §65589.5.

J. **Application Filing**

(1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with Government Code §65941.1.

(a) A preliminary application shall be filed on a form provided by the Town with the required fee. If the Town has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

(b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application for the housing development.

(2) **Full Application.** An applicant may file a full application for a housing development without filing a preliminary application. The full application shall be filed on a form provided by the Town with the required fee.

K. **Conflicting Procedures.** This Section provides additional procedures that shall be followed for applicable projects. If conflicts occur between the Town's procedures and the procedures of this Section, this Section shall control.

L. **Completeness Review**

(1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the Town shall request the missing information from the applicant.

(2) **Full Application**

(a) Once a full application is submitted, the Town shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with Government Code §65943. Only information requested in the Town's application forms can be requested. If the Town does not provide written notification within this timeframe, the application shall be deemed complete. The Town shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.

(b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 90 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this timeframe, the preliminary application shall expire and have no further force or effect.

(c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the Planning Commission. The Town shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. If the decision on the appeal is not made within this timeframe, the application shall be deemed complete.

M. **Compliance Review**

(1) **Scope of Review**

(a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:

i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.

ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with CEQA.

iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in Government Code §65589.5(o)(1)(D)).

v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.

(b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.

(2) **Review Timeframes**

(a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.

(b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.

(3) **Review Authority.** The Planning Director shall be the Review Authority consistent with the Town's procedures for the full application for the application type(s) set forth in Title 10, Chapter 3, Articles 7 through 16; however, if the Planning Director is not the Review Authority, the Planning Director may serve as the Review Authority, if necessary, to comply with Review Timelines described in Subsection 2.F.

(4) **Compliance Determination**

(a) The Planning Director shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.

(b) A housing development is considered in compliance with this FBC, and shall not require a Zoning Map Amendment, if the housing development complies with objective General Plan standards but the zoning for the housing development site is inconsistent with the General Plan.

(5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the Town shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the full application is complete in connection with the approval of the housing development consistent with Government Code §65905.5. Meetings required by CEQA are exempt from the limit.

N. **Findings and Decision**

(1) **Findings**

(a) If the proposed housing development complies with applicable objective General Plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Director may only deny the housing development or conditionally approve the housing development at a lower density if the Planning Director makes written findings supported by a preponderance of the evidence in the record that:

i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and

ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.

(b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the Planning Director shall approve the housing development unless the Planning Director makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code §65589.5(d).

(2) **Decision Timeframes.** The Planning Director shall approve or deny the housing development within the following applicable period:

(a) 90 days from Environmental Impact Report certification;

(b) 60 days from Environmental Impact Report certification for an affordable housing development consistent with Government Code §65950(a)(3);

(c) 60 days from adoption of a Negative Declaration; or

(d) 60 days from determination of CEQA exemption.

O. **Post-Decision Procedures.** Post-decision procedures for the required permit (full application) shall be followed provided those procedures do not conflict with applicable Government Code sections for housing developments (i.e., HAA, Government Code §65589.5).

This page intentionally left blank

Figure 10-20.11.020.1: Process for Developments Eligible for SB 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

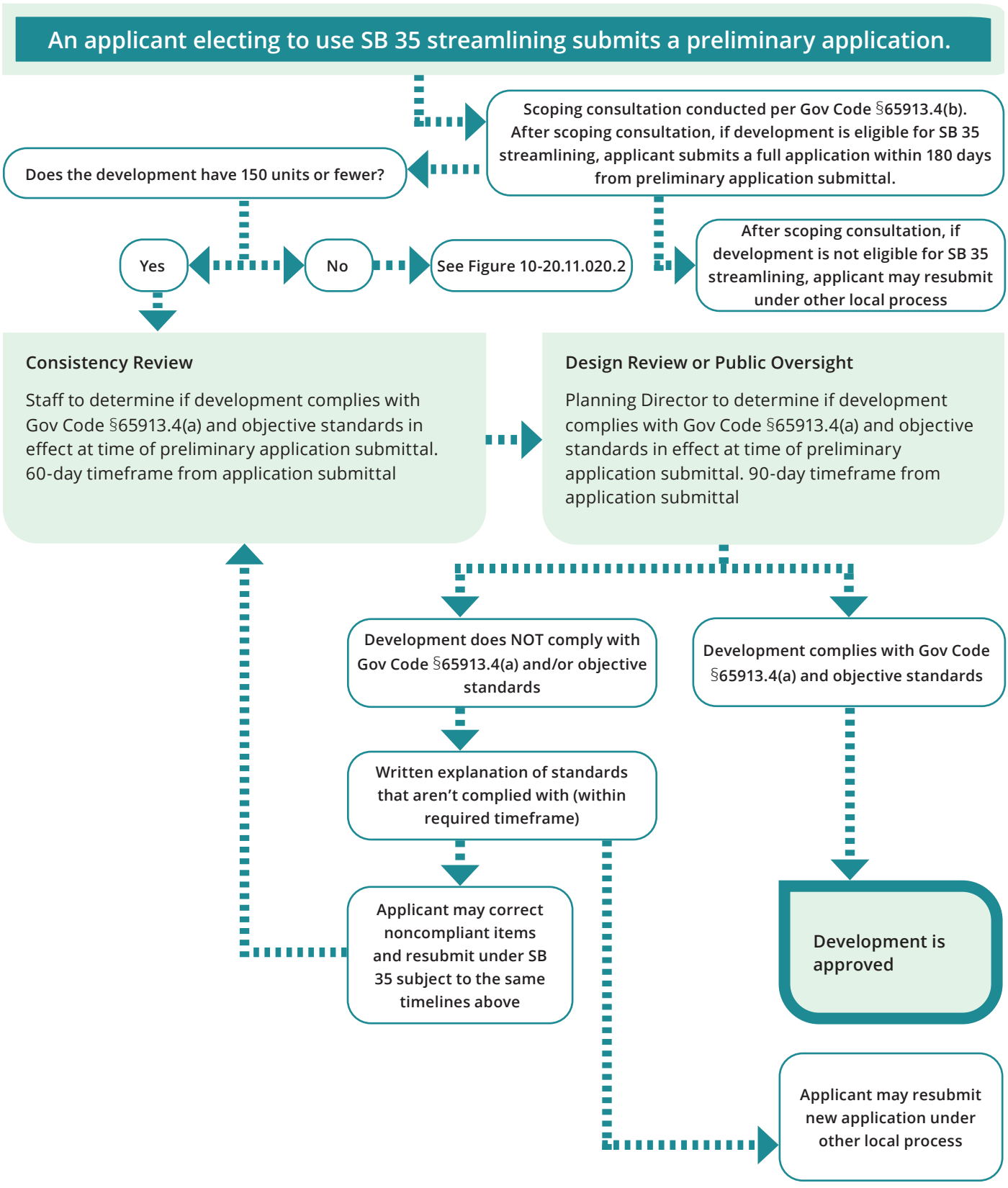


Figure 10-20.11.020.2: Process for Developments Eligible for SB 35 Streamlining with 151 units or More (Government Code §65913.4)

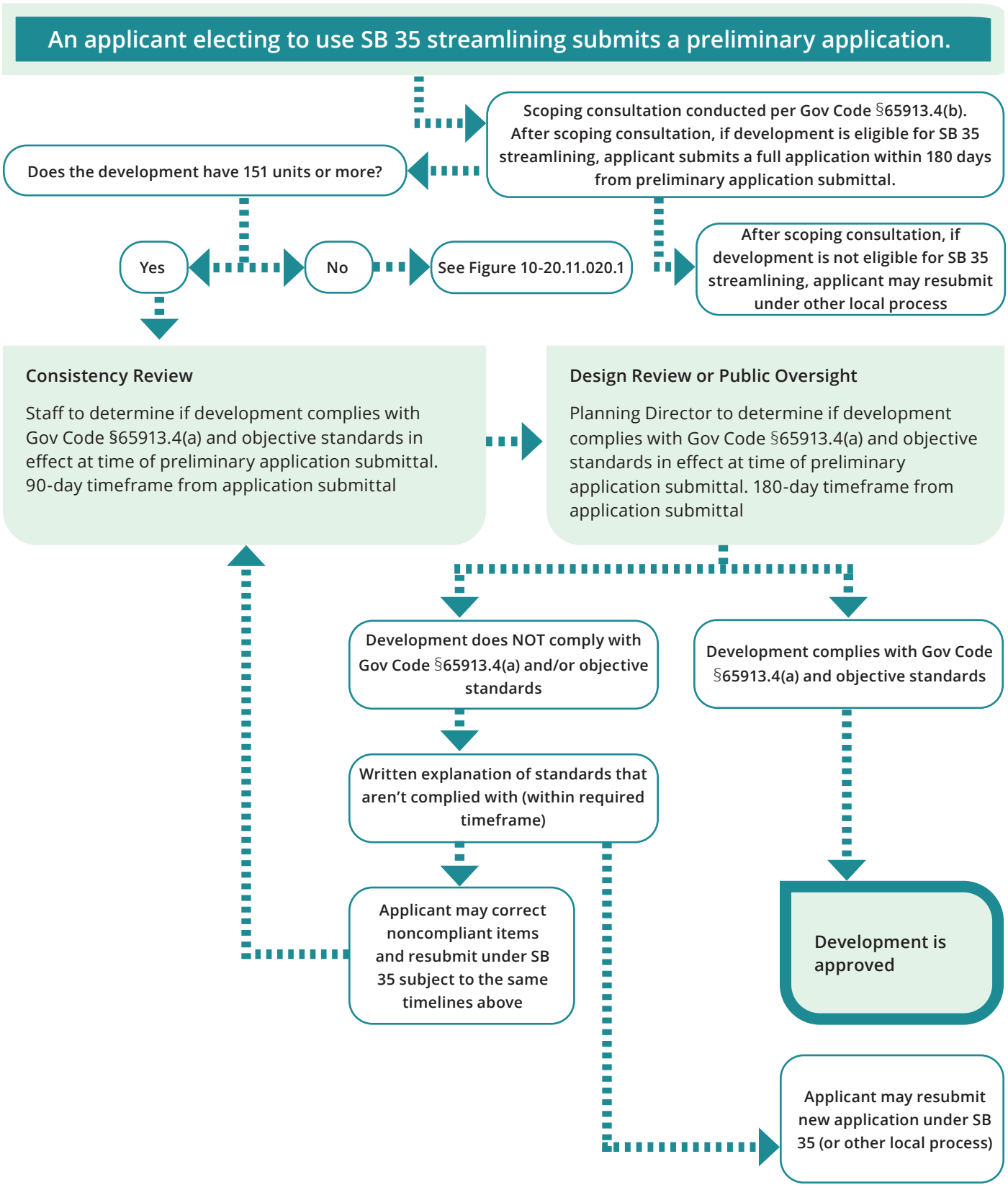
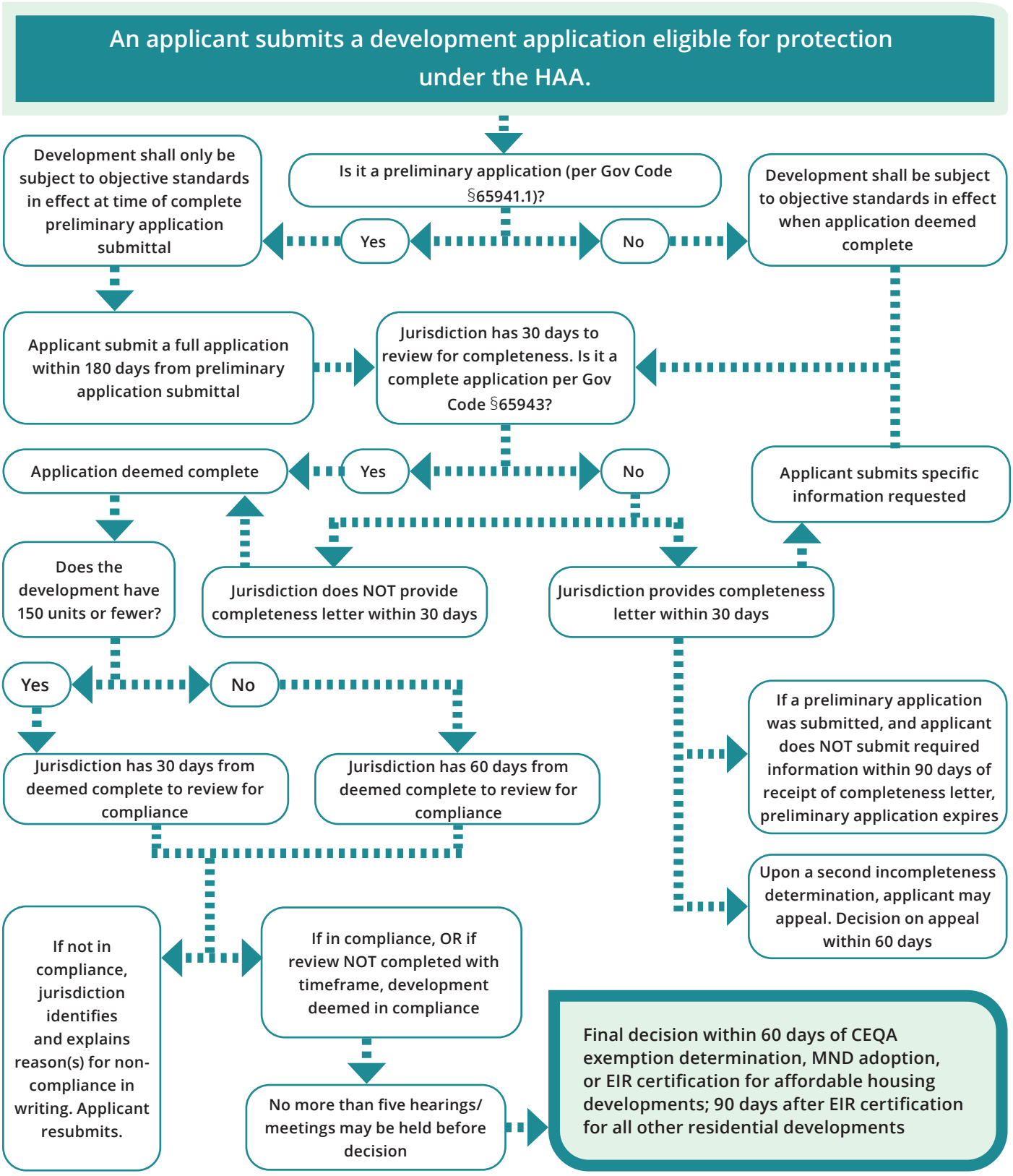


Figure 10-20.11.020.3: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



10-20.11.030 Adjustments to Standards

1. **Purpose.** This Section is intended to allow for minor deviations from certain standards in this Title for specific situations that make compliance not possible because of the prescriptive nature of the standards.
2. **Applicability.** This Section applies to developments subject to Section 10-20.11.020 (Procedures). The Planning Director may grant an Adjustment for only the standards identified as follows:
   A. Development sites less than 6% slope. See Table A (Adjustments to Standards for Development Sites Less Than 6% Slope).
   B. Development sites over 6% slope. See Table B (Adjustments to Standards for Development Sites Over 6% Slope).
3. **Procedures.** Adjustment requests shall be reviewed and processed as follows:
   A. The Adjustment shall be processed concurrently with the development involving the request(s) for adjustment(s). The adjustment request(s) shall be processed in compliance with the applicable procedures in Section 10-20.11.020 (Procedures); or
   B. If the development for which an Adjustment is requested is beyond what is authorized in Table A (Adjustments to Standards for Development Sites Less Than 6% Slope) and/or Table B (Adjustments to Standards for Development Sites Over 6% Slope), the adjustment will be processed only up to the amount authorized in these Tables.
   C. Adjustment requests that involve any of the following features (i.e., historic building/feature, tree, rock outcrop, and/or utility infastructure) shall be accompanied by existing documentation identifying the feature(s).
   D. Depending on the unique characteristics and dimensions of an individual parcel, it is possible that the full develoment potential of the zone may not be achieveable even after applying the allowed adjustments oin the Section.

Table 10-20.11.030.A: Adjustments to Standards for Development Sites Less Than 6% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Development Site Dimensions			
a. **Depth or Width** Decrease in the minimum required or maximum allowed	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 3 of the zone
2. Building Setbacks			
a. **Front**[1]**, Side Street**[1]**, Side or Rear** Increase or decrease in the minimum to maximum required setback for a primary building and/or wing(s)	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; or ii. The existing lot is 80' or less in depth, preventing compliance with the rear setback standard.	Up to 25% of the standard	Subsection 5 of the zone
b. **Facade within Facade Zone** Reduction of the minimum amount of facade required within or abutting the facade zone	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; or ii. The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in Section 10-20.05.030 (Landscaping and Lighting).	Up to 25% of the standard	Subsection 5 of the zone

[1] Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.A: Adjustments to Standards for Development Sites Less Than 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. **Size of Main Body[1] or Wing(s)** Increase in the allowed width or length	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; or ii. The wing(s) is one-story less in height than the main body; and iii. The building complies with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 10% of the standard	Subsection 3 of the building type
4. Parking Location			
a. **Front or Side Street Setback** Reduction in the required parking setback	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; or ii. The driveway is in compliance with the zone standards; and iii. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.	Up to 10% of the standard when the required setback is 20' or more. Up to 20% of the standard when the required setback is less than 20'.	Subsection 7 of the zone; Subsection 3 of the Zone

[1] Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Development Site Dimensions			
a. **Depth** Increase or decrease in minimum to maximum development site depth	i. Existing slope exceeds 15% grade for at least 50% of development site depth; or	20% max. of the standard	Subsection 3 of the zone
	ii. An adjustment is granted for an increase in the main body and rear wing that results in the need to change the development site depth.		
b. **Width** Increase or decrease in minimum to maximum development site width	i. Existing slope exceeds 15% grade for at least 25% of development site width; or	10% max. of the standard	Subsection 3 of the zone
	ii. An adjustment is granted for an increase in the main body and rear wing that results in the need to change the development site width.	25% max. of the standard	
2. Building Setbacks			
a. **Front[1],Side Street[1], Side or Rear** Increase or decrease in minimum to maximum required setback areas for primary building and/or wing(s)	i. Existing slope exceeds 15% grade within at least the first 30' of development site depth; or	Reduction in the minimum setback to within 5' of the development site line. Where side street setback is 5' minimum, reduction in the minimum setback to within 3' of the development site line.	Subsection 5 of the zone
	ii. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; or		
	iii. The existing lot depth is less than 80'.		

[1]Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. **Size of Main Body[1] or Wing(s)** Increase in the allowed width or length	i. Existing slope exceeds 15% grade for at least 50% of the development site width or depth; and ii. The building is in compliance with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 25% of the standard	Subsection 3 of the building type
4. Site Grading			
a. **Retaining Wall (Height)** Increase in maximum retaining wall height or length	i. Existing slopes exceed 15% grade for at least 50% of development site width or depth; or ii. The retaining wall or series of retaining walls cannot be seen from the adjacent public sidewalk or adjacent property; or iii. Retaining walls not within the building footprint are less than 50' in total length along the rear development site line or any development site line.	Increase in retaining wall height up to 10' along rear and/or side development site line(s); Increase in retaining wall height up to 20' within the building footprint	Subsection 10-20.05.050.5
5. Block Face and Perimeter			
a. **Increase in maximum length of new or modified block**	i. Existing slope along at least one side of the block exceeds 15% grade, resulting in new street(s) that exceed maximum allowed grade, preventing compliance with the standards; and ii. The subject block(s) include a Passage in compliance with Subsection 10-20.10.040.13 (Passage); and iii. The block(s) is in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).	Up to 25% of the standard	Table 10-20.10.020.A (Block Size Standards)

[1]Standards for private frontage stillapply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
6. Parking Location Setbacks			
a. **Front or Side Street** Reduction in a required parking setback.	One or more of the following techniques are applied, as allowed by this Section:		
	i. Existing lot depth that is less than 80' preventing compliance with the parking setbacks location; or	Front Setback: The parking location setbacks standards do not apply. Only one row of parking spaces allowed in the front setback for up to 75% of the parcel width.	Subsection 7 of the zone; Subsection 4 of the zone
	ii. The average slope of the parcel from the front to the rear exceeds 15%; or		
	iii. Surface: Parking is uncovered and located between the building and the street; or		
	iv. Podium: Parking under primary building is enclosed and access is only from one side of the development site for development sites 150' or less in width. Habitable space, in compliance with Subsection 4 of the zone or as allowed to be reduced by this Section, is between the front of the building and the parking spaces. The parking garage access is not greater than 10' in width; or	Front Setback: Reduction to 18' behind the primary building facade. Side Street Setback: Reduction to 5' behind the primary building facade. Habitable Space: Reduction in the minimum depth to 15'.	
	v. Tandem: Tandem parking spaces may be arranged in a series of up to 6 total parking spaces, but only up to 2 side-by-side, from the front development site line; or	Existing lot up to 100' wide: Allowed in front setback up to 75% of existing lot width. Existing lot up to 150' wide: Allowed in front setback up to 50% of existing lot width. Existing lot up over 150' wide: Allowed in front setback up to 20% of existing lot width or 50' whichever is less.	
	vi. Subterranean: Parking spaces are located below the adjacent finished grade of the building to the zone's building setbacks; or	All Setbacks: Reduced to match the building setbacks of the zone or as allowed to be reduced by this Section.	
	vii. Stacked: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 10' in width.	Front and/or Side Street Setback: Reduced to be the same as the primary building setback. Reduction in the minimum habitable space depth to 18'.	

[1]Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Article 12: Definitions

Sections:

10-20.12.010 Purpose
10-20.12.020 Definitions
10-20.12.030 Measurement Methods

10-20.12.010 Purpose

This Article provides descriptions of specialized terms, phrases, and methods for measurements used in this Title.

10-20.12.020 Definitions

For specialized terms and phrases used in this Title, refer to the definitions in Title 10, Chapter 3, Article 17 (Definitions).

10-20.12.030 Measurement Methods

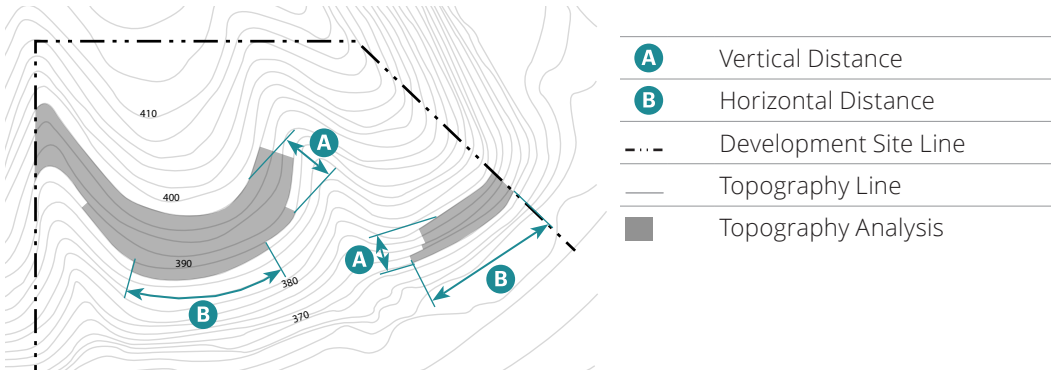
1. **Sloped and Steeply Sloped Development Sites**

   A. **Applicability.** The standards of Section 10-20.05.050 (Slope Standards) apply to sloped and steeply sloped development sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped development sites are those areas of land that exhibit slopes of six percent or greater.

B. **Methodology.** The following methodology shall be used to identify steep slopes protected in compliance with this Article. An example of the methodology is shown in Figure 1 (Example for Defining Sloped and Steeply Sloped Development Sites).

(1) **Steep Slope Determination.** To qualify as a steep slope, the slope shall be at least six percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a development site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).

Figure 10-20.12.030.1: Example for Defining Sloped and Steeply Sloped Development Sites



(2) **Area Calculation.** Steep slope areas are calculated based on the square feet of qualifying steep slope on the development site as determined in Subsection 1 above. There is no minimum square footage for each slope area.

(a) First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of these areas for the total site.

(b) Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(c) Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(d) Fourth, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

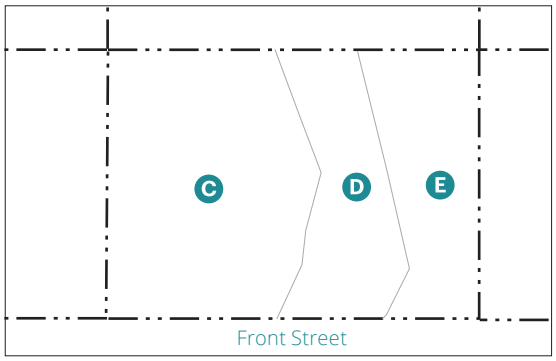
(e) Fifth, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(f) Last, calculate the square footage of slopes between 6 and 9 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(3) **Steep Slope Resource Area.** Based on the area calculations in Subsection 2, above, Table 10-20.05.050.A (Amount of Sloped Areas Allowed to be Developed) identifies the percentage of sloped area that is developable. Figures 2 and 3 illustrate examples of the calculated slopes and the corresponding percentage allowed for development.

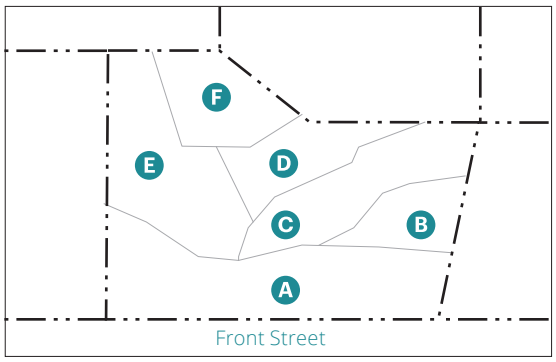
(4) **Sloping Development Site Building Height.** Development sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level beginning at the front setback line, or if no setback is required, starting at the center of the development site.

Figure 10-20.12.030.2: Example for a Sloped Development Site (<3 acres)



Key	Existing Slope	Developable Area[1]
A	0-5.99%	100% max.
B	6-9.99%	100% max.
C	10-14.99%	100% max.
D	15-19.99%	100% max.
E	20-29.99%	50% max.
F	>30%	0% max.
	Development Site Line	
	Slope Designations	

Figure 10-20.12.030.3: Example for a Sloped Development Site (>3 acres)



Key	Existing Slope	Developable Area1
A	0-5.99%	100% max.
B	6-9.99%	70% max.
C	10-14.99%	25% max.
D	15-19.99%	5% max.
E	20-29.99%	0% max.
F	>30%	0% max.
	Development Site Line	
	Slope Designation	

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Article 6 (Building Type Standards).

C. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

(1) **Development Sites with Even Slope.** Average slope for development sites with relatively even slope across the site and small development sites is determined by using the following formula:

(a) S = ((T - B) ÷ run) × 100

(b) S = average slope

(c) T = elevation at top of slope

(d) B = elevation at bottom of slope

(e) Run = horizontal distance between the top and bottom elevations

(2) **Development Sites with Uneven Slope.** Average slope of development sites with an uneven slope across the site before grading is determined by using the following formula:

(a) S = (1.0029 × I × L) ÷ A

(b) S = average slope

(c) I = contour interval in feet

(d) L = summation of length of the contour lines in scale feet

(e) A = area of the development site in acres

2. **Facade Zone Defined by Primary Building/Frontage Type(s)**

A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a development site.

B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.

(1) Identify the width of development site (e.g., 50 feet) and apply required side building setbacks (e.g., 5 feet and 5 feet).

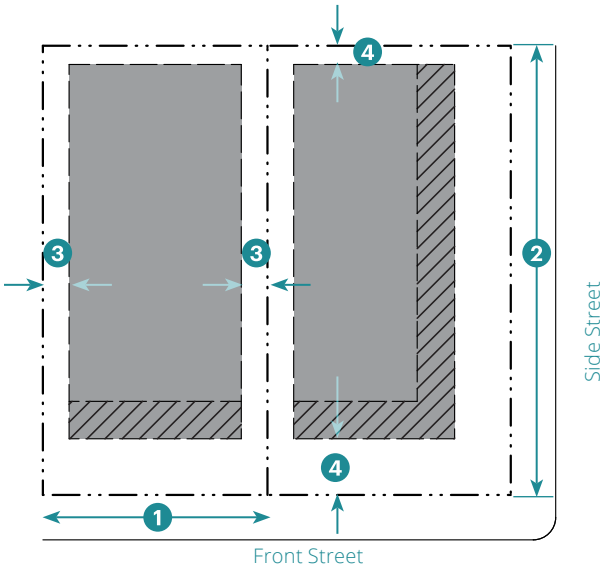
(2) Subtract the horizontal length between each side setback and the adjacent side development site line from the total width of the development site. The result is the net buildable width of the development site (e.g., 40 feet).

(3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the development site (e.g., 50 feet).

(4) The result is the minimum length, in feet, of building facade and frontage type(s) that is required in or abutting the facade zone (e.g., 20 feet). Facades are allowed to be in any configuration if in compliance with the facade zone requirements and the selected architectural style.

(5) See Figure 5 (Applying the Required Amount to the Facade Zone) for examples that are consistent with the intent of this standard.

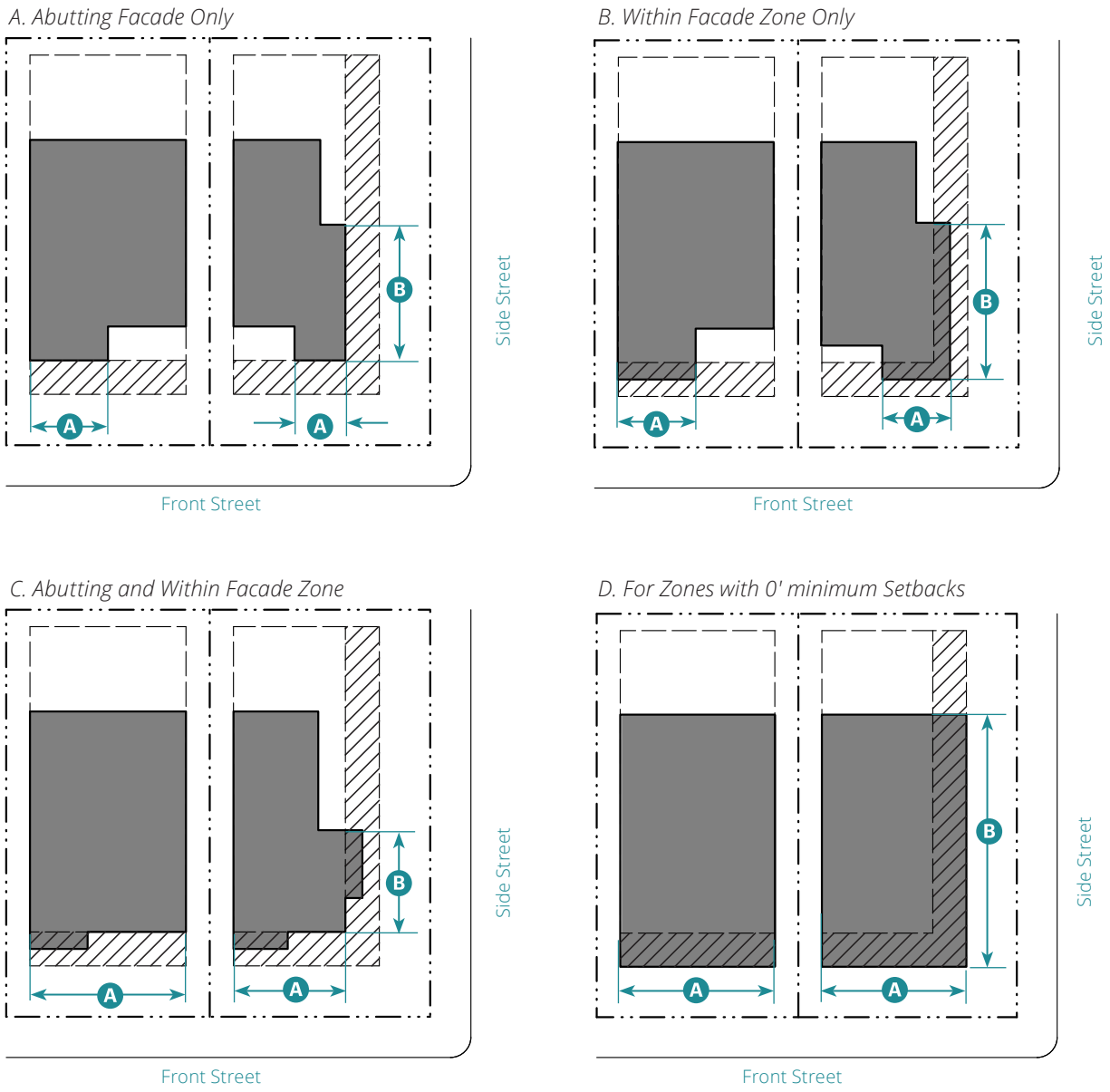
Figure 10-20.12.030.4: Determining the Required Amount Subject to the Facade Zone



Example Calculation	
50'	Development Site Width
- 5'	Side Setback
- 5'	Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard	(e.g., 50%)
= 20' Required In or Abutting the Facade Zone	

1. Width of Development Site
2. Depth of Development Site
3. Setback to be Subtracted from Development Site Width
4. Setback to be Subtracted from Development Site Depth

Figure 10-20.12.030.5: Applying the Required Amount to the Facade Zone



		Front Street	Side Street
▨	Facade Zone	50% min.[1]	50% min.[1]
■	Buildable Area for Building and Frontage Type(s)	A	B

[1] This is an example. See Subsection 5 of the zone for the required percentage.

3. **Measuring Building Types**

A. **Methodology.** Measurement of width, depth, and height.

(1) **Main Body.** The width and depth of the main body shall be measured as follows:

(a) The width shall be parallel to the front.

(b) The depth shall be perpendicular to the front.

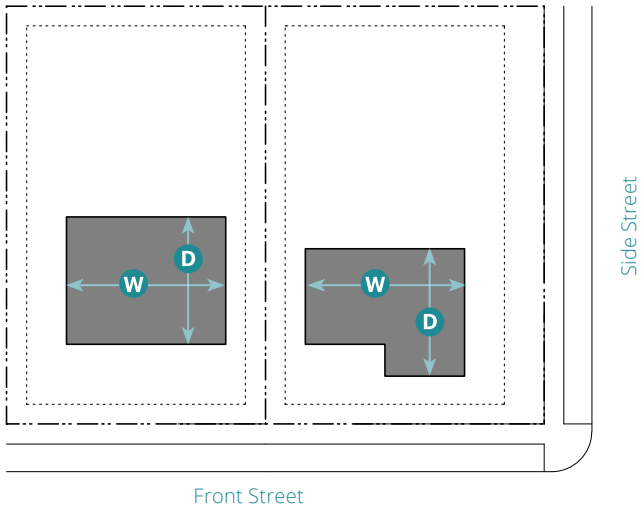


Figure 10-20.12.030.6: Main Body

W Width
D Depth

(2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:

(a) The width shall be the greater of the two dimensions of the footprint.

(b) The depth shall be the lesser of the two dimensions of the footprint.

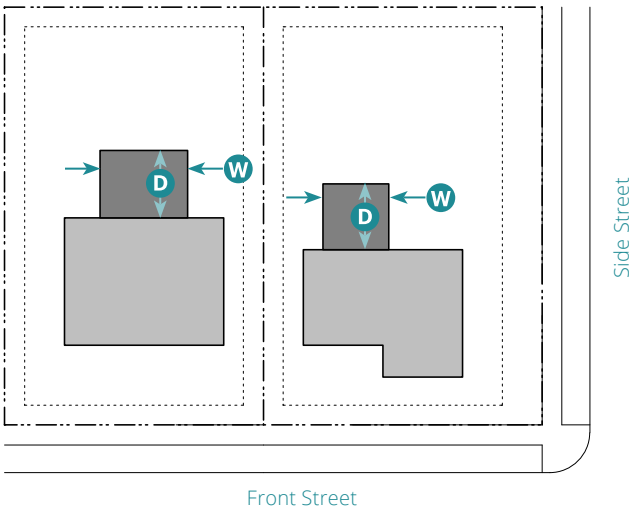


Figure 10-20.12.030.7: Wings and Ancillary Structures

W Width
D Depth

(3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:

(a) The width shall be parallel to the front

(b) The depth shall be perpendicular to the front.

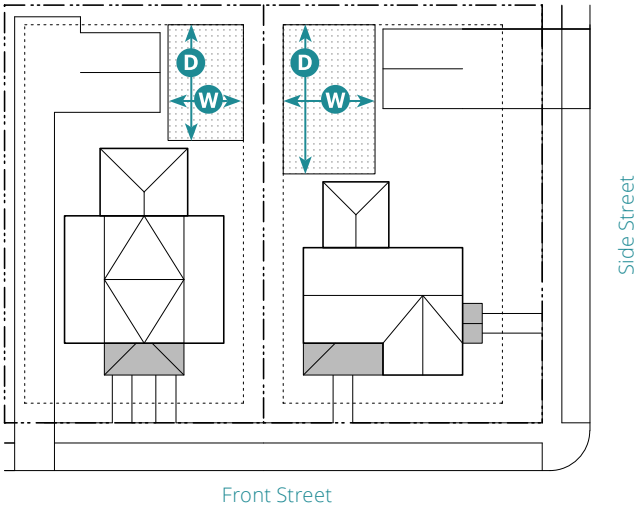


Figure 10-20.12.030.8: Open Space(s)

W Width

D Depth

(4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:

(a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.

(b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.

(c) The depth shall be perpendicular to the width.

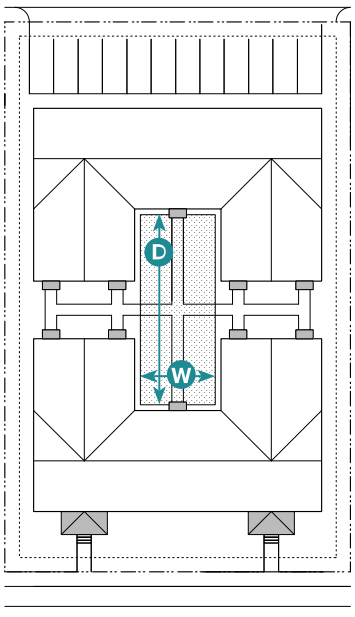


Figure 10-20.12.030.9: Courtyard(s)

W Width

D Depth

(5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.

(a) The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).

(b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

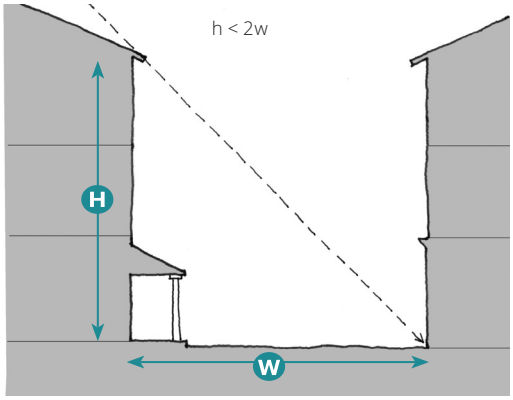


Figure 10-20.12.030.10: Width-to-Height Ratio

W Width
H Height

(6) **Highest Eave/Top of Parapet.**

(a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.

(b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.

(c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.

(d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.

(e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 10-20.12.030.11: Top of Parapet and Flat Roof

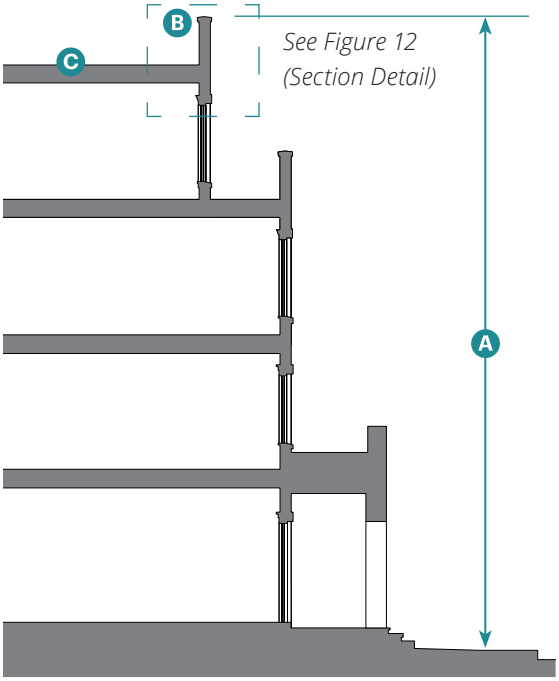
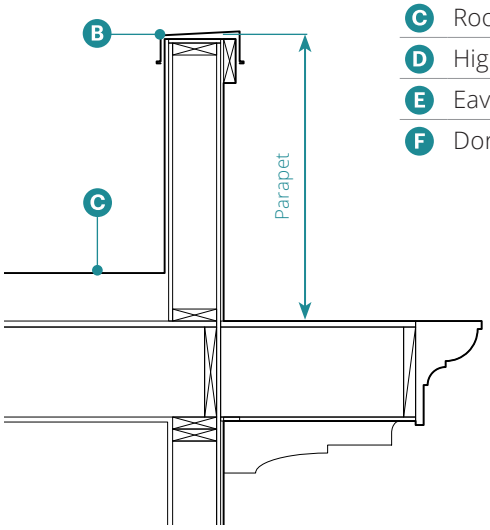


Figure 10-20.12.030.12: Section Detail of Top of Parapet and Flat Roof



Key	
A	Height, Overall
B	Top of Parapet
C	Roof Structure
D	Highest Eave Measurement
E	Eave Assembly
F	Dormer

Figure 10-20.12.030.13: Highest Eave for Pitched Roof

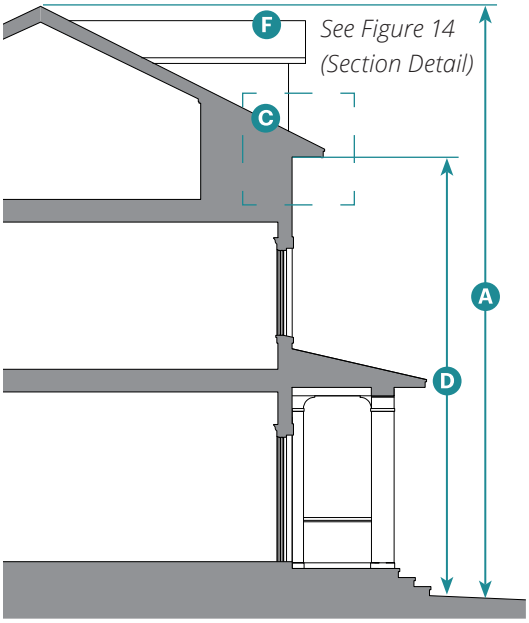
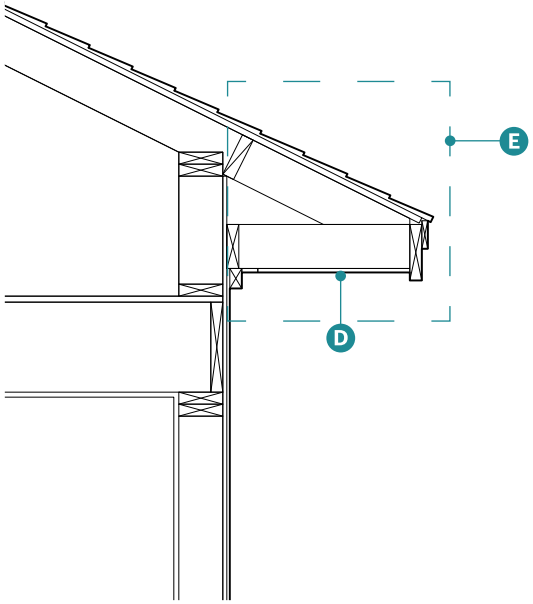


Figure 10-20.12.030.14: Section Detail of Highest Eave for Pitched Roof



4. **Measuring Bays**

A. **Applicability.** All buildings, with or without wings must have defined bays, as specified in Subsection 10-20.06.150.1 (Bay Composition).

B. **Bay Measurement.**

(1) Boundaries of each bay shall extend vertically from the lower boundary of the main body or wing to the upper boundary of the same division and shall not intersect any opening.

(2) Boundary is considered to lie at the midpoint between successive openings unless marked by an expression of vertical structure on the façade. Bay width shall be measured horizontally from one boundary to the next.

C. **Building Types and Bays**. Bays shall be placed according to the following methodology. An example of the methodology is shown in Figure 15 (Example of Massing Type and Bays).

(1) Select main body massing type from Subsection 3 (Building Size and Massing) of the selected building type (e.g., Sloped Roof L). See Figure 10-20.12.030.15A (Select Main Body Massing Composition).

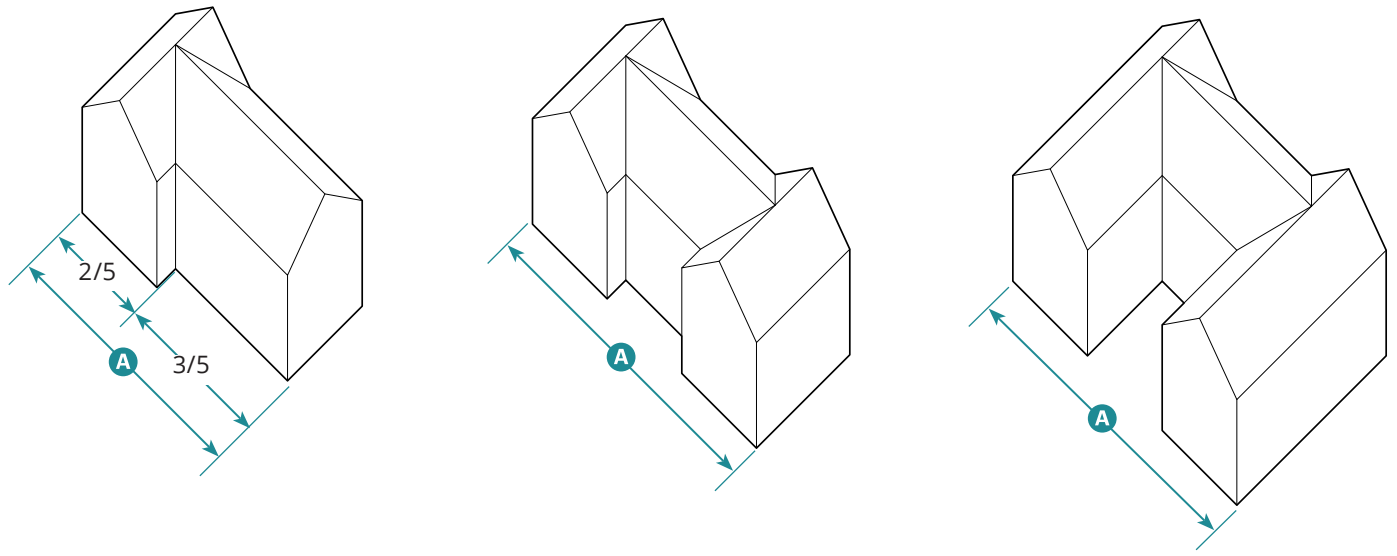
(2) Within each volume/facade of the main body massing, identify and apply a number of bays within the allowed range. See Figure 10-20.12.030.15B (Identify the Required Number or Range of Bays).

(3) See Figure 10-20.12.030.15C (Examples of Bay Compostions in Compliance with Required Massing Proportions) for examples that are consistent with the intent of this standard.

Figure 10-20.12.030.15: Example of Massing Type and Bays

A. Select Main Body Massing Composition

Sloped Roof L	Sloped Roof Forecourt	Sloped Front Courtyard

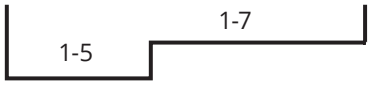


Key

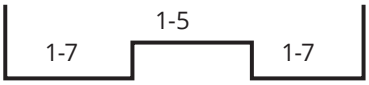
A Required Massing Proportions and Number of Bays

B. Identify the Allowed Range of Bays by Volume/Facade for Selected Massing Type

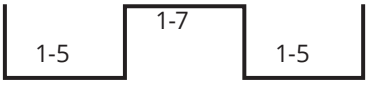
Sloped Roof L: 1-5 Bays + 1-7 Bays



Sloped Roof Forecourt: 1-7 Bays + 1-5 Bays + 1-7 Bays

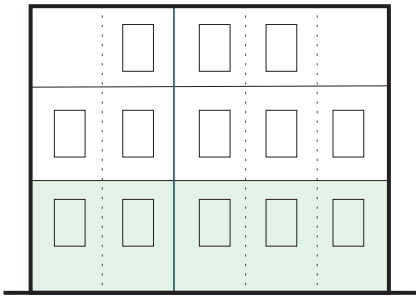


Gabled Courtyard: 1-5 Bays + 1-7 Bays + 1-5 Bays

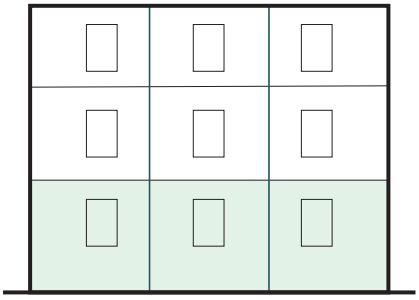


C. Examples of Bay Compositions in Compliance with Required Massing Proportions

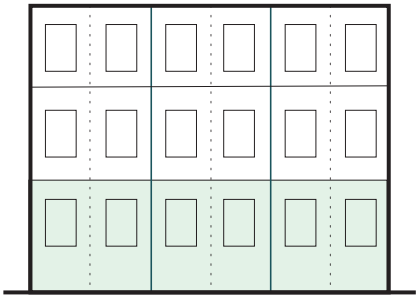
5-Bay Composition (2 + 3)



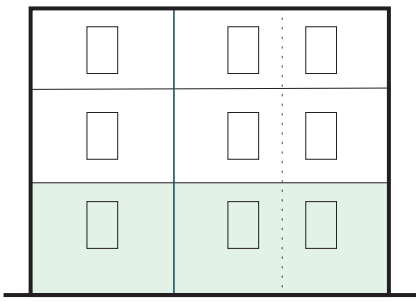
3-Bay Composition (1 + 1 + 1)



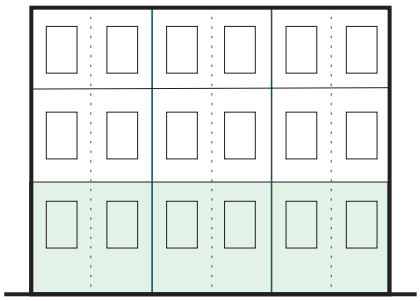
6-Bay Composition (2 + 2 + 2)



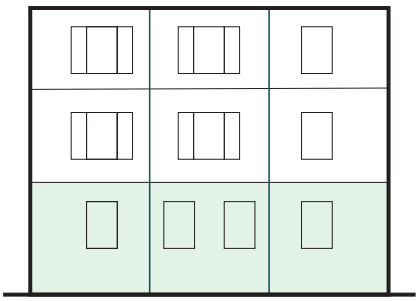
3-Bay Composition (1 + 2)



6-Bay Composition (2 + 2 + 2)

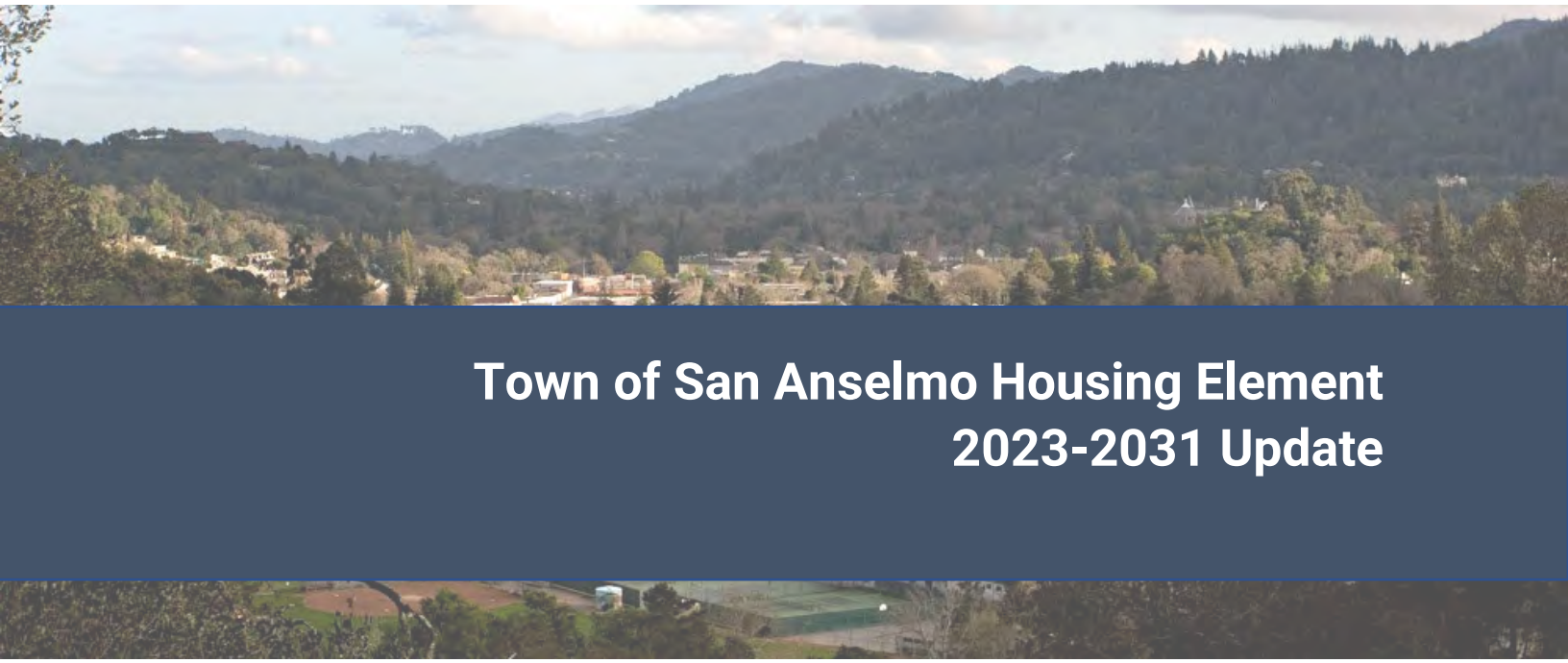


3-Bay Composition (1 + 1 + 1)



Key

☐ Ground Floor



Town of San Anselmo Housing Element 2023-2031 Update

Initial Study of Potential Housing Element Update Environmental Impacts

prepared for:
The Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, California 94960

prepared by:
CHPlanning, Ltd
1520 Locust Street, Suite 401
Philadelphia, PA 19102

with the assistance of:
Houseal Lavigne
360 E 2nd Street, Suite #800
Los Angeles, CA 90012

TOWN OF SAN ANSELMO
EST. 1907

June 2023

Table of Contents

Executive Summary 5

Project Synopsis 5

1.0 INTRODUCTION 6

Summary of Findings 7

Report Organization 8

2.0 PROJECT DESCRIPTION 8

2.1 Project Location 8

2.2 Project Description 13

2.3 General Plan Designation 16

2.4 Background and Project Objectives 16

2.5 Existing Land Use Designation and Zoning 17

2.6 Environmental Factors Potentially Affected: 22

CERTIFICATION: 23

Evaluation Of Environmental Impacts 25

3.1 Aesthetics 27

3.2 Agricultural and Forestry Resources 33

3.3 Air Quality 37

3.4 Biological Resources 45

3.5 Cultural Resources 57

3.6 Energy 61

3.7 Geology and Soils 65

3.8 Greenhouse Gas Emissions 71

3.9 Hazards and Hazardous Materials 77

3.10 Hydrology and Water Quality 83

3.11 Land Use and Planning 91

3.12 Mineral Resources 97

3.13 Noise 99

3.14 Population and Housing 103
3.15 Public Services 105
3.16 Recreation 109
3.17 Transportation 113
3.18 Tribal Cultural Resources 117
3.19 Utilities and Service Systems 121
3.20 Wildfire 127
4.0 Supporting Documentation 135
APPENDIX A: Acronyms and Abbreviations 135
APPENDIX B: Transportation Impact Analysis 138
APPENDIX C: VMT Thresholds of Signficance Policy 149
APPENDIX D: List of General Plan and Zoning Code Amendments 155
APPENDIX C: Footnotes 167

This page is intentionally left blank

Executive Summary

This document is an Initial Study (IS) analyzing the environmental effects of the proposed update to the Town of San Anselmo's Housing Element Update (HEU). The HEU comprises the "project" reviewed. It would enable production of 833 additional housing units on 172 existing parcels that comprise 70.435-acres of land. New housing units would be made possible through modifications of the zoning code to increase the allowable housing unit density. This density increase will occur in the developed areas of the town and suggests lots that are already developed will need to be redeveloped. As a result, no new lots are proposed, and no agricultural or undeveloped forested lands would be impacted to accomplish the new housing units. This update covers the period of 2023 through 2031. Overall, this report summarizes the applicable federal, state, and local regulations, reviews specific environmental conditions within the Town boundary, and then determines that the proposed environmental impacts resulting from this project will have at most a "less than significant impact" on the of Town of San Anselmo. These findings indicate a Negative Declaration (IS/ND).

Project Synopsis

Project applicant	Lead Agency
Town of San Anselmo 525 San Anselmo Avenue San Anselmo, California 94960 Email: Planning@townofsananselmo.gov Phone: 415-258-4617	**Planning Department**

Lead Agency Contact
Heidi Scoble, Planning Director

1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this Initial Study has been prepared to evaluate the potential environmental effects associated with the Town of San Anselmo's (Town) Housing Element Update (HEU), which represents the Town's policy program for the 2023 – 2031 6th Cycle planning period.

The Housing Element is one of several State-mandated General Plan elements and is included in the Town's General Plan. The purpose of the HEU is to identify and plan for existing and projected housing needs.

This analysis includes:

- The description of the proposed project and appropriate project vicinity maps.
- An evaluation of the project's potential environmental impacts.
- Key findings related to the analysis of 20 predetermined environmental features; and,

For purposes of the CEQA review and compliance, the Town of San Anselmo (Town) serves as the Lead Agency. In accordance with the State CEQA Guidelines, the Town has the authority for environmental review and certification of all environmental documentation.

This Initial Study is intended to be used as a tool to inform the Town and community while reviewing and considering further action on the proposed project. The Town of San Anselmo and lead decision makers may elect to use this environmental analysis for discretionary actions associated with the project implementation.

In each planning cycle, the California Department of Housing and Community Development (HCD) determines the Regional Housing Needs Assessment (RHNA) by income level for each region's Council of Governments (COG). For the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) allocates each jurisdiction's share of potential housing sites. The Housing Element is required to identify potential candidate housing sites by income category to meet the Town's RHNA allocation.

The proposed HEU supports the Housing Policy Plan, which addresses the Town's identified housing needs and includes goals, policies, and programs concerning housing and housing-related services, as well as the Town's approach to addressing its share of the regional housing

need for the 6th Cycle planning period. The proposed project includes 833 new housing units located on 172 potential sites that comprise 70.435 acres of land.

Summary of Findings

As set forth in State CEQA Guidelines Section 15070, a public agency can prepare or have prepared an Initial Study leading to a Negative Declaration (IS/ND) or a Mitigated Negative Declaration (IS/MND) for a project subject to CEQA when:

> a) The initial study shows no substantial evidence, considering the whole record before the agency, that the project may have a significant effect on the environment, or
>
> b) The initial study identifies potentially significant effects, but
>
> 1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
>
> 2) There is no substantial evidence, considering the whole record before the agency, that the project as revised may have a significant effect on the environment.

Based on the Environmental Checklist Form and supporting environmental analysis completed for the proposed project, the project would have "no impact" or a "less than significant impact" on the following environmental issue areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning

- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires

No environmental features were assessed and found to be significantly impacted by this project.

Report Organization

This document has been organized into the following sections:

Section 1.0 – Introduction. This section provides an introduction and overview describing the conclusions of the Initial Study.
Section 2.0 – Project Description. This section provides the essentials of this project including the location, project summary and a discussion of the 6th Cycle Housing Element Update.
Section 3.0 – Initial Study Environmental Checklist and Evaluation. This section describes the environmental setting and evaluates the potential impacts that may result from project implementation.
Section 4.0 – Supporting Documentation. The section identifies resources used to prepare the Initial Study and contains a list of Acronyms and Abbreviations used throughout this document.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Town of San Anselmo is an incorporated town located in southeast Marin County. It is approximately 20 miles north of the City and County of San Francisco. The Town is bordered by San Rafael and Highway 101 to the east, Fairfax to the west, and Ross to the south. The Town is dominated by views of the Ross Valley. To the north are Red Hill and Grove Hill. To the southwest is Bald Hill. To the east is Moore Hill and in the distance to the south is Mount Tamalpais – often considered to be a symbol of Marin County. Oakland (OAK) Airport is 26.4 miles away and San Francisco (SFO) Airport is 26.7 miles from the Town.

San Anselmo, sometimes referred to as the “Hub”, is at the juncture of major arterials leading from the Greater Bay Area and Marin County urban centers to West Marin’s bucolic agricultural and coastal communities. The Regional Location Map in Figure 1 depicts the Town’s central location among developed areas of the County, and its key position in the region.

The Town of San Anselmo (Town), nestled at the base of Mt. Tamalpais in Marin County, California, is home to about 13,000 residents. The Town’s resilient economy survived the Great Recession, periodic floods, and growing competition from regional and Internet retail.

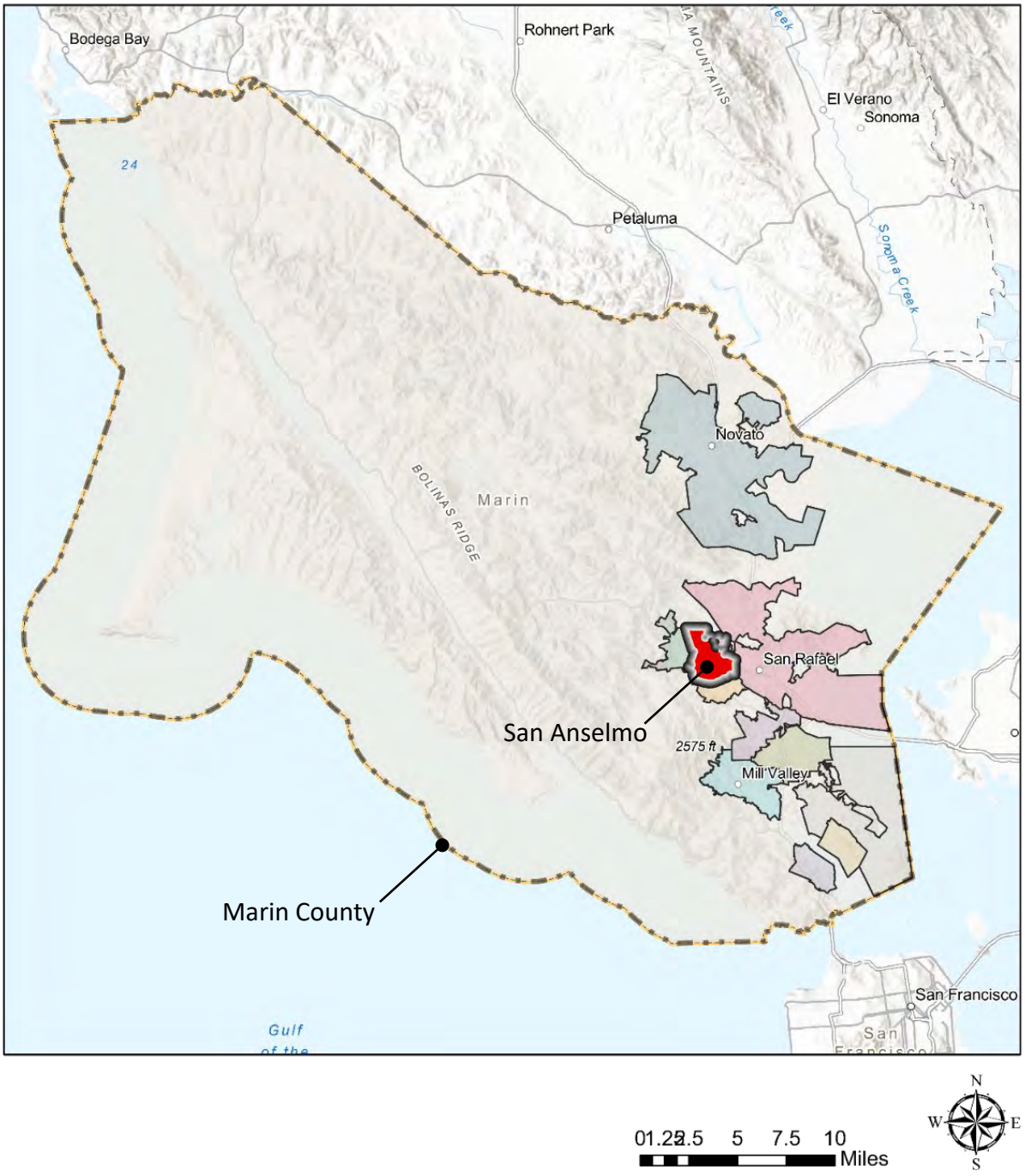


Figure 2.1 - Regional Context Map – Marin County, with Town of San Anselmo indicated in red

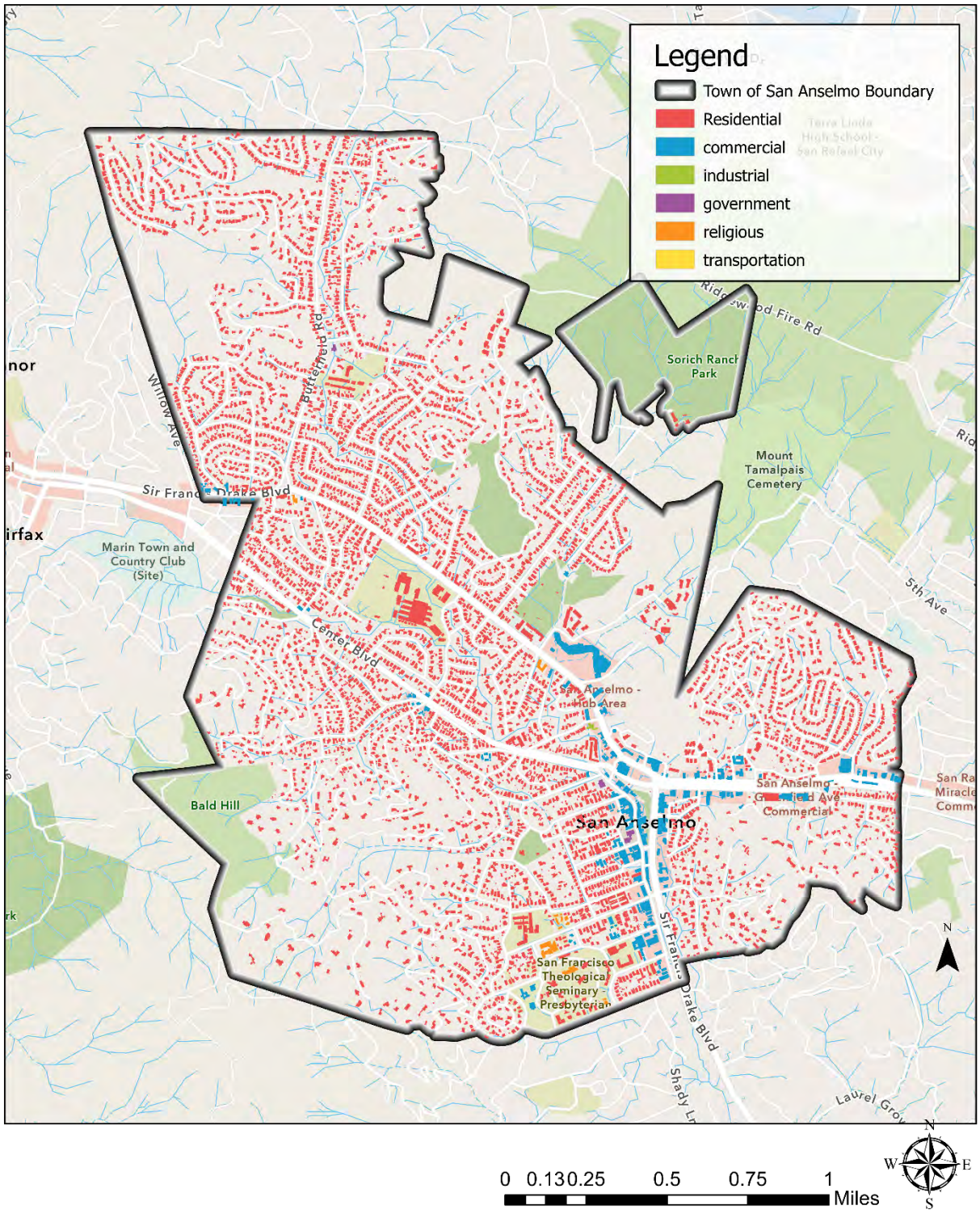


Figure 2.2 - Town of San Anselmo Existing Land Use and Building Footprints

Local Context

The primary land use goal for San Anselmo is the conservation of the small-town character of the community and its close relationships with the natural beauty of its setting, according to the Town's General Plan. San Anselmo desires to remain a small-town community and will be an alternative for those seeking refuge from San Francisco as in days past. Young and growing families move to San Anselmo looking for a less intense urban environment to raise children, access to high-quality schools, and proximity to recreation. While many residents continue to commute to high-paying jobs in the San Francisco financial center, Marin County businesses founded by entrepreneurial residents attracted by the region's amenities have created thriving local industries in the areas of health care and biotech, tourism, music, and film.

The Town has few vacant lots available for development and is largely "built out." According to the Town's General Plan, conservation efforts will focus on preservation of steep slopes and ridges especially for the aesthetic value. Additional efforts will focus on preserving the Town's neighborhood character, image, and quality of life. Reducing the impacts of flooding and limiting the development in the flood plain, redeveloping vacant school properties are also priorities.

The Town has, and will continue to have, smaller scale commercial development. Commercial lots range from 1,000 square feet to 4.5 acres, with the average lot size approximately 15,000 square feet in the general commercial areas.

In the oldest part of the Downtown area, the average lot size is around 5,500 square feet. Downtown San Anselmo has managed to retain much of the original character of its buildings, although many of the facades have been modified over time. The Town's downtown has evolved from a railroad hub and older traditional town center into a vital retail center. Key challenges are typical to similar destinations and include items like convenient and plentiful parking are sometimes hard to find during peak periods. More significant challenges revolve around San Anselmo Creek. The areas surrounding this significant waterway are subject to flooding. San Anselmo is wrestling with solutions to periodic floods that create considerable damage, including damage to downtown. The Town is pursuing projects to reduce the flooding risk and works with businesses to install and maintain flood control gates.

2.2 Project Description

This project consists of the comprehensive HEU for the Town of San Anselmo. The Housing Element is a State-required element to the Town of San Anselmo's General Plan. The HEU provides a policy framework for the Town to meet the needs, availability, and adequacy of housing. Pursuant to Regional Housing Needs Assessment (RHNA) the HEU will provide a framework and pathway for the development of housing to meet the Town's need through the year of 2031, as established by the State of California and identifies the rezoning and redevelopment strategies needed to reach the housing capacity required by the assessment.

This HEU will inform the period of 2023-2031 and serves these purposes:

- Compliance with California State Law's requirement that all cities and counties maintain an updated General Plan with Housing as one of the required elements
- Meet the required housing unit increase identified in the sixth cycle Regional Housing Needs Allocation (RHNA) including a "no Net Loss" buffer to ensure compliance with meeting RHNA
- Affirmatively further fair housing and identify potential environmental justice and social equity issues to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children
- Bring the General Plan into conformance with recently enacted State laws

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
MARIN COUNTY					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
Ross	34	20	16	41	111
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,100	634	512	1,323	3,569

Source: ABAG REGIONAL HOUSING NEEDS ALLOCATION DRAFT METHODOLOGY: SAN FRANCISCO BAY AREA, 2023-2031

- Include consideration of recent State Housing Legislation that removes barriers and streamlines the processes for new housing

This Initial Study considers 151 candidate housing parcels comprised of existing lots on approximately 45.45 acres within the Town's boundaries; see Figure 3.0: Candidate Housing Sites Inventory.

The RHNA requires that the Town plan for and accommodate 833 net new housing units affordable to four specified income categories. To meet this increased housing unit identification requirement, the Town is amending the zoning code to allow for housing unit increases on 151 identified Housing Opportunity Sites (see Figure 2.0). The means for accommodating this increase in housing unit sites is to increase allowable housing unit density on selected parcels according to their zoning district. The extent of density increase varies. For instance in the commercial districts C-L and C-3, the allowable density would increase from 20 to 30 dwelling units per acre.

These changes impact 45.26 acres of land which is approximately 3% of the land area that makes up the Town's boundary. Many of the Housing Element opportunity sites are along major arterial roads. This will create increased opportunities for a "mixed-use" development pattern close to transit corridors. Residential uses will be broadly mixed with commercial and other uses that will permit strategic access to all areas including main public transit routes. Residents will have a variety of transportation options and easy access to a variety of community services.

The HEU establishes a variety of policies, programs, and actions to facilitate the development of housing. As such, the adoption of the HEU will also include General Plan and Zoning Code amendments. The Zoning Code amendments are listed in Appendix D and includes the following:

- General Plan Land Use Element amendments
- General Plan Housing Element to repeal and replace the 2015 adopted Housing Element
- General Plan Land Use Designation Map Amendments
- Zoning Code Map amendments
- Zoning Code Land Use and Definition Amendments
- Zoning Code Development Standards Amendments
- Zoning Code Parking Amendments
- Zoning Code Conditional Use Permit Amendments

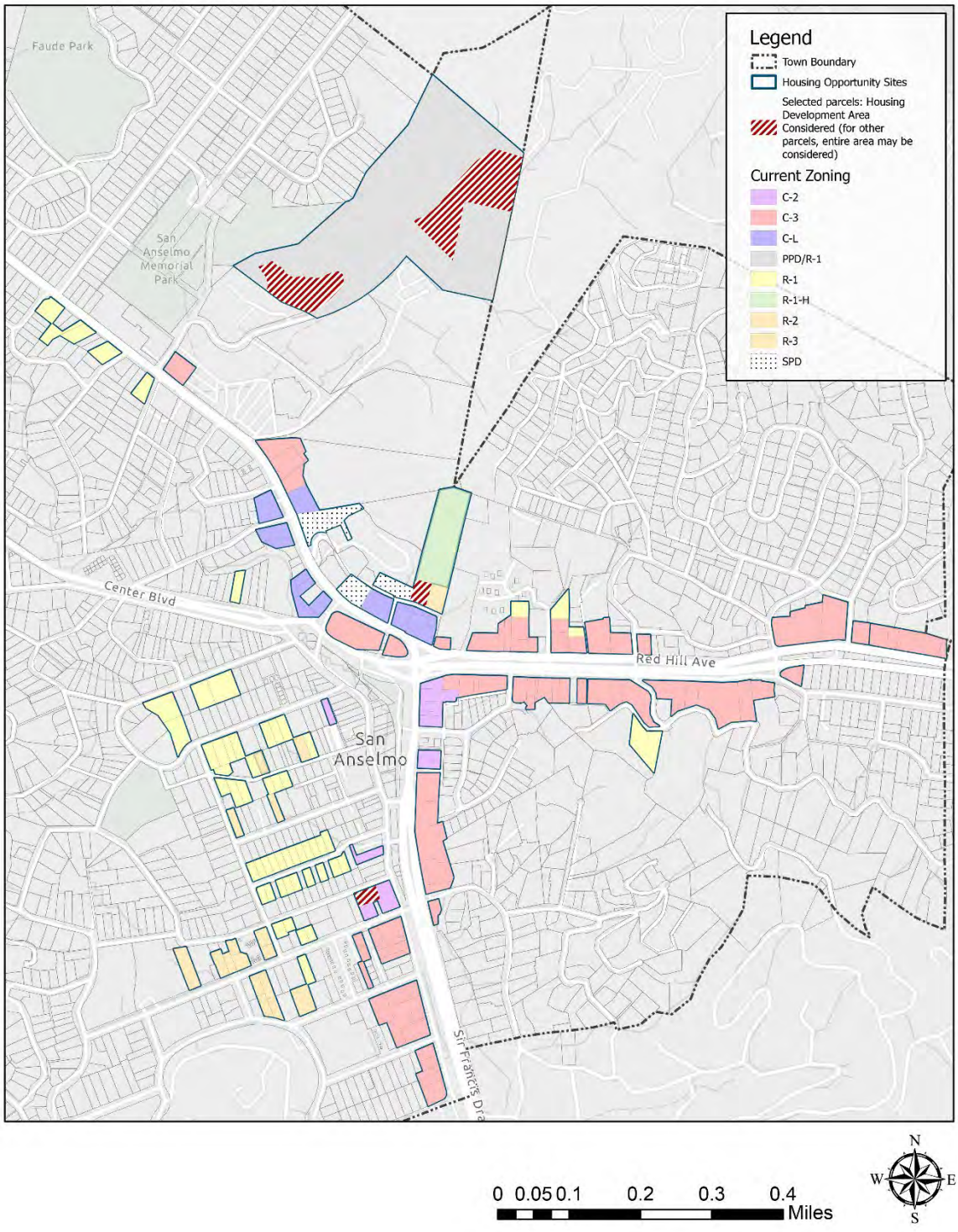


Figure 2.3 - Town of San Anselmo Housing Element opportunity sites

2.3 General Plan Designation

This work is an update of the HEU for the planning period of 2023 to 2031 of the San Anselmo General Plan. The Housing Element includes an assessment of housing needs and lays out policies for meeting those needs.

2.4 Background and Project Objectives

The Housing Element Law, enacted in 1969, mandates that local governments in California adequately plan, and meet the anticipated housing needs of their communities. These needs must be provided through the Housing Element. The Housing Element will ensure there are opportunities for suitable housing across all segments of the community. The Housing Element Law also requires that the Housing Element be updated every eighth year and mandates that the effort also reflects the most recent economic trends as well as demographic conditions. The State of California Department of Housing and Community Development requires that this HEU for the Town to be adopted by January 30, 2023. The HEU will be in effect through 2031.

As required by the State of California Housing and Community Development, the HEU addresses new State mandated requirements. One such requirement is the 6th cycle Regional Housing Needs Allocation. The 6th cycle RHNA is significant for the entire region. This HEU would require significant efforts to identify additional sites with sufficient capacity for the increased RHNA, taking into consideration the adequate sites requirements under new Housing Element laws (SB 166, AB 1397, etc.).

This effort will also adequately address Government Code Section 65583.2(g)(3) which requires that communities supply replacement unit opportunities on certain sites identified in the overall Inventory of Sites.

This Initial Study looks at the policies, programs and details of the Housing Element that may result in significant environmental impacts. Under this proposal the Town will provide zoned capacity for 833 housing units. This planned growth is intended to provide a conservative approach to meet the Town's RHNA growth allocation. While the plan provides for the zoning capacity, this plan also identifies that most of the new Housing Element opportunities will occur on land that is already developed. In reviewing the 151 lots that Town of San Anselmo is considering, eight of these lots (which together total approximately seven acres in land area) are listed as unimproved. Of these, five are developed in part as parking lots, one is wooded, and two are covered with grassy vegetation. The remaining 143 lots are listed as "improved lots." This matters when considering overall environmental impacts and conditions. Rather than allocate significant undeveloped land for development, the Town is suggesting

redevelopment opportunities for 151 existing lots in or adjoining previously developed areas within the municipal boundaries.

2.5 Existing Land Use Designation and Zoning

Existing Land Use Designations:

R-1-H Very Low-Density Residential District. - allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to the primary ridges and ridge zone land areas of the Town as identified by the General Plan Land Use and Open Space Elements. The purpose of this District is to preserve and maintain the natural landforms and vegetation of the Town's primary ridges and ridge zone areas by limiting development as defined by the Town's General Plan, to further the Town's open space objectives as described in the General Plan, and to recognize and work in concert with the environmental opportunities and constraints of these unique and sensitive areas.

R-1-C Single-Family Residential-Conservation District. - allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one to two acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level (see map under Available Land inventory) and excepting those areas designated as "Very Low Density Residential" by the General Plan Land Use Element. The purpose of this District is to (1) require design review for most exterior improvements; (2) limit the overall density within the district to a maximum of one (1) residential dwelling unit per acre of land; and (3) maintain and enhance the natural land forms and vegetation of the Town's secondary ridgelines and hillside areas by limiting development density and through the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.

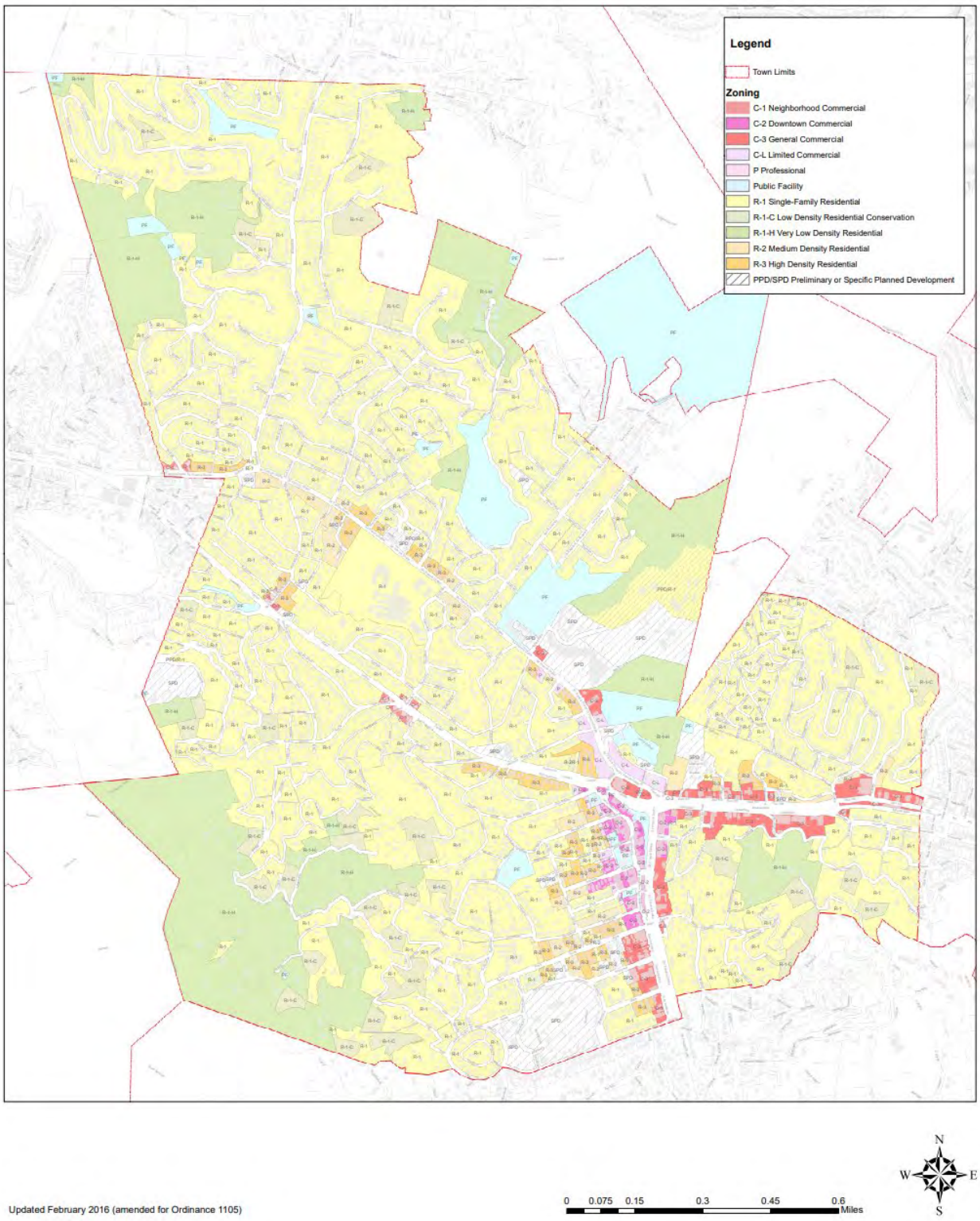


Figure 2.4 Map of San Anselmo Zoning Districts

R-1 Single-Family Residential District. - allows a density range of between one and six residential units for each acre of land. The minimum lot area for R-1 lots is also regulated by the Town's Slope Density regulations. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. Much of the land area in this District has previously been developed. Additionally, this District is applied to lots located at or above one hundred fifty (150) feet above Mean Sea Level which are further regulated through the requirement for the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development.

R-2 Medium Density Residential District. - allows a density range of between six and twelve residential units for each acre of land. This District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District would be developed with either duplex or triplex style development, although single-family detached residential units will also be permitted.

R-3 High Density Residential District. - allows a density range of between thirteen and twenty residential units for each acre of land. This District is generally applied to lands near commercial areas. Lots within the District would be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential character.

Residential Housing Opportunities (R-HO) District - serve as an "overlay" district to the R-2 and R-3 Districts within the Downtown Mixed designation on the General Plan Land Use Map. The R-HO is not an official zoning district yet, but Program H3.B — Adopt Standards for an "Affordable Housing Overlay Zone" — would amend the San Anselmo Zoning Code to establish specific standards and incentives for the affordable housing overlay zone, including densities, development standards incentives, specified level of affordability, etc. The District's purpose would be to provide opportunities for residential densities greater than that provided for in the R-2 and R-3 Districts, which allow a density range up to 20 units per acre on R-2 properties and a density range up to 28 units per acre on R-3 properties, subject to the provision that 40% of the total units permitted must be available for a rental or sale price affordable to lower income households

Professional District - This District is reflected on the General Plan Land Use Map as "Professional." The minimum lot area for all newly created P lots shall be as described in this table. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to a few land areas in

the vicinity of the Town's commercial area which serve as buffers or transitions between the more intense commercial development and adjoining residential development. The types of professional uses anticipated in the District are those considered compatible with residential and commercial development, and which do not result in the generation of traffic, noise, or other detriments to adjacent residential development. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use.

C-1 Neighborhood Commercial District - This District is reflected on the General Plan Land Use Map as "Neighborhood Commercial," which allows a maximum Floor Area Ratio of 0.65. This District is generally applied to several existing small commercial areas located within established residential neighborhoods. The purpose of this District is to identify those land areas which have existing commercial development providing limited commercial opportunities to adjacent residential neighborhoods. The types of commercial uses permitted within this District are those which have a market area limited to adjoining residential neighborhoods and which do not result in the generation of traffic, illumination, noise, odors, or other impacts greater than if the District were restricted to residential uses. Examples of the types of uses anticipated within the District are small grocery and drug stores and service businesses such as dry cleaners and laundromats. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use.

C-2 Downtown Commercial District - allows a maximum Floor Area Ratio of 2.0. This Town of San Anselmo Housing Element — May 2015 50 District is generally applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue. The purpose of this District is to identify those areas which form the Town's central business district. The primary uses expected are businesses referred to as "primary attractors," which are those which draw many of their customers from outside the community. The second type of businesses expected in the District are those which rely upon pedestrian activity generated by the primary attractors. Mixed-uses, combining commercial, office, and residential uses are also allowed within the District, however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities.

C-L Limited Commercial District - allows a maximum Floor Area Ratio of 1.0. This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (1/4) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Residential uses are allowed within the

District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to be located above the ground floor to preserve the District's primary purpose of providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use.

C-3 Commercial District - allows a maximum Floor Area Ratio of 1.0. This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to be located above the ground floor to preserve the District's primary purpose for providing commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use.

PF Public Facilities District - applied to all existing major public land uses, including the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks and public schools. Town of San Anselmo Housing Element — May 2015 51

PPD Preliminary Planned Development District - serves as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.

SPD Specific Planned Development District - intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health,

safety, and general welfare. An SPD District refers to a specific plan development approved by the Town.

CF Community Facilities District - applied to certain Town owned property and allows for private use of said properties when appropriate.

OS Open Space District- This District is reflected on the General Plan Planned Land Use Map as "Open Space." This District is generally applied to land intended to be protected and managed as a natural environment with passive recreation usage and no or minimal development. Lands zoned to the OS District include existing open space areas, lands with scenic values or natural resources found to be in the public interest to preserve, or lands not suitable for development due to natural or other hazards associated with the land.

2.6 Environmental Factors Potentially Affected:

The San Anselmo HEU would potentially affect the environmental factors presented in this section. The categories listed are those recommended by CEQA. Each of these elements were reviewed according to the recommended guidelines.

Aesthetics	Land Use/ Planning
Air Quality	Mineral Resources
Agriculture and Forestry Resources	Noise
Biological Resources	Population/Housing
Cultural Resources	Transportation
Energy	Public Services
Geology/Soils	Recreation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utilities/Service Systems
Hydrology/Water Quality	Wildfire

Determination

Based on this Initial Study evaluation:

☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ The proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.

☐ The proposed project MAY have a significant effect on the environment, and an Environmental Impact Report is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An Environmental Impact Report is Required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to the applicable standards, and (b) have avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATON pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CERTIFICATION:

Heidi Scoble _____ June 9, 2023 _____

Date

Heidi Scoble, AICP

Planning Director

This page intentionally left blank

3.0 ENVIRONMENTAL CHECKLIST

Purpose of the Initial Study

The project is analyzed in this Initial Study, in accordance with the California Environmental Quality Act (CEQA), to determine if approval would significantly impact the environment. This Initial Study has been prepared pursuant to the requirements of CEQA, under Public Resources Code 21000-21177, of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387) and under the guidance of the Town of San Anselmo. The Town of San Anselmo is the Lead Agency under CEQA and is responsible for preparing the Initial Study for the proposed project. The Town of San Anselmo will be a Responsible Agency under CEQA.

Evaluation Of Environmental Impacts

The impact columns heading definitions in the table below are as follows:

- "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- "Less than Significant Impact with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The mitigation measures must be described, along with a brief explanation of how they reduce the effect to a less than significant level.
- "Less than Significant Impact" applies where the project creates no significant impacts, or only Less Than Significant impacts. An impact may be considered "less than significant" if "project design features" would be implemented by the project or if compliance with applicable regulatory requirements or standard conditions of approval would ensure impacts are less than significant.
- "No Impact" applies where a project does not create an impact in that category. A "No Impact" answer is supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., the project would not displace existing residences). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to toxic pollutants, based on a project-specific screening analysis.)

Environmental and Regulatory Setting – This subsection of each topic area provides:

1) A brief overview of relevant plans, policies, and regulations that compose the regulatory framework for the project and

2) A description of the existing physical environmental conditions at the project site and in the surrounding area, as relevant.

Checklist and Discussion of Impacts – This subsection includes a checklist for determining potential impacts and discusses the project's environmental impact as it relates to the checklist questions. For significant impacts, feasible mitigation measures are identified. "Mitigation measures" are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guidelines Section 15370). Each impact is numbered using an alphanumeric system that identifies the environmental issue.

Conclusion – This subsection provides a summary of the project's impact on the resource.

3.1 Aesthetics

Environmental and Regulatory Setting

Scenic vistas are generally described in two ways: (1) panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance); and (2) focal views (visual access to a particular object, scene, or feature of interest).

According to the San Anselmo General Plan, the Town's scenic resources and vistas include natural hills and ridgelines which surround the town and are mostly covered by vegetation. The most prominent of these include the hills at the north and north-west side of the town known as the Sunny Hill, Red Hill, Indian Rock, Bald Hill, and Mt. Tamalpais and Bald Hill. These scenic resources are located at higher elevations and are visible from many points within the town. In addition, the creek-side location is another scenic vista for the town which is accessible through some points within the town.



Figure 3.1. Visualization of topography around study area in town of San Anselmo

Analysis Methodology and Thresholds of Significance

According to the location and current situation of the scenic resources on hillsides, the development on the Housing Opportunity sites would not have adverse effects on the

scenic vistas. There are no prominent topographical features on the Project Sites from which scenic vistas could be blocked, nor do the Housing Opportunity sites block a scenic vista viewshed. Based on the changes to the Housing Element, future development would not directly obstruct an existing public view of a scenic vista as the scenic vistas are in a higher elevation than the identified sites in general.



Figure 3.2 Views from Mariposa Ave toward the University of Redland Historical resource. Development on housing opportunity sites along this street would be limited to two stories, in scale and character with the existing context of the historical resource.

The impact of development on the Housing Opportunity Sites should be evaluated on a site-by-site basis through San Anselmo's established project plan review process. The Residential and Commercial project applications and reviews addresses visual impacts. A significant impact may occur where scenic resources would be damaged or removed by the project. The nearest State-designated scenic building is the University of Redland historical building which is located at ridgeline in south-west side site vicinity. This feature is not impacted by the development that would occur on the Housing Opportunity Sites. Therefore, the Housing Element Update would not have an impact on scenic resources or historic buildings.



Figure 3.3 - Views of Red Hill from Sir Francis Blvd looking north. One housing opportunity site extends up the hill, but its development would be concentrated at the foot of the hill adjacent to existing buildings.



Figure 3.4 - Views from Sunny Hill Drive toward new project location, beyond existing driveway. Any potential impacts of new development on views of the hill to the left should be mitigated through town design review.

Analysis of the impacts on aesthetics includes questions on the visual character or quality of public views of the site itself. Public views are those that are experienced from publicly accessible vantage point. An example of a question is, if the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? Public views are those that are experienced from publicly accessible vantage point. A significant impact may occur if, in a non-urbanized area, the project would substantially

degrade the existing visual character or quality of the site and its surroundings, or if, in an urbanized area, the project would conflict with applicable zoning or regulations governing scenic quality. Most of the housing opportunity sites are in the urbanized area along San Anselmo's Sir Francis Boulevard corridor, and thus would not result in any significant impact.

The property located on Sunny Hill Drive in zoning district PPD/ R-1 would involve some modification of the existing hillside, and the construction of new structures up to two stories. This could result in a change in the visual character of the site at this specific location that may or may not be significant. Design Review conducted by the Town through established plan review process or application of Objective Development Design Standards conducted by the Town through established plan review process would reduce impacts to a less than significant impact.

Future housing development could add new sources of light and glare. Potential new light sources include exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting near low-density areas could result in potential impacts. However, established town Design Review or Objective Development Design Standards can mitigate any potential significant impacts. Therefore, no significant impacts are anticipated.

Aesthetics Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway	☐	☐	☐	☒

In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☒

Conclusion

No significant potential aesthetic impacts are anticipated.

Mitigation Measures:

No mitigation required.

This page intentionally left blank

3.2 Agricultural and Forestry Resources

Environmental and Regulatory Setting

Prime farmland is a designation assigned by United States Department of Agriculture. The definition of prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land use. (1) There is no prime farmland located within the project area and, therefore, there is no risk of prime farmland being converted as a result of this project.

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The best quality lands identified during a series of reviews are designated as Prime Farmland. The maps locating these valuable land areas are updated every two years with computer mapping, aerial imagery, public review, and field reconnaissance.

According to the State of California's most recent version of the Important Farmland map, the study area is in an area mapped as mostly urban and built-up lands. No prime agricultural lands are shown or noted on the most current map sets in the Town of San Anselmo.

Additionally, future housing development facilitated by the HEU would not conflict with any existing zoning for agricultural use, Williamson Act Contract, or result in the rezoning of any currently forested lands. This project, proposed to increase density on existing residential and commercial lots only, is focused on 70.44 acres of land within the municipal boundaries of the Town. Only eight housing opportunity sites, comprising fewer than 6.2 acres, are unimproved, and five of these currently include parking lots.

Checklist and Discussion of Impacts

Agriculture and Forestry Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Conclusion

The HEU will not cause the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The study area is mapped as urban and built-up lands. This mapping designation is consistent with the existing land-use conditions.

Mitigation Measures

Since there are no Important Farmlands mapped within the Town of San Anselmo boundaries, and the study area, mitigation is not required.

This page intentionally left blank

3.3 Air Quality

Environmental and Regulatory Setting

The Town of San Anselmo is in the southeastern portion of Marin County, part of the nine-county San Francisco Bay Area Air Basin (SFBAAB). All areas of government including federal, state, and regional agencies regulate air quality in the SFBAAB.

Federal Regulations

Federal Clean Air Act

The Environmental Protection Agency (EPA) is responsible for overseeing implementation of the federal Clean Air Act (CAA). This law passed in 1970 and then, updated in 1990, is the guideline for air pollution control nationwide. The EPA is leading the implementation of many aspects of the CAA, including establishing the National Ambient Air Quality Standards (NAAQSS) for major air pollutants; setting standards for hazard air pollution, approving attainment plans at the State level, and establishing motor vehicle emission standards. The EPA also issues stationary source emission standards and permits; and establishes control measures for acid rain, measures to protect the stratospheric ozone (O_3) levels, and other key enforcement provisions. While the 1990 amendments to the CAA represent the latest standards efforts to limit the most prevalent pollutants, the CAA provides criteria that allow states to adopt more stringent standards or include other pollution species.

National Ambient Air Quality Standards

The CAA mandates that the EPA establish several criteria for air pollutants relevant to the NAAQS. These air pollutants are considered the most hazardous to human health. NAAQS have been established for these pollutants: Ozone (O_3), Carbon Monoxide (CO), Sulfur Dioxide (SO_2), Particulate Matter 10 (PM_{10}), Particulate Matter 2.5 ($PM_{2.5}$), and lead.

State Regulations

California Clean Air Act

In this State, the California Clean Air Act (CCAA) which was signed into law in 1988, mandates the California Ambient Air Quality Standards (CAAQS). Under this law, all areas are to contribute to better air quality and maintain acceptable levels by the earliest practical date.

The California Air Resources Board (CARB) is the State agency responsible for oversight of the Statewide programs, including local efforts, pertaining to air pollution control. CARB oversees the local district's compliance with the applicable federal and State laws. CARB also approves local air quality plans, transmits the State Implementation Plans (SIP) to the EPA, monitors the air quality Statewide, determines areawide designations and provides mapping designations and updates. The CARB also oversees standards related to new mobile sources, small utility vehicles and off-road vehicles, and fuels.

California Ambient Air Quality Standards

The CCAA requires CARB to establish CAAQS. Like the federal NAAQS, CAAQS has been established for these pollutants: $O_{3,\ co,\ n}O_2$, SO_2, PM_{10}, $PM_{2.5}$, lead, vinyl chloride, hydrogen sulfide, sulfates, and visibility reducing particulates. CAAQS are typically more stringent than the NAAQS. The CCAA requires that the local air districts endeavor to achieve and maintain the CAASQs at the earliest practical date. The CCAA also specifies that the local air district must focus on reducing the emission s from transportation and area-wide emission sources. To help achieve this, the CCAA provides the local districts with the authority to regulate indirect sources.

Local Regulations

The local air quality regulatory agency responsible for the SFBAAB is the Bay Area Air Quality Management District (BAAQMD). The Air District maintains one of the most comprehensive air quality monitoring networks in the country, consisting of over 30 stations distributed among the nine Bay Area counties.

The California Legislature created the Air District in 1955 as the first regional air pollution control agency in the country. The Air District is tasked with regulating stationary sources of air pollution in the nine counties that surround San Francisco Bay: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties. It is governed by a 24-member Board of Directors composed of locally elected officials from each of the nine Bay Area counties.

The BAAQMD measures concentrations of the same six pollutants for which health-based ambient air quality standards have been set by the U.S. Environmental Protection Agency and the California Air Resources Board. Additionally, the BAAQMD measures the more stringent list of various pollutants designated as Toxic Air Contaminants by the State of California.

This information is used to determine compliance with State and federal air quality standards, prepare air quality forecasts, develop air quality plans, provide information for permit modeling, prepare environmental impact reports, and track air quality trends.

The San Francisco Bay Area (Bay Area) does not meet national ambient air quality standards for O_3 and $PM_{2.5}$. As such, the EPA has classified the region as marginal nonattainment for 8-hour O_3. In October 2009, EPA designated the Bay Area as nonattainment for 24-hour $PM_{2.5}$ standard. The Bay Area is considered as attainment or unclassifiable with respect to the national air quality standards for all other pollutants.

The BAAQMD released its 2022 Ambient Air Monitoring Network Plan in June 2022. The plan provides a summary of the ambient air monitoring network in 2021 and proposed network changes through 2023. The proposed changes may be found in the section titled "Proposed Modifications to the Network through 2023."

According to the plan there are 3 monitoring stations in Marin County. San Rafael is the closest monitoring station and detailed site to San Anselmo. The two additional monitoring stations and detailed sites are in Forest Knolls and Fort Cronkite.

Regional and Local Area Air Quality Plans

The Marin County and San Anselmo General Plans do address concerns with air quality. Marin County promotes planning and programs that result in the reduction of airborne pollutants measured within the county and the Bay Area. Key policies in the Marin County General Plan aim to coordinate air quality planning efforts with local, regional, and State agencies, and evaluate the air quality impacts of proposed plans and development projects.

The General Plan of Marin also seeks to attain or exceed the more stringent federal or State Ambient Air Quality Standards for each measured pollutant and require appropriate mitigation of Air Quality Impacts. The Plan requires projects that generate potentially significant levels of air pollutants, such as quarry, landfill operations, or large construction projects, to incorporate best available air quality mitigation in the project design.

Marin County voluntarily promotes various ways to reduce air pollution in the local community through the Spare the Air Resource Team. Starting in 1991, the Community Resource Teams bring together civic groups, agencies, businesses, and environmental organizations that meet regularly and work collaboratively to implement projects that promote cleaner air. While there

are eight such teams in the BAAQMD, these teams are not part of the mandates for pollution and the team does not satisfy and regulatory benefit.

Local Climate and Air Quality

The air quality in The Town of San Anselmo is dependent on the sources of air pollution, transport of pollutants to and from surrounding areas, and local and regional meteorological conditions, as well as the surrounding topography of the SFBAAB. Air quality is described by the concentration of various pollutants in the atmosphere. Units of concentration are generally expressed in parts per million (ppm) or micrograms per cubic meter (µg/m3). The significance of a pollutant concentration is determined by comparing the concentration to an appropriate ambient air quality standard. The standards represent the allowable pollutant concentrations designed to ensure that the public health and welfare are protected, while including a reasonable margin of safety to protect the more sensitive individuals in the population.

Marin County is bounded on the west by the Pacific Ocean, on the east by San Pablo Bay. Most of Marin's population lives in the eastern part of the county, in small, sheltered valleys. Because of the wedge shape of the county, northeast Marin County is farther from the ocean than is the southeastern section. This extra distance from the ocean allows the marine air to be moderated by bayside conditions as it travels to northeastern Marin County.

Air pollution potential, particularly for smog is highest in eastern Marin County, where most of population is located these semi-sheltered valleys like San Anselmo. While the influence of marine air is known to keep air pollution levels low, there is greater potential for air pollution to build up around San Anselmo because the valleys are more sheltered from this unique sea breeze effect. Overall, Marin County does not have many polluting industries. It has been suggested that the air quality on its eastern side may be affected by emissions from increasing motor vehicle use within and through the county.

Concerns and Local Climate

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. Along the Marin County coast and in southern Marin County, clean air from the Pacific Ocean helps to keep air pollution at a minimum. Like other parts of Marin, ozone can become a concern in San Anselmo, because the hilly terrain and colder winter temperatures can trap PM2.5 near the surface, resulting in air quality that exceeds health standards.

Marin's relatively good air quality is compromised by high concentrations of ozone caused by vehicle traffic, and localized high volumes of particulate matter caused by construction activities, wood burning, off-road travel, and agricultural operations.

Impact Analysis

Today, the Bay Area's largest source of smog forming emissions – over 60% – comes from mobile sources like cars, trucks, buses, and construction equipment. The number of mobile sources will rise considerably along with expected population growth. The Bay Area's population is forecast to increase by 29% by the year 2030 – from 6.8 million in 2000 to 8.8 million in 2030 with the number of jobs increasing to 5.2 million. Even with anticipated gains in transit ridership and carpooling to work, the region is projected to have a minimum of 35% more – or 7.5 million – additional vehicular trips a year.

Current plans are prepared to accommodate growth and reduce high levels of pollutants within areas of the BAAQMD. Projects that are consistent with growth plans do not interfere with attainment because the growth is included in the regional projects utilized in the formation of these regional plans. Since the San Anselmo HEU is consistent with the applicable growth projections and control strategies, it does not jeopardize attainment of the region air quality standards.

These future housing sites are required to adhere to all federal, State and local requirements for minimizing construction and operational pollutant emissions. Since this plan encourages redevelopment there are many opportunities to reduce local trips by providing housing in areas that are accessible to major bus lines, major transportation routes and will be fully walkable to other commercial areas for shopping, dining and other desirable activities.

In the short term, construction from the HEU could result in temporary, short-term pollutants from construction-related soil disturbance, dust and noise emissions and combustion pollutants from on-site equipment, as well as from off-site delivery of construction material and supplies. San Anselmo's established building permit policy will limit any such construction-related air quality impacts.

New building development will be required to meet California's Title 24 Energy Code and CALGreen building standards. A central intent of these policies is to reduce air pollution and other environmental impacts, and they are regularly updated with more stringent regulations responding to updated building technologies and understanding of risks to people and climate. The development responding to the HEU will incorporate the increased efficiencies and reduced air impacts associated with these regulations as they relate to building materials,

heating, cooling, electrical use, air conditioning mechanism, water use, and lighting systems. Considering these evolving requirements, future development on candidate housing sites facilitated by the HEU will result in new housing opportunities with the most advanced green requirements and no significant increase in pollutants currently in nonattainment under applicable federal or State ambient air quality standards.

Toxic Air Contaminants.
Future housing development could include emissions of pollutants identified by the federal and state governments as Toxic Air Contaminants, or TACs. These are hazardous pollutants. The State of California has established the framework for TAC identification and control. This is one of the programs where the State is stricter that the federal government and the program that has been developed targets the TACs that are considered to be a problem in the local environment (State-wide).

The greatest potential or TAC emissions during construction is diesel particulate emissions (DPM) from heavy-duty trucks and the associated health impacts to sensitive receptors. The State of California has two requirements to reduce DPM emissions. The first requirement subjects for fleet owners of mobile construction equipment to the CARB regulations for in-use off-road diesel vehicles to reduce DPM. The second requirement limits engine idling time of all diesel fueled vehicles. Idling of heavy-duty diesel-powered construction equipment and trucks during loading and unloading is limited to five minutes. Whenever possible, electric auxiliary power units shall be used.

Individual development projects implementing the HEU will be subject to the development review process and will be required to demonstrate consistency with Town of San Anselmo, Marin County and the State of California's polices and requirements. While this development may require additional studies for future impacts to TAC emitters, the size and residential land use profile of the proposed projects associated with this analysis do not suggest considerable concerns.

Carbon Monoxide Hot Spots.
Mobile-source impacts, including those related to CO, occur on two levels of magnitude including regionally and locally. Regionally, construction travel associated with future housing redevelopment would add to regional trips, increasing the Vehicle Miles Traveled (VMT) with the local airshed and the SFAAB. Locally, construction traffic will be added to the roadway system in the vicinity of the housing development project. This can always produce the possibility for the formation of microscale CO "hotspots" to occur immediately around points of traffic congestion. Hotspots will form is traffic occurs during periods of poor atmospheric

ventilation that consists of many vehicles that are cold-started and operating at pollution inefficient speeds, including speeds resulting from all congested highways.

Traffic associated with future housing development could potentially contribute to traffic impacts that may result in the formation of hotspots. Because of continued improvement in vehicular emission at a rate that is faster than the rate of vehicle growth and congestion, the potential for CO hotspots is steadily decreasing. Circumstances like these will be evaluated upon submittal of the permit and entitlement applications. Each project will need to demonstrate that the daily construction emissions and operations will not exceed any significant thresholds for any criteria air pollutant.

Future development on candidate housing sites will not expose sensitive receptors to substantial pollution concentrations. Impacts are less than significant.

While the future development associated with the HEU could result in odors generated from vehicles and/or construction equipment including exhaust and emissions, these odors are attributable to concentrations of unburned hydrocarbons and from tailpipes of construction equipment and architectural coatings. As such, these odors are temporary in nature and generally will not occur at the magnitude that would affect a substantial number of people. CALGreen and other building standards are consistently reducing the extent of odors and toxic gases from building materials.

Future land development on candidate housing sites identified in the HEU would result primarily in new housing, a land use which rarely leads to odor complaints, as compared to uses such as chemical plants, refineries, landfills, other industry, agriculture, or food processing. Future housing development facilitated by the HEU would not expose a substantial number of people to negative or offensive odors. Likewise, odors associated with machinery used during the construction process tend to not linger for days and long periods of time. Therefore, impacts are less than significant, and no mitigation is required.

Checklist and Discussion of Impacts

Air Quality Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with, or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	☐	☐	☐	☒
Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Conclusion

The HEU will not significantly impact air quality. The HEU takes the opportunity to direct increased density to areas of the community that are already developed, where air impacts from transportation can be minimized through use of low-emissions modes. Emphasis on compact building development patterns following established energy and green building standards will minimize air quality impacts from development.

Mitigation Measures

Established Town policies and regulations in place for transportation, building design and construction will address any project revisions to ensure compliance with the Town's policies. No additional measures are required.

3.4 Biological Resources

Environmental and Regulatory Setting

Conservation Plans, Policies and Ordinances

Federal Regulations

Federal conservation laws, such as the Endangered Species Act (ESA) and the Migratory Bird Treaty Act (MBTA), help define the United States' stance on conservation. These key acts play an important role in protecting some of the world's most vulnerable plant and animal species.

Endangered Species Act

The Endangered Species Act (ESA) of 1973 protects species at risk of extinction and the habitats they need to survive. The main takeaway of this federal act is to identify, protect, and recover threatened or endangered species. When a species is added to the list of threatened or endangered species, this triggers four major provisions of the ESA, which are to conserve the listed species, to avoid jeopardy, to avoid adverse modification of habitat, and to avoid taking.

Migratory Bird Treaty Act of 1918

The Migratory Bird Treaty Act (MBTA) of 1918 implemented the Convention for the Migratory Birds between the United States and Canada with later additions of Mexico, Japan, and Russia. This international treaty act defines migratory birds, closes hunting on all species between March and September, and creates a closed 10-year season for threatened game birds. Intended to protect the sustainability of migratory bird populations, the act makes it is unlawful to intentionally kill, hunt, take or pursue migratory birds, along with removing or intentionally disturbing migratory bird nests or eggs.

State Regulations

While CEQA is California's main planning, treatment, and review mechanism, there are notable other State mechanisms that work to protect biological resources. These mechanisms are described below:

California Endangered Species Act

The California Endangered Species Act (CESA) runs parallel to the federal Environmental Species Act, however CESA is managed by the California Department of Fish and Wildlife. It includes an important provision, which prevents the taking of any threatened or endangered species. Taking is defined, similarly to the Migratory Bird Treaty Act (MBTA), as to hunt, pursue, catch, capture, or kill the listed species. Unlike the Endangered Species Act, the CESA grants listings which are categorized as a candidate with the same protections as species listed as threatened or endangered.

California Fish and Games Code

The California Fish and Games Code covers a range of different environmental concerns. Sections 1600 – 1603 work to protect diversions, obstructions or chances to the natural flow or bed, bank or channel of any river, stream or lake in the State of California. The California Fish and Games Code, Sections 3503, 3503.5, and 3513 works in the same manner as the MBTA. It looks to prevent the harm of the listed species and ensure the species does not receive any impairment to its essential behavior.

Local Regulations

Within Marin County and the Town of San Anselmo, there are multiple conservation and preservation ordinances/policies that pertain to biological resources. The following mechanisms are described below:

Native Tree Preservation and Protection

The Marin County Native Tree Preservation and Protection created this ordinance with the intention to promote the health, safety, and general welfare for the residents of Marin County, as trees provide a variety of functions. This ordinance will control the removal of protected trees and maintain/enhance tree cover on improved or unimproved property, prevent the unpermitted wholesale removal of many native trees, protect woodland environments on agricultural land, and educate residents of the County about the functions, benefits and values of trees to further the protection, preservation.

Botanical Name	Common Name	Diameter at Breast Height
Acer macrophyllum	Big-leaf maple	10 inches
A. negundo var. californicum	Box elder	10 inches
Aesculus californica	California buckeye	10 inches
Alnus rhombifolia	White alder	10 inches
A. rubra	Red alder	10 inches
Amelanchier alnifolia	Service-berry	10 inches
Arbutus menziesii	Pacific Madrone	6 inches
Castanopsis chrysophylla	Giant Chinquapin	10 inches
Cercocarpus betuloides	Mountain-mahogany	10 inches
Crataegus douglasii	Hawthorn	10 inches
Cupressus sargentii	Sargent cypress	6 inches
Fraxinus latifolia	Oregon ash	10 inches
Garrya elliptica	Silk tassel	10 inches
Lithocarpus densiflorus	Tanbark oak	10 inches
Myrica californica	Wax myrtle	10 inches
Pinus muricata	Bishop pine	10 inches
Pseudotsuga menziesii	Douglas-fir	10 inches
Quercus agrifolia	Coast live oak	6 inches
Q. chrysolepis	Canyon live oak	6 inches
Q. douglasii	Blue oak	6 inches
Q. garryana	Oregon oak	6 inches
Q. kelloggii	California black oak	6 inches
Q. lobata	Valley oak	6 inches
Q. parvula var. shrevei	Oak	6 inches
Q. wislizeni	Chaparral oak	6 inches
Salix exigua	Narrow leaved willow	6 inches
S. laevigata	Red willow	6 inches
S. lasiolepis	Arroyo willow	6 inches
S. lucida ssp. lasiandra	Shining willow	6 inches
S. scouleriana	Scoulier's willow	6 inches
S. sitchensis	Sitka willow	6 inches
Sambucus callicarpa	Red elderberry	10 inches
Sequoia sempervirens	Coast redwood	10 inches
Taxus brevifolia	Pacific yew	10 inches
Torreya california	California nutmeg	10 inches
Umbellularia californica	California bay	10 inches

Figure 3.5 Represents the Protected Native Trees under the Native Tree Preservation and Protection ordinance.

The Town of San Anselmo has individual ordinances related street trees and trees on private lots. Pursuant to Title 4, Chapter 13, Section 4-13.01 of the San Anselmo Municipal Code, "the trees of the Town are an integral part of the Town's complex environmental system, the functioning of which does not depend on or conform to the arbitrary delineations of property… Therefore, the Council finds it necessary, as a matter of public health, safety, and welfare, to enact the provisions of this chapter to control the removal or destruction of trees within the Town." Thus, the additional regulations ensure the urban tree canopy is featured as an important component of the community environment.

Town of San Anselmo Urban Runoff Pollution Prevention Regulations

Chapter 8 of the San Anselmo Municipal Code provides regulations for Urban Runoff Pollution Prevention. The purpose of the Urban Runoff Pollution Prevention regulation is to ensure the future health, safety, and general welfare of Town of San Anselmo citizens and to protect and enhance watercourses, fish, and wildlife habitat. To achieve this, the ordinance requires the minimizing of discharges other than storm runoff, responding to the discharge of spills, and preventing spills to storm drains, reducing pollutants in stormwater, requiring best management practices (BMPs) on new or redeveloped land, and requiring development projects to maintain or reduce runoff.

Protection of Flood Hazard Areas

The purpose of the Protection of Flood Hazard Areas is to minimize public and private losses due to flood conditions in specific areas that are within flood prone, mudslide and flood-related erosion areas. To accomplish this, this will restrict or prohibit uses the will result in damaging increases, uses vulnerable to floods, uses that control the alteration of natural floodplains, stream channels and natural protective barriers, uses that control filling, grading, dredging, and uses that prevent or regulate the construction of flood barriers which will divert flood hazards in other areas.

The Legislature of the State of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Town Council of the Town of San Anselmo has also adopted floodplain management regulations that are codified in Title 7, Chapter 11, Protection of Flood Hazard Areas, of the San Anselmo Municipal code. This progressive ordinance adopted in 2009 can be found at Ord. No. 1071, 4-14-2009. Additionally, the Town of San Anselmo requires a Watercourse Permit Title 5, Chapter 8, Article 2, Section 5-8.12 of the San Anselmo Municipal code to ensure any work within a creek is coordinated with State and Federal efforts along waterways.

Regional Environmental Setting

The project area (Town of San Anselmo) is in the San Francisco Bay, which has a comfortable year-round Mediterranean climate, occasionally interrupted by storms and flooding. This region includes freshwater, marine, and terrestrial resources. The resources range from Redwood forests, mixed evergreen forests, and coastal prairie-scrub.

Local Environmental Setting

The Town of San Anselmo is within Marin County jurisdiction, California and is located 1.5 miles west of San Rafael, at an elevation of 46 feet. It is located about 20 miles north of San Francisco. The town is bordered by San Rafael to the east, Fairfax to the west, and Ross to the south. The Town is also within the Ross Valley Watershed with two low-capacity creeks (Sleepy Hollow and San Anselmo Creek), which are surrounded by developed land.

Vegetation Communities

Vegetation Communities are defined as a recognizable group of species growing together and understanding the environmental dynamics is critical when planning new development. Vegetational communities can help to understand the complex wildlife species in the area along with their migration patterns. Development can lead to disruption and aid in the loss of species and biodiversity. The Town of San Anselmo is home to its own specific vegetation communities including the following:

- Coastal Riparian Forest
- Grasslands
- Urban/Suburban

These distinct environments will adapt differently to development and specific communities are critical to the health of the ecosystem, making it important to understand how they all differ.

Coastal Riparian Forest

In coastal riparian forests often have an influence over the dynamics of communities associated with the aquatic ecosystems. These areas possess distinct ecological characteristics because of their relationship with aquatic systems. This relationship allows for their boundaries to constantly change depending on environmental conditions such as soil conditions and vegetation along with other factors. According to Riparian Ecology and Management in the Pacific Coastal Rainforest (Naiman et al.), the riparian forest of the Pacific Coastal Ecoregion of North America is floristically and structurally its most diverse vegetation.

Grasslands

The grasslands are essential habitats the provide food and shelter for many different species in California. These areas provide resources for many birds, mammals, insects, pollinators, and others depend on and support about 40% of California's total native plant species (Wigand 2007). Besides being a critical asset for the numerous threatened and endangered species, grassland communities remove sequester carbon, filter and store water, prevent flooding and soil erosion.

Urban/Suburban

Development in natural habitats continues to have varying effects from the total loss of critical habitats to minor impacts to support low-density housing. In San Anselmo, creeks play a major part in supporting the local biodiversity and 82% of the trees lining these creeks are native species. Protecting these urban oases will positively impact the surrounding area and continue to act as a wildlife corridor.

Special-Status and Protected Species

The definition of special-status species refers to plant and wildlife species that are listed or proposed for listing as threatened or endangered by the U.S. Fish and Wildlife Service. The species listed are protected by the federal and/or State Endangered Species Act, Migratory Bird Act, and other government regulations. According to the US Fish and Wildlife Service IPaC queries, there a multiple threatened and endangered species habitats in the Town of San Anselmo. The species range from mammals, birds, reptiles, insects, flowering plants, fish, and amphibians. The results of these queries highlight the potential of these species to occur in or surrounding the designated project areas. Below is a list of the species designated to be in the project area by the U.S Fish and Wildlife Service IPaC:

Common Name Scientific Name	Threat Level	Potential to Occur in Study Area
Salt Marsh Harvest Mouse (Reithrodontomys raviventris)	Endangered	**Not expected.** No suitable habitat.
California Clapper Rail (Rallus longirostris obsoletus)	Endangered	**Not expected.** No suitable habitat.
California Least Tern	Endangered	**Not expected.** No suitable habitat.

(Sterna antillarum browni)		
Tidewater Goby (Eucyclogobius newberryi)	Endangered	**Not expected.** No suitable habitat.
Showy Indian Clover (Trifolium amoenum)	Endangered	**Not expected.** No suitable habitat.
White-Rayed Pentachaeta (Pentachaeta bellidiflora)	Endangered	**Not expected.** No suitable habitat.
Marbled Murrelet (Brachyramphus marmoratus)	Threatened	**Not expected.** No suitable habitat.
Northern Spotted Owl (Strix occidentalis caurina)	Threatened Critical Habitat	**Not expected.** No suitable habitat.
Western Snowy Plover (Charadrius nivosus nivosus)	Threatened	**Not expected.** No suitable habitat.
Green Sea Turtle (Chelonia mydas)	Threatened	**Not expected.** No suitable habitat.
California Red-Legged Frog (Rana draytonii)	Threatened	**Not expected.** No suitable habitat.
Delta Smelt (Hypomesus transpacificus)	Threatened	**Not expected.** No suitable habitat.
Marin Dwarf-Flax (Hesperolinon congestum)	Threatened	**Not expected.** No suitable habitat.
Santa Cruz Tarplant (Holocarpha macradenia)	Threatened	**Not expected.** No suitable habitat.
Monarch Butterfly (Danaus plexippus)	Candidate	**Not expected.** No suitable habitat.

Table 3.1 This table represents the threatened or endangered species in the Town of San Anselmo.

Analysis Methodology and Thresholds of Significance

Prior to preparing the San Anselmo biological resource report, CHPlanning researched the most recent information available pertaining to species that are identified as threatened or endangered. This information was provided by the U.S Fish and Wildlife Service through its Information for Planning and Consultation (IPaC) tool. This tool allows for the project site to be uploaded, which will then provide a list of these species along with any critical habitats in the area. CHPlanning also researched riparian / sensitive natural communities within San Anselmo. This information was gathered by using geographical information system files (GIS) provided by the Town of San Anselmo, Marin County, and the State of California. The information provided is the location of these sites, which were then researched in greater depth to understand the resources provided to the town.

Categories of Species and Natural Communities of Concern Evaluated

Included in this assessment are species deemed threatened or endangered by the U.S. Fish and Wildlife Service and the California Endangered Species Act. Other items included in the assessment are any natural communities or riparian habitats that may be affected, federally protected wetlands, migratory fish or wildlife, and biological resources protected by preservation policies or ordinances.

To comply with all aspect of the California Environmental Quality Act (CEQA), CHPlanning researched Wetlands and other hydrologic properties in San Anselmo, movement of migratory fish and wildlife species, local preservation policies and ordinances, and approved local, regional, or State habitat conservation plans. This research will then be used to understand if any aspects could occur on the project site or within the area of influence. All the information has been compiled into their respective lists.

Mitigation Measures

After analyzing the parkland, shown in Figure 3.6, along with the query through the U.S. Fish and Wildlife IPaC, continued development in the areas considered would not have a substantial adverse effect directly or indirectly on the species and habitats identified as threatened or endangered. Since the HEU would not have a substantial adverse effect, mitigation is not required.

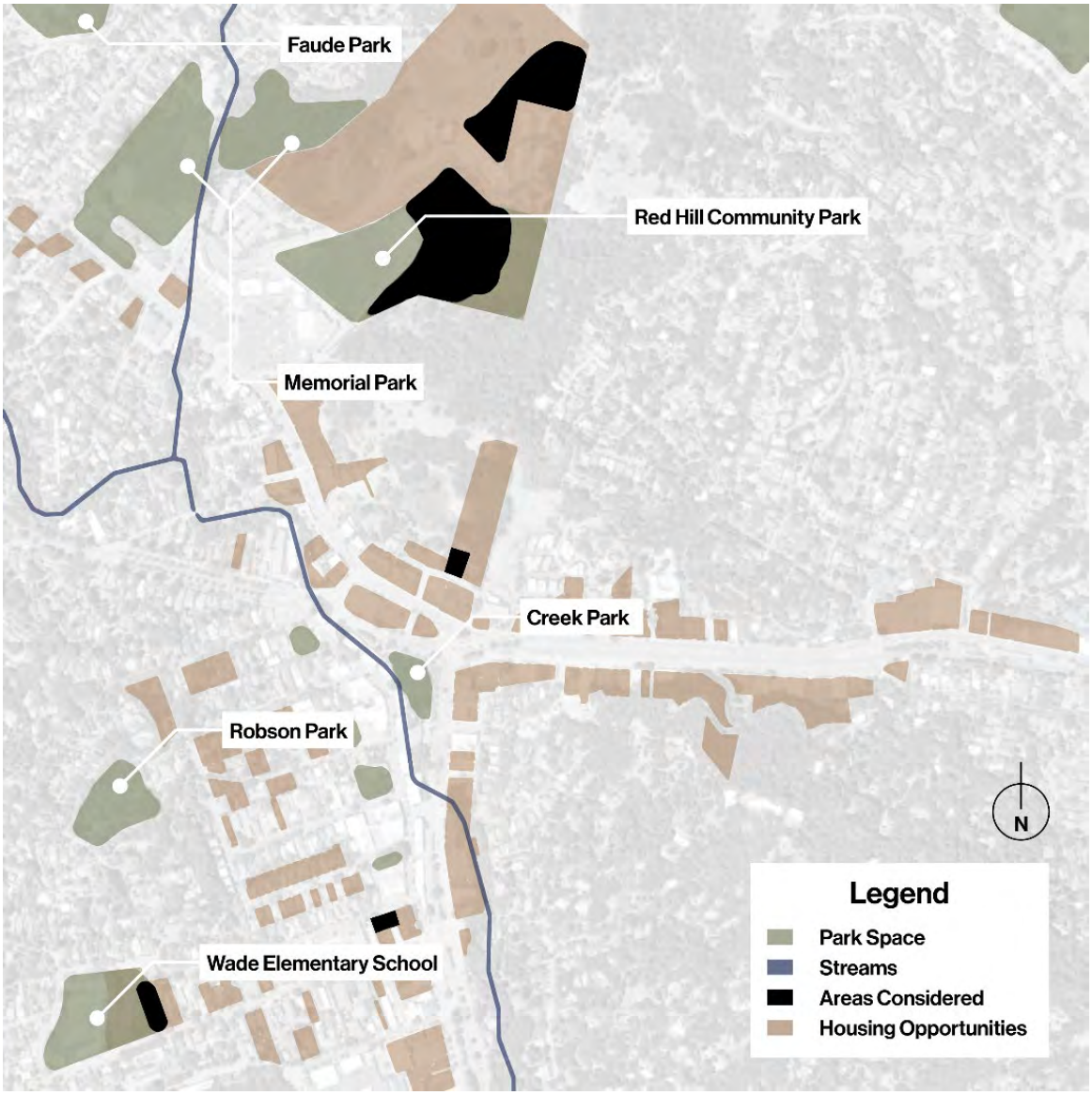


Figure 3.6 This image reflects the nearby parks/open space in the Town of San Anselmo along with the surrounding areas considered and Housing Element.

The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (CDFW) lists species as threatened or endangered under the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA). The United State Fish and Wildlife can designate critical habitat that identifies specific areas that are critical to the conservation of a listed species.

The HEU does not propose construction of housing or other development; rather, this plan provides capacity for future housing development. Of the 151 candidate housing sites, all but

three (3) parcels are listed as being “improved.” The three (3) that are unimproved comprise fewer than 4.2 acres, are all adjacent to developed parcels.

Habitat and site inventories are subject to constant change. Species and populations of biological resources are under revision. Species that were once listed in an area may have moved on, or sadly may no longer exist. Likewise, when conditions are right, new species may appear.

The future housing development could impact candidate, sensitive, or special status wildlife or plant species through direct and indirect disturbance and elimination of essential habitat. However, based on the current location and size of the sites, no critical habitats are directly related to the individual parcels.

The San Anselmo Creek, however, is a resource that must be considered critical. Development may put additional stress on this important waterway. However, some impacts may be lessened as sites will be retrofitted to meet modern day water quality standards.

Future development will need to mitigate impacts to sensitive habitats as part of the development review process.

The HEU sites are concentrated in area that have been developed. No on-site potential exists to negatively impact native resident or migratory species. Impacts from run-off to San Anselmo Creek will be reviewed on a more site-specific basis. The HEU will not impede movement of any species migratory or resident. However, the long-term consequences of those aquatic species populations in San Anselmo Creek will need to be scrutinized.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Conclusion

In reviewing the information in this section, any impacts to the Town's creeks and waterways are minimized through the Town's regulatory permitting process, therefore, since the majority of the HEU will utilize sites that are currently developed the environmental impacts to these populations will be limited.

Mitigation Measures

The Town's Municipal Code and regulatory process ensures no adverse impacts and therefore, no mitigation is required.

3.5 Cultural Resources

CEQA requires that the lead agency determine potential impacts to historical resources and tribal cultural resources. Tribal cultural resources are discussed in section 3.18 and letters to local tribal communities were sent out as a component of this Initial Study (see letters and responses in Appendix B).

Environmental and Regulatory Setting

The California Code of Regulations §15064.5 provides guidance on identifying and evaluating historical/cultural resources and measuring the significance of impacts. A historical resource is defined as a resource listed in, or determined to be eligible for listing in, the California Register for Historical Resources (CRHR); a resource included in a local register for historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. CRHR uses the following criteria to determine qualification as a historical resource:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- Associated with the lives of people important to local, California, or national history.
- Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A project is considered to have significant impact on these resources if:

- The project results in physical demolition, destruction, relocation, or alternation of the resource of its immediate surroundings such that the significance of a historical resource would be materially impaired.
- Physical characteristics that justify its inclusion in the CRHR and convey its historical significance are demolished or altered in an adverse manner.

Analysis Methodology and Thresholds of Significance

The following databases and registers have been searched to find any cultural resources that fall within the Town boundaries of San Anselmo. If a property falls within the Town boundaries, it is identified and any chance of impact from the increased housing density is discussed. If the cultural resource lies on one of the Housing Opportunity sites (refer to Figure 2.3 on page 14), an impact mitigation measure is identified.

Search of the California Historical Resources[i] – There are no historical resources registered on the California Historical Resources within the Town of San Anselmo.

Search of the National Register of Historic Places[ii] – No registered properties fall within the boundaries of the Town of San Anselmo.

Search of the California Historical Landmarks – Of the 15 landmarks located in Marin County, none are located within the boundaries of the Town of San Anselmo.

San Anselmo Historical Museum Virtual Guided Tour – Although the sites identified on this tour are not legally designated as historic or cultural resources, this effort identifies sites of potential significance only. The tour was developed by members of the San Anselmo Historical Commission and provides some local perspective on locations that are historically and culturally significant in the context of overall Town composition. This tour, while referring to sites of "historical significance" does not include resources that meet the CEQA definition. The sites that overlap with Housing Opportunity Sites are:

- *Comfort's Restaurant at 335 San Anselmo Avenue* - An eagle emblem on the building represents the fact that this building used to be the post office from 1947-1969. Since this building has already been redeveloped it does not retain any historical integrity and there are no mitigation measures required. The eagle emblem should be preserved, if possible, but a placard could also pay homage to this place of local significance.

- *San Francisco Theological Seminary at 105 Seminary Road* – The San Francisco Theological Seminary dates to 1892 and is the Town's oldest institution. Buildings on the campus are considered Town landmarks and hold historical significance. Although the Theological Seminary does not directly overlap with the Housing Opportunity Sites, the 14-acre campus does sit directly adjacent to these sites and increased activity, parking, and noise impacts will have to be considered throughout this process. Those impacts are

outlined in greater detail in their respective sections of this study and the subsequent Environmental Impact Report.

The sites that have been identified as Housing Element Sites are located on parcels that are currently developed. Although this analysis included a search of the registries above, it is also important to note that archeological and historic sites would have been identified during the previous development of these 151 sites. The previous grading, construction, and use of these developments would have surfaced any underlying archaeological, historic, and cultural resources. This leads us to the conclusion that no mitigation will be required for this project.

The same logic is applied to unknown burial grounds. The previous development on these sites suggests that burial grounds have not been discovered. Previous cultural resource analyses for this project area do not identify burial grounds[iii]. If any human remains are found during the redevelopment of the Housing Opportunity Sites, the subsequent action would be guided by California Health and Safety Code §7050.5:

- In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains. The area remains undisturbed until the coroner of the county has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law.

- If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Conclusion

There will be little to no impact on cultural resources because of the HEU. This is primarily because of the lack of official cultural resources that lie within the Town boundaries.

Mitigation Measures

Since there are no official historical, cultural, or archaeological resources within the project boundaries, there will be no substantial adverse effect directly or indirectly cultural resources. Mitigation is not required.

3.6 Energy

Environmental and Regulatory Setting

California is one of the lowest per capita energy users in the United States. According to 2021 data provided by the United States Energy Information Administration (EIA), California ranks 48th in the nation for energy consumption. This is attributed to its mild climate and progressive State-wide energy efficiency programs and goals. The single largest end-user sector for energy consumption in California is transportation (34%), followed by Industry (25%), Residential (22%), and Commercial (19.6%) sectors. (EIA-March 2022).

Renewable energy provides 30% of the State's electricity. Wind, solar, photovoltaic, geothermal and biomass are all methods that contribute to this total. In 2021, California was first in the nation for producing renewable energy from all sources (EIA – March 2022).

Senate Bill (SB) 100 calls for the Sate to rely on renewable energy by 2045 and to reduce Statewide vehicle emissions. The State of California requires all motor vehicles to use Reformed Gasoline. This gas is produced wholly from in-State refineries. Gasoline is the fuel of choice for California motorists and end-users with diesel fuel coming in a close second. Diesel is a staple of heavy duty-truck, delivery vehicles, large transportation alternatives such as buses, trains, ships, boats, barges, farm equipment and heavy-duty military vehicles. (California Energy Commission)

Local Conditions

Based on the Town of San Anselmo's growth strategy and this project calls for 833 new units to meet the Town's RHNA. Most of the proposed HEU sites are along the existing commercial corridors and in areas already served by energy providers. Redevelopment of these areas not only ensures existing service connections, but also provides the opportunity to update existing equipment that will supply modern and energy efficient energy.

The HEU will require no significant changes in any energy related actions and will have almost zero impacts. However, energy use during construction of the new 833 units will impact fuel consumption. This will come in the form of the gasoline and diesel fuel required to operate heavy equipment, light duty trucks, vehicles, machinery, and there is the potential for lighting impacts through night work and security. Temporary access to the power grid for construction trailers or electric construction equipment will be constant throughout the construction and development phase of this effort.

Housing site development will require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, heating and colling systems. Development will be subject to energy conservation requirements of the California Energy Code (Title 24, Part 6)

Construction strategies will need to comply with the California Air Resources Board (CARB) regulations that restrict construction vehicle idling and the use and replacement of heavy-duty motor vehicles and equipment.

Construction activities associated with the development efforts will require the use of fuel-efficient equipment consistent with federal and State regulations. This should reduce inefficient, wasteful and unnecessary consumption of energy resources.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Conclusion

The HEU provides new housing opportunities and proposes these housing options near high quality transit areas and existing commercial and retail services. These choices will reduce trip distances and encourage the use of alternative transportation modes including cycling and walking. This represents among the most energy-efficient means to accommodate housing needs.

Mitigation Measures

As established Federal, State, and Local energy policies address any mitigation required, no additional mitigation is needed for this HEU.

This space intentionally left blank

3.7 Geology and Soils

Environment and Regulatory Setting

San Anselmo is generally associated with the Pacific Border physiographic province. The Pacific Border straddles the boundaries between several of Earth's moving plates on the western margin of North America. This region is one of the most geologically young and tectonically active in North America. The generally rugged, mountainous landscape of this province provides evidence of ongoing mountain-building. Characteristic features in this province include lowlands on the eastern margin coupled with mountains and coasts to the west.

According to the General Plan, most of the available land in the Town of San Anselmo has already been developed. The remaining undeveloped parcels are located on steep hillsides and ridgetops and tend to be more difficult to build on due to remote access or geologic instability.[iv] The Town of San Anselmo, located in proximity to several active faults in the Bay Area, is at a 62 percent chance of experiencing one or more earthquakes of magnitude 6.7 or greater in the next 20 years. [v]

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Zoning Act regulates where development can occur in relation to traces of active faults in California. A structure for human occupancy must be located at least fifty feet from an active fault, defined as one that has ruptured in the last 11,000 years. Project sites within the Alquist-Priolo Earthquake Fault Zone require additional studies to ensure that no structures are built directly above these zones. [vi] The Act also requires the State Geologist to establish earthquake fault zones throughout California, which are available through the California Earthquake Hazards Zone Application (EQ Zapp) interactive map. [vii] Upon review of the map for the San Anselmo area, it has been determined that the project site is not located within an Alquist-Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act of 1990

The Seismic Hazards Mapping Act (SHMA) of 1990 requires the Department of Conservation, California Geological Survey to map areas prone to earthquakes, liquefaction, landslides, and amplified ground shaking. [viii] These areas can be viewed on the EQ Zapp. A review of this application shows that the Town of San Anselmo is not within a designated earthquake hazard zone.

Town of San Anselmo Resolution No. 3856
Under this resolution, the Town of San Anselmo adopted minimum residential building standards to retrofit residential buildings to withstand earthquake related hazards and seismic activity. The Town endorsed a "Standard Plan A: Residential Seismic Strengthening Plan" as a prescriptive seismic strengthening plan. [ix]

Town of San Anselmo General Plan
The Town of San Anselmo General Plan, states that available geologic information indicates that the Town is not within the presence of active faults or rift zones. It mentions that additional data on earthshaking and other seismic hazards will be available once the State Division of Mines survey of the San Anselmo area is completed. The Town of San Anselmo has a policy to discourage construction located on land that is prone to earthquake, erosion, and landslides. [x]

Analysis Methodology and Thresholds of Significance

Preliminary Soil Analysis
A preliminary desktop soil analysis was conducted using the National Resources Conservation Service (NRCS) Web Soil Survey to generate a custom soil report for the project site. [xi] Most of the site rests upon soils belonging to the Xerorthents soil group (with a slope between 0 to 9 percent and landforms characterized by tidal flats and valley floors. The next common soils, the Tocaloma-Saurin soil group, is characterized by extremely steep slopes ranging from 50 to 75 percent, has a medium runoff potential, and whose landform is characterized by hills. The following two soil groups that occur in frequency within the project site share the physical properties and characteristics of the Tocaloma-Saurin soil group. Caution must be taken when siting and designing these higher density developments to ensure that they are not located upon steep hills or on highly erodible soils.

A map of Expansive Soils in the project area, sourced from Marin GeoHub, was reviewed. Expansive soils contain minerals such as certain clays that can expand 10% or more in volume when they absorb water. Pressure exerted by soil expansion can damage building foundations, and soil gaps formed by the shrinkage of expanded soil can cause foundation instability. According to the map, approximately 30 to 35 of the 151 housing opportunity sites are in an area of moderately expansive soil. These parcels are all located north of Sir Francis Drake Boulevard and Red Hill Avenue and include the housing opportunity site on Sunny Hills Drive. The presence of moderately expansive soil tends to match areas of greater elevation. All other housing opportunity site parcels are in areas with a "nil" rating for expansive soil.

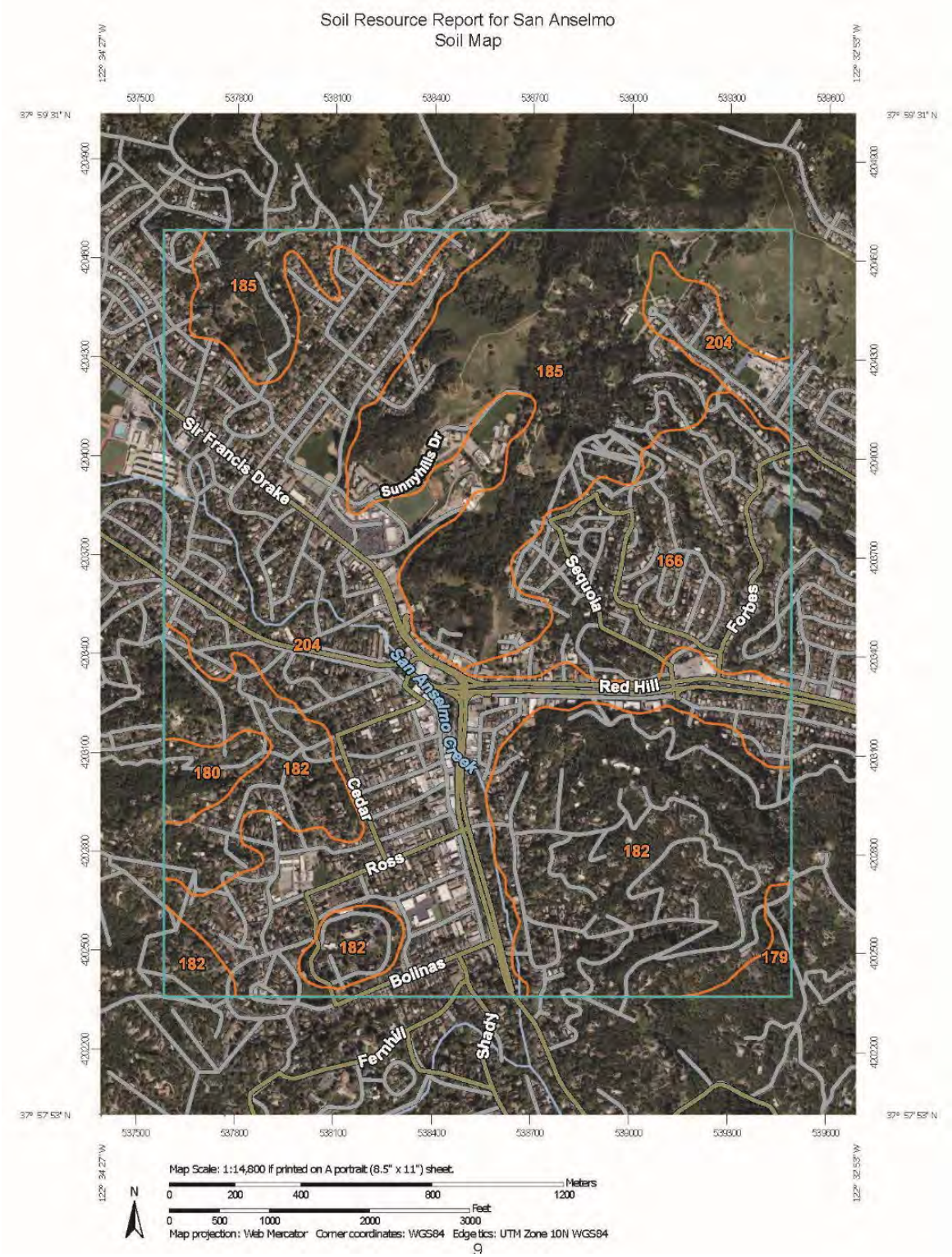


Figure 3.7 Soils map for area of HEU Opportunity Sites, from USDA WebSoilSurvey. See table on next page for soil type descriptions.

Table 3.1. Soil types in HEU Opportunity Site Area (refer to Figure 3.7 on previous page for soil locations)

Soil type number (see Figure 3.7)	Soil type description
166	Saurin-Urban land-Bonnydoon complex, 30 to 50 percent slopes
179	Tocaloma-McMullin complex, 30 to 50 percent slopes
182	Tocaloma-McMullin-Urban land complex, 30 to 50 percent slopes
185	Tocaloma-Saurin association, extremely steep
204	Xerorthents-Urban land complex, 0 to 9 percent slopes

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
Strong seismic ground shaking?	☐	☐	☐	☒
Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
Landslides?	☐	☐	☐	☒
Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
Is soil incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Conclusion

Increasing the density of the area is not anticipated to directly or indirectly cause potential substantial adverse effects related to Geology and Soils. The project site has been shown to be located on land not within an Alquist-Priolo Earthquake Fault Zone nor any area prone to earthquakes, liquefaction, landslides, and seismic ground shaking. The project action is not anticipated to result in substantial soil erosion or loss of topsoil most of the sites designated for development are on urban, previously developed land. Therefore, the project action will have no significant impact.

While most of the project site lies within already developed urban lands with a gentle slope, some portions of the project site intended for density increase include land with steeper slopes and soils whose potential for runoff range from medium to high. Existing building permit requirements that review soil conditions and appropriate design response can mitigate these potential issues. In following the guidelines set forth in the General Plan, the project action will have a less than significant impact on the area.

It is anticipated that all developments located within the project site will be connected to a sewer system. Therefore, there will be no impact to septic tank requirements from the project action.

The project action is not anticipated to destroy any paleontological resource, site, or unique geologic feature. Therefore, there will be no impact to this concern from the project action.

Although there are no active faults in the Project area, the proposed Project site is located near several active faults and is in an area subject to strong ground shaking from earthquakes along the active San Andreas and Hayward faults. Therefore, there is a possibility that the site may experience ground shaking from periodic minor earthquakes and possibly a major earthquake.

Mitigation Measures

The Town's policies and regulations address development on project sites with expansive soil, therefore no mitigation is required.

3.8 Greenhouse Gas Emissions

Environment and Regulatory Settings

In 2018, the California Natural Resources Agency finalized amendments to the CEQA Guidelines (section 15064.4), which address the analysis of greenhouse gas emissions.

- The focus of the lead agency's analysis should be on the project's effect on climate change, rather than simply focusing on the quantity of emissions and how that quantity of emissions compares to Statewide or global emissions. (See CEQA Guidelines, § 15064.4, subd. (b).)
- The impacts analysis of greenhouse gas emissions is global in nature and thus should be considered in a broader context. A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to Statewide, national or global emissions. (See CEQA Guidelines, § 15064.4, subd. (b).)
- Lead agencies may rely on plans prepared pursuant to section 15183.5 (Plans for the Reduction of Greenhouse Gases) in evaluating a project's greenhouse gas emissions. (See CEQA Guidelines, § 15064.4, subd. (b)(3).

In the context of global climate change, the greenhouse gas impacts of this project, which, when added to similarly "insignificant" impacts throughout the world, may be considered significant and might require mitigation.

In the same round of amendments, however, the California Natural Resources Agency stipulated:

"In determining the significance of a project's impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is consistent with those plans, goals, or strategies." (See CEQA Guidelines, § 15064.4, subd. (b)(3).)

The San Anselmo Climate Action Plan (CAP) 2030 was adopted by the Town Council on June 11, 2019. The CAP is the Town's local policy took to develop strategies and guide the implementation of local, measurable actions needed to address climate change by dramatically reducing the Town's greenhouse gas emissions (GHG). Specifically, the CAP includes measures designed to support and implement the Six Pillars and the goals of the State of California's 2017

Climate Change Scoping Plan on a local level. Through this plan, San Anselmo expects to achieve a 54% GHG emissions reduction by 2030 from a 2005 baseline (or 45% below 1990 level and a higher than the current California goal of 40% below 1990 levels by 2030). Additionally, they expect that they will reach carbon neutrality no later than 2045 (same as Governor Jerry Brown's Executive Order B-55-18).

Specific actions that apply to the Housing Element include:

- **Green Building Reach Code** - Investigate adopting a green building ordinance for new and remodeled commercial and residential projects that requires green building methods and energy efficiency savings above the State building and energy 22 codes. Consider utilizing the County's green building ordinance as a model and including the use of photovoltaic systems and all-electric building systems as options to achieve compliance.
- **Streamline Permit Process and Provide Technical Assistance** - Analyze current green building permit and inspection process to eliminate barriers and provide technical assistance to ensure successful implementation of green building requirements. Participate in countywide efforts to make it easier for contractors and building counter staff to simplify applications and identify incentives.
- **Zero Emission Vehicles** - Implement an Electric Vehicle Strategy that will result in 3,000 zero emission vehicles (ZEVs), including plugin electric vehicles (EVs) and hydrogen fuel cell electric vehicles, in San Anselmo by 2030.
- **Urban Forests and Ecosystems** - Increase carbon sequestration, and improve air quality and natural cooling, through increasing appropriate (e.g., native, drought resistant, fire resilient) tree cover, other vegetation, and healthy soils in San Anselmo. Especially:
    - Continue to regulate and minimize removal of large trees and require planting of replacement trees and other appropriate vegetation as per San Anselmo Municipal Code 4-13.06.
    - Require that the site planning, construction and maintenance of new development preserve existing healthy trees and native vegetation on site to the maximum extent feasible, considering fire safety. Replace trees and vegetation not able to be saved, consistent with fire department Vegetation Management Plans.
    - Encourage community members to plant appropriate tree species on private land. Evaluate creating a tree giveaway event or providing lower-cost trees to the public through a bulk purchasing program.

- Encourage the creation of community no-till gardens and healthy soils management on public lands by community groups and on private lands by individual households.
- Provide information to the public, including landscape companies, gardeners and nurseries, on carbon sequestration rates, drought tolerance, soil management, and fire resistance of different tree and vegetation species as well as healthy soils management.

Many of these policies have already been implemented.

As mentioned above, the HEU does not propose new land development. Rather, San Anselmo intends to meet the additional housing capacity consistent with State law through maximizing capacity on the existing developed parcels though redevelopment. These future housing sites are required to adhere to all federal, State and local requirements for minimizing construction and operational pollutant emissions.

The Housing Element supports the San Anselmo Climate Action Plan by supporting Smart Growth Development. As the plan stipulates:

- **Smart Growth Development** - Maintain existing zoning that allows for infill, higher density, and mixed-use development near transit and within walking distance to shopping, schools, and services.

The Housing Element goes beyond this measure by further increasing residential density in certain zoning districts.

The Housing Element also supports the Marin County Climate Change Action Plan supporting transit-oriented mixed-use development and rezoning single family homes. The Plan states that "over 50% of countywide emissions are attributed to the transportation sector and this development approach would decrease dependence on cars for mobility. Existing zoning may need revisions to allow for increased density and mixed-uses near transit, e.g. SMART train stations."

By making these zoning changes, including changes that rezone single family areas into higher density districts, San Anselmo is contributing to an ongoing process of densifying Marin County, which: "will allow more people to live near transit and job sites, reducing transportation related GHG emissions. It will also allow Marin to house its workers and residents without encroaching

on our protected open space. Without rezoning, there is limited opportunity for new housing development in Marin."

These local plans support regional efforts. The Bay Area Plan 2050: A Plan for the Future (2021) encourages a mix of residential densities and transit-oriented development patterns to improve transportation and environmental impacts for residents in Bay-Area towns like San Anselmo:

"Transportation and environmental strategies that support active and shared modes, combined with a transit-supportive land use pattern, are forecasted to lower the share of Bay Area residents that drive to work alone from 50% in 2015 to 33% in 2050. Greenhouse gas emissions from transportation would decrease significantly because of these transportation and land use changes, and the Bay Area would meet the State mandate of a 19% reduction in per capita emissions by 2035 — but only if all strategies are implemented."

Analysis Methodology and Thresholds of Significance

As indicated above, the HEU is consistent with relevant regulations, plans, policies, and regulatory programs for greenhouse gas emissions. The development of denser residential zones is expected to create homes with reduced greenhouse gas emissions through increased energy efficiency and lower VMT per resident through smart growth and transit-oriented development.

California Senate Bill 743 (2013) mandated a change in CEQA guidelines to utilize VMT as opposed to vehicle flow or traffic congestion as a more appropriate metric for assessing traffic impacts associated with projects, especially those with goals of helping to achieve climate commitments and improving health and safety.

A benefit from increased residential density is increased energy efficiency per housing unit. Denser housing typologies, such as multifamily, attached, and semi-attached units, require less energy. California's established Title 24 Energy Code will continue to require greater energy efficiency and reduced greenhouse gas emissions from new and renovated buildings. With increased residential density near transit and commercial zones, there is a significant opportunity to reduce trips and transition commuters away from frequent personal vehicle use.

As mentioned above, construction projects are required to comply with CARB and other State and federal regulations that restrict vehicle idling and require the use of fuel-efficient equipment. This will reduce energy use and air pollution, including greenhouse gases.

A significant number of the affected residential areas in the Housing Element are located on Sir Francis Drake Boulevard and Red Hill Avenue. These commercial corridors are served by Marin Transit bus routes 22, 23, 23x, 68, 132, and 228, several of which connect to the SMART San Rafael and Larkspur rail stations. Along with the existing retail mix, available parking, and transit access, the increased density in these areas supports transportation-oriented development (TOD).

The Institute for Transportation-Oriented Development cites many advantages to TOD development, including the following environmental and housing benefits:

- Reduced traffic congestion
- Reduced household spending on transportation, resulting in more affordable housing
- Healthier lifestyle with more walking
- Increased foot traffic and customers for area businesses
- Greatly reduced dependence on foreign oil, reduced pollution, and environmental damage

The benefits of this development pattern is underscored by the transportation analysis conducted by Parisi Transportation Consulting, which concludes that the project would decrease VMT:

"…the Project would generate daily home-based VMT per resident of 11.1, which represents a reduction of 29.6% from the County average of 15.8. This figure is below the threshold of significance (13.4), and hence indicates that development of Housing Element Update housing units would result in a less than significant transportation impact. This result is due to most housing opportunity sites being located near complementary land uses near downtown and with access to alternative means of transportation. These attributes reduce vehicle trips and trip length, both of which reduce VMT."

The continuing effort to build communities in keeping with this more sustainable strategy will, over time, help transition residents away from more fossil fuel-dependent lifestyles and significantly reduce greenhouse gas emissions.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Conclusion

The HEU is expected to have less than significant impact on greenhouse gas emissions. The HEU is consistent with all relevant regulations, plans, policies, and regulatory programs that promote greater residential density and increased transportation mode options to fight greenhouse gas emissions.

Mitigation Measures

As established Federal, State, and Local policies will minimize greenhouse gas emissions associated with the HEU, no additional mitigation is necessary.

3.9 Hazards and Hazardous Materials

Environmental and Regulatory Setting

Federal Regulations

Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act. The Federal Toxic Substances Control Act of 1976 and Resource Conservation and Recovery Act (RCRA) established a program administered by the U.S. EPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the "cradle to grave" system of regulating hazardous wastes.

State Regulations

California Department of Toxic Substances Control

The California Department of Toxic Substances Control (DTSC) regulates hazardous waste primarily under the authority of the RCRA and Title 22 of the California Public Health and Safety Code. The DTSC regulates hazardous waste, maintains a public database of potentially contaminated properties (through its List and Hazardous Materials Division [HMD] database), cleans up existing contamination, and research ways to reduce the hazardous waste produced in the State. The HMD is the Certified Unified Program Agency (CUPA) for Marin County and is responsible for regulating hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, above ground petroleum storage, and risk management plans.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California Environmental Protection Agency (CEPA) to develop at least annually an updated Cortese List. DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

DTSC's Brownfields and Environmental Restoration Program (Cleanup Program) EnviroStor database provides DTSC's component of Cortese List data by identifying Annual Workplan (now referred to State Response and/or Federal Superfund), and Backlog sites listed under Health and Safety Code section 25356. In addition, DTSC's Cortese List includes Certified with

Operation and Maintenance sites. None of the sites listed in this database are in the Town of San Anselmo.

Local Hazard Mitigation Plan

The Disaster Mitigation Act of 2000 requires all local governments to create such a disaster plan to qualify for hazard mitigation funding. As of 2018, the Town of San Anselmo has adopted a Local Hazard Mitigation Plan (LHMP). These plans are specific to natural disaster response.

Guidelines in this analysis are generally not geared toward the creation of housing sites. These guidelines target more industrial and commercially oriented projects. However, environmental exposure to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

Demolition and construction activities associated with future housing development facilitated by the HEU may require transport of hazardous materials (e.g., asbestos-containing materials, lead-based paint, and contaminated soils). Transport of hazardous materials during construction would be limited in duration since construction impacts are typically short term and cease upon project completion. Projects that require demolition would be required to comply with handling measures specified by the County's Department of Environmental Health and San Anselmo's Construction and Demolition permit policies and regulations. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing projects facilitated by the HEU will be reviewed individually and on a case-by-case basis. Limited construction exposure is concerning. However, overall, if redevelopment is a catalyst for addressing environmental concerns from the past, the result can be a project that addresses many levels of environmental concerns.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during the final site operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Additionally, according to the General Plan Safety Element, the Hazardous Waste Management Plan provides policy direction and action programs to address hazardous waste management issues that require local responsibility. Additionally, the storage, management, and disposal of

any hazardous materials is required to be done in accordance with the federal, State, and local regulations.

The HEU would not result in direct housing construction but would facilitate future housing development. Therefore, excavation and grading activities associated with future housing development could expose construction workers and the public to unknown hazardous materials present in soil or groundwater. All future housing development on the candidate housing sites in the Town would be reviewed to confirm compliance with all applicable requirements, including the Town's development review process and consistency with the regulatory framework for minimizing upset associated with hazardous materials.

Future housing development on currently developed candidate housing sites would be subject to demolition permits, which would be subject to the Town's Building Division building permit plan check review process. It is possible that unknown wastes or suspect materials could be discovered during construction. Therefore, implementation of site-specific processes would be required. The State of California provides specific guidelines when contractors identify suspected hazardous wastes that are inadvertently discovered during construction. Future assessments for future housing projects would include a review of local, State, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps, and physical setting sources.

Although future housing development construction could accidentally involve the release of hazardous materials into the environment, the Town's development review process, compliance with the State and County policies germane to this topic ensure that no significant hazard would be created. Following compliance with the established regulatory framework, all federal, State, and local ordinances will apply and be followed.

CEQA requires an analysis of any risks of hazardous materials being released within a quarter mile of a school. It goes without saying that housing and schools are compatible and desired companion land uses. Typically housing projects and proximity to schools are desirable combinations. This project by its nature is not one that would generate large amount of hazardous waste or volatile materials that may be the case with more commercial and industrial site developments such as a fuel dispensing business. However, this analysis will look at all aspects of this concern.

Any future housing development facilitated by the HEU would need to adhere to mandatory requirements and regulations related to the emissions or handling of hazardous materials,

substances, or wastes near schools to reduce the potential for impacts to schools. Housing sites and schools are generally desired and compatible.

Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and RCRA regulations, which regulate how to transport and handle hazardous and non-hazardous materials and waste, would reduce potential impacts associated with the accidental release of hazardous materials. As a result, future housing development facilitated by the HEU would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, the HEU's impact would be less than significant, and no mitigation is required.

Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists. No sites in San Anselmo were observed on this list.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
Impair implementation of or physically interfere with an adopted emergency	☐	☐	☐	☒

response plan or emergency evacuation plan?				
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Conclusion

The HEU does not create any risks regarding Hazardous Materials beyond the risks that are inherent to every construction project. Those risks of accidents, spills, etc. are to be addressed by pre-existing legislation, permitting, and inspection requirements.

Mitigation Measures

Mitigation with regards to Hazardous Material is not required as the result of the HEU. The project is proposing housing and not sites that are typically considered to be high risk or associated with large amounts of these types of materials. Additionally, the Town is not within an airport land use plan or within two miles of a public airport.

The HEU will occur within the town's existing footprint. The proposed housing sites are not impacting large number of undeveloped lands, nor it this update being proposed in areas that have not been developed prior to this update. Hazard response should be known and while some updating of these plans will be required to accommodate the proposed increased density, this will occur after the construction process and may be the course of regular and routine plan updates

While the checklist specifically mentions conditions related to wildfires, the Town of San Anselmo does have known issues with flooding and issues related to the San Anselmo Creek overtopping its banks. The established development plan review and building permit processes will ensure that any appropriate hazard mitigation for properties near this waterway is adequately taken into consideration.

3.10 Hydrology and Water Quality

No hydrological studies were prepared for this document. Candidate housing sites were evaluated in this Study at a programmatic level based on information available to the Town of Anselmo where reasonably foreseeable, direct and indirect changes in the environment could be considered. Detailed analysis was not conducted.

Environmental and Regulatory Setting

Federal Regulations

Clean Water Act (CWA) - establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972.

Under the CWA, EPA has implemented pollution control programs such as setting wastewater standards for industry. EPA has also developed national water quality criteria recommendations for pollutants in surface waters.

The CWA made it unlawful to discharge any pollutant from a point source into navigable waters, unless a permit was issued. National Pollution Discharge Elimination System (NPDES) permit program controls discharges.

- Point sources are discrete conveyances such as pipes or man-made ditches.
    - Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need a NPDES permit;
    - Industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

State Regulations

Porter-Cologne Water Quality Control Act (Water Code, § 13000 et seq.) This is the principal law governing water quality within the State of California. This act establishes the framework to protect water quality and establish the criteria for the beneficial uses of water. Unlike the Clean Water Act, the Porter-Cologne Act applies to both ground water and surface water.

Regional Regulations

In 1993, the Marin County Flood Control and Water Conservation District, which is comprised of Marin's 11 cities, towns, and the County, established the Marin County Stormwater Pollution Prevention Program (MCSTOPPP). Each MCSTOPPP member agency implements a local stormwater pollution prevention program and funds the countywide MCSTOPPP, which provides for the coordination and consistency of approaches between the local stormwater programs. MCSTOPPP staff implement permit compliance tasks and track stormwater regulations on behalf of the member agencies. We also document local and countywide permit compliance efforts in annual reports to the San Francisco Bay Regional Water Quality Control Board.

Local Regulations

To ensure protections to hydrology and waterways, the Town has the following regulatory policies:

1. Title 5, Chapter 8, Urban Runoff Pollution Prevention, of the San Anselmo Municipal Code. The purpose of this chapter is to ensure the future health, safety, and general welfare of Town of San Anselmo citizens and to protect and enhance watercourses, fish, and wildlife habitat by:

   (a) Minimizing discharges other than storm runoff to storm drains or watercourses;

   (b) Responding to the discharge of spills, preventing and controlling the discharge of spills to storm drains or watercourses, and prohibiting dumping or disposal of materials other than stormwater;

   (c) Reducing pollutants in stormwater discharges to the maximum extent practicable;

   (d) Requiring operators of construction sites, new or redeveloped land, and industrial and commercial facilities to install, implement, and maintain appropriate best management practices (BMPs); and

   (e) Requiring development projects to maintain or reduce the volume, velocity, peak flow rate, and duration of runoff as compared to the pre-development stormwater runoff rates; and preventing stormwater pollution whenever possible, through stormwater management controls and ensuring that these management controls are properly maintained.

   The intent of this chapter is to protect and enhance the water quality of the State's and Nation's watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Clean Water Act (33 U.S.C. §1251 et seq.), the Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.), and the Phase II Small Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System

(NPDES) Permit, Water Quality Order No. 2013-0001—DWQ, General Permit No. CAS000004 (Phase II Stormwater Permit) and subsequent revisions and amendments thereto.

2. Title 7, Chapter 11, Protection of Flood Hazard Areas, of the San Anselmo Municipal Code. The purpose of the regulations is to ensure the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land within flood prone, mudslide [i.e. mudflow] or flood related erosion areas. These regulations are designed to:

   (a) Protect human life and health; and

   (b) Minimize expenditure of public money for costly flood control projects; and

   (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; and

   (d) Minimize prolonged business interruptions; and

   (e) Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard; and

   (f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage; and

   (g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and

   (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

3. Title 7, Chapter 12, Watercourses, of the San Anselmo Municipal Code. The purpose of this chapter is to ensure proper drainage and the free and unobstructed flow of water in the Town.

Analysis Methodology and Thresholds of Significance

Water quality within the Town is regulated by the State Water Resources Control Board through the National Pollution Discharge Elimination System (NPDES) program, which was established by the Clean Water Act. The San Francisco Bay Regional Water Quality Control Board issues and enforces the NPDES permits for discharges to water bodies in the portion of Marin County that drains to the San Francisco Bay.

Projects disturbing more than one acre of land during construction are required to file a notice of intent to be covered under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity for discharges of storm water associated with construction activities. The applicant must propose storm water quality control measures that are consistent with this permit and consistent with recommendations and policies of the local agency and the Regional Water Quality Control Board. The General Construction Permit requires development and implementation of a Storm Water Pollution Prevention Plan that includes storm water best management practices to control runoff, erosion and sedimentation from the site both during and after construction. The Town enforces the NPDES regulations through required compliance with regulations in the municipal code.

There are provisions for erosion control regulations focused on preventing sedimentation and damage off-site, as well as regulations regarding urban runoff and minimization of erosion that can impact surface water quality. Its purposes are, in part, to require operators of construction sites, new or redeveloped land, and industrial and commercial facilities to install, implement, or maintain appropriate best management practices that that substantially reduce urban pollutants in storm water runoff discharged from a site during construction and operations.

The regulations also include a standard that requires maintaining pre-development stormwater runoff rates under post-development conditions and preventing nonpoint source pollution through on-site stormwater management controls and ensuring that these controls are properly maintained. Compliance with the requirements of the NPDES General Permit as enforced by municipal code regulations would ensure that potential water quality impacts are less than significant.

The Town of San Anselmo is located within the Ross Valley Groundwater Basin and receives a nominal amount of water from the Santa Rosa Groundwater Basin (Marin Municipal Water District 2021). The proposed project would increase demand for domestic water supply and according to the Marin Municipal Water District Plan, there is an excess capacity in the system to meet the projected growth.

Several Housing Element sites are located adjacent to the San Anselmo Creek. Development on these sites would be required to maintain setbacks such that no alteration of the creeks would occur. Since all but 3 of the sites are already developed, there would not be a significant change in impervious surfaces and the Town's regulatory process will ensure proper drainage and water quality.

All sites being pursued through the land development process will implement the most modern stormwater best management practices pursuant to NPDES requirements as enforced through regulations in the municipal code. One of these practices to prepare a stormwater control plan, which identifies the best management practices for stormwater quality management to be implemented on a development site and to demonstrate that a new development project would not increase the rate of stormwater discharge from a site relative to predevelopment conditions. This uniformly applied regulation would ensure that runoff from new development on the opportunity sites does exacerbate existing flood hazards or exceed the capacity of the existing stormwater management system.

Flooding

According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, portions of the Town are within a flood hazard zone (Federal Emergency Management Agency 2022). Some of these sites are developed and are within a flood hazard zone. Risks to public safety from new development within a flood hazard zone are managed through the federal, State, and local regulations. New development within a flood hazard zone would have the potential to impede or redirect flood flows in a manner that exacerbates upstream or downstream flooding primarily by reducing flood storage capacity.

The federal, State, and local regulations include provisions for construction in a floodway that require new development to implement measures that avoid increasing the base flood elevation such that such development would avoid impeding or redirecting flood flows in a manner that exacerbates existing flood hazard potential. Required conformance of qualifying projects with these uniformly applied regulations would ensure that this potential impact would less than significant.

There are no tsunami or seiche hazards zones in the Town. As described above, several of the opportunity sites are in flood hazard zones. These sites include existing residential and/or commercial development. Under the proposed Housing Element Update, these sites could be developed with the same types of uses, neither of which involve use of acutely hazardous

materials with significant potential to cause substantial environmental impacts if released a during flood event.

The Sustainable Groundwater Management Act is a state law requiring groundwater basins to be sustainable. The Act enables eligible local agencies to form groundwater sustainability agencies, whose roles are to develop groundwater sustainability plans for designated basins to ensure that groundwater supply is managed to be sustainable.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
I.) result in a substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
II) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite	☐	☐	☒	☐

III). create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
IV). impede or redirect flood flows?	☐	☐	☒	☐
V). In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
VI). Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Conclusion

All future housing development facilitated by the HEU would be subject to the Town's development review process, which may include review pursuant to CEQA, and be required to comply with General Plan policies, local, county, State and federal standards, and required to adhere to all requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. As a result, future housing development facilitated by the HEU would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant

Mitigation Measures

The Town's current policies and regulations in place address any potential impacts and no mitigation is required.

This page intentionally left blank

3.11 Land Use and Planning

This section describes and evaluates potential impacts related to land use and planning as a result of the San Anselmo HEU. This section includes 1) a description of the existing environmental setting for land use and planning; 2) a summary of the federal, State, and local regulations related to land use and planning; and 3) an analysis of the potential impacts to land use and planning associated with the implementation of the Housing Element.

CEQA Guidelines section 15125 states that the EIR shall discuss "any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans." Because the project under evaluation is a change to the local general plan, it will be evaluated for alignment and compliance with the relevant regional, State, and federal regulations.

Environmental and Regulatory Setting

California Housing Element Law – Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. Local governments meet this requirement by adopting housing elements as one of the eight parts of their general plan. The General Plan is also a requirement issued by the State. State funding programs for transportation, infrastructure, and housing often require compliance with Housing Element Law. The State of California is now on its 6th HEU cycle. housing element update cycle.[xii]

AB 686: all State and local agencies must ensure that their laws, programs, and activities affirmatively further fair housing, and take no action inconsistent with this obligation. All housing elements must include a program that promotes and affirmatively furthers fair Housing Element throughout the community. The housing elements must include an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing Final Rule of 2015, timeline of concrete actions, a land inventory, and site identification.[xiii]

Regional Housing Needs Allocation (RHNA) – Since 1969, the State of California has required each jurisdiction to plan for its share of the State's housing needs for people of all income levels. Every eight years, the allocation for each jurisdiction is determined and divided into four income categories: very low, low, moderate, and above moderate. The San Anselmo HEU has been developed to meet these requirements and create a policy environment that allows for 833 additional housing units within the Town. To achieve this, the strategy emphasizes building to allowable unit density, and in some cases, increasing the allowable density. The Housing

Element is written specifically to meet the requirements of the Regional Housing Needs Allocation and, therefore, does not conflict with it.

Analysis Methodology and Thresholds of Significance

This Initial Study covered the major plans and regulations that either govern or are meant to complement the Town of San Anselmo HEU. For land use, this mainly includes zoning regulations governing land use and development density. See the table below for a summary of housing opportunity site location and density changes across the nine zoning districts represented.

Table 3.2. Housing Opportunity Site Inventory by Zoning District

Zoning District	Parcel count *% of total*	Land Area (acres) *% of total*	Housing unit count		Density (housing units/acre)	
			Existing	Potential new *% of total*	Current limit	Proposed limit
C-2 Downtown Commercial	10 6.62%	2.28 5.04%	1	44 5.51%	20	20
C-3 General Commercial	70 46.45%	22.02 48.66%	44	425 53.26%	20	30
C-L Limited Commercial	12 7.95%	3.36 7.42%	2	64 8.02%	20	30
PPD Preliminary Planned Development	1 0.66%	5.33 11.78%	0	112 14.04%	Varies	30
SPD Specific Planned Development	5 2.9%	1.75 3.87%	2	33 4.14%	Varies	30
R-1	38 25.21%	7.52 16.62%	36	78 9.77%	6	6

Zoning District	Parcel count *% of total*	Land Area (acres) *% of total*	Housing unit count		Density (housing units/acre)	
			Existing	Potential new *% of total*	Current limit	Proposed limit
Single Family Residential						
R-1-H Single Family Residential – Very Low Density	1 0.66%	0.28 0.62%	0	5 0.63%	1	30
R-2 Medium Density Residential	13 8.61%	2.7 5.97%	19	34 4.26%	12	30
R-3 High Density Residential	1 0.66%	0.15 0.03%	0	3 0.38%	20	30
Total	**151**	**45.26**	**104**	**798**		

The total of 798 potential new units indicated in the preceding table plus the 37 pipeline projects totaling 54 units, have been either entitled or being reviewed by the building permit process exceeds the 833 units proposed in the HEU by 54 units. This recognizes that not all potential units are expected to be created during the HEU timeframe due to property owner preference or other factors. This Initial Study focuses on impacts of 833 potential units.

Of the 151 parcels proposed as housing opportunity sites, 148 or 95% already have been improved with either a building and/or infrastructure improvements, such as parking lots. Of the remaining three vacant parcels, two are vegetated with grass and one is wooded. Thus, the proposed housing opportunity sites primarily involve parcels that have already been altered through development.

The primary proposed change is an increase in allowable housing unit density (measured in units per acre) on the designated housing opportunity sites. The extent of increase varies among the zoning districts in which the housing opportunity sites are located. In all cases, the

proposed density increase can be readily accommodated within existing dimensional regulations that define maximum permissible building envelope. A two-story height limit applies to all parcels. Residential zone parcels are further restricted by a maximum site coverage of 35% and setbacks. Commercial zone parcels allow up to 100% lot coverage, but this is reduced by required setbacks at adjoining residential zones, and by maximum floor area ratios (gross building floor area divided by parcel area) of 1.0 in C-3 and C-L zones and 2.0 on C-2 and PPD zones. Accommodating the proposed Housing Element program would not require exceeding these envelopes.

Over two-thirds of the potential new housing units on proposed housing opportunity sites are in commercial and SPD zones along San Anselmo's major streets. This approach is advocated in Objective 3 of San Anselmo's General Plan. By transforming commercial corridors into neighborhoods (with continued presence of community-serving commercial services), this approach offers potential to expand and connect areas of strong neighborhood character. It would not physically divide neighborhoods.

The proposed housing sites and density increase are consistent with current development policy by zoning district:

- **C-2:** Housing is currently allowed subject to a Conditional Use Permit in the C-2 Zoning District and has a density of 20 dwelling units per acre and a 2.0 existing maximum floor area ratio. The HEU would include a Zoning Code amendment to allow residential units as a permitted use. The proposed Zoning Code for the C-2 Zoning District would be compatible with the surrounding development patterns and would create negligible impacts.
- **C-3:** Housing is currently allowed subject to a Conditional Use Permit in the C-3 Zoning District and has a density of 20 dwelling units per acre with a 1.0 existing maximum floor area ratio. The HEU would include a Zoning Code Amendment to allow residential units as a permitted use, increase the density from 20 dwelling units/acre to 30 dwelling units/acre, increase the maximum floor area ratio to 2.0, and increase the height of a structure from 30-feet to 35-feet. The proposed Zoning Code Amendments for the C-3 Zoning District would be compatible with the surrounding development patterns and would create negligible impacts.
- **C-L**: Housing is currently allowed subject to a Conditional Use Permit in the C-L Zoning District and has a density of 20 dwelling units per acre with a 1.0 existing maximum floor area ratio. The HEU would include a Zoning Code Amendment to allow residential units as a permitted use, increase the density from 20 dwelling units/acre to 30 dwelling units/acre, increase the maximum floor area ratio to 2.0, and increase the height of a structure from 30-feet to 35-feet. The proposed Zoning Code Amendments for the C-L Zoning District

would be compatible with the surrounding development patterns and would create negligible impacts.

- **R-1:** Housing is a permitted use in the R-1 Zoning District with densities up to 6 dwelling units/acre. Proposed density is limited to adding a second unit per parcel and is consistent with the provisions of San Anselmo's existing policy on Ministerial Housing Units (Zoning code Chapter 4). San Anselmo's General Plan indicates there is already many examples of second units on R-1 parcels.
- **R-1-H:** Housing is a permitted use in the R-1 Zoning District with densities up to 1 dwelling unit/acre. Proposed density is limited to adding a second unit per parcel and is consistent with the provisions of San Anselmo's existing policy on Ministerial Housing Units (Zoning code Chapter 4). San Anselmo's General Plan indicates there is already many examples of second units on R-1-H parcels.
- **R-2**: Housing is a permitted use in the R-2 Zoning District with densities up to 12 dwelling units/acre. The building typologies allowed by zoning – single family, duplex and triplex – are adequate to accommodate the proposed housing densities on the proposed parcels. The HEU would include a Zoning Code Amendment to allow 50% of the parcels to be developed with lot/building coverage.
- **R-3:** Housing is a permitted use in the R-3 Zoning District with densities up to 20 dwelling units/acre. Only one housing opportunity parcel falls in this zoning district, and the three proposed units can be accommodated with single family, duplex and/or triplex building typologies typical of the R-1 and R-2 zones at nearby parcels. The HEU would include a Zoning Code Amendments to allow densities up to 30 dwelling units/acre.
- **PPD and SPD:** Proposed densities of up to 30 units per acre would be consistent with surrounding development patterns and zoning. Development of housing on the former school site on Sunny Hills Drive is supported by Objective 20 of San Anselmo's General Plan. Site-specific town review of proposals for the six housing opportunity sites in these zones will provide further opportunity for review and mitigation of any impacts.

Based on the regulations reviewed, no significant impacts were identified.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Physically divide an established community?	☐	☐	☐	☒
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Conclusion

No significant impacts were identified and no need for mitigation has been identified.

Mitigation Measures

Since the HEU aligns with other local codes, laws, and plans and will not cause physical barriers between established communities, mitigation is not required.

3.12 Mineral Resources

Environmental and Regulatory Setting

The conservation of mineral resources and reclamation of mining lands in California is managed by the State Mining and Geology Board.

According to the California Department of Conservation, Division of Mine Reclamation *Mine Online Database*, Nicasio Rock Quarry, Redwood/ Silveria Quarry, and Dutra Materials are the only sites in Marin County designated the State Mining and Geology Board as containing mineral deposits of regional significance. [xiv] A search on the Division of Mine Reclamation database yielded nine (9) mining sites in Marin County that are regulated under the Surface Mining and Reclamation Act of 1975 (SMARA) in California. [xv]

None of these mineral and mining sites are located within the Town of San Anselmo. These sites are more than 5 miles away from the project site.

Impacts to Mineral Resources

The project site is not on or adjacent to the mining sites within Marin County. The project would not result in a loss of availability of a known mineral resource that would be of value to the region and to the residents of California.

The project site is not located in an area of San Anselmo or Marin County with known mineral resources or mining sites. Therefore, the project would not result in the loss of availability of a mineral resource recovery site.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	☒

Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Conclusion

The project would not result in the loss of availability of a known mineral resource.

Mitigation Measures

Since there are no mineral deposits of regional significance located within a 5-mile boundary of the Town of San Anselmo boundaries, mitigation is not required.

3.13 Noise

Environmental and Regulatory Setting

Noise is generally considered unwanted sound that is typically louder than background sounds. The absolute loudness, or volume, of sound is generally measured in decibels (dB). For the analysis of noise, planners and regulators typically use A-weighted decibels (dBA), which is an expression of sound that gives a higher value to frequencies that can be perceived by the human ear.

According to the San Anselmo Municipal Code, a noise disturbance of 5 dBA that is declared a public nuisance is considered a violation, Section 4-7.404. Factors that influence whether a noise is, in fact, a public nuisance, include, per Section 4-7.401:

- The level of the noise;
- Whether the nature of the noise is usual or unusual;
- Whether the origin of the noise is natural or unnatural;
- The level of the background noise, if any;
- The proximity of the noise to residential sleeping facilities;
- The nature and zoning of the area within which the noise emanates;
- The density of the inhabitation of the area within which the noise emanates;
- The time of the day or night the noise occurs;
- The duration of the noise;
- Whether the noise is recurrent, intermittent, or constant; and
- Whether the noise is produced by a commercial or noncommercial activity.

Analysis Methodology and Thresholds of Significance

Is there generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The development of an average of 110 units per year over the course of 8 years will create an increased level of noise from construction activity, with the necessary use of heavy vehicles and machinery.

Building codes are in place for the management of construction and demolition noise. For instance, Section 4-7.203 makes it “unlawful to operate any powered equipment if the

operation of such equipment emits a noise level of…eighty (80) dBA" when measured at the loudest point fifty (50) feet away from the equipment.

There are additional restrictions on when construction and demolition activity may occur and the type of impact tools (jackhammers) that may be used. Existing policies are expected to be sufficient to keep the noise impact at a less than significant level.

Noise will also increase somewhat due to additional vehicle traffic from ongoing construction and new residents. A transportation study for this Housing Element is pending; its findings will be integrated into this analysis as they become available.

Is there generation of excessive ground borne vibration or ground borne noise levels?

There will be somewhat increased noise and vibration from large construction vehicles, but this is not expected to be a significant impact. Construction noise is temporary in nature.

For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The closest airfield is the San Rafael Airport, 2.5 miles northeast from the San Anselmo boundary. New residential development that occurs because of this Housing Element is not expected to expose those residents or workers to excessive noise levels from aviation sources.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the	☐	☐	☒	☐

local general plan or noise ordinance, or applicable standards of other agencies?				
Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Conclusion

Town of San Anselmo General Plan includes a goal to reduce noise levels throughout the community in general with special efforts aimed at major circulation arteries. To implement this, they have set the following policies.

1. Promulgate information to all residents of the need for and methods of obtaining reduced noise levels.
2. Adopt, budget for, and enforce an effective noise ordinance and other ordinances relating to noise reduction.
3. The Town shall cooperate in the establishment of a countywide program of noise abatement when it has been developed.
4. The Town will work actively with the California Highway Patrol to police noise levels on moving vehicles.

As these established policies will mitigate potential noise impacts of the HEU, additional mitigation measures are not required.

Mitigation Measures

Noise levels will not significantly increase because of the HEU, and established policies will address related impacts, therefore mitigation is required.

This page intentionally left blank

3.14 Population and Housing

Environmental and Regulatory Setting

San Anselmo's Housing Element is the primary guiding policy on population and housing. It incorporates population and housing objectives of the town's General Plan as well as regional housing goals established by California's Regional Housing Needs Assessment (RHNA) policy. The Housing Element identifies rezoning and redevelopment strategies needed to reach the housing capacity required by the assessment.

Analysis Methodology and Thresholds of Significance

Because the proposed housing program comes from San Anselmo's proposed Housing Element, its impacts are inherently planned and anticipated. Notably, the proposed housing opportunity sites and their development potential do represent a significant increase in rate of housing development and population growth compared to past decades. The 2015-2023 Housing Element, for instance, anticipated population growth from 12,600 in 2020 to 13,000 in 2030, an increase of 400 people. The proposed housing element anticipates at least 833 new housing units by 2030. If these are occupied by households averaging 2.34 people in size (San Anselmo's 2010 average cited in 2015-2023 Housing Element), the resulting population increase could total approximately 1,500 people. Household sizes are trending lower, in part to larger numbers of seniors as a portion of the population, but nevertheless the 2020-2030 population growth could exceed three times the 400 people predicted in 2015. Recent trends toward more construction of multifamily housing, noted in the current General Plan and anticipated in the proposed Housing Element, provide means to accommodate this population growth with efficient use of land and other resources, and limited impacts on established neighborhoods.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Conclusion

No significant impacts were identified and no need for mitigation has been identified.

Mitigation Measures

No need for mitigation measures beyond the HEU itself has been identified.

3.15 Public Services

Environmental and Regulatory Setting

The State of California has laws that establish regulatory requirements for development projects that will increase the demand put on public services. The projects generated by the HEU will be subject to the regulations related to public service impacts.

Laws in the State of California can be complex and confusing. This list is not provided as legal guidance, nor is it comprehensive. This information is providing information about common options that are available for local governments regarding the use of Public Lands.

State Regulations

Assembly Bills (AB) 2926, 1600, and 2751. To assist in providing facilities to serve students generated from new development projects, the State enacted Assembly Bill (AB) 2926 in 1986, which allows school districts to collect impact fees from developers of new residential, commercial, and industrial developments. Development impact fees are also referenced in the 1987 Leroy Greene Lease Purchase Act, which requires school districts to contribute a matching share of the costs for the construction, modernization, or reconstruction of school facilities. Subsequent legislation has modified the fee structure and general guidelines.

In 1987, the provisions of AB 2926 have been expanded and revised by AB 1600, which limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated, and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the school fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of Shapell Industries vs. Milpitas Unified School District.)

Assembly Bills (AB) 1486 and California Education Code 17388. Provide guidance on surplus school properties. While AB 1486 provides that surplus school properties be used to meet the needs of HEU, AB 17388 which is part of the Education Code suggests that these properties be used to meet the local needs for parkland.

Senate Bill 50 and California Education Code Section 17620. Senate Bill (SB) 50, the Leroy F. Greene School Facilities Act of 1998, was signed into law on August 27, 1998. These Assembly Bills provide a program for funding school facilities largely based on matching funds.

The Quimby Act. Adopted in 1975, the Quimby Act allows public agencies to develop parkland and recreational facilities. The fee is imposed on developers as a condition of public agency approval of a tentative map or land subdivision process. In 2013, AB 1359 was subsequently passed to provide that where the city or county is proposing to use the fees to provide parks must have fewer than three acres of park area per 1,000 members. Additional requirements include: The city or county must hold a public hearing before using the fees in another neighborhood; The city or county must find it reasonably foreseeable that the new subdivision's residents will use the park facilities in the other neighborhood; And finally, the city or county must use the fees in areas consistent with the city or county's local Quimby Act ordinance and General Plan. Municipalities may also enter into a joint or shared use agreement with other municipalities or the County to provide additional park and recreation access.

Local requirements

The Town of San Anselmo does not have any Quimby Act regulations, or any similar laws related to Public Services.

Non-government

Finally, the National Recreation and Parks Administration (NRPA) have suggested guidelines for park land acquisitions. NRPA is a non-government agency and is the leading not-for-profit organization dedicated to building strong, vibrant, and resilient communities through the power of parks and recreation. Under guidance from NRPA, 10 acres of parkland for every 1,000 people is recommended. However, these are suggested guidelines and NRPA advocates that each municipality knows the ideal park land metric to meet their individual scenarios.

Analysis Methodology and Thresholds of Significance

Fire Services

The Ross Valley Fire Department provides consolidated fire protection and related services for Ross, San Anselmo, Sleepy Hollow and Fairfax. There are three fire stations in this service area. Additionally, the San Anselmo Fire Department provides permit review and inspections. These are situations that are not expected and can put increase pressure on staff resources.

Police Services

Central Marin Police provide services for the Town of San Anselmo through a mutual aid Joint Powers Agreement (JPA). Central Marin Police authority has a compliment of 58 sworn officers and serves a population of 35,000 people. This equates to one officer for every 603 people in Marin County.

Schools and libraries

Two public school districts serve students living in San Anselmo. The Ross Valley School District include Brookside, Hidden Valley, Manor, Wade Thomas elementary schools, and White Hill. Middle school. –High school students attend the Tamalpais Union High School District. Archie Williams, high school is located within the Town of San Anselmo.

The San Anselmo library is the only public library in the project area.

Parks

San Anselmo Parks Department oversees parkland in six parks. Total municipal park land in the San Anselmo is a little less than 80 acres according to the Marin County Parks and Recreation Plan. This is consistent with the Town's General Plan projections of 4 acres of parkland for every 1,000 people in the population.

The HEU is developed to accommodate an increase of approximately 1,500 new people to the Town over the next 8-year housing cycle. This may result in an average growth rate of 2% over the 6th cycle.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☒	☐

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Conclusion

The HEU may add approximately 1,500 or more people to the Town of San Anselmo. The Town has processes in place to address increases in population and the decisions to add facilities and deliver new services are addressed through the annual budgeting process.

Mitigation Measures

To offset growth rates, municipalities, counties, and States have processes in place to manage annual increases in population based on specific demographic information that is collected as communities change. Therefore, no mitigation is required.

3.16 Recreation

Environmental and Regulatory Setting

Every person deserves access to high-quality, well-maintained parks and recreation options. While there are no federal, or local rules or regulations on how much parkland should be available per resident, the National Parks and Recreation Association (NRPA) does provide guidelines and metrics for parks and recreation facilities as these amenities are seen as increasingly valuable amenities to our communities. More specifically, NRPA Park Metrics provides a variety of scenarios including optimum parkland per resident information and site-specific facility planning.

The NRPA Metric database is the most comprehensive source of data standards and insights for providing parks and recreation services and facilities in America today. Park and recreation professionals advocate for the use of this benchmark data to gain more funding support, improve operations and better serve their communities.

According to the NRPA Park Metrics files, the "typical" park and recreation agency:

- Has 9.9 acres of parkland for every 1,000 residents
- Has 8.1 full-time equivalents (FTEs) on staff for every 10,000 residents
- Has annual operating expenses of $81.19 on a per capita basis
- Recovers 25.9 percent of its operating expenditures from non-tax revenues

No two park and recreation agencies are the same. While these medians mark national trends, these numbers are *not* recommended for all communities. Cities, towns and municipal agencies that provide parks and recreation amenities may set benchmarks that represent their specific situation.

The State of California Quimby Act of 1975 authorizes cities and counties to pass ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act sets a standard park space to population ratio of 3 acres of park space per 1,000 persons. Cities with an existing ratio of higher than three acres per 1,000 persons can set a standard of up to 5 acres per 1,000 persons for new development.

The Town Parks, Recreation and Public Facilities Element of San Anselmo's General Plan cites a standard of four acres of parkland per 1,000 residents as a benchmark. According to the General Plan, San Anselmo has about 56 acres of parkland today (including Sorich Ranch Park). For the 2021 population of approximately 12,700, this results in approximately 4.4 acres of

parkland per 1,000 residents. With a population increase of up to 1,500 resulting from the Housing Element (see section 3.14, Population and Housing), available parkland would drop slightly below the four-acre threshold, between 3.9-4.0 acres per 1,000 residents. In response, San Anselmo may want to consider increasing parkland area and/or the capacity to use existing park facilities.

In San Anselmo, there are six Town-managed parks with a variety of facilities.

- Creek Park
- Faude Park
- Lansdale Park
- Memorial Park, Elders' Garden, & Millennium Playground
- Robson-Harrington Park
- Sorich Ranch Park

San Anselmo's park and recreational opportunities are supplemented regional park amenities provided by Marin County, State of California and National Park Service. Town provides an ever-changing array of recreational programs and opportunities for the public on its parkland. Programming and facilities could potentially be expanded to address increased resident demand.

To improve the resident to parkland ratio to mitigate population growth, the Town of San Anselmo could add parkland in a variety of ways. One such method is to require new developments of specific size to provide recreational amenities back to the community. This can be done by having the developer build private recreation facilities that will be maintained by the community (a homeowner's association for example). Developers can also provide park land and/or amenities to the community. In lieu of providing land, depending on the number of new units, the developer may provide funding for improvements to existing park land. If these elements cannot be successfully negotiated or the new land being developed is very small, the Town of San Anselmo may elect to collect a fee that will be put to the purchase of new community park land or use the fees to make improvements to existing parks in the area.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Conclusion

The Housing Element Update will bring more residents and as a result, the demand for park land and recreational opportunities will likely increase. While growth and population increases are directly related to how well the economic conditions are, the need for Park land and recreational opportunities are likely to increase with the implementation of this update. As the General Plan assesses and responds to park and recreation needs over time, this established process will address any modification that may be needed, and no separate mitigation is justified at this stage.

Mitigation Measures

No mitigation is required.

This page intentionally left blank

3.17 Transportation

This section was completed by the Town of San Anselmo using the consulting services of Parisi Transportation Consulting. The findings in this area suggest a Less Than Significant Impact to the Town of San Anselmo's transportation network. What is presented here is a shortened version of the overall analysis. To review the full findings and discussion completed by the Parisi Transportation Consulting, please refer to the full document located in Appendix B.

Environmental and Regulatory Setting

The Town of San Anselmo is in the San Francisco Bay Area in Marin County, situated in a series of small valleys and bordered by moderate to steep hillsides. This section describes attributes that provide and influence transportation patterns within the Town and between the Town and other vicinities.

Though there are no freeways within the Town limits, Red Hill Avenue and Sir Francis Drake Boulevard are major arterial streets that connect the Town to U.S. Highway 101 to the east, providing access to San Francisco and other major activity centers in the Bay Area. Sir Francis Drake Boulevard and Center Boulevard connect San Anselmo with the Town of Fairfax to the west. These roadways converge near downtown in a complex system of roadway intersections referred to as the Hub. Due to the topography, some local residential streets are steep, narrow, and winding.

The Town has limited bicycle facilities on some roadways consisting of Class II and Class III bikeways (on-street bike lanes and travel lanes shared with motor vehicles, respectively). The General Plan's Circulation Element includes objectives to identify areas which should be linked by bicycle and pedestrian paths in order to provide a viable active transportation system.[xxiv] Public transit service in San Anselmo is provided by Marin Transit and Golden Gate Transit. As of fall 2022, Marin Transit operates four standard routes and an express route with hourly service frequencies during weekday morning and afternoon peak periods, and an afternoon school route, while Golden Gate Transit operates one route with 30-minute service frequencies during weekday morning and afternoon peak periods. Routes operated by both agencies all pass through the Hub and/or downtown area along the major arterial streets, providing access to Fairfax, Ross, San Rafael, other Marin County destinations, and San Francisco.

In terms of land use patterns, the built environment is most appropriately characterized as suburban, without significant dense urban residential or retail centers. The Town is an

established residential community comprised of mostly detached single family dwellings with some multifamily dwellings. Land development availability is largely limited to infill sites, with some larger parcels situated on higher slopes and ridge tops as designated in the General Plan.[xxv] Neighborhood, downtown, and general commercial areas are concentrated along the major roadways in conjunction with public transit access.

Lastly, on February 28, 2023, the Town of San Anselmo Town Council adopted a Threshold of Significance Policy (see Appendix C).

Analysis Methodology and Thresholds of Significance

Table 3.3 provides a summary of the San Anselmo Housing Element Update CEQA determination for each of the criteria that could constitute potential transportation environmental impacts. A discussion of each finding is provided in Appendix B and consistent with the Town adopted Threshold of Significance Policy in Appendix C.

Table 3.3. CEQA Checklist Impact Determination

Impact	Question	CEQA Determination
TRA-1	Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less Than Significant Impact
TRA-2	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant Impact
TRA-3	Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	Less Than Significant Impact
TRA-4	Would the project result in inadequate emergency access?	Less Than Significant Impact

Source: Parisi Transportation Consulting, 2022

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
Result in inadequate emergency access?	☐	☐	☒	☐

Conclusion

As adequate emergency access is included as part of the Town requirements for individual projects, which will be reviewed by local officials as part of design review, the Project has a less than significant impact with respect to emergency access.

Mitigation Measures

No mitigation is required.

This page intentionally left blank

3.18 Tribal Cultural Resources

Environmental and Regulatory Setting

In 2015, CEQA was amended by AB 52, which governs analysis of tribal cultural resources and imposes consultation requirements with Native American Tribes who request such consultation. A project that "may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Res. Code, § 21084.2.) To assist in the determination of a significant environmental effect, a lead agency is required to consult with any California Native America tribe that requests consultation and is traditionally and culturally affiliated with the area of the project. If a Native American Tribe wishes to participate in consultation, it must respond to the lead agency within 30 days of a formal notification.

Tribal cultural resources are defined as: 1) sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources; or 2) listed in a local historical register of historic resources. (Pub. Res. Code, § 21074.) If a lead agency determines that a project may cause a substantial adverse change to a tribal cultural resource, measures must be considered to mitigate the impact. (Pub. Res. Code, § 20184.3(b)(2).)

Here, no known tribal cultural resources have been identified in the project area. On February 14, 2022, the Town mailed formal notification letters to tribes affiliated with the Coast Miwok communities (listed below) offering consultation regarding the HEU along with a description of the project. These communities are listed with the Native American Heritage Commission (NAHC). The Town did not receive a request for consultation within the 30 day time limit. Should any tribal cultural resources be found with relation to any particular project under the UHE, further analysis and notifications would occur per AB 52.

The Town of San Anselmo prepared and mailed AB 52 notifications letters to tribes affiliated with the Coast Miwok communities. These communities are listed with the Native American Heritage Commission (NAHC). While no consultation is expected, the process is on-going, and a detailed summary of the outcome will be provided in the Tribal and Cultural Resources Section planned for the Environmental Impact Report (EIR). No other follow-up action is anticipated.

Coast Miwok-affiliated Tribes:
Federated Indians of Graton Rancheria
6400 Redwood Drive, Ste 300
Rohnert Park, CA 94928
Phone: (707) 566 – 2288
Fax: (707) 566-2291
gbuvelot@gratonrancheria.com

Guidiville Indian Rancheria
Donald Duncan, Chairperson
P.O. Box 339
Talmage, CA, 95481
Phone: (707) 462 – 3682
Fax: (707) 462-9183
admin@guidiville.net

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	☒
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of	☐	☐	☐	☒

historical resources as defined in Public Resources Code section 5020.1(k), or				
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Conclusion

No known tribal cultural resources have been identified in the project area. The Town did not receive any requests for consultation in response to its formal notification letters. Should any tribal cultural resources be found with relation to any particular project under the HEU, further analysis and notifications would occur per AB 52.

Mitigation Measures

No resources in the location of the 151 sites are known at the present time. No mitigation is required.

This page intentionally left blank

3.19 Utilities and Service Systems

This section describes the utilities and service systems and public services that could be affected by this HEU. Water supply and distribution systems, wastewater collection and treatment systems, solid waste collection and disposal, stormwater conditions, electricity, natural gas and telecommunication impacts are described here to support the environmental impact analysis.

Environmental and Regulatory Setting

Water Service

In California, water service is provided by towns, cities, counties, special districts, and private utilities. Most service providers get their water from surface water, groundwater or a combination of both, and serve a wide range of connections, from just a few connections to thousands. Water rights, water contract agreements, groundwater pumping limitations, and the infrastructure required to treat, pump, and deliver water are the factors that limit the amount of water available to service providers.

Water supply to San Anselmo is provided by the Marin Municipal Water District (MMWD). The water supply is reservoir based. According to the Water Resources Plan 2040 prepared in 2017 by the consultant firm Woodard and Curran, the MMWD has adequate capacity. The report demonstrates that the district's current supply portfolio is sufficient to meet demands in each of the reliability threats modeled except the Six-Year Severe Drought. It should be noted that the probability of the Six-Year Severe Drought occurring is low. Should this type of drought occur, shortages would not be expected until the fifth year of the drought, which provides time to re-assess and move forward implementation of resiliency options after the Water Resources Plan 2040 MMWD 1-3 drought starts. Further, use of supplies in emergency storage, combined with mandatory conservation / rationing, would allow the district to manage supplies through the Six-Year Severe Drought condition without shortfalls.

This report also notes that since the district's current supply portfolio is sufficient to meet demands under most conditions evaluated, there is no immediate need to invest in infrastructure to secure additional resiliency at this time. However, to continue strengthening the district's water supply resiliency, it is recommended that the district expand its existing water efficiency programs. Currently MMWD serves approximately 191,000 customers and capacity is well over anticipated needs.

Locally, as the HEU advances into the construction phase, and housing occurs incrementally throughout the Town, upgrades to local pipes and infrastructure may be required. These

upgrades and improvements to the efficiency and delivery of these resources would be subject to individual environment review and all future upgrades would be reviewed at the time of building permit review and would be completed to the satisfaction of the Town of San Anselmo Development Review authority and the Town of San Anselmo Engineer.

Wastewater Generation

The Ross Valley Sanitary District (RVSD) manages wastewater treatment and the related infrastructure within the Town of San Anselmo. The RVSD was established in 1899 and is believed to be California's oldest sanitary district. The RVSD serves the communities of Sleepy Hollow, Fairfax, San Anselmo, Ross, Larkspur, Kentfield, and Greenbrae, serves Murray Park by contract, and conveys wastewater to the Central Marin Sanitation Agency (CMSA) wastewater treatment plant.

The RVSD is responsible for approximately 194 miles of gravity sewer lines, also known as mains. These mains range in diameter from 4 inches to 42 inches in size. The sanitary system is serviced through 4313 manholes and 1250 rod holes distributed throughout the system. Where gravity flow is not practical, the RVSD pumps wastewater through 19 pump stations and lift stations and 8.4 miles of sewer force mains to convey flows to the Central Marin Sanitation Agency (CMSA) wastewater treatment plant in San Rafael. The CMSA was established in 1979 as a joint powers' agency comprised of the RVSD, the San Rafael Sanitation District, and Sanitary District No. 2 of Marin County serving the Town of Corte Madera and some surrounding areas.

There are also about 200 miles of privately-owned sewer service laterals that convey wastewater to the RVSD's system.

According to the 2019 Sewer System Management Plan and the 2021 Infrastructure Asset Management Plan Update the overall system is fully functional and operating at a level that is compatible with the existing community needs.

It should be noted that portions of the Town of San Anselmo are serviced by existing force mains. These service areas are primarily north and east of San Anselmo Creek. All residential developments will be reviewed incrementally as new plans are proposed. The precise connections and pipes required will be scrutinized at the time of submittal for construction permits. Should any new lines, connections or upgrades be required, these improvements will be subject to environmental review. Line modifications and connection into the existing force main must be designed to all applicable provisions of the local building code and to the satisfaction of the Town and the District.

Stormwater

Storm water is defined by US EPA as the runoff generated when precipitation from rain and snowmelt events flows over land or impervious surfaces without percolating into the ground. Storm water is often considered a nuisance because it mobilizes pollutants such as motor oil and trash. In most cases, storm water flows directly to water bodies through sewer systems, contributing a major source of pollution to rivers, lakes, and the ocean. Storm water discharges in California are regulated through National Pollutant Discharge Elimination System (NPDES) permits. However, storm water may also act as a resource and recharge groundwater when properly managed.

New use will require stormwater infrastructure to meet new demand. Since the Town is largely proposing opportunities that provide for redevelopment, the new development will be in areas that are currently served by stormwater drainage systems. The addition of new housing on some of these older developed lot areas may provide opportunities to implement the most modern-day stormwater infrastructure design. Redevelopment may reduce impervious surface areas in some areas and allow more infiltration thus reducing overall stormwater runoff.

Electricity, Natural Gas and Telecommunications

Electric Power In 2018, California produced approximately 194,842 gigawatt-hours of electricity and imported approximately 90,646 gigawatt-hours (CEC 2019). Generally, electric power is generated by power plants or renewable energy resources such as hydropower, geothermal, biomass, and solar energy. Energy is transferred through electricity substations, transformers, and power lines that relay the energy from the producer to the consumer. California is part of the western transmission system that helps keep electricity flowing reliably and safely throughout the western United States. On a more local scale, balancing authorities help to ensure that demand and supply are regionally balanced. California has eight balancing authorities:

- Balancing Authority of Northern California
- California Independent System Operator
- Imperial Irrigation District
- Los Angeles Department of Water & Power
- PacifiCorp West
- NV Energy
- Turlock Irrigation District
- Western Area Lower Colorado

The California Independent System Operator operates in all 58 California counties and operates the flow of electricity through three main investor-owned utilities (Pacific Gas and Electric Company, Southern California Edison, and San Diego Gas and Electric Company) in addition to several other municipal operators.

Natural Gas Natural gas consists of many different compounds such as methane and natural gas liquids (ethane, propane, butanes, and pentanes). It is formed through the decomposition of historic animals and plants that have been converted to hydrocarbon fuels by high pressure and temperatures deep under the earth's surface.

In 2018 California withdrew approximately 202,616 million cubic feet from gas, oil, and shale gas wells within its boundaries. Out of the 30.59 trillion cubic feet of natural gas used in the United States in 2018, California was the second largest consumer, using approximately 7.1 percent of natural gas used in the U.S. (EIA 2019).

Nearly 90 percent of California's natural gas supply comes from out-of-state imports; approximately 45 percent of the natural gas burned in California is used for electricity generation, 21 percent is consumed in the residential sector, 25 percent in the industrial sector, and 9 percent in the commercial sector. Natural gas facilities in the State provide residents with electricity, heat buildings, fuel vehicles, and provide many other uses. Natural gas is generally delivered to residents and users through pipelines and tanks in the form of compressed natural gas. These facilities are located throughout the State.

Telecommunication The California Public Utilities Commission develops and implements policies for the telecommunication industry to achieve the following goals:

- Ensure fair, affordable universal access to necessary services.
- Develop clear rules of the game and regulatory tools to allow flexibility without compromising due process.
- Remove barriers that prevent a fully competitive market.
- Reduce or eliminate burdensome regulations.

In California, telecommunication facilities are being shifted to wireless facilities such as small cells and distributed antenna systems. Many of these facilities are proposed for installation in public rights-of-way. U.S. Code Title 47, Section 332 (47 USC 332) maintains local authority over local decisions regarding the placement, construction, and modification of personal wireless telecommunication facilities.

Electricity is provided to the Town of San Anselmo by Marin Clean Energy. Pacific Gas and Electric is the provider of natural gas resources and telecommunications services are typically provided by major suppliers including AT&T, Verizon, T Mobile and are the discretion of the end user. While the HEU does create new user demand and long-term operating concerns, the review of these service providers' current capacity and long-range plans indicate that the update will not cause concerns for long term use or operations. No capacity issues are identified in this initial study and each of the companies is consistently looking to provide more efficient ways to increase capacity and deliver services in a more environmentally sustainable manner.

Each of these elements will be more closely evaluated in the development of the Environmental Impact Report.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the	☐	☐	☐	☒

project's projected demand in addition to the provider's existing commitments?				
Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Conclusion

The HEU will require more resources and capacity. Based on the current systems in place, local conditions may be impacted, and site-specific improvements may be necessary. However, the expansion and construction of new facilities to support this growth can be adequately addressed through established services management systems, therefore no mitigation measures are needed.

Mitigation Measures

Current existing services providers have the capacity to meet the broad needs of the HEU for the Town of San Anselmo. Additional housing proposed in the Housing Element is not causing extreme stress or impacting existing utilities systems that will demand major system upgrades. However, individual projects will need to be evaluated independently for any site-specific upgrades, including infrastructure improvement requirements and environmental impacts.

3.20 Wildfire

Environmental and Regulatory Setting

The State of California is required by law to map the areas of significant fire hazards based on fuels, terrain, weather, and other fire hazards. These areas, designated as Fire Hazard Severity Zones (FHSZ), mandate certain site and building selection, design, and construction practices to reduce risk associated with wildfires. [xvi]

Parts of California sensitive to fire hazards are often a part of the wild-land urban interface (WUI), where development and wildland vegetation meet. [xvii] To help protect lives and property from the disastrous effects of wildfire, the National Fire Plan identifies communities within these WUI. The Town of San Anselmo is listed on the California Communities at Risk List. [xviii]The project site is located within an already developed portion of San Anselmo with predominantly residential and commercial development within the adjacent areas.

The Town of San Anselmo is designated as a Local Responsibility Area (LRA) by the California Department of Forestry and Fire Protection (CalFIRE) which means that the local government, not the State, have financial responsibility for wildland fire protection in this area. According to the CalFIRE, FHSZ maps in Marin County, the project is not located within a Very-High Fire Hazard Severity Zone for wildland fires. [xix]

The Town has adopted a Local Hazard Mitigation Plan. Additionally, the Town has a Fire Code to address WUI compliant construction materials and vegetation management.



Figure 3.8 Fire Hazard Severity Zones in areas of state responsibility for fire control

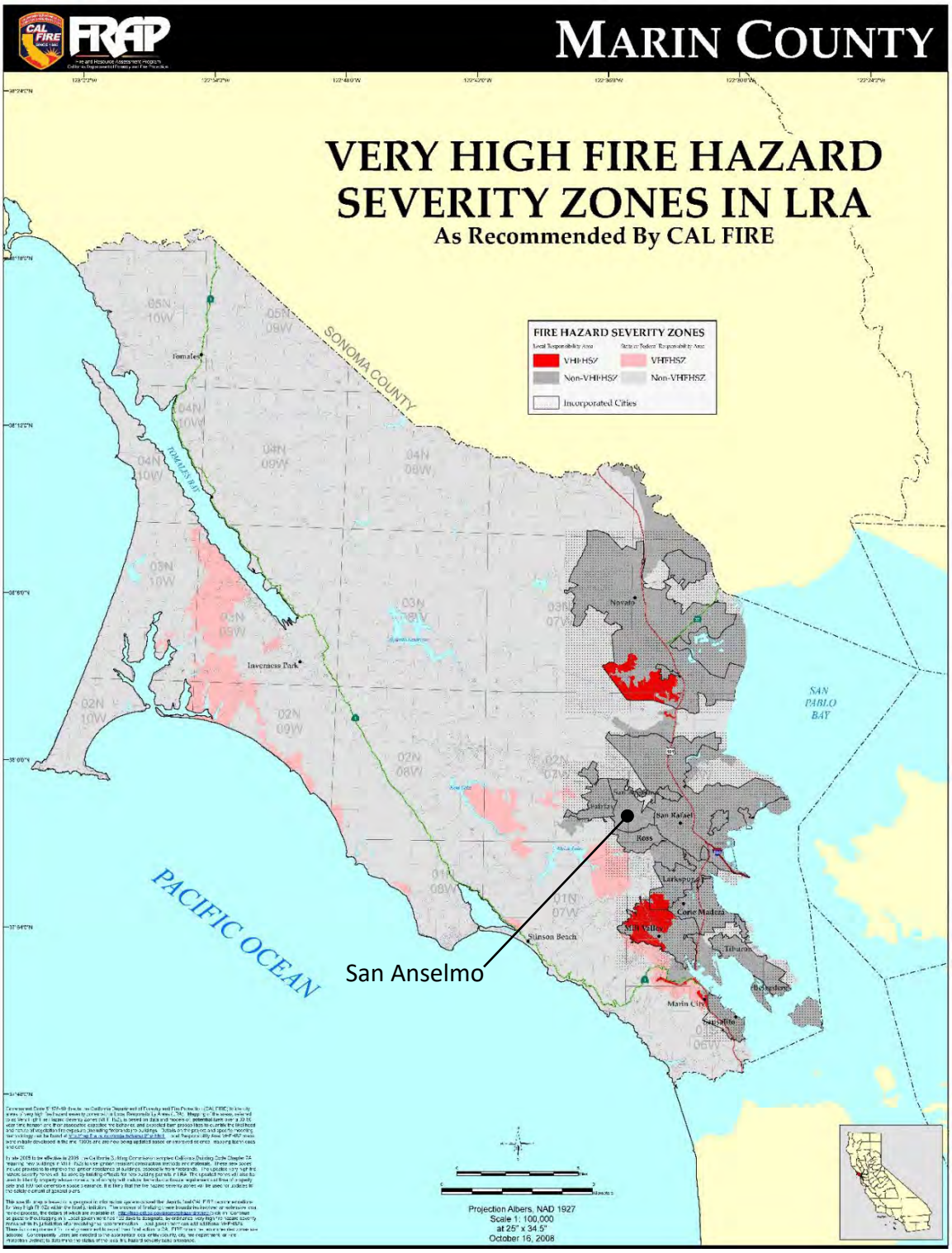


Figure 3.9 Fire Hazard Severity Zones in areas of local responsibility for fire control

Analysis Methodology and Thresholds of Significance

The Town of San Anselmo has several policies in its latest General Plan that are geared towards mitigating wildfire potential within fire hazard areas. They include those under Objective 13 and 14 which are meant to ensure that existing and future development have adequate water supplies to protect structures from fires and are sited, designed, and constructed in such a way as to reduce the potential for fires. [xx]

The Ross Valley Fire Department provides firefighting and emergency response services for the Town of San Anselmo. Fire Station 19, located at 777 San Anselmo Avenue in downtown San Anselmo and within the project site, serves the Town. It is also the administrative headquarters of the Ross Valley Fire Department. [xxi] Due to the proximity of the fire station's location to the project site, swift emergency response times in the case of a fire emergency are anticipated.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
Due to slope, prevailing winds, and other factors, wildfire risks exacerbate and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a	☐	☐	☐	☒

result of runoff, post-fire slope instability, or drainage changes?				

The action is not anticipated to impair any adopted emergency response plan or emergency evacuation plan. Fire prevention plans including the State of California's Fire Hazard Planning Technical Advisory and the Marin County Fire Department's Community Wildfire Protection Plan have been referenced to determine the impact of the action. The increased density and housing developments will not change the role of major roads like Sir Frances Drake Boulevard, Red Hill Avenue, and Center Boulevard as designated evacuation routes. Impacts from additional parking and the added capacity of drivers to these roads are still to be determined based on the findings from the transportation analysis. Therefore, the action will have a less than significant impact.

The action of increasing density within the project sites is not anticipated to significantly expose occupants to pollutant concentrations from wildfire or uncontrollable spread of wildfire. As the site comprise of multiple parcels spread across various elevation, angles of prevailing wind, and street grids within the vicinity of Downtown San Anselmo, the degree of impact to occupants living in these higher density developments may vary. An assessment of air quality impacts and wildfire risks to those living in higher elevations and/or upper floors of a multi-story development will be conducted in the air quality analysis. Overall, the impacts of the project action have a less than significant to project occupants.

The action of increasing density within the project sites may involve upgrades to existing electric, storm sewer, water and other utilities to accommodate the increased demand on the associated infrastructure. While capacity may increase with higher density development, the fire risk may be lowered when compared to low-density, single-family development. This is because the high-density development will likely be built on previously developed land and tap into existing associated infrastructure as opposed to being built on undeveloped land further from the urban core and closer to more fire-sensitive areas.

The project sites are located within a developed river valley environment where impervious surface is the predominant surface type and primarily located outside of the Town's Wildland Urban Interface. As the increase in density will take place on mostly developed land, it is not anticipated that occupants will be at greater risk of natural hazards such as flooding, landslides, and post-fire slope instability. Therefore, the action is anticipated to have no impact.

Conclusion

The project would not exacerbate the risk of residents and structures to wildfire and the Town has current Fire Codes and building regulations to address any impact related to construction.

Mitigation Measures

No mitigation is required.

LIST OF PREPARERS

Ben Carlson, Project Director
Laura Connelly, PLA, Project Manager
Leila Bahrami
Benjamin Cromie
Olivia Foster
Hung Truong
Kyle Wire
Parisi Transportation Consulting

LIST OF REVIEWERS

Emily Longfellow, Assistant Town Attorney
Heidi Scoble, Planning Director

This page is intentionally left blank

4.0 Supporting Documentation

APPENDIX A: Acronyms and Abbreviations

BAAQMD - Bay Area Air Quality Management District
BMP - Best Management Practices
CAA - Clean Air Act
CAAQS - California Ambient Air Quality Standards
CARB - California Air Resources Board
CalFIRE - California Department of Forestry and Fire Protection
CCAA - California Clean Air Act
CDFW - California Department of Fish and Wildlife
CESA - California Endangered Species Act
CEQA - California Environmental Quality Act
CHPlanning – CHPlanning, Ltd.
CO - Carbon Monoxide
COG - Council of Governments
CMSA - Central Marin Sanitation Agency
CRHR - California Register for Historical Resources
EQ Zapp - California Earthquake Hazards Zone Application
CUPA - Certified Unified Program Agency
dB - decibels
dBA - A-weighted decibels, an expression of sound that gives a higher value to frequencies that can be perceived by the human ear.
Department of Toxic Substances Control (DTSC)
DPM - Diesel Particulate Emissions
DUA – Dwelling Units per Acre
EIR - Environmental Impact Report
EPA - Environmental Protection Agency
ESA - Endangered Species Act
EVSE - Electric Vehicle Supply Equipment
EV - Electric Vehicles
FESA - Federal Endangered Species Act
FHSZ - Fire Hazard Severity Zones
FMMP - Farmland Mapping and Monitoring Program
FTEs - Full-Time Equivalents
GIS - Geographical Information System
HCD - Housing and Community Development

HEU - Housing Element Update
HL – Houseal Levigne
HMD - Hazardous Materials Division
IPaC - Information for Planning and Consultation
IS/ND - Initial Study leading to a Negative Declaration
Km - Kilometer
LRA - Local Responsibility Area (LRA)
Local Hazard Mitigation Plan (LHMP)
µg/m3 - Micrograms per Cubic Meter
MBTA - Migratory Bird Treaty Act
MMWD – Marin Municipal Water District
M – Miles
MND - Mitigated Negative Declaration
Native American Heritage Commission (NAHC)
National Pollutant Discharge Elimination System (NPDES)
National Parks and Recreation Association (NRPA)
National Resources Conservation Service (NRCS)
OAK - Oakland Airport
O3 - Ozone
PG&E - Pacific Gas and Electric
PM 10 - Particulate Matter 10
PM 2.5 - Particulate Matter 2.5
Ppm - Parts per Million
RCRA - Resource Conservation and Recovery Act
RHNA - Regional Housing Needs Allocation
R-HO - Residential Housing Opportunities District
ROG - Reactive Organic Gas
SHMA - Seismic Hazards Mapping Act
SPD – Special Planned District
SFBAAB - San Francisco Bay Area Air Basin
SFO - San Francisco Airport
SMARA - Surface Mining and Reclamation Act of 1975
SO2 - Sulfur Dioxide
SIP - State Implementation Plans
TOD - Transportation-Oriented Development
The Town - Town of San Anselmo
U.S. - United States
VMT - Vehicle Miles Traveled

ZEV – Zero Emission Vehicles

Zoning Category Abbreviations

C-1 Neighborhood Commercial
C-2 Downtown Commercial
C-3 General Commercial District.
C-L Limited Commercial District.
R-1 Single Family Residential
R-1-C Low Density Residential Conservation
R-1-H Very Low Density Residential
R-2 Medium Density Residential District.
R-3 High Density Residential District.
Preliminary or Specific Planned Development (PPD) or (SPD) District

Memo

To: Laura Connelly and Ben Carlson, CHPlanning

CC: Jackie Wells, Houseal Lavigne
Heidi Scoble and David Donery, Town of San Anselmo

From: Jimmy Jessup, Parisi Transportation Consulting

Date: December 16, 2022

Subject: San Anselmo Housing Element Update CEQA Impact Analysis

This memorandum summarizes the potential transportation-related impacts associated with the Town of San Anselmo ("Town") Draft Housing Element 2023-2031 Update ("Project").[xxii] The Project includes 833 housing units distributed over four income categories, consisting of single-family dwelling units and multi-family housing developments.

This analysis utilizes the sample environmental significance criteria checklist form included in the California Environmental Quality Act (CEQA) guidelines that may be used to foster agency review.[xxiii] The Project would result in a significant transportation impact if it would:

- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities
- Conflict or be inconsistent with CEQA Guidelines Section 15063.4, Subdivision (b) regarding vehicle miles traveled (VMT)
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or
- Result in inadequate emergency access

The Project is determined to result in a less than significant impact against these four checklist items. This analysis determines that the home-based VMT per resident associated with implementation of the Housing Element Update is below the threshold of significance and would result in a less than significant transportation impact.

ENVIRONMENTAL SETTING

The Town of San Anselmo is located in the San Francisco Bay Area in Marin County, situated in a series of small valleys and bordered by moderate to steep hillsides. This section describes attributes that provide and influence transportation patterns within the Town and between the Town and other vicinities.

Though there are no freeways within the Town limits, Red Hill Avenue and Sir Francis Drake Boulevard are major arterial streets that connect the Town to U.S. Highway 101 to the east, providing access to San Francisco and other major activity centers in the Bay Area. Sir Francis Drake Boulevard and Center Boulevard connect San Anselmo with the Town of Fairfax to the west. These roadways converge near downtown in a complex system of roadway intersections referred to as the Hub. Due to the topography, some local residential streets are steep, narrow, and winding.

The Town has limited bicycle facilities on some roadways consisting of Class II and Class III bikeways (on-street bike lanes and travel lanes shared with motor vehicles, respectively). The General Plan's Circulation Element includes objectives to identify areas which should be linked by bicycle and pedestrian paths in order to provide a viable active transportation system.[xxiv] Public transit service in San Anselmo is provided by Marin Transit and Golden Gate Transit. As of fall 2022, Marin Transit operates four standard routes and an express route with hourly service frequencies during weekday morning and afternoon peak periods, and an afternoon school route, while Golden Gate Transit operates one route with 30-minute service frequencies during weekday morning and afternoon peak periods. Routes operated by both agencies all pass through the Hub and/or downtown area along the major arterial streets, providing access to Fairfax, Ross, San Rafael, other Marin County destinations, and San Francisco.

In terms of land use patterns, the built environment is most appropriately characterized as suburban, without significant dense urban residential or retail centers. The Town is an established residential community comprised of mostly detached single family dwellings with some multifamily dwellings. Land development availability is largely limited to infill sites, with some larger parcels situated on higher slopes and ridge tops as designated in the General Plan.[xxv] Neighborhood, downtown, and general commercial areas are concentrated along the major roadways in conjunction with public transit access.

CEQA IMPACT ANALYSIS RESULTS

Table 1 provides a summary of the San Anselmo Housing Element Update CEQA determination for each of the criteria that could constitute potential transportation environmental impacts. A discussion of each finding follows.

Table 1. CEQA Checklist Impact Determination

Impact	Question	CEQA Determination
TRA-1	Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less Than Significant Impact
TRA-2	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant Impact
TRA-3	Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	Less Than Significant Impact
TRA-4	Would the project result in inadequate emergency access?	Less Than Significant Impact

Source: Parisi Transportation Consulting, 2022

TRA-1: WOULD THE PROJECT CONFLICT WITH A PROGRAM, PLAN, ORDINANCE, OR POLICY ADDRESSING THE CIRCULATION SYSTEM, INCLUDING TRANSIT, ROADWAY, BICYCLE, AND PEDESTRIAN FACILITIES?

Transportation aspects of land use projects are shaped by adopted plans and policies at various levels of government and agencies. These plans and policies are consulted as part of the Housing Element Update to evaluate against applied principles and efforts to mitigate environmental effects. Discussion of this Project with respect to the framework established by federal, State, regional, and local plans and policies for purpose of mitigating significant environmental effects is presented in this section. This section includes rationale behind the conclusion that the proposed Project does not conflict with any described plans and policies and presents no CEQA impact. Policies and plans addressing the transportation aspects of this Project include:

- State: Senate Bill 743: Signed into law in 2013, Senate Bill 743 mandated a change in CEQA guidelines to utilize VMT as opposed to vehicle flow or traffic congestion as a more appropriate metric for assessing impacts associated with projects, in line with goals of helping to achieve climate commitments, improving health and safety, and

prioritizing co-located land uses. This Project ensures compliance with this technical advisory by following the California Office of Planning and Research (OPR) *Technical Advisory* guidelines in its VMT analysis.

- Regional: Plan Bay Area 2050 (2021): In 2021, the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) adopted Plan Bay Area 2050 as the official regional long-range transportation and land use plan for the Bay Area.[xxvi] Strategies in this plan include encouraging land use patterns that foster shared transportation modes, lessen the share of single-occupancy work commutes, and reduce greenhouse gas emissions. The Project's focus on multifamily housing sites with transit access, affordability, and overall housing unit share in existing low-VMT areas is in line with the emission reduction objectives of Plan Bay Area 2050.
- Regional: TAM Congestion Management Program (2021): The Transportation Authority of Marin is the congestion management agency for Marin County and develops and updates its mandated short-range Congestion Management Program (CMP) every two years to describe strategies to assess and monitor the performance of the county's transportation system, address congestion and improve performance of a multimodal system among local jurisdictions.[xxvii] Major developments that generate a net increase of more than 100 PM peak hour vehicle trips are subject to a CMP analysis and traffic impact study. Future projects within the Housing Element Update that generate more than 100 PM peak hour vehicle trips would be obliged to comply with these requirements.
- Local: San Anselmo General Plan Circulation Element (1988): The San Anselmo General Plan is a comprehensive long-range guide for future development of the Town. The Circulation Element relates closely to the Land Use Element and describes standards and proposals for provision of the Town roadway network, traffic, and other transportation facilities. The Circulation Element includes goals for development of a circulation system that balances system user needs, maintains safe roadways, improve traffic circulation, expands the bikeway network and pedestrian pathways, and encourages and supports vehicle trip reduction. Development of Housing Element Update housing units would result in increased use of the circulation system, and

integration of driveway entrances, curb cuts, and upgrades to facilities would be subject to applicable design standards and guidelines related to roadways, bikeways, and sidewalks. Required VMT assessment of future multifamily housing developments, associated transportation demand management plans, and facilitation of housing unit development in areas of existing low VMT is consistent with policies in the General Plan.

Impact Conclusion

The Project would not conflict with any programs, plans, ordinances, or policies related to the transportation network. The impact of the Project is therefore determined to be less than significant.

Mitigation Measure

No mitigation is required.

TRA-2: WOULD THE PROJECT CONFLICT OR BE INCONSISTENT WITH CEQA GUIDELINES SECTION 15064.3, SUBDIVISION (B)?

In December 2018, OPR published a *Technical Advisory on Evaluating Transportation Impacts in CEQA* ("*Technical Advisory*").[xxviii] These guidelines direct lead agencies how to evaluate project transportation impacts based on Vehicle Miles Traveled (VMT), as required by Senate Bill 743. The use of VMT as a performance measure allows for the evaluation of fuel consumption by motor vehicles for distances traveled and impacts associated with greenhouse gas (GHG) emissions.

VMT Impact Analysis Methods

The VMT impact analysis has been performed in accordance with guidance from OPR, and accounts for the latest Housing Element Update site list of housing units approved by the Housing Element Advisory Committee as of December 1, 2022. VMT generated by potential housing units was determined by using outputs from the Transportation Authority of Marin (TAM) Demand Model.

The base travel forecasting model structure was developed by the Metropolitan Transportation Commission (MTC) and was further refined to represent a more detailed reflection of the circulation network and land use patterns in Marin County. The model utilizes socioeconomic inputs aggregated into geographic areas called transportation analysis zones (TAZ) to derive VMT estimates and are further processed into micro-analysis zones (MAZ) to provide finer understanding of travel patterns at a more granular level.

This study was performed at the MAZ level of geography in order to leverage most detailed data on housing unit VMT generation. The 833 housing units from the most recent Housing Element Update, which consist of pipeline projects, Accessory Dwelling Units (ADUs), and other developments on identified opportunity sites, were assigned to the MAZ associated with each unit's parcel. VMT was derived for each housing unit utilizing the TAM Demand Model output according to the metric applied by the jurisdiction for impact analysis. For residential land uses in San Anselmo, VMT is expressed as home-based VMT per resident. The existing average home-based VMT per resident for each MAZ in which Project housing units are associated, along with the proposed number of housing units planned for each MAZ, is displayed in Table 2.

Table 2. Existing VMT/Resident and Project Housing Units by Micro Analysis Zone (MAZ)

MAZ	Existing VMT/Resident	Housing Units
810.019	12.9	164
810.024	8.9	7
810.371	9.5	9
810.373	13.6	4
810.382	9.1	15
811.065	9.2	10
811.320	14.7	1
811.331	13.3	1
811.352	17.6	1
811.417	13.2	29
811.418	11.2	27
811.419	8.4	52
811.423	16.5	44
811.491	12.1	1
811.563	8.5	70
811.635	10.5	1

MAZ	Existing VMT/Resident	Housing Units
812.256	13.6	1
812.431	17.4	1
812.619	11.8	1
812.636	9.2	3
812.741	10.5	5
812.744	7.7	10
813.037	20.5	1
813.321	12.2	1
813.322	7.7	1
813.456	15.3	1
813.642	9.1	118
813.643	20.3	63
813.644	11.4	1
813.647	9.5	62
813.653	13.3	7
813.854	17.2	1

811.703	9.7	3	813.856	12.4	1
811.747	6.8	56	813.863	13.1	8
811.750	8.7	31	813.869	12.1	28
811.751	7.6	10	813.999	7.8	15
811.764	13.0	1	814.076	13.0	1
812.038	13.2	1	814.358	17.6	2
812.137	17.7	1	814.437	14.7	2

Source: TAMDM, Parisi Transportation Consulting, 2022. Note: MAZ 810.019 does not have existing housing units; existing VMT/resident was determined by applying weighted average of neighboring MAZs.

VMT Thresholds of Significance

CEQA Guidelines Section 15064.3, subdivision (b),[xxix] gives lead agencies the ability to set and apply the most appropriate significance thresholds and methodologies for evaluating VMT impacts. VMT screening thresholds and thresholds of significance specific to San Anselmo for assessment of land use projects have been recommended in a separate draft memo issued December 8, 2022, and these thresholds are applied to the analysis.[xxx]

As the Housing Element Update is a programmatic update of the San Anselmo General Plan and includes multiple opportunity sites, the Project itself does not meet any VMT screening thresholds and is subject to a detailed VMT analysis, with the following threshold of significance:

- Residential projects: a proposed project that exceeds a project generated level of 15 percent below existing County average home-based VMT per resident may indicate a significant transportation impact.

This analysis compares VMT generated by the Project against existing 2015 baseline year VMT for Marin County, which is calculated as 15.8 daily home-based VMT per resident. The Baseline Scenario threshold of significance for determining VMT impacts is 15% below Town average, or 13.4 daily home-based VMT per resident.

VMT Impacts

As displayed in Table 3, in the Project would generate daily home-based VMT per resident of 11.1, which represents a reduction of 29.6% from the County average of 15.8. This figure is

below the threshold of significance (13.4), and hence indicates that development of Housing Element Update housing units would result in a less than significant transportation impact. This result is due to most housing opportunity sites being located near complementary land uses near downtown and with access to alternative means of transportation. These attributes reduce vehicle trips and trip length, both of which reduce VMT. The majority of proposed housing units are associated with MAZs that exhibit VMT well below the Marin County average, as seen in Table 2.

Table 3. Housing Unit Element Generated Home-Based VMT per Resident

Analysis Scenario	Home-based VMT per resident	Change from County Average	Below Threshold of Significance?
Marin County Average	15.8	-	-
Threshold of Significance	13.4	-15.0%	-
Project Generated	11.2	-28.8%	Yes

Source: TAMDM, Parisi Transportation Consulting, 2022. Note: Adopted threshold of Significance is equivalent to 15% below County average.

Cumulative Impacts

The OPR *Technical Advisory* describes technical considerations in assessing cumulative VMT impacts accounting for the project's influence in context of effects of other past, present, and future developments. If a project's transportation impact analysis determines that a VMT efficiency metric such as VMT per resident falls below the threshold of significance, and if the project is aligned with long-term environmental goals, it should be concluded that the project "would have no cumulative impact distinct from the project impact." This study determines that the Project VMT is below the threshold of significance, which would lead to a reduction in GHG emissions and is aligned with long-term environmental goals. Hence, the cumulative VMT impacts of the Project are less than significant.

Impact Conclusion

The Project generated VMT per resident is below the threshold of significance, hence the impact would be less than significant without mitigation.

Mitigation Measure

No mitigation is required.

TRA-3: WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS DUE TO A GEOMETRIC DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G. FARM EQUIPMENT)?

The Project does not include specific transportation network design considerations that may potentially increase sharp curves or other geometric hazards. Off-site transportation network alterations because of specific housing development projects would be considered as part of the project planning process. Other improvements to the circulation network undertaken by the Town would be implemented over time and in accordance with adopted design standards and guidelines.

All housing units proposed as part of the Housing Element Update are intended for residences within single-family or multifamily dwellings and are near existing residential land uses. Vehicle trips generated by these units would be primarily personal vehicle trips and do not introduce or present an incompatible transportation mode use.

Impact Conclusion

As the Project is not incompatible with surrounding land uses, there are no off-site road geometric design alterations, and potential hazards associated with circulation patterns will be addressed by individual projects, the Project would result in a less-than-significant impact.

Mitigation Measure

No mitigation is required.

TRA 4: WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

Sir Francis Drake Boulevard and Red Hill Avenue are designated as evacuation routes for use in the event of an emergency which shall be maintained in usable conditions at all times. During progressing fire or flood events, public response authorities monitor developing conditions when deciding to issue instructions regarding evacuation. Individual developments associated with the Project would be required to be assessed for impact to emergency vehicle access and designed in accordance with all applicable design standards for emergency access within and around the site. Requirements include considerations for very high severity fire hazard zone developments, minimum lane width of the internal on-site drive aisles to allow for passing of emergency vehicles within multifamily developments, and fire safety plan review and approval. Potential impacts to roadway emergency access during construction would be addressed through the construction traffic control plan and reviewed and approved by appropriate Town departments.

Impact Conclusion

As adequate emergency access is included as part of the Town requirements for individual projects, which will be reviewed by local officials as part of design review, the Project has a less than significant impact with respect to emergency access.

Mitigation Measure

No mitigation is required.

This page intentionally left blank

Memo

To: Heidi Scoble and David Donery, Town of San Anselmo

From: Jimmy Jessup, Parisi Transportation Consulting

Date: January 10, 2023, updated March 3, 2023

Subject: Recommended VMT Significance Thresholds for Land Use Projects in the Town of San Anselmo

This memorandum offers recommendations for performing vehicle miles traveled (VMT) impact analyses for land use projects within the Town of San Anselmo ("Town"). The results are based on consideration of guidance from the California Office of Planning and Research (OPR), Transportation Authority of Marin (TAM), Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC), while accounting for the specific local geography, land use patterns, and circulation network contexts of the Town. This memo update incorporates changes to the original memo resulting from the February 28, 2023 Town Council meeting.

This memo recommends that the first step in determining if a project would result in a significant VMT impact is to perform a comparison against five VMT screening thresholds. If a project does not meet any of these VMT screening thresholds, a detailed VMT impact assessment should be performed, utilizing the recommended thresholds of significance to determine potential impacts. Determination of a project's potential impact should account for VMT reduction associated with applicable VMT mitigation measures.

VMT OVERVIEW

Vehicle miles traveled (VMT) is a measurement of miles traveled by vehicles for a specified time period and refers to the amount and distance of automobile travel. VMT is calculated based on the sum of individual vehicle trips generated and their associated trip lengths. The use of VMT as a performance measure allows for the evaluation of fuel consumption by motor vehicles for distances traveled and impacts associated with greenhouse gas (GHG) emissions.

VMT is a versatile measurement, which can be assessed for travel associated with specific location-based trips or full travel tours, can be measured as a total value or on a per-capita basis, and can be tailored to relate to land use types of corresponding development. VMT is often estimated for a typical weekday to measure transportation impacts. Increase in VMT for gasoline-powered vehicles would cause an increase in the GHG emissions from vehicles making these trips.

Parisi
TRANSPORTATION CONSULTING

Senate Bill 743, signed into law in 2013, mandated a change in California Environmental Quality Act (CEQA) guidelines to utilize VMT, as opposed to vehicle flow or traffic congestion, as a more appropriate metric for assessing impacts associated with projects, in line with goals of helping to achieve climate commitments, improving health and safety, and prioritizing co-located land uses. The State of California gives the lead agency discretion in selecting an appropriate methodology and significance threshold for VMT impacts.[1] In December 2018, OPR published its *Technical Advisory on Evaluating Transportation Impacts in CEQA* ("Technical Advisory").[2] These guidelines direct lead agencies on how to evaluate project transportation impacts on the basis of VMT, as required by Senate Bill 743.

San Anselmo has not yet set VMT significance thresholds for CEQA analysis. In developing thresholds of significance that are generally consistent with OPR recommendations, the Town should account for local geographic and land use considerations. A series of modules and technical assistance documents were prepared by ABAG and MTC for Marin County jurisdictions containing considerations for VMT metrics, impact thresholds, and mitigations for VMT assessments conducted within Marin County.[3] TAM has made available a memo that includes suggestions for VMT thresholds of significance to be incorporated into its travel demand forecasting model for use by local lead agencies.[4] These materials, along with guidance from the OPR *Technical Advisory*, were utilized to develop VMT threshold recommendations appropriate for the Town of San Anselmo to assess potential impact significance of future land use projects.

DETERMINING POTENTIAL CEQA TRANSPORTATION IMPACTS

RECOMMENDED SCREENING THRESHOLDS

Lead agencies may adopt screening thresholds that facilitate rapid identification of projects which are expected to cause a less-than-significant VMT impact without conducting a detailed VMT study. If projects meet any of the screening criteria, they are considered to be "screened-out," and it is presumed that VMT impacts for the project would be less-than-significant. In these cases, a detailed VMT analysis is not required for transportation CEQA analysis purposes. The following recommendations for San Anselmo VMT screening thresholds are aligned with OPR, ABAG, and MTC guidance:

---

[1] CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, *Guidelines for Implementation of the California Environmental Quality Act*, Article 5, §15064.3(b). December 28, 2018.
[2] California Governor's Office of Planning and Research, *Technical Advisory on Evaluating Transportation Impacts in CEQA*. Issued December 2018. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. Accessed Nov 14, 2022.
[3]. Association of Bay Area Governments and Metropolitan Transportation Commission, *Marin County VMT Policy Adoption Technical Assistance (SB743)*. https://abag.ca.gov/technical-assistance/marin-county-vmt-policy-adoption-technical-assistance-sb743. Accessed December 5, 2022.
[4] Transportation Authority of Marin, *2015 & 2040 TAMDM Marin County VMT Estimates*. Issued November 2, 2020.

1. Projects near transit stations: projects within ½ mile of high-quality transit (either a rail station, or a bus stop with service at least every 15 minutes during the AM and PM peak periods)
2. Projects located in low-VMT generating areas: residential and office projects located in areas with average VMT less than 15 percent below the existing County average
3. Small projects: projects that generate fewer than 110 vehicle trips per day
4. Affordable residential development: projects containing at least 50 percent affordable residential development
5. Local-serving retail projects: projects consisting of less than 30,000 square feet of development and determined by the Town to be local-serving
6. Housing for senior residents: senior housing development projects

In addition, projects would not meet screening threshold 1 or 2 above if any of the following VMT generating indicators are true about the project:

- Project has a Floor to Area Ratio (FAR) of less than 0.75
- Project provides more parking than is required by municipal code
- Project replaces existing affordable housing units with a smaller number of market rate units

VMT METRICS

VMT can be measured and displayed using a wide variety of metrics. A jurisdiction has responsibility to select VMT metrics that reflect geographic and travel pattern characteristics in a manner that provides a consistent comparison across land use applications. The process of selecting VMT metrics involves consideration of such options as VMT generated by a project versus a project's effect on VMT, total VMT versus partial VMT, and absolute VMT versus per capita VMT. Selecting thresholds of significance based on chosen VMT metrics involves consideration of additional factors, such as comparative geographic areas, baseline year and reduction targets.

VMT metric selection requires consideration of San Anselmo's existing attributes and land development patterns. The Town has a population of over 12,000 residents and is primarily comprised of residential-zoned areas without major employment centers. Neighborhood, downtown, and general commercial areas are concentrated along major roadways in conjunction with public transit access. The built environment is most appropriately characterized as suburban, without significant dense urban residential or retail centers. San Anselmo exhibits slightly lower VMT per capita than Marin County as a whole.

individual project. Vehicle trip reduction calculations for San Anselmo land use projects should be developed and performed in line with CAPCOA guidelines.

Large-scale or comprehensive planning projects at the Town level have two primary avenues for reducing VMT, either through aspects related to the built environment such as land use mix, density, and transportation infrastructure or policy, or through programs that reduce VMT of individual projects, such as a transportation demand management (TDM) program. Often, the ability of individual projects to reduce VMT is limited to TDM measures. In San Anselmo, which hosts a public transit network with moderate service frequencies and relatively dispersed residences, VMT reduction can be achieved principally through increasing the number of housing units developed in existing low-VMT areas of Town or through comprehensive parking policies.

It is understood that reducing VMT through TDM programs in a largely suburban and rural setting such as San Anselmo presents challenges. Because TDM measures (e.g., subsidizing transit passes, providing secure bike parking facilities, reducing private parking provision, etc.) are more effective in areas where varied land uses are closely located and alternative means of transportation to personal vehicles are readily available, the application of TDM programs in San Anselmo may not be as effective as those in more dense and urban settings. The CAPCOA *Handbook* notes that TDM measures in suburban settings such as San Anselmo are generally expected to result in net VMT reduction of 10 percent or less.

In cases where the travel catchment of residents is limited and the region or county is substantially larger than the geography over which most workers would be expected to live, it can be appropriate to refer to a smaller geography than the full Bay Area region that better characterizes localized travel patterns for the purpose of assessing VMT impacts. Geographic areas that contain urbanized land use patterns, high residential unit density and access to high quality public transit corridors will not serve as appropriate comparisons for travel patterns, trip length, trip generation, or VMT reduction targets for projects in San Anselmo. Because San Anselmo shares a similar built environment and travel network with the rest of Marin County, it is recommended that VMT impact assessments for land use projects compare VMT metrics against Marin County's average VMT per capita rather than against Bay Area region VMT per capita.

VMT impacts of land use projects other than residential or office types should be determined on a case-by-case basis. In the *Technical Advisory*, OPR suggests that retail projects should be evaluated based on net increase in total VMT. Similarly, education, religious, recreational, and other projects should be evaluated to determine if the project largely attracts trips from local or regional origins.

The following numeric thresholds of significance for land use projects in San Anselmo are recommended:

1. Residential projects: a proposed project that exceeds a project generated level of 15 percent below existing County average home-based VMT per resident may indicate a significant transportation impact
2. Office projects: a proposed project that exceeds a project generated level of 15 percent below existing County average work-based VMT per employee may indicate a significant transportation impact
3. Other projects: a proposed project that results in a net increase in daily VMT may indicate a significant transportation impact.

VMT MITIGATION MEASURES

Projects that do not meet VMT screening thresholds and are assessed to exhibit VMT above the VMT thresholds of significance would require implementation of mitigation measures to reduce VMT. The California Air Pollution Control Officer Association (CAPCOA) describes various VMT mitigation options for development projects with associated levels of demonstrated effectiveness. [5] These measures should be assessed within the context of regional VMT impacts and complexity of underlying factors influencing VMT generation in San Anselmo and for the

[5] California Air Pollution Control Officers Association, *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*. Issued Dec 2021.

Large projects have potential to impact overall vehicle travel patterns and influence vehicle trip generation and trip length of circulation network users. In these cases, measuring a project's effect on VMT is informative. However, projects of small and medium size will exert a minor influence to overall VMT exhibited within a region. As projects in San Anselmo would be appropriately represented by a simpler measurement matching the scale of anticipated development, it is recommended that application of a metric based on project generated VMT as opposed to the project's effect on VMT will be sufficient to represent future impacts.

Whereas "total VMT" seeks to represent all trips and associated trip lengths made by a vehicle user to and from numerous destinations throughout a day, "partial VMT" only reflects trips and trip lengths to or from a particular location such as home or work. Total VMT forecasting employs a tour-based model, which relies on availability of a wide range of data and assumptions regarding vehicle trips between remote sites. Conversely, partial VMT estimates leverage most readily available and commonly utilized inputs without introducing unnecessary complexity. In order to allow for the most straightforward VMT comparison with existing development patterns in a manner that scales across projects of varying sizes, it is recommended that VMT should be expressed as partial VMT as opposed to total VMT for residential and office projects.

Lastly, measuring VMT as an efficiency metric per capita as opposed to absolute VMT offers understandable values, accounts for consistency as population or employment numbers evolve, and results in the most straightforward set of metrics, and reflects guidance from TAM.

Thus, the following VMT metrics for land use projects in San Anselmo are recommended:

- Residential projects: project generated home-based VMT per resident
- Office projects: project generated home-based work VMT per employee

Home-based VMT per resident reflects the total miles traveled from trips beginning or ending at a residence in the Town, including trips to and from all destinations such as work, school, retail, etc. Home-based work VMT per employee is equal to miles traveled on trips between places of employment within the Town and employee residences.

RECOMMENDED THRESHOLDS OF SIGNIFICANCE

The VMT metrics described above determine how VMT can be measured and expressed consistently. From these metrics, thresholds of significance must be selected for use in VMT impact assessments to determine if a project would result in a significant environmental impact.

Several VMT reduction levels are described in the OPR *Technical Advisory* that may appropriately reflect if a project would result in a significant environmental impact. Though other options are available, achieving 15 percent lower per capita VMT than existing development is seen as both generally achievable and sufficiently contributing to emission reduction goals.

APPENDIX D: List of General Plan and Zoning Code Amendments

General Plan Amendment List

1. Land Use Designation Map Amendments to reflect Housing Element Opportunity Sites

2. Repeal and replace Housing Element

3. Amendments to Land Use Element
    a. Introduction- Typographical and/or grammatical correction
    b. Existing Land Use- Typographical and/or grammatical correction
    c. Issues, Objectives, and Policies Issues: Residential Densities Objective 3-
        i. Policy 3.1- Typographical and/or grammatical corrections
        ii. Policy 3.2- Typographical and/or grammatical corrections
        iii. Policy 3.3- Add the term "affordable" and remove the term "opportunity."
        iv. Policy 3.4- Add the term "affordable" and remove the term "opportunity."
    d. Issues, Objectives, and Policies Issues: Protection of Hillside and Ridge Properties Objective 9-
        i. Policy 9.8- Typographical and/or grammatical correction
        ii.
    e. Issues, Objectives, and Policies Issues: Protection of Hillside and Ridge Properties Objective 10-
        i. Policy 10.1- Typographical and/or grammatical correction
    f. Issues, Objectives, and Policies Issues: Preservation of Neighborhood Character, Images, and Quality of Life- Objective 11-
        i. Policy 11.3- grammatical error correction
    g. Issues, Objectives, and Policies Issues: Maintenance of Adequate Water Services and Fire Flow in Hillside and Ridge Areas- Objective 13-
        i. Policy 14.1- Typo
    h. Issues, Objectives, and Policies Issues: Maintenance of Adequate Water Services and Fire Flow in Hillside and Ridge Areas- Objective 14-
        i. Policy 14.1- Typo
    i. Issues, Objectives, and Policies Issues: Reuse of Surplus School District Land- Objective 18-
        i. Policy 18.3- grammatical correction
    j. Land Use Categories
        i. Very Low Density- grammatical correction

ii. Single-Family Residential-Conservation (1 Unit/Gross Acre or Less)- grammatical correction
iii. Single-Family Residential (1-6 Units/Gross Acre)- grammatical correction and amendments
iv. Medium Density Residential (5-12 Units/Gross Acre)- Amendments
v. High Density Residential (13-30 Units/Gross Acre- Amendments
vi. Downtown Mixed Residential (6-30 Units/Gross Acre- Grammatical corrections and amendments
vii. Affordable Housing Overlay (13-40 Units/Gross Acre- Grammatical corrections and amendments. Changed land use category from Housing Opportunity Areas/Apartments to Affordable Housing Overlay
viii. Commercial- Typographical corrections
ix. Central Commercial- Typographical and/or grammatical corrections
x. General Commercial- Grammatical corrections and amendments. Reference height increase from 30 to 35 feet tall.
xi. Limited Commercial- Typographical and/or grammatical corrections and amendments. Reference height increase from 30 to 35 feet tall.
xii. Neighborhood Commercial/Mixed Residential- Typographical and/or grammatical corrections and amendments. Reference floor area increase to address Government Code Section 65589.5(h)(2).
xiii. Professional- Typographical and/or grammatical corrections
xiv. Parks and Open Space- Grammatical correction
xv. Public Facilities- Amendment to add possibility of residential uses on Town land.

k. Implementation- Grammatical corrections
l. Code Revisions
    i. Zoning Code and Map- Grammatical corrections and amendments to change the reference to the Housing Opportunity section to Affordable Housing Overlay.
m. Future Planning
    i. Affordable Housing Overlay Areas Map- Amendments related to change from Housing Opportunity Area Map description to Affordable Housing Overlay.
    ii. Historic Preservation Ordinance

Zoning Code Amendment List

1. Article 2. Designation and Establishment of Districts
    a) Repeal and Replace Section 10-3.201

2. Article 3. Land Use Regulations

a) Repeal and Replace Section 10-3.302 Land Use Regulations Table

i. New Uses

These uses were added for one of the following reasons: to conform with State law requirements, to respond to recurring or common requests from community members, or to reflect modern planning and land use best practices.

1. Service Organizations and Clubs
2. Low Barrier Navigation Centers
3. Farmers Markets
4. Mini-Storage
5. Temporary Uses and Events
6. Wireless Telecommunications Facilities
7. Mail Services
8. Offices, Ancillary
9. Research and Development

ii. Renamed Uses

These uses were renamed to use modern terminology, match the naming convention of other similar uses, or clarify the intention of the use.

1. Churches renamed as Religious Institutions
2. Day Care, Large Family Day Care Home renamed as Day Care Homes, Large Family
3. Day Care, Small Family Day Care Home renamed as Day Care Homes, Small Family
4. Rental Libraries renamed as Libraries and Museums
5. Amusement, Places of and Entertainment, Places of renamed as:
   a. Indoor Entertainment Facilities
   b. Theaters and Meeting Halls
6. Parks, Public renamed as Parks and Playgrounds, Public
7. Residential, Multi-Family divided and renamed as: Residential, Multi-Family (2 to 4 units) and Residential, Multi-Family (5+ units)
8. Building Supplies and Lumber when within a Building renamed as Building Material Stores
9. Wireless Sales renamed as Cell Phone & Wireless Stores
10. Nursery, Garden renamed as Nurseries
11. Wholesale Distribution renamed as Wholesale and Distribution

12. Professional, Medical Clinics renamed as Medical Services, Clinic, Urgent Care
13. Hospitals renamed as Medical Services, Hospitals
14. Professional, Veterinary Clinics renamed as Medical Services, Veterinary Clinics and Hospitals
15. Transportation Services, Bus Depots renamed as Transportation Services, Transit Stop

iii. Combined Uses

Many uses were combined with other similar uses to create one overarching use, reducing duplication, removing outdated terminology, and streamlining use definitions. In some instances, the uses were combined under a new name. In other cases, an outdated or duplicative use was added under the name of an existing use and the definition for the overarching use was revised to clarify that outdated/ duplicative use falls within the overarching use.

1. Day Care Centers includes:
   a. Day Care Centers
   b. Nursery School
   c. Preschool
2. Elementary and Secondary Schools includes:
   a. Schools, Public
   b. Schools, Private
   c. Schools, Religious
3. Schools, Specialized Education and Training includes:
   a. Schools, Private
   b. Schools, Religious
4. Recreation, Places of added to Fitness Center and Parks and Playgrounds, Public (previously named Parks, Public)
5. Other Residential Care Facilities includes:
   a. Foster Family Homes
   b. All other types of miscellaneous residential care facilities were added for the Housing Element Update (see the definition for description of what those facilities include).
6. Residential Care Facilities, Large includes:
   a. Residential Care Facility, Large
   b. Residential Care Facility for Persons with Chronic Life-Threatening Illness, Large

c. Residential Care Facility for the Elderly, Large

7. Residential Care Facilities, Small includes:
   a. Residential Care Facilities, Small
   b. Residential Care Facility for Persons with Chronic Life-Threatening Illness, Small
   c. Residential Care Facility for the Elderly, Small
8. Grocery Store includes:
   a. Food Stores (6:00 a.m.-11:00 p.m. only)
   b. Food Stores, Before 6:00 a.m. and After 11:00 p.m.
   c. Butcher Shops
   d. Dairy Products Store

Note: The timing limitations associated with the old Food Stores use terms were moved to the definition of Grocery Store.

9. Drinking Establishments includes:
   a. Bars
   b. Alcohol, On-Sale
10. Restaurants includes:
   a. Bakery
   b. Bakery Goods Store
   c. Delicatessens
   d. Restaurants
   e. Restaurants, Cafes
   f. Restaurants, Take-Out

Note: This definition does not include an allowance for a restaurant serving alcohol. Staff have created a separate new use to allow for restaurant use that includes alcohol and/or live entertainment.

11. Restaurants, With Alcohol and/or Entertainment includes:
   a. Restaurants
   b. Alcohol, On-Sale
12. Auto, Vehicle, and Parts Sales and Rentals includes:
   a. Automotive, Rental
   b. Automotive, Sales
   c. Motorcycle, Sales
13. Banks and Financial Services, Retail includes:
   a. Banks
   b. Savings & Loan Institution
   c. Financial/Real Estate Services
14. Retail Stores, General Merchandise includes:

a. Animal Grooming Supplies
b. Audio/video Sales and Services
c. Bakery Goods Store (No on-site baking)
d. Bicycle, Sales and Repair
e. Candy Shops
f. Cigar Stores
g. Clothing Stores
h. Computers, Sales and Repair
i. Florists
j. Furniture Stores
k. Hardware Stores
l. Jewelry Stores
m. Leather Goods Stores
n. Musical Instruments Sales and Service
o. Paint Stores
p. Pet Stores
q. Pharmacy
r. Photographic Equipment Sales and Service
s. Professional, Optician
t. Sporting Goods Stores
u. Stationery Stores
v. Toy Stores
w. Wall Paper Stores

15. Personal Services includes:
    a. Animal Grooming
    b. Barber Shops
    c. Beauty Parlors
    d. Beauty Support Services
    e. Shoe Repair
    f. Tool Repair, Commercial
    g. Travel Bureaus
16. Repair and Maintenance, Consumer Products includes:
    a. Appliances, Repair and Domestic
    b. Audio/video Sales and Services
    c. Bicycle, Sales and Repair
    d. Business Machine Sales and Repair
    e. Computers, Sales & Repair
17. Service Stations includes:

a. Automotive, Gasoline, Full and Self-Service
b. Automotive, Gasoline, Service Station, Full and Self Service
c. Automotive, Gasoline with Convenience Market
d. Automotive, Wash

18. Vehicle Repair and Maintenance includes:
    a. Automotive, Service and Repair
    b. Motorcycle, Services and Repairs
19. Business Support Services includes:
    a. Business Support Services
    b. Business Machine Sales and Repair
    c. Blueprinting Shops
    d. Computers, Sales and Repair
    e. Mail Services
    f. Printing Shops
    g. Tool Repair, Commercial
20. Offices includes:
    a. Financial/Real Estate Services
    b. Professional, Offices
    c. Professional, Real Estate
    d. Studios
21. Medical Services, Doctor Offices includes:
    a. Professional, Dental
    b. Professional, Medical
    c. Professional, Optometrist
22. Medical Services, Extended Care includes:
    a. Alcoholism and/or Drug Treatment Facility Small
    b. Alcoholism and/or Drug Treatment Facility, Large
    c. Convalescent Homes
    d. Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Small
    e. Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Large
    f. Pediatric Day Health and Respite Care Facility
23. Laundry, Dry-Cleaning, and Laundromats includes:
    a. Dry Cleaners
    b. Dry Cleaners, Self-Service
    c. Laundries
    d. Laundry, Self-Serve

iv. Removed Uses

These uses were removed because they were outdated terms or uses.

1. Manufacturing, Light
2. Variety Stores
3. Wholesale Warehouses

3. Article 4. Development Standards

a) Repeal and Replace Section 10-3.402 Development Standards Table

- **i.** Modify Density in the R-3, C-L, C-3 Zoning Districts from 20 units/acre to 30 units/acre
- **ii.** New Minimum density requirements in the R-2, R-3, P, C-1, C-2, C-L, and C-3 Zoning Districts
- **iii.** Modify Lot Coverage in the R-2 Zoning District from 35% to 50%
- **iv.** Modify Floor Area Ratio Maximum in the C-1, C-L, and C-3 Zoning District to comply with state law.
- **v.** Modify the maximum story height of a building in the C-L and C-3 Zoning Districts from 2 stories to 3 stories
- **vi.** Modify the maximum height of a building in the C-L and C-3 Zoning Districts from 30-feet to 35-feet.
- **vii.** Amended and added new footnotes

4. Article 5. Parking and Loading Regulations

a) Repeal and replace Section 10-3.502
   - **i.** Modified parking requirements in the residential and commercial

b) Repeal and replace Section 10-3.512- Loading space: Requirements

c) Repeal and replace Section 10-3.516- Electric vehicle parking

d) Add Section 10-3.518 Bicycle racks

e) Add Section 10-3.519- Existing Structures and Uses

f) Add Section 10-3.520- Expansion or intensification in Use

g) Add Section 10-3.521 Parking calculation

h) Add Section 10-3.521- Joint use parking

5. Article 13. Conditional Use Permit

a) Repeal and replace Article 13. Conditional Use Permit

6. Article 17. Definitions

a) Repeal and replace Article 17. Definitions
   - **i.** Amend definition of Accessory Use

ii. Amend definition of Ally
iii. Amend definition of Services, Retail
iv. Amend definition of Bed and Breakfast Inn
v. Amend definition of Convalescent homes
vi. Amend definition of Day Care Center
vii. Amend definition of Day Care Home, Large Family
viii. Amend definition of Day Care Home, Small Family
ix. Amend definition of Duplex
x. Amend definition of Emergency Shelter
xi. Amend definition of Fitness Center(s)
xii. Amend definition of Hotel
xiii. Amend definition of Mail Service
xiv. Amend definition of Parking Garages, Commercial
xv. Amend definition of Parking Lot, Commercial
xvi. Amend definition of Restaurants
xvii. Amend definition of Restaurants, fast food.
xviii. Amend definition of Service Stations
xix. Amend definition of Temporary Use
xx. Amend definition of Transitional Housing
xxi. Amend definition of Transportation Services
xxii. Amend definition of Triplex
xxiii. Amend definition of Wholesale and Distribution
xxiv. New definition for Alcoholic Beverage Sales, Off-Premises
xxv. New definition for Ancillary
xxvi. New definition for Animal Boarding
xxvii. New definition of Auto, Vehicle, and Parts Sales and Rentals
xxviii. New definition for Automated Teller Machines
xxix. New definition for Building Material Store
xxx. New definition for Business Support Services
xxxi. New definition for Cell Phone and Wireless Stores
xxxii. New definition for Department Store
xxxiii. New definition for Drinking Establishment
xxxiv. New definition for Drug and/or Alcoholism Treatment Facility, Large
xxxv. New definition for Drug and/or Alcoholism Treatment Facility, Small
xxxvi. New definition of Elementary and Secondary Schools
xxxvii. New definition of Farmers Market
xxxviii. New definition of Fitness Centers, Classes as a Primary Use
xxxix. New definition of Grocery Stores

xl. New definition of Indoor Entertainment Facilities
xli. New definition of Laundry, Dry Cleaning and Laundromats
xlii. New definition of Libraries and Museums
xliii. New definition of Light Manufacturing
xliv. New definition of Live-Work
xlv. New definition of Live-work, Ground Floor Commercial
xlvi. New definition of Low-Barrier Navigation Center
xlvii. New definition of Medical Services, Clinics and/or urgent care
xlviii. New definition of Medical Services, Doctor Offices
xlix. New definition Medical Services, Extended Care
l. New definition of Medical Services, Hospitals
li. New definition of Medical Services, Veterinary Clinics and Hospitals
lii. New definition of Mini-Storage
liii. New definition of Nurseries
liv. New definition of Offices
lv. New definition of Other Residential Care Facilities
lvi. New definition of Outdoor Sales and Rental, Ancillary
lvii. New definition of Parks and Playgrounds, Public
lviii. New definition of Personal Services
lix. New definition of Religious Institution
lx. New definition of Repair and Maintenance, Consumer Products
lxi. New definition of Research and Development
lxii. New definition of Residential Care Facilities, Large
lxiii. New definition of Residential Care Facilities, Small
lxiv. New definition for Residential, Multi-Family (2-4 Units)
lxv. New definition for Residential, Multi-Family (5+ Units)
lxvi. New definition for Restaurants, with Alcohol and/or Entertainment
lxvii. New definition for Retail Stores, General Merchandise
lxviii. New definition of Schools, Specialized Education and Training
lxix. New definition of Service Organizations and Clubs
lxx. New definition of Storage, Ancillary
lxxi. New definition of Theaters and Meeting Halls
lxxii. New definition of Vehicle Repair and Maintenance
lxxiii. New definition of Wireless Telecommunications Facilities.
lxxiv. Remove definition for Child day care facility
lxxv. Remove definition of Family daycare home
lxxvi. Remove definition of Drug treatment and/or alcoholism
lxxvii. Remove definition of Mini-warehouse

lxxviii. Remove definition of Nursery
lxxix. Remove definition of Office, Medical
lxxx. Remove definition of Office, professional
lxxxi. Remove definition of Places of Entertainment
lxxxii. Remove definition of Professional dental
lxxxiii. Remove definition of Professional, Medical
lxxxiv. Remove definition of Professional, medical, day treatment center
lxxxv. Remove definition of Professional, optician
lxxxvi. Remove definition of Professional, optometrist
lxxxvii. Remove definition of Professional, real estate
lxxxviii. Remove definition of Professional, veterinary
lxxxix. Remove definition of Residential Care facility for the elderly, large
xc. Remove definition of Residential Care facility for the elderly, small
xci. Remove definition of Residential care facility for persons with chronic life-threatening illness, large
xcii. Remove definition of Residential care facility for persons with chronic life-threatening illness, small
xciii. Remove definition of Residential, multi-family
xciv. Remove definition of School, preschool
xcv. Remove definition of School, private
xcvi. Remove definition of School, public
xcvii. Remove definition of School, religious
xcviii. Remove definition of Small family daycare home

7. Title 10, Chapter 12, Emergency Shelter

a) Repeal and replace Chapter 12 Emergency Shelter

8. Title 10, Chapter 20 Objective Development Design Standards for Residential Development.

a) Repeal and replace Chapter 20 Objective Development Design Standards for Residential Development

9. Chapter 6, Article 1, Accessory Dwelling Units and Junior Accessory Dwelling Units Purpose, Definitions, Permit Requirement and Exemption

a) Amend Section 1-6.302- Definitions to add a definition for “Attached accessory dwelling unit.”

This page intentionally left blank

APPENDIX E: Footnotes

[i] California State Parks, S. of C. (n.d.). California Historical Resources. CA State Parks. Retrieved December 1, 2022, from https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=21

[ii] U.S. Department of the Interior. (2022, September). Maps | National Park Service. National Parks Service. Retrieved December 1, 2022, from https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466

[iii] HartMarin. (2010). (tech.). Initial Study of Environmental Impact Part 1 - Campus Plan 2010 A Master Plan Amendment. San Francisco Theological Seminary. Retrieved December 2, 2022, from https://www.townofsananselmo.org/DocumentCenter/View/23517/092811---Volume-II---Initial-Study-as-Single-PDF?bidId=.

[iv] Town of San Anselmo. 2019. General Plan 2019 Update. Retrieved from: https://www.townofsananselmo.org/DocumentCenter/View/5210/General-Plan-includes-Feb-2019-amendment.

[v] Town of San Anselmo. 2009. Resolution No. 3856. Retrieved from: https://www.townofsananselmo.org/DocumentCenter/View/8986.

[vi] California Department of Conservation, California Geological Survey. 2022. Alquist-Priolo Earthquake Fault Zones. Retrieved from: https://www.conservation.ca.gov/cgs/alquist-priolo#.

[vii] California Department of Conservation, California Geological Survey. 2021. EQ Zapp: California Earthquake Hazards Zone Application. Updated: September 23, 2021. Retrieved from: https://www.conservation.ca.gov/cgs/geohazards/eq-zapp.

[viii] California Department of Conservation, California Geological Survey. 2021. Seismic Hazards Mapping Act. Retrieved from: https://www.conservation.ca.gov/cgs/hazards/seismic-hazards-mapping-act.

[ix] Town of San Anselmo. 2009. Resolution No. 3856. Retrieved from: https://www.townofsananselmo.org/DocumentCenter/View/8986.

[x] Town of San Anselmo. 2019. General Plan 2019 Update. Retrieved from: https://www.townofsananselmo.org/DocumentCenter/View/5210/General-Plan-includes-Feb-2019-amendment.

[xi] United States Department of Agriculture, Natural Resources Conservation Service. 2022. Custom Soil Resources Report for Marin County, California – Town of San Anselmo. Retrieved from: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

[xii] ousing Elements | California Department of Housing and Community Development. (2019). Ca.gov. https://www.hcd.ca.gov/planning-and-community-development/housing-elements

[xiii] Olmstead, Z. (2020). AB 686 Summary of Requirements in Housing Element Law. https://www.hcd.ca.gov/community-development/housing-element/housing-element-

memos/docs/ab686_summaryhousingelementfinal_04222020.pdf#:~:text=AB%20686%20creates%20new%20requirements%20for%20all%20state,Law%2C%20which%20is%20the%20focus%20of%20this%20document.
f

[xiv] California Department of Conservation, Division of Mine Reclamation. 2022. Mines Online – Interactive Map. Retrieved from: https://maps.conservation.ca.gov/mol/index.html.

[xv] California Department of Conservation, Division of Mine Reclamation (DMR). 2022. DMR All Mines. Updated April 11, 2022. Retrieved from: https://www.arcgis.com/home/item.html?id=6d7115673f0347d5863d69e77ccde7d4.

[xvi] California Department of Forestry and Fire Protection (CalFIRE). 2022. Fire Hazard Severity Zones. Retrieved from: https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/.

[xvii] Radeloff et al. 2005, 2018. Rapid Growth of the US Wildland-Urban Interface Raises Wildfire Risk. PROCEEDINGS OF THE NATIONAL ACADEMY OF SCIENCES USA, 115(13):3314-3319 (2018). Retrieved from: https://www.pnas.org/doi/10.1073 /pnas.1718850115.

[xviii] Marin County Fire Department. 2016. Community Wildfire Protection Plan. Retrieved from: http://marin.granicus.com/DocumentViewer.php?file=marin_82830f19a8619aed25972c29dc554830.pdf

[xix] CalFIRE. 2022. Fire Hazard Severity Zones. Retrieved from: https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/.

[xx] Town of San Anselmo. 2019. General Plan 2019 Update. Retrieved from: https://www.townofsananselmo.org/DocumentCenter/View/5210/General-Plan-includes-Feb-2019-amendment.

[xxi] Ross Valley Fire Department. 2022. Fire Stations. Retrieved from: https://www.rossvalleyfire.org/about/fire-stations.

[xxii] Town of San Anselmo Draft Housing Element (2023-2031), draft issued for review on December 12, 2022. https://www.townofsananselmo.org/1517/Housing-Element-Update. Accessed December 14, 2022.

[xxiii] CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act, Appendix G. December 28, 2018

[xxiv] Town of San Anselmo, *General Plan Circulation Element*. Adopted December, 1988, with subsequent amendments.

[xxv] Town of San Anselmo *General Plan Land Use Element.* Adopted December 1998, with subsequent amendments.

[xxvi] Metropolitan Transportation Commission and Association of Bay Area Governments, *Plan Bay Area 2050, A Vision for the Future*. Adopted October, 2021.

[xxvii] Transportation Authority of Marin, *2021 Congestion Management Program Final Draft Report.* Issued September 2021.

[xxviii] California Governor's Office of Planning and Research, *Technical Advisory on Evaluating Transportation Impacts in CEQA*. Issued December 2018. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. Accessed Nov 14, 2022.

[xxix] CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, *Guidelines for Implementation of the California Environmental Quality Act*, Article 5, §15064.3(b). December 28, 2018.

[xxx] Parisi Transportation Consulting, Draft Memo: *Recommended VMT Significance Thresholds for Land Use Projects in the Town of San Anselmo*. December 9, 2022.

Print Form

Notice of Determination 21-2023-176 Appendix D

To:
☒ Office of Planning and Research
U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Marin
Address: 3501 Civic Center Dr., Suite 234
San Rafael, CA 94903

From:
Public Agency: Town of San Anselmo
Address: 525 San Anselmo Avenue
San Anselmo, CA 94960
Contact: Heidi Scoble, Planning Director
Phone: 415-258-4636

Lead Agency (if different from above):
Address:
Contact:
Phone:

FILED
JUL 27 2023
SHELLY SCOTT
MARIN COUNTY CLERK
BY: _____, Deputy

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH2023060315

Project Title: San Anselmo Housing Element Update 2023-2031

Project Applicant: Town of San Anselmo

Project Location (include county): San Anselmo, Marin County

Project Description:
The purpose of the Initial Study/Negative Declaration is to assess and analyze the proposed 2023-2031 Housing Element update and any impacts related to the potential construction of 833 state mandated RHNA units in San Anselmo. The project description and analysis includes General Plan and Zoning Map amendments, as well as amendments to the Zoning Code to address and facilitate the State mandated new housing units.

This is to advise that the Town of San Anselmo Town Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 07/25/2023 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Town of San Anselmo Town Hall, 525 San Anselmo Avenue, San Anselmo, CA and on line at:
https://www.townofsananselmo.org/1517/Housing-Element-Update

Signature (Public Agency): _____ Title: Planning Director

Date: 7/26/2023 Date Received for filing at OPR: June 9, 2023

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

POSTED 7/27/23 TO 8/26/23

TOWN OF SAN ANSELMO

096333

VENDOR: 00766 Marin County Clerk's Office 07/26/2023 Chk #: 96333

DATE	INVOICE #	DESCRIPTION	AMOUNT
7/26/2023	INV0010413	07.26.2023 - FISH & WILDLIFE CEQA FILING/RECORDING	2,764.00
7/26/2023	INV0010413	07.26.2023 - FISH & WILDLIFE CEQA FILING/RECORDING	50.00

CHECK TOTAL 2,814.00

TOWN OF SAN ANSELMO

096333

VENDOR: 00766 Marin County Clerk's Office 07/26/2023 Chk #: 96333

DATE	INVOICE #	DESCRIPTION	GL #	AMOUNT
7/26/2023	INV0010413	07.26.2023 - FISH & WILDLIFE CEQA FILING/RECORDING	01.18.61150	50.00
7/26/2023	INV0010413	07.26.2023 - FISH & WILDLIFE CEQA FILING/RECORDING	01.18.61150	2,764.00

CHECK TOTAL 2,814.00

STAFF REPORT

TOWN OF SAN ANSELMO
STAFF REPORT ADDENDUM Item #: 2.5

MEETING DATE: December 12, 2023

AGENDA TITLE: Adopt a Resolution Approving the 6th Cycle Housing Element (2023-2031) and Amendments to the Land Use Element Related to California Government Code Section 65583.2(c)(3)(B)(iii)

FROM: Heidi Scoble, Planning Director
Linsey Klein, Senior Planner
Jackson Dobronyi, Assistant Planner

BACKGROUND/DISCUSSION

As an addendum to the December 12, 2023 Staff Report for Agenda Item 2.5, on December 8, 2023, the Town of San Anselmo received written confirmation from the California Department of Housing and Community Development (HCD) (see **Attachment 1**) that the revised draft Housing Element meets the statutory requirements described in HCD's October 26, 2023 review. This means the Town can move forward with the adoption of the Housing Element and once the Town completes the required rezonings as described in the December 12, 2023, Staff Report, then the HCD will certify the Housing Element in accordance with Government Code section 65585.

ATTACHMENT

Attachment 1- California Department of Housing and Community Development Letter dated December 8, 2023

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

December 8, 2023

Heidi Scoble, Director
Planning Department
Town of San Anselmo
525 San Anselmo Ave.
San Anselmo, CA 94960

Dear Heidi Scoble,

RE: Town of San Anselmo's (2023-2031) Revised Draft Housing Element

Thank you for submitting the Town of San Anselmo's (Town) revised draft housing element update that was received for review on December 4, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements described in HCD's October 26, 2023 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq.) when these revisions are incorporated into the adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the Town failed to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), Program Actions 5.2a and 5.7a to rezone sites to accommodate the regional housing needs allocation (RHNA) must be completed no later than one year from the statutory deadline. Particularly, rezoned sites to accommodate the shortfall of sites to accommodate the lower-income RHNA must have a minimum density of 20 units per acre in accordance with Government Code section 65583.2, subdivision (h). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the Town fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until all necessary rezones to make prior identified sites available and accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c)(1)(A) and Government Code section 65583.2, subdivision (c) are completed.

Furthermore, as nonvacant sites accommodate 50 percent or more of the lower income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the Town must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the Town will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication the Town's housing element team provided in preparation of the Town's housing element and looks forward to receiving the Town's adopted housing element. If you need additional technical assistance, please contact Fidel Herrera, at Fidel.Herrera@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

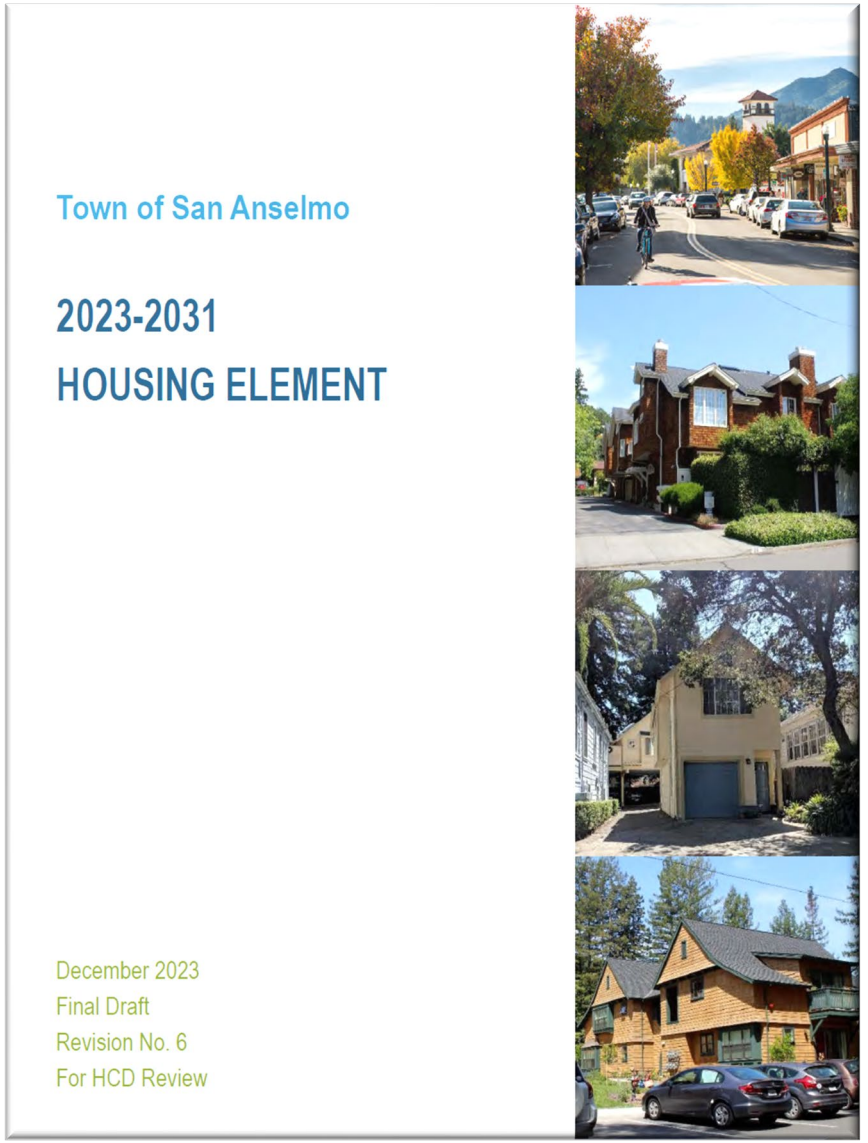
San Anselmo Town Council

2023-2031 DRAFT HOUSING ELEMENT AND RELATED ACTIONS

December 12, 2023

Purpose

- Conduct a public meeting for consideration of the following:
  - Adopt a Resolution to approve the 2023-2031 Housing Element and amendments to the Land Use Element for consistency with the Housing Element
  - Find the Housing Element and Land Use Element Amendments are consistent with the Initial Study/Mitigated Negative Declaration and that no further environmental review is required
- Thank the Housing Element Advisory Committee members for volunteering their and for their excellent work.



Housing Element

- 6th Cycle Housing Element
  - *One of seven mandated General Plan elements*
  - *8 Year time frame (2023-2031)*
  - *Heavily regulated by State law*
  - *Must be reviewed and certified by California Department of Housing and Community Development (HCD)*
- Plans for housing needs of all economic segments of the community
  - *Must have adequate zoning to meet the housing needs*
  - *Must include goals, policies, and actions to ensure the Town provides adequate housing support for the entire community, including special needs households.*
- An HCD-compliant Housing Element allows the Town to:
  - *Maintain local discretion over permit reviews and discretionary approvals*
  - *Avoid potential legal challenges, financial penalties, and receivership*
  - *Access to State funding resources*



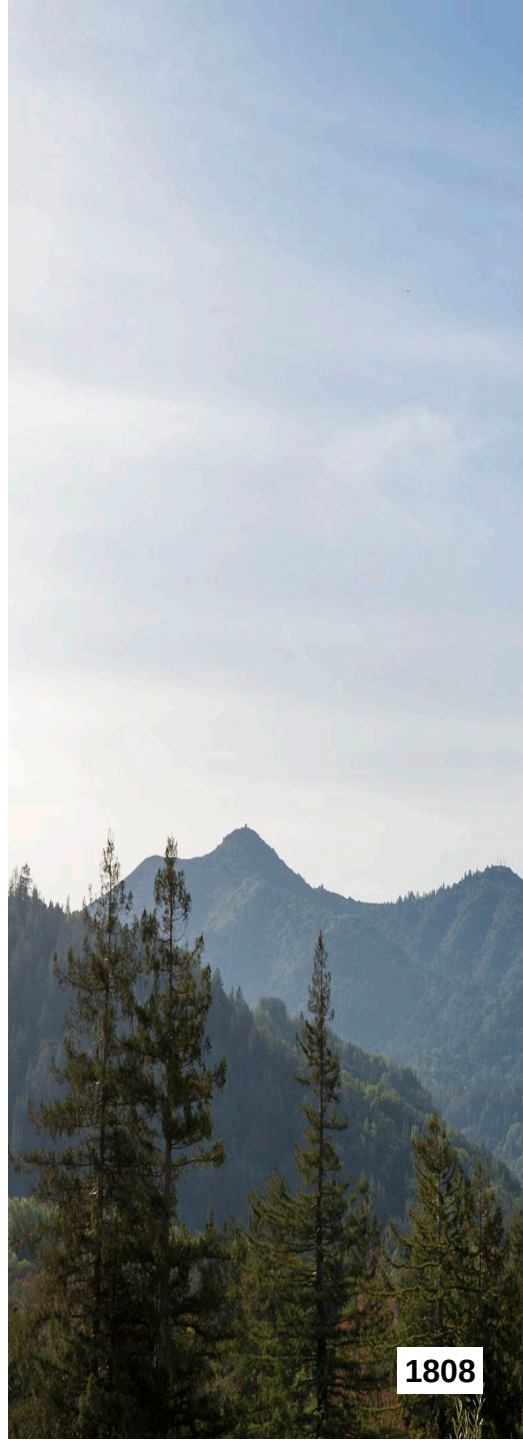
Housing Element Update Timeline

- Since May 2022, the Town has been working on an update to the Housing Element
  - *2 Public Workshops*
  - *2 Community Pop-Up (Live on the Avenue and Goblin Spooktacular)*
  - *7 Housing Element Advisory Committee Meetings*
  - *4 Planning Commission Meetings*
  - *6 Town Council Meetings*
  - *4 HCD comment letters (April 26, 2023, August 1, 2023, October 26, 2023, and December 8, 2023)*
  - *5 meetings with HCD staff*
- 6 Revisions to the Draft Housing Element



Summary of Housing Element Revisions

- **Corrected typing errors throughout Housing Element**
- **Chapter 3, Housing Needs**
  - *Added additional data and projected population demographics*
- **Chapter 4, Housing Constraints**
  - *Added additional details, supporting information, clarifying information and misc. updates regarding new policy documents*
- **Chapter 6, Housing Opportunities**
  - *Introductory vision statement for underutilized properties, supporting information regarding realistic capacity, data tables, intention to conform with Government Code*
- **Chapter 7, Affirmatively Furthering Fair Housing**
  - *Added new actions to support information in the chapter, added graphic targets, and added supporting information.*
- **Chapter 8, Policies, Programs, and Actions**
  - *Added more specific timeframes and metrics, new actions to comply with state law, new tables*
- **Appendix B, Map Book**



Land Use Element Amendments

- California Government Code Section 65583.2(c)(3)(B)(iii)
  - Requires a minimum density of 20 dwelling units/acre to accommodate housing for lower income housing
  - Housing Element Chapter 6, Table 6.8 shows minimum density of 20 dwelling units/acre

- Proposed Land Use Element Amendments
  - High Density Residential (~~13~~ 20-30 Units/Gross Acre)
  - Affordable Housing Overlay Zone (~~13~~ 20-40 Units/Gross Acre)
  - Central Commercial (~~13~~ 20 Units/Gross Acre)
  - General Commercial (~~13~~ 20-30 Units/Gross Acre)
  - Limited Commercial Neighborhood Commercial (~~13~~ 20-30 Units/Gross Acre)
  - Neighborhood Commercial/Mixed Residential (~~13~~ 20 Units/Gross Acre)
  - Professional (~~13~~ 20-30 Units/Gross Acre)



Housing Element Adoption Next Steps

- Finalize the following Zoning Code Text Amendments in January:
  - *Amend Zoning Code to accommodate California Government Code Section 65583.2 subdivisions (h) and (i) that requires by-right development allowed when at least 20% of housing units are affordable to lower income households.*
  - *Amend the General Plan Land Use Element and the Zoning Code to accommodate California Government Code Section 65583.2(c)(3)(B)(iii) which requires a minimum density of 20 units to accommodate lower income households.*
- December 4, 2023, Planning Commission public hearing
  - Adopted Resolution No. 2023-18
    - Recommend Town Council approval of the Housing Element and CEQA Findings
  - Adopted Resolution No. 2023-17
    - Recommend Town Council approval of proposed Zoning Code Text Amendments



California Environmental Quality Act

- California Environmental Quality Act (CEQA) requires all "Projects" to comply with CEQA
- Housing Element and related actions are considered a "Project"
- An Initial Study prepared for the Housing Element and related actions concluded that a "Negative Declaration" can be considered
- An Initial Study/Negative Declaration was prepared per the CEQA Guidelines, filed with the State Clearinghouse, and certified by the Town as the Lead Agency via Resolution No. 2023-4513 on July 25, 2023
- Per CEQA Guidelines Section 15162, no supplemental or subsequent CEQA is required because the actions presented this evening are consistent with the analysis provided in the approved Initial Study/Negative Declaration.



Housing Element Advisory Committee

- Established by Resolution No. 4434 on June 14, 2022
  - 4 San Anselmo Residents
    - Chair Sandra Becker, Kathy Ogren, Robin Poppers, and Richard Redmond
  - 2 Town Councilmembers
    - Eileen Burke and Alexis Fineman
  - 1 Planning Commissioner
    - Tom Tunny
- Members Participated in 7 Public Meetings
- Integral part of the Draft Housing Element's Opportunity sites and policies
- Committee dissolves once the Housing Element is certified by the HCD
- Planning Department publicly extends its gratitude and appreciation to the Committee members for their time, acumen, and dedication.



THANK YOU TO THE SAN ANSELMO TOWN COUNCIL, PLANNING COMMISSION, HEAC, COMMUNITY FOR YOUR PARTICIPATION AND DEDICATION TO THE PUBLIC PROCESS



Recommendation

1. Adopt a Resolution approving the 6th Cycle Housing Element (2023-2031) as an amendment to the General Plan and Land Use General Plan amendments related to California Government Code Section 65583.2(c)(3)(B)(iii)); and

2. Find that the Amendments to the General Plan are covered by the Initial Study/Negative Declaration (SCH Number 2023060315) prepared for the Town of San Anselmo Housing Element Update certified by the Town as the Lead Agency on July 25, 2023, pursuant to the California Environmental Quality Act (CEQA) and that no supplemental or subsequent environmental review is required.

3. Thank the Housing Element Advisory Committee members for volunteering their time and for their excellent work.