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January 30, 2024

VIA EMAIL and FEDEX

Fidel Herrera
Department of Housing and Community Development
Division of Housing Policy Development
2020 West El Camino, Suite 500, Sacramento, CA 95833
Submitted via email: Fidel.Herrera@hcd.ca.gov

Subject: Town of San Anselmo Adopted 2023-2031 Housing Element

Dear Mr. Herrera,

We are pleased to submit the Adopted 2023-2031 Town of San Anselmo Housing Element and an associated Resolution and Ordinance to the California Department of Housing and Community Development (HCD).

In an HCD letter dated December 8, 2023, HCD indicated that the Housing Element meets the statutory requirements and will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq.) when the Housing Element is adopted by the Town, submitted to HCD, and approved by HCD, in accordance with California Government Code [Section 65585](#). Following receipt of the December 8, 2023 letter, the Town of San Anselmo adopted the Housing Element via Resolution No. 2023-4524 at a Town Council meeting on December 12, 2023. Following Housing Element adoption, the Town Council adopted Ordinance No. 1184 on January 23, 2024 to implement the associated Zoning Code Amendments and ensure conformance with State law, such as California Government Code [Section 65583.2](#) subdivisions (h) and (i).

The package being transmitted to you both electronically and hardcopy/via mail includes the adopted Resolution and Ordinance to indicate conformance with State law. The Resolution and Ordinance are intended to supplement the Town's previous submittal of Town Council Resolution No. 2023-4498, Ordinance No. 1178, Ordinance No. 1179, and Ordinance No. 1180 to HCD on August 30, 2023. In addition, this package includes a copy of the Electronic Housing Element Sites Inventory Form pursuant to SB 6 (Chapter 667, Statutes of 2019).

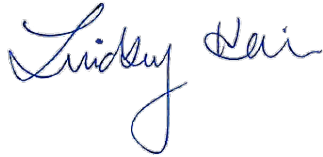
[This Dropbox folder](#) provides digital versions of the above referenced documents. A hard copy of the documents and a thumb drive with digital versions of the documents have been mailed via Federal

Town of San Anselmo
525 San Anselmo Avenue, San Anselmo, CA 94960-2682
(415) 258-4600
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Express.

Please do not hesitate to call at 415-258-4617 or email me at lklein@townofsananselmo.org if you have any questions.

With much gratitude and appreciation for your guidance to date,

A handwritten signature in blue ink that reads "Lindsey Klein". The signature is fluid and cursive, with the first name "Lindsey" written in a larger, more prominent script than the last name "Klein".

Lindsey Klein, Senior Planner
Town of San Anselmo

Enclosure

1. Adopted 2023-2031 Town of San Anselmo Housing Element
2. Town Council Resolution No. 2023-4524
3. Town Council Ordinance No. 1184
4. Electronic Housing Element Sites Inventory Form

CC: Melinda Coy, California Department of Housing and Community Development
Reid Miller, California Department of Housing and Community Development
HCD Housing Element staff (housingelements@hcd.ca.gov and sitesinventory@hcd.ca.gov)
Dave Donery, Town Manager
Megan Acevedo, Town Attorney
Emily Longfellow, Assistant Town Attorney
Heidi Scoble, Planning Director
Sean Condry, Director of Public Works and Building

Town of San Anselmo

2023-2031

HOUSING ELEMENT

Adopted December 12, 2023 per
Town Council Resolution No. 2023-4524



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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 undue 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 the U.S. Department of Housing and Urban Development (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 further 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:

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 Area Median Income (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 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 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 One

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 Regional Housing Needs Allocation (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 One 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 Accessory Dwelling Units (ADUs) 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 one
- August 25, 2022 – Community Workshop – info session two

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 percent
- 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 percent
- <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) – 1,800 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

JANUARY 2024

- 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 One

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 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 Two Summary

Purpose

HEAC Meeting Two 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 One and the Town Hall Meeting One 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 Two 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 One and Town Hall Meeting One, 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 Two

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.

- Seven participants answered I don't know.
- Eight participants disagreed.
- Four participants agreed.

The appropriate site suitability factors were considered in the analysis of housing opportunity sites.

- Three participants responded I don't know.
- Three participants disagreed.
- Eight 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 Three Summary

Purpose

HEAC Meeting Three was held to provide HEAC members with a recap of Town Hall Meeting Two 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 Three began with a welcome from staff and then opened for a public comment opportunity. The meeting included a summary of the Town Hall Meeting Two 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 Three 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 Four Summary

Purpose

HEAC Meeting Four 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 Four 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 Four 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 Five Summary

Purpose

HEAC Meeting Five 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 Five 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-Update>), and hard copies were made available as flyers from October 29th through November 7th, 2022 at various community events such as the Goblins' Spooktacular 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 choosing each of 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 nine 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.).
- Reduce parking standards and add bicycle parking minimums for apartment/multifamily developments.
- Create incentives for homeowners to build 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.
- 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 Six

Purpose

The purpose of HEAC Meeting Six 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 Six 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 Fifth 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 Six, 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 Fifth 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 Fifth Cycle planning period. During the Fifth 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 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 Fifth 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 six-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

HUD annually estimates the 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)	One-person household: \$0-\$17,450 Four-person household: \$0-\$24,900
Extremely Low-Income (15-30% of Area Median Income)	One-person household: \$17,451-\$39,150 Four-person household: \$24,900-\$55,900
Very Low-Income (30%-50% of Area Median Income)	One-person household: \$39,151-\$65,250 Four-person household: \$55,901-\$93,200
Low-Income (50-80% of Area Median Income)	One-person household: \$65,251-\$104,400 Four-person household: \$93,201-\$149,100
Median-Income	One-person household: \$104,401-\$116,200 Four-person household: \$149,101-\$166,000
Moderate-Income (80-120% of Area Median Income)	One-person household: \$116,201-\$139,450 or more Four-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	

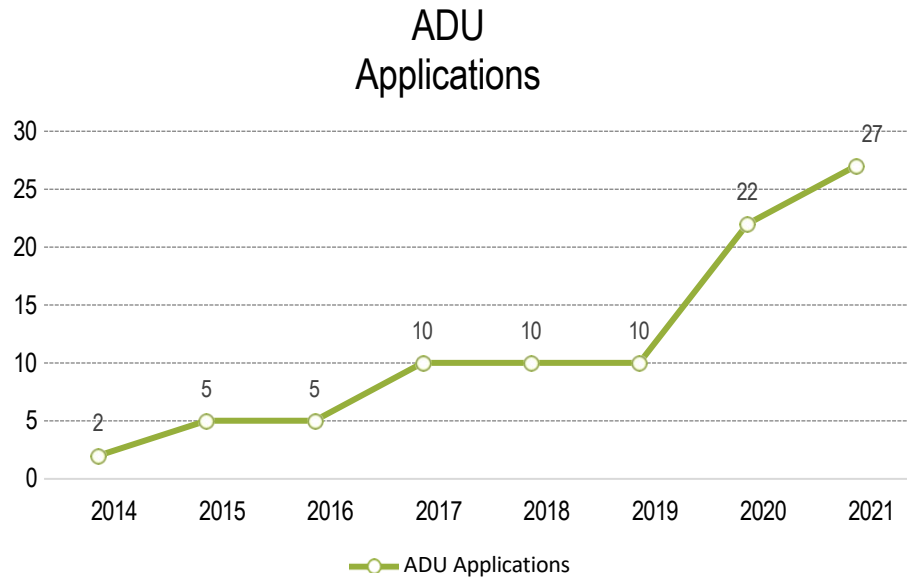
1. The basis for HUD's median family incomes is data from the 2018 American Community Survey, table B19113 Median Family Income In The Past 12 Months. A Consumer Price Index (CPI) forecast is used to bring the 2018 data forward to 2021.

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

ADUs 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 Sixth 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 four units	70	757
Four units	21	84
Three units	41	123
Two 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					
	One Bedroom Condo	One Bedroom Single-Family	Two Bedroom Condo	Two Bedroom Single-Family	Median Single-Family 2020
Unit price	\$650,000	\$740,000	\$800,000	\$1,150,000	\$1,362,500
Mortgage (3.00% 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.

¹ 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			Not completed by subcommittee. Planning	Delete. Community outreach will take place

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
community information materials through an open and non-advocacy process.			Commission meetings are used for open discussion on housing issues and publicized to the community. Town Staff engages property owners to identify opportunities for affordable housing. Planning Commission members could have a conflict of interest if the project ever comes before them for review.	with Housing Element Update and specific programs will provide community information materials.
f. Engage property owners in identifying opportunities for the construction of affordable housing.				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			Town Staff have conducted outreach to non-profit housing developers and have met	Modify. Staff should continue outreach to non-profit housing developers to facilitate development

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
and affordable housing advocates to participate in Subcommittee meetings and provide advice and comment on proposed zoning and other program implementation.			with three.	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
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 Sixth Cycle Housing Element as part of the effort to Affirmatively Further Fair Housing and provide housing opportunities in all neighborhoods.				
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	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	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

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
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.			has been successful, and the Town has reviewed the Housing Element on an annual basis and submits Annual Progress Reports to HCD annually.	above and beyond State requirements.
H1.1 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.
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	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 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	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
<p>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.</p>			<p>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.</p>	
<p>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; (c) 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: Fair Housing Laws; Rehabilitation loan programs; Housing Authority information; Housing programs; Code enforcement; Homebuyer assistance; Information about affordable housing.</p>	<p>Update website and provide information to residents</p>	<p>Review and update website links by September 2015; distribute and post information at least once annually</p>	<p>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.</p>	<p>Modify this program to delete the portions that have been implemented and define specific goals for public outreach.</p>

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 H1.2 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.
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			No neighborhood meetings were conducted.	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
community as Housing Element programs are implemented.				
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.
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: <ul style="list-style-type: none"> 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 two-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.); 	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
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).				
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.				

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 H2.2 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).
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 Sixth 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	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

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
<p>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.</p>				<p>(the only applicable at-risk units) would require the units to be turned over to the Town if converting during the Seventh 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).</p>
<p>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.</p>				
<p>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.</p>	<p>Loans provided to rehabilitate or improve energy efficiency of housing (Eight Residential Rehabilitation loans to very low-income households and 20 PACE loans)</p>	<p>Ongoing</p>	<p>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,</p>	<p>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).</p>

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
			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	
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 2019/170 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.

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 Fifth 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 Fifth Housing Element cycle.

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																				
These were a variety of unit types in all areas of Town:																								
<table><tr><th>Type of Unit</th><th>New Units</th></tr><tr><td>Junior Accessory Dwelling Unit</td><td>1</td></tr><tr><td>Duplex structure</td><td>2</td></tr><tr><td>Apartment added to existing multifamily</td><td>3</td></tr><tr><td>Townhomes/Condo: 6-unit, 4-unit</td><td>8</td></tr><tr><td>Single-Family Residence</td><td>9</td></tr><tr><td>New apartment building: 12-unit, 16-unit</td><td>44⁵</td></tr><tr><td>Each project has two units of deed-restricted very low- or low-income housing</td><td></td></tr><tr><td>Accessory Dwelling Unit</td><td>90</td></tr><tr><td>Total</td><td>157</td></tr></table> <small>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.</small>			Type of Unit	New Units	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	44 ⁵	Each project has two units of deed-restricted very low- or low-income housing		Accessory Dwelling Unit	90	Total	157		
Type of Unit	New Units																							
Junior Accessory Dwelling Unit	1																							
Duplex structure	2																							
Apartment added to existing multifamily	3																							
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New apartment building: 12-unit, 16-unit	44 ⁵																							
Each project has two units of deed-restricted very low- or low-income housing																								
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 percent 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			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	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
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.			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 Fifth 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.	
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 Fifth cycle Housing Element. (See Action 5.3a).
H3.E Work with Non-Profits and Property Owners on Housing Opportunity Sites. Work	Development of affordable housing	Undertake items a-d, during 2015. Undertake rezoning, environmental review and other actions	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
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:		during 2016		
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 Fifth 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.

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
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.
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.

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
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 three-story structure. If the Town had a three-story height limit, the applicant would have constructed only market rate units. 754 Sir Francis Drake was limited to 100 percent floor area ratio and two stories. The Town's two-story limit and floor area ratio limit were an incentive for the developer to include two units deed-restricted for Very Low-Income housing. 600 Red Hill the applicant deed-restricted two 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).				
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	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)

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
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:				
<p>a. The number of inclusionary units required based on project size, such as: 3-10 units — 10 percent; 11-20 units — 15 percent; 21+ units — 20 percent.</p> <p>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.</p> <p>c. The primary intent of the inclusionary requirement is the construction of new units on site.</p> <p>d. The focus is on multifamily housing developments with deed restrictions to support long periods of affordability.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The Town approved 90 Accessory Dwelling Units (ADUs) and adopted objective design standards for ADUs.</p>				
<p>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:</p> <p>a. Conversion of existing bedroom required – no building expansion;</p> <p>b. Maximum unit size;</p> <p>c. Limitation on kitchen size and appliances;</p> <p>d. Bathroom requirement;</p> <p>e. Internal and external access;</p> <p>f. Parking;</p>	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 Fifth 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	Delete, as this program has been completed.

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. Owner occupancy requirement.			number of JADU applications because there are fewer restrictions for ADUs, such as no size limit and owner occupancy requirement.	
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.				
<p>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 Fifth Cycle planning period, the Town has made the following accomplishments related to special needs housing:</p> <ul style="list-style-type: none"> • 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).				
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).				

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 H4.5 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	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				
			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.					
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 Fifth 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).								
Unsheltered Homeless			Sheltered Homeless			Total for San Anselmo		
2015	2017	2019	2015	2017	2019	2015	2017	2019
13	2	20	0	0	0	13	2	20
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			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.		

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
			<p>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.</p>	

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HOUSING NEEDS AND CONSTRAINTS EXECUTIVE SUMMARY

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 Junior Accessory Dwelling Units (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).

3

HOUSING NEEDS

HOUSING NEEDS

Population, Housing and Jobs 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%	0.5%
2010	12,336	-42	-0.3%	0.0%
2020	12,757	494	4.0%	0.4%
2030	13,205	375	3.0%	0.3%
2040	13,625	420	3.0%	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%	0.8%
2010	252,409	5,120	2.0%	0.2%
2020	260,831	8,422	3.0%	0.3%
2030	274,530	13,699	5.0%	0.5%
2040	282,670	8,140	3.0%	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

Age Group	2000		2010		2020		2000-2020 Percent Change		
	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.

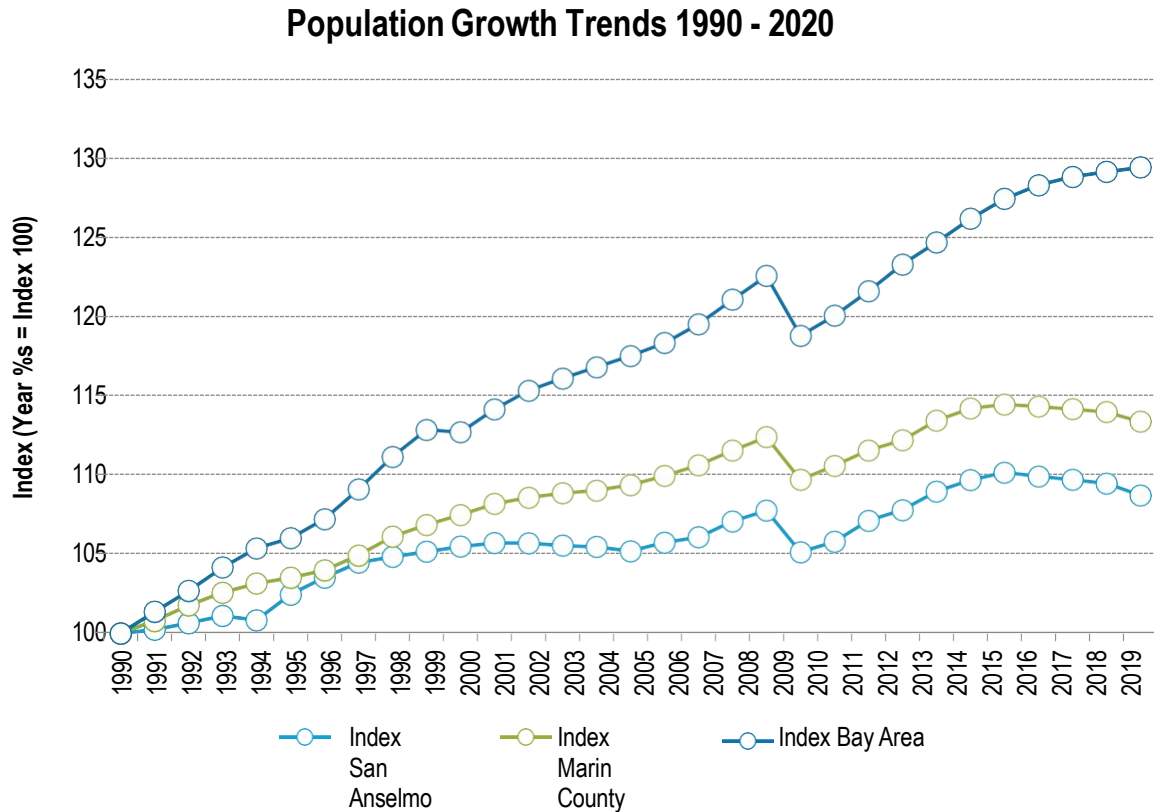


Figure 3.1 Population Growth Trends in San Anselmo, 1990 - 2020

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.

Age Group Trends in San Anselmo, 1990-2020

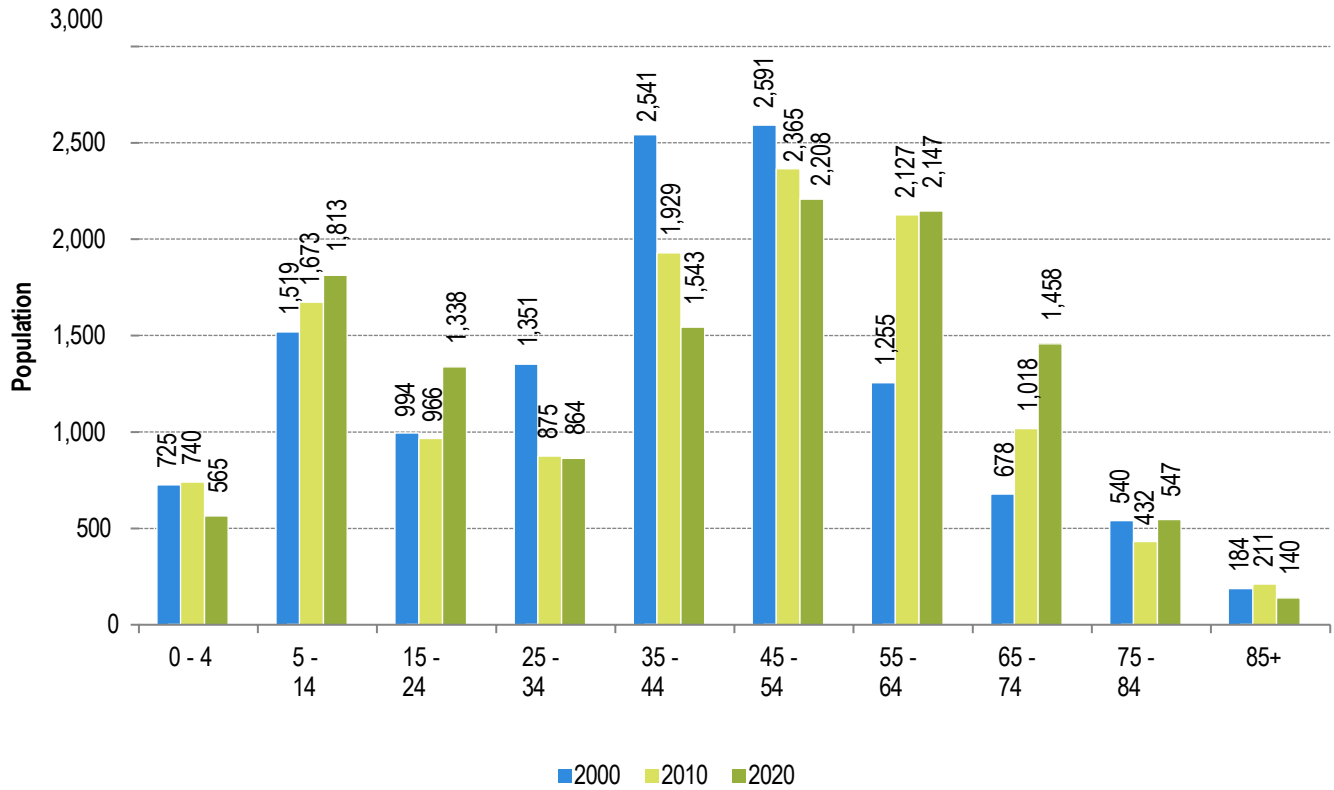


Figure 3.2 Age Group Trends in San Anselmo, 1990-2020

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

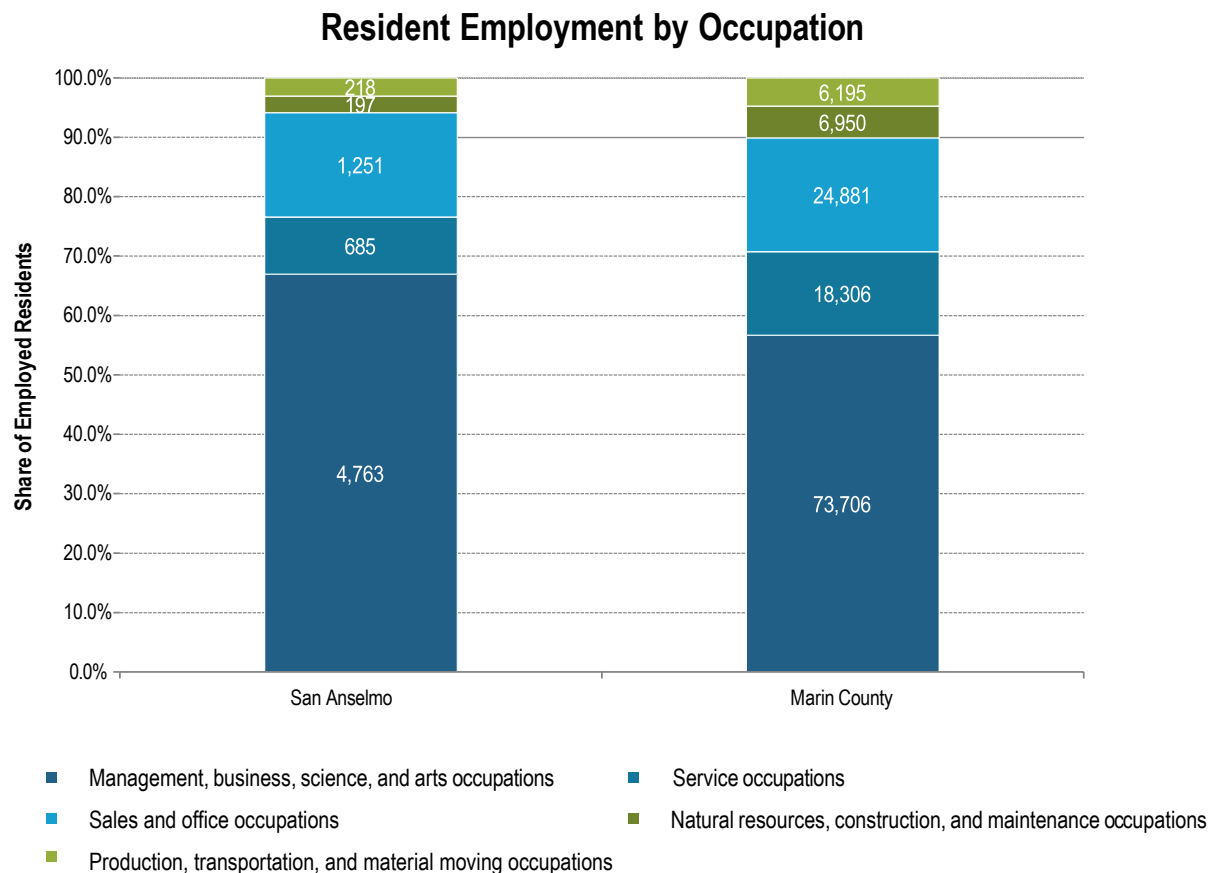


Figure 3.3 Resident Employment by Occupation

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 (First 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.

Householder by Type

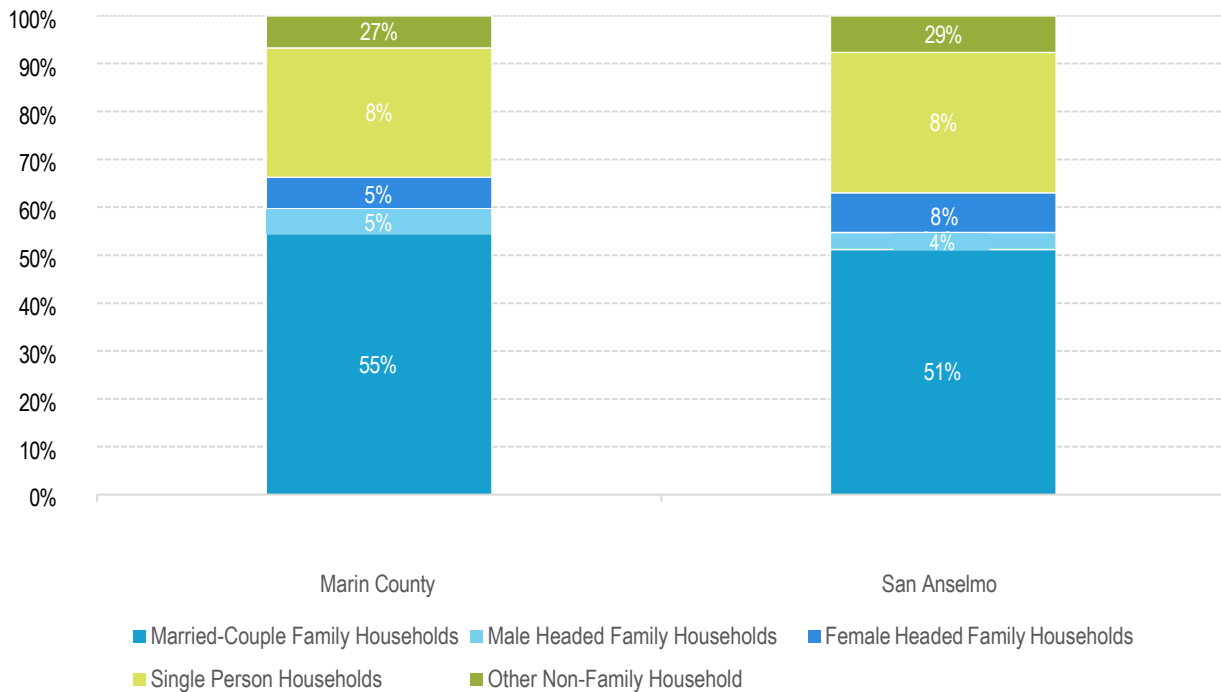


Figure 3.4 Householder by Type

Table 3.7: Householder by Type				
	San Anselmo	Marin County	San Anselmo	Marin County
Household by Type	Number	Number	Percent	Percent
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).

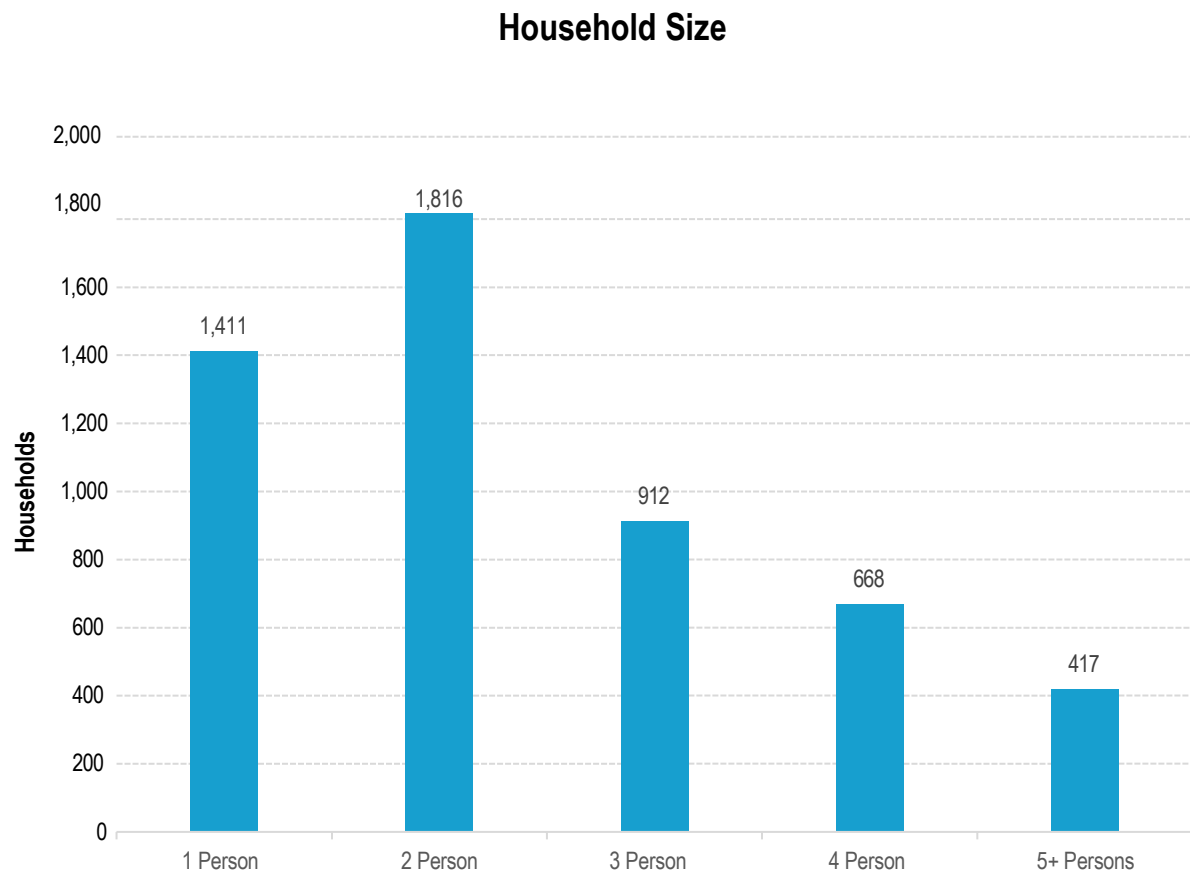


Figure 3.5 Household Size

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.

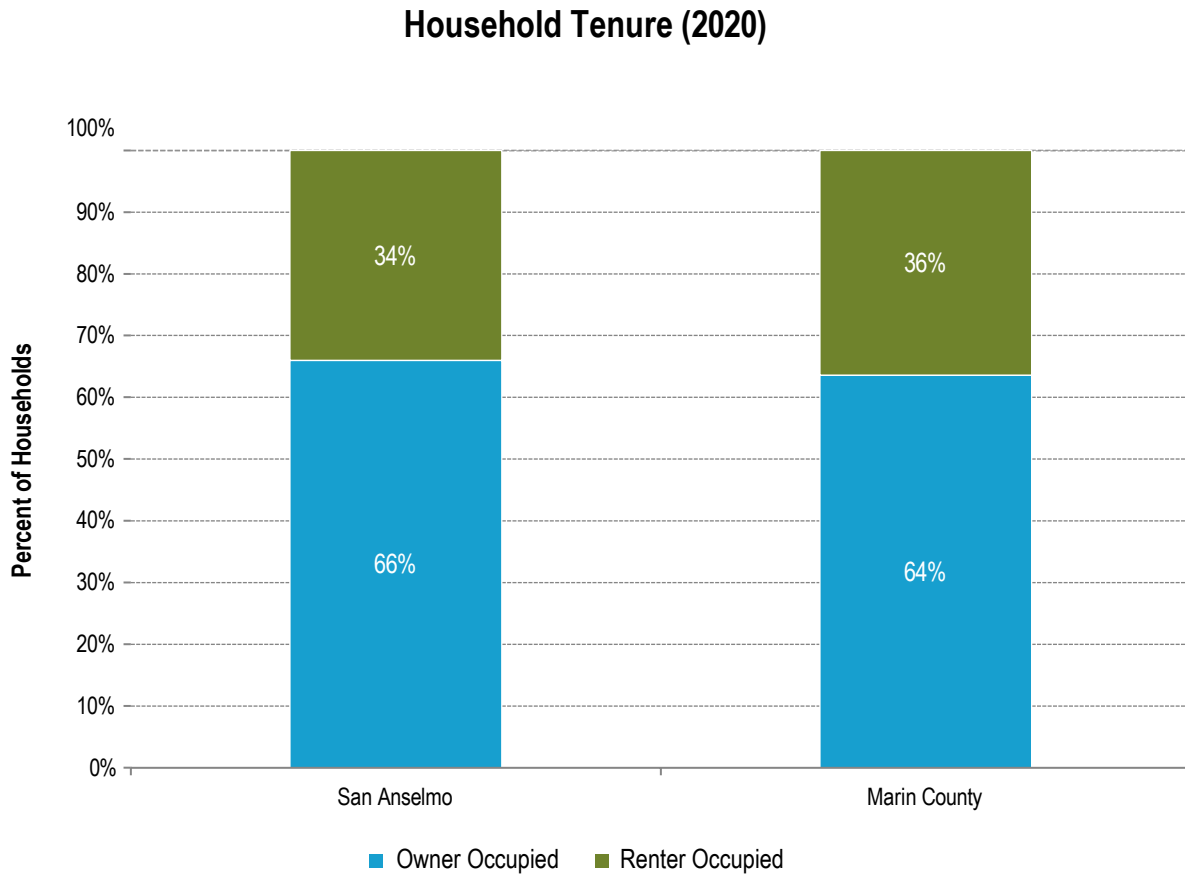


Figure 3.6 Household Tenure 2020

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.

Regional Housing Growth Trends

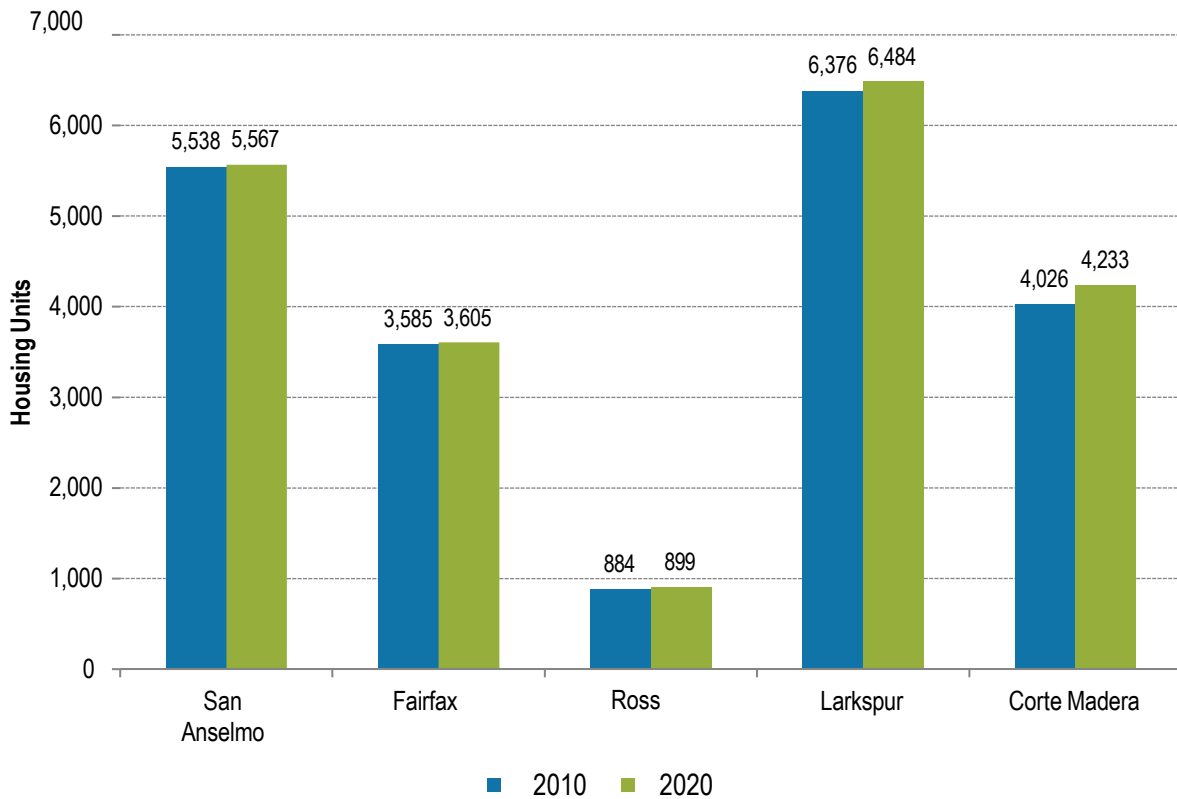


Figure 3.7 Regional Household Growth Trends

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 (two to four units) comprise 11 percent of San Anselmo's housing, and larger multifamily complexes (five or more units) comprise 12 percent. Countywide single-family detached units comprise 61 percent of the housing stock and multifamily units (two or more 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%	111,564	100%
<i>Source: California Department of Finance</i>				

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 the California Department of Housing and Community Development (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.

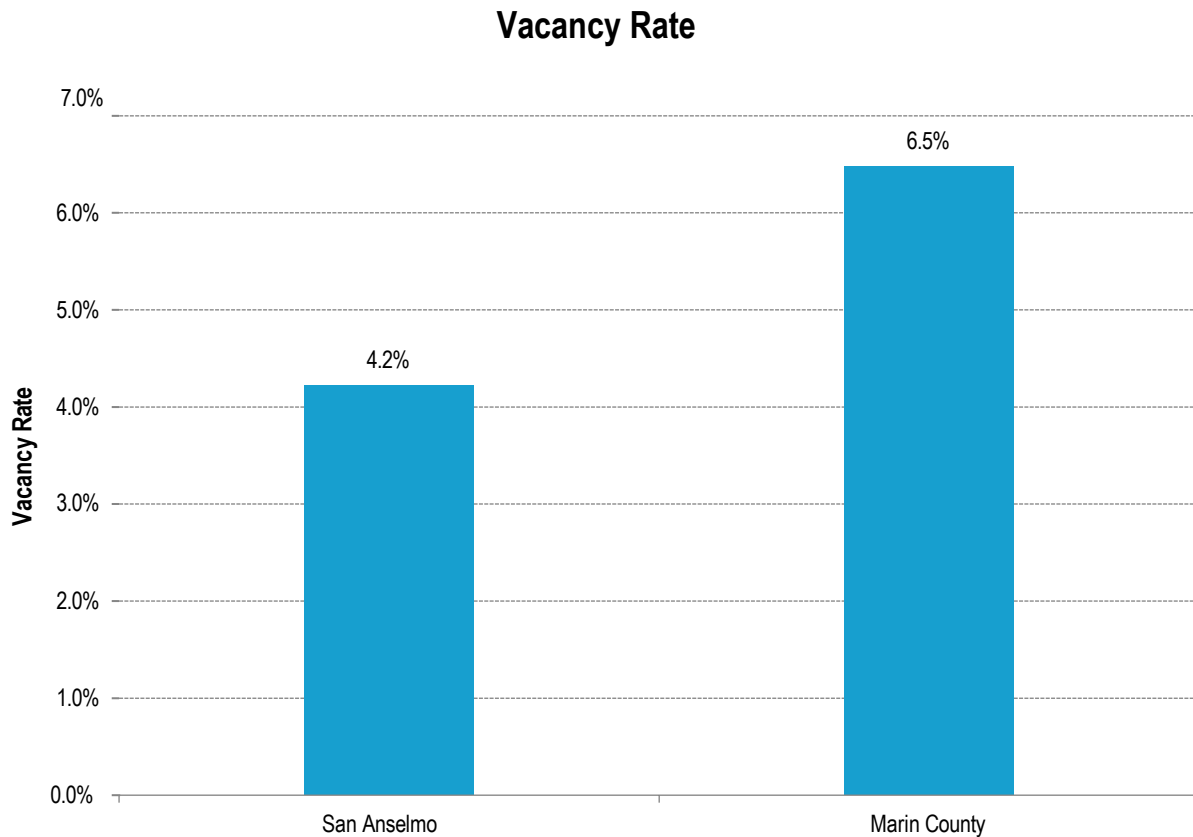


Figure 3.8 Vacancy Rate

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 (U.S. Department of Housing and Urban Development 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.

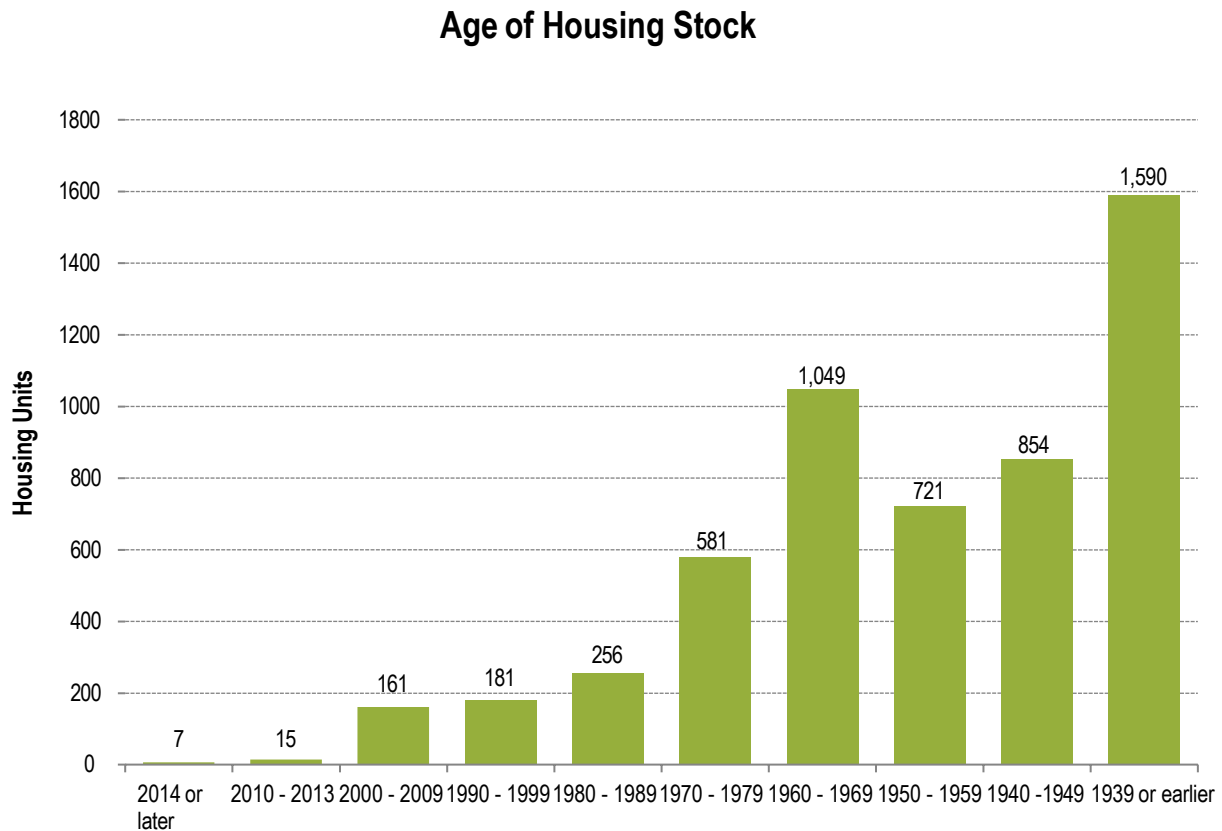


Figure 3.9 Age of Housing Stock

The Town of San Anselmo Planning Department performed a comprehensive survey of housing conditions in 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 Community Development Block Grant (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 U.S. Department of Housing and Urban Development (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.**

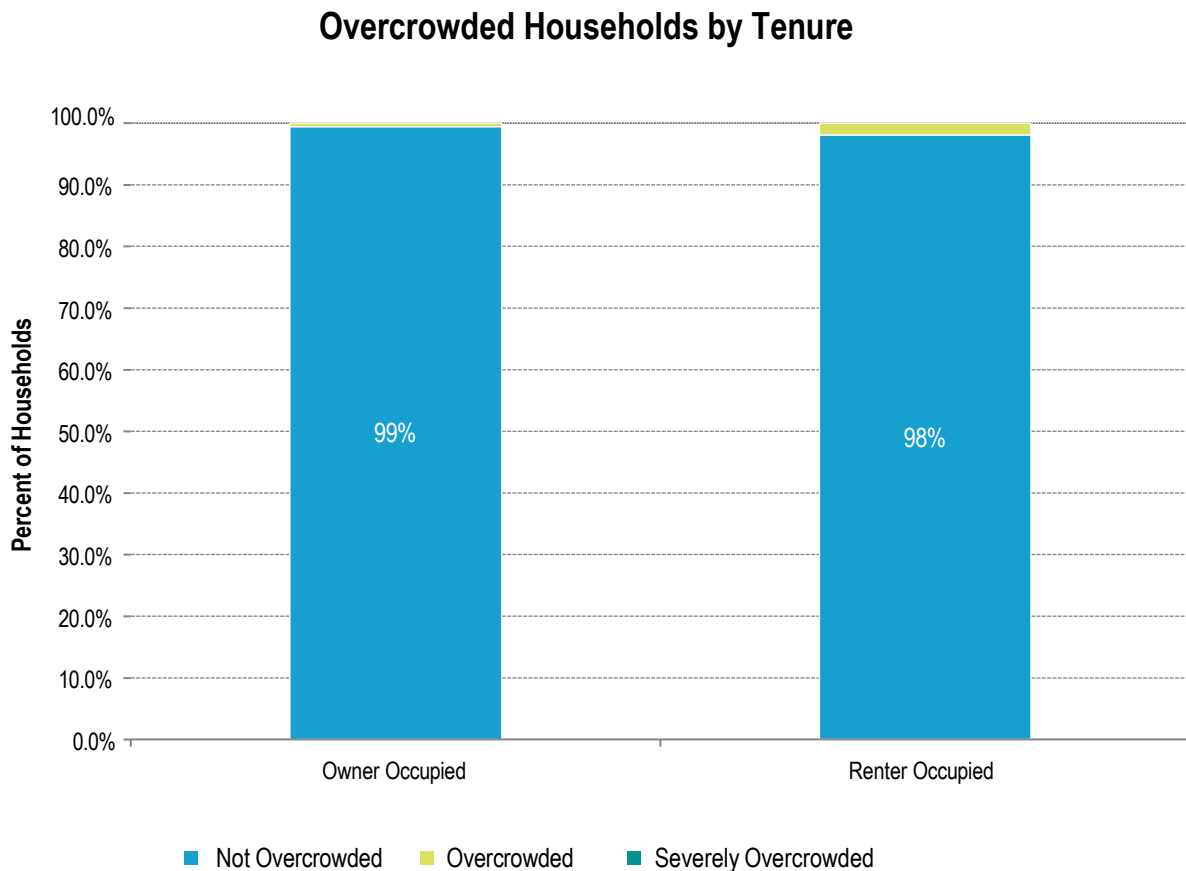


Figure 3.10 Overcrowded Households by Tenure

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.

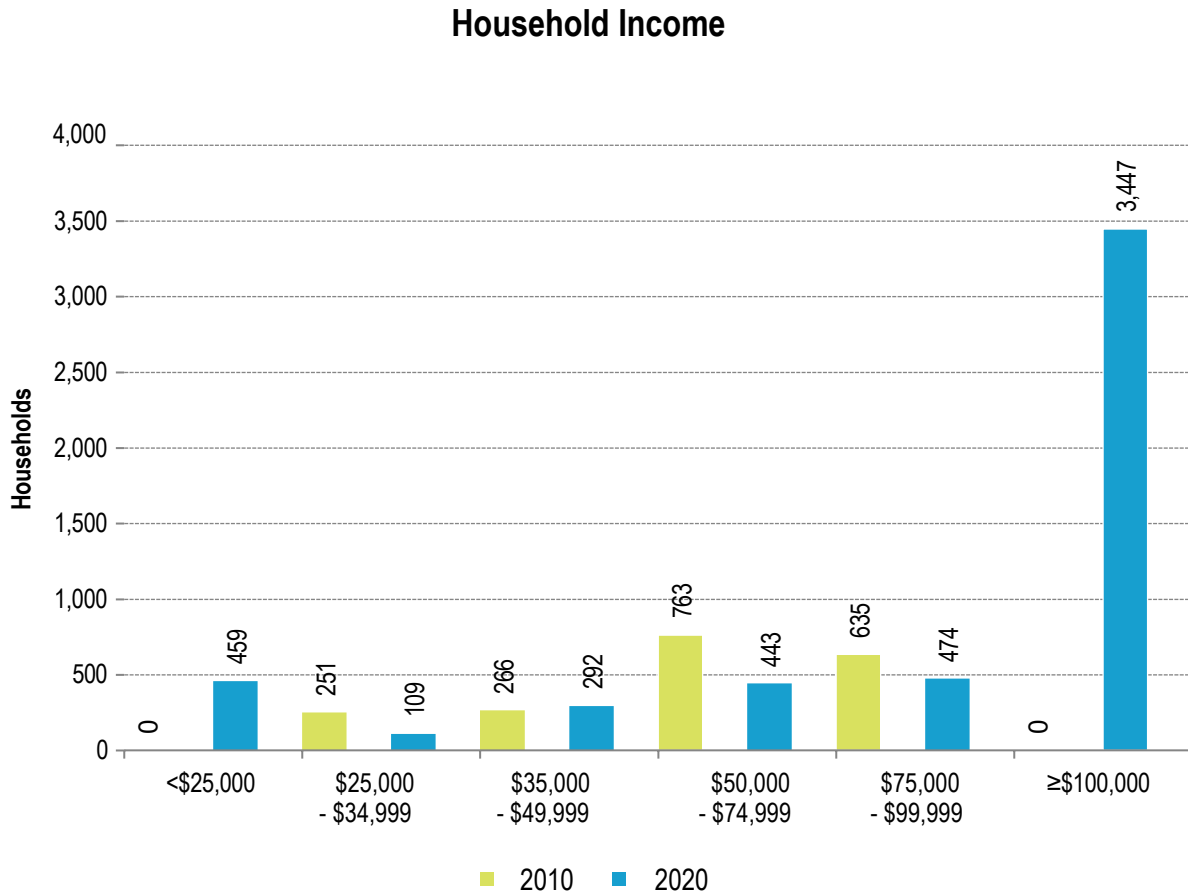


Figure 3.11 Household Income

Figure 3.12 shows the income level of San Anselmo residents by household tenure. According to HUD's 2013-2017 Comprehensive Housing Affordability Strategy (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 most households in San Anselmo are homeowners, the number of lower-income homeowners (955) is higher than the number of lower-income renters (700).

Income Category by Tenure

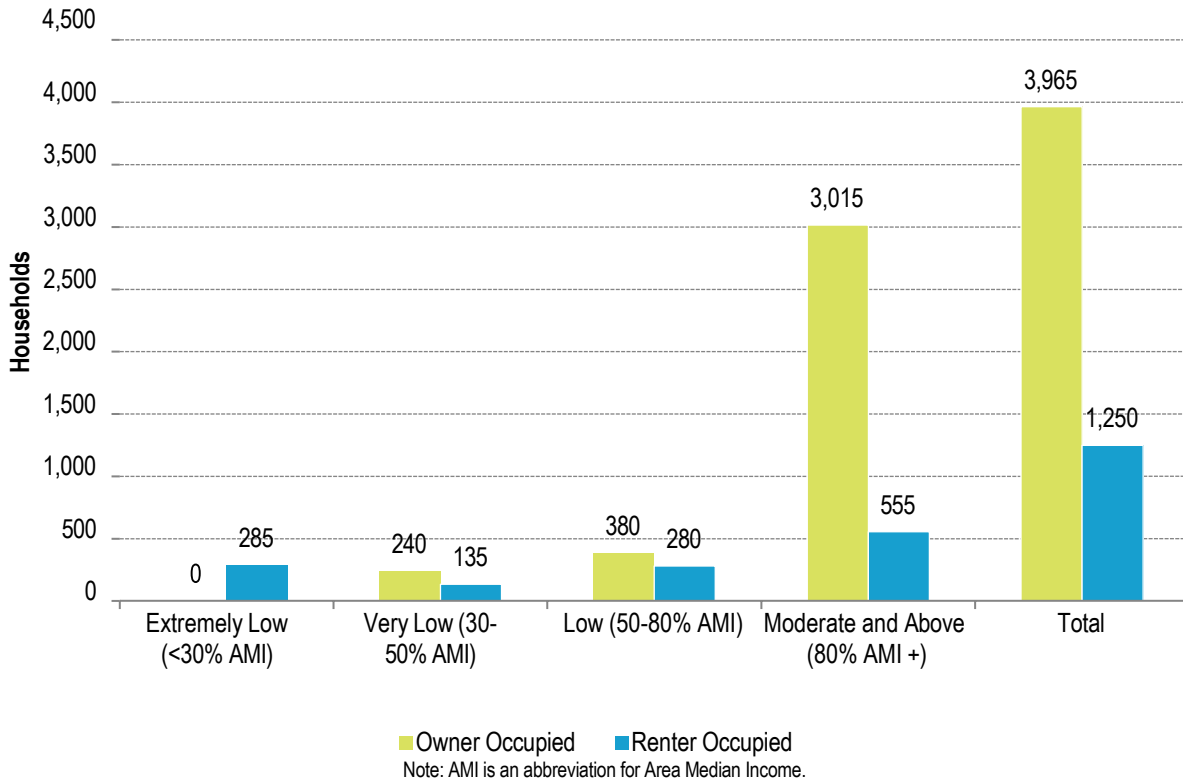


Figure 3.12 Household Income Category by Tenure

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.

Year	San Anselmo	Marin County
2010	\$1,309	\$1,446
2011	\$1,402	\$1,475
2012	\$1,403	\$1,491
2013	\$1,463	\$1,520
2014	\$1,427	\$1,561
2015	\$1,494	\$1,587
2016	\$1,565	\$1,686
2017	\$1,649	\$1,781
2018	\$1,724	\$1,881
2019	\$1,820	\$1,968
2020	\$1,911	\$2,047

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 208 single-family homes were sold in 2021.

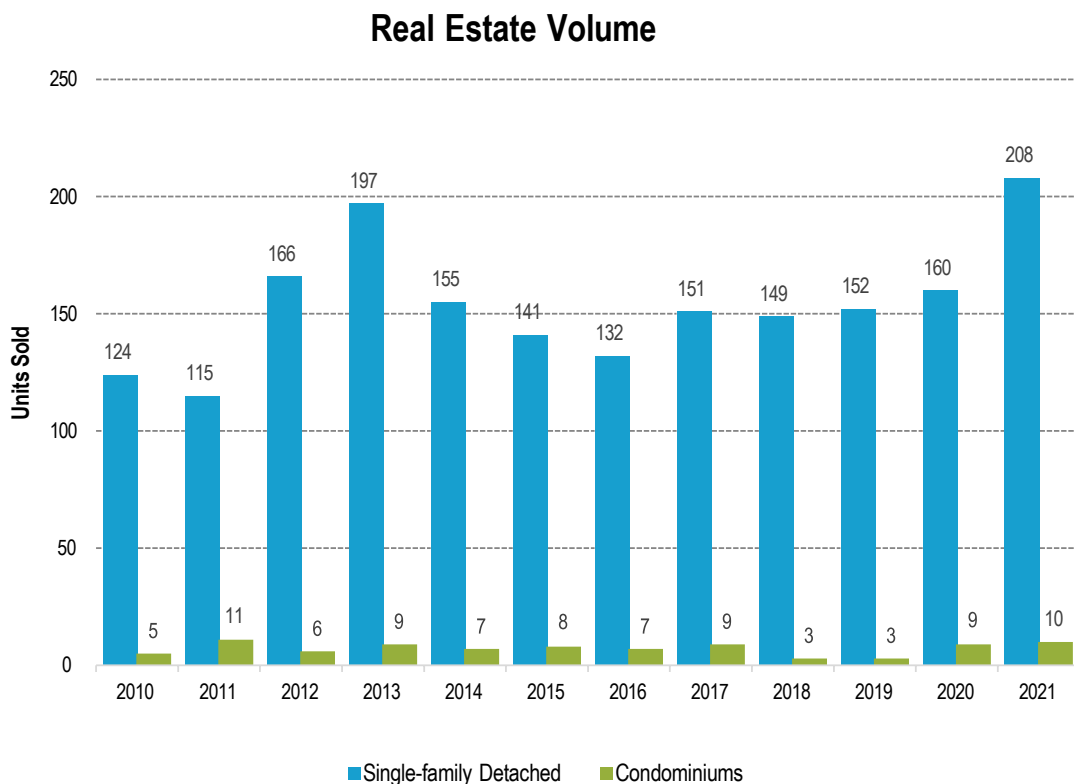


Figure 3.13 Real Estate Volumes

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 3.14*, 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.

San Anselmo Median Sales Price

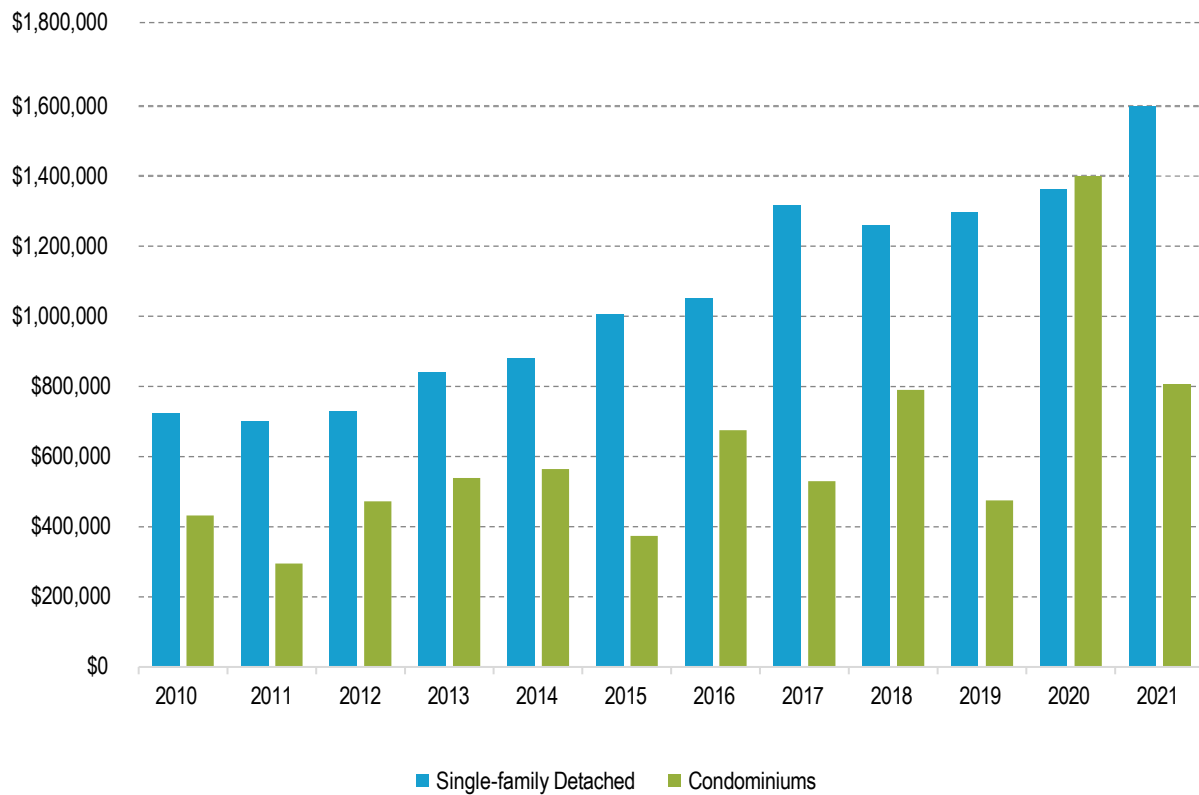


Figure 3.14 San Anselmo Median Sales Price

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 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
<i>Source: California Department of Housing and Community Development, Rent Limits</i>						

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	\$498	\$560	\$623
Extremely Low-Income	\$979	\$1,119	\$1,259	\$1,398
Very Low-Income	\$1,631	\$1,865	\$2,097	\$2,330
Low-Income	\$2,610	\$2,982	\$3,355	\$3,728
Median-Income	\$2,905	\$3,320	\$3,735	\$4,150
Moderate-Income	\$3,486	\$3,984	\$4,483	\$4,980
<i>Source: California Department of Housing and Community Development, Rent Limits</i>				

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 percent
- Debt to Income Ratio: 36.0 percent
- Housing Ratio: 28.0 percent
- Annual Property Tax: \$6,000
- Annual Homeowners Insurance: \$2,000

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.

Table 3.14: Maximum Affordable Purchase Price		
Family Size	Moderate Income	Maximum Affordable Purchase Price
1	\$139,450	\$396,357
2	\$159,350	\$444,561
3	\$179,300	\$506,441
4	\$199,200	\$568,165
5	\$215,150	\$617,637
6	\$231,050	\$666,955
7	\$247,000	\$716,427
8	\$262,950	\$765,900
Source: Department of Housing and Community Development		

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, such as extremely low, very low- and low-income households, especially renters. Higher income households may voluntarily spend more than 30 percent of their income for housing, but lower income households may need to overpay due to a lack of housing affordable for their incomes.

Cost Burden Households by Tenure

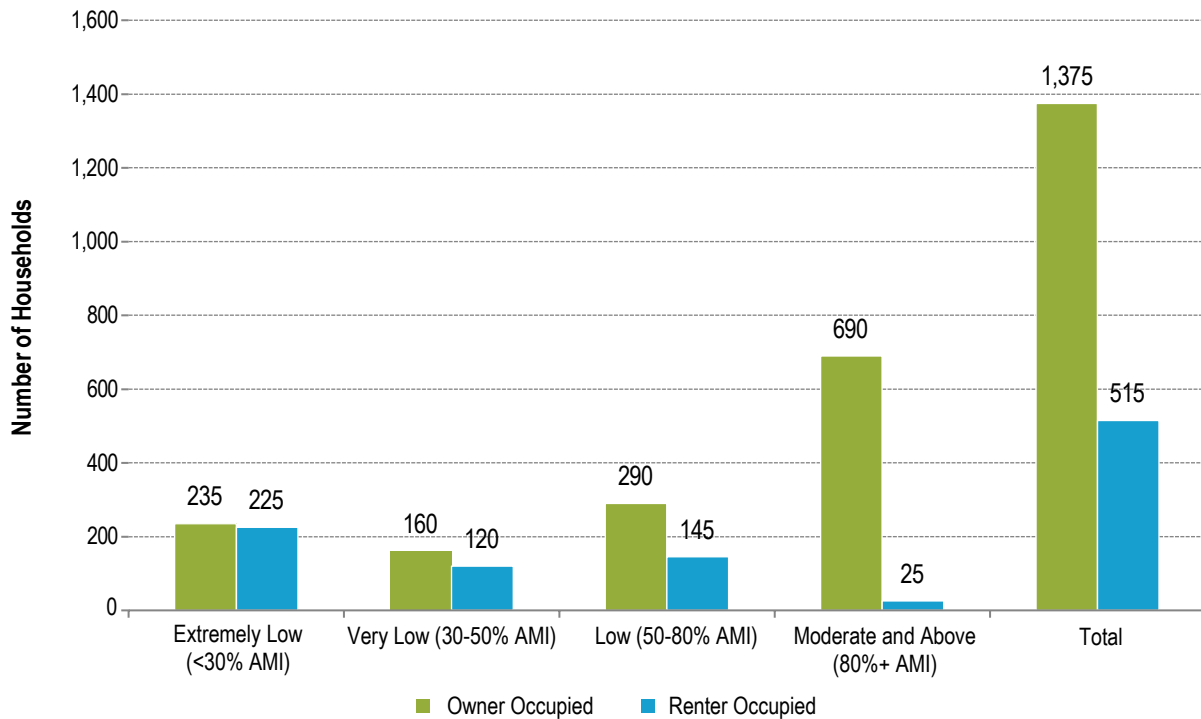


Figure 3.15 Cost Burdened Households by Tenure

Approximately 36 percent of San Anselmo households spend 30 percent or more of their household income on housing. As shown in *Figure 3.15*, 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.

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%
<i>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.</i>			
<i>Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).</i>			

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 3.16* 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
<i>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.</i>				

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
<i>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</i>		

Senior Households by Income and Tenure

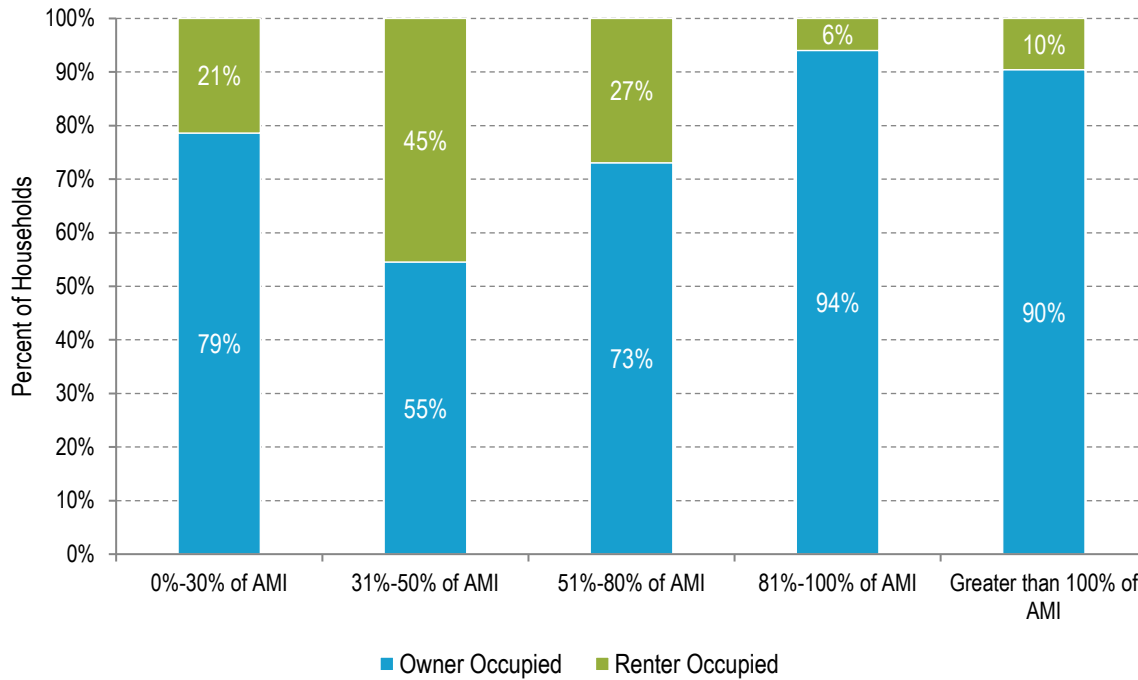


Figure 3.16 Senior Households by Tenure and Income

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 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 three-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 3.17 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 have 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) Source: Association of Bay Area Governments.	

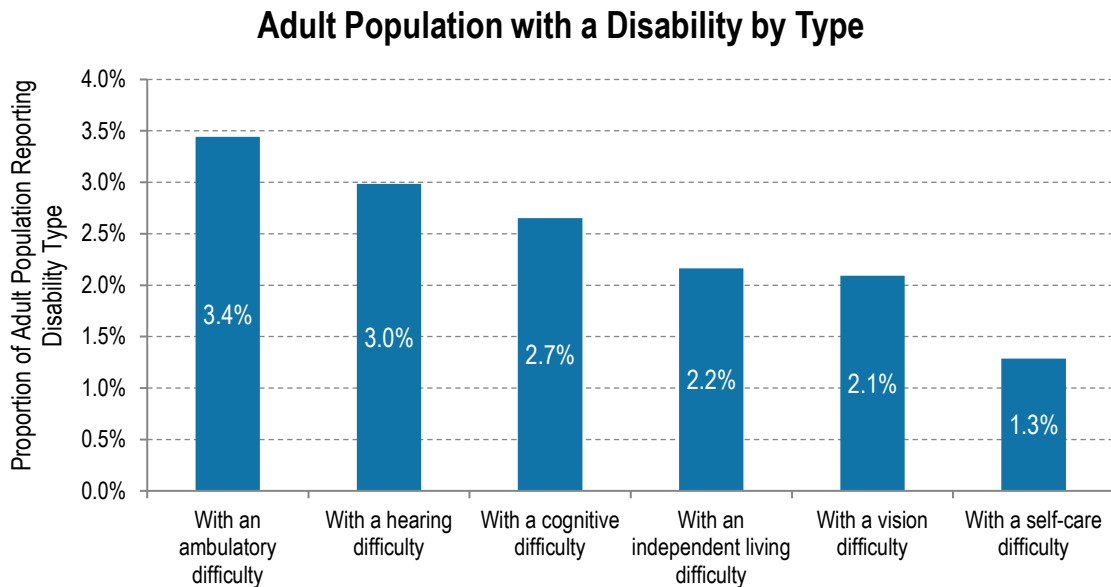


Figure 3.17 Adult Population in San Anselmo with a Disability by Disability Type

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 3.18* 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)		

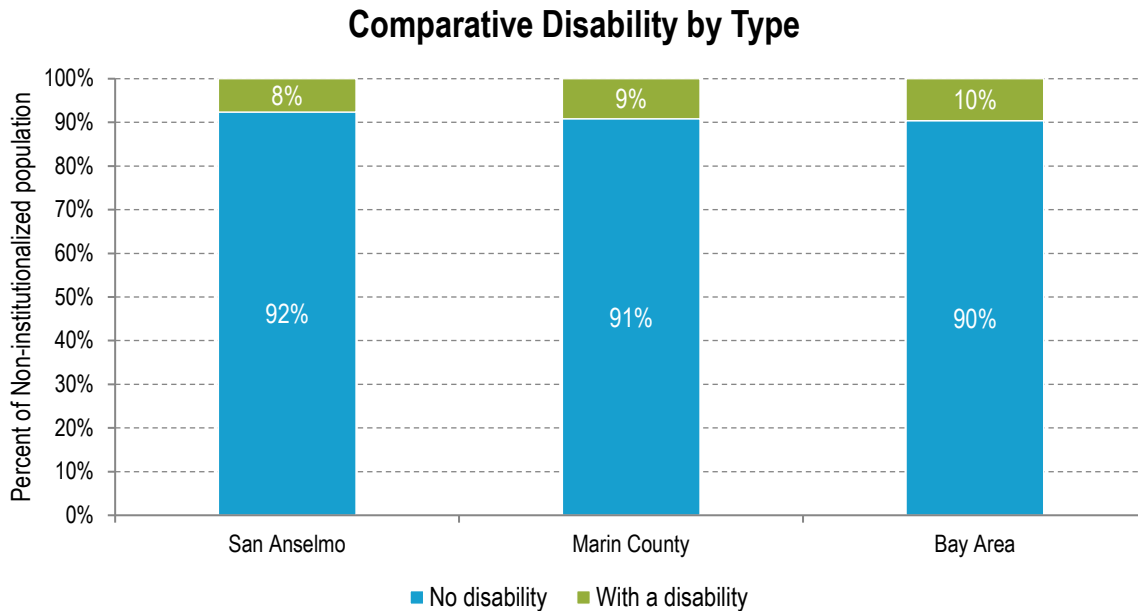


Figure 3.18 Comparative Disability by Type Within the Adult Population

The living arrangements for persons with disabilities depend on the severity of the disability. Many people live 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 five, 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 3.19*, 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 3.20* 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
<i>Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)</i>	

Population with Developmental Disabilities

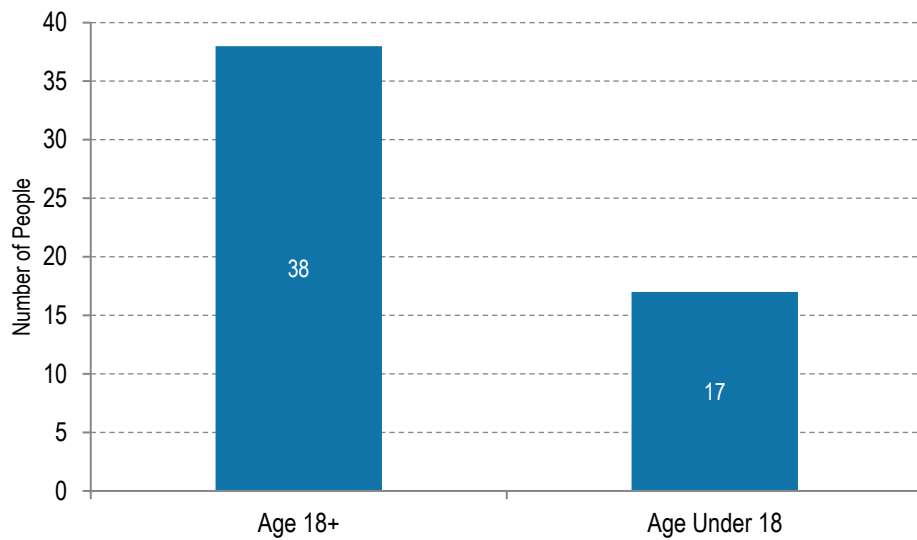


Figure 3.19 San Anselmo Population with Developmental Disabilities

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
<i>Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)</i>	

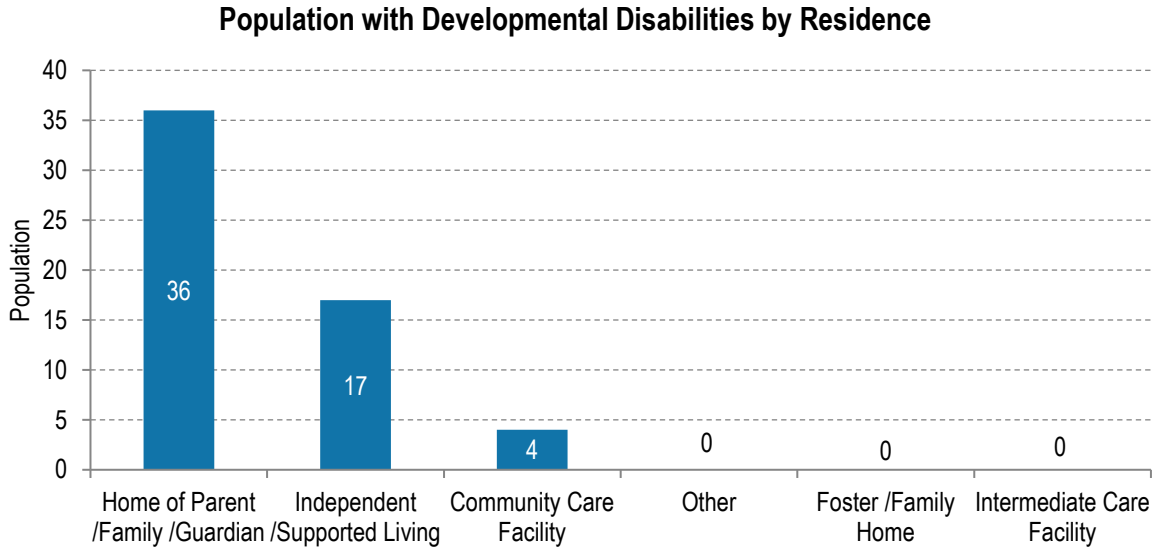


Figure 3.20 San Anselmo Population with Developmental Disabilities by Residence

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
<i>Source: MTC/ABAG Data Needs Workbook for Town of San Anselmo; U.S. Department of Housing and Urban Development (HUD)</i>	

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.

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. The Federal Emergency Management Agency (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 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

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 CMSA 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. CMSA'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, CMSA 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 CMSA's current and future needs. Given current system capacity and growth projections, CMSA has capacity to meet the needs of the projected population during the Sixth 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 three 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 percent to support housing development on steeper lots. **As part of Action 5.2b, the Town will increase the maximum height limit to three 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
<p><i>Note: Residential properties located above 150' Mean Sea Level have variable standards for maximum dwelling size (adjusted FAR) based on lot size.</i></p> <p>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.</p> <p>² The setback depends on whether the property line fronts a street or another property.</p> <p>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.</p>					
Source: Town of San Anselmo Municipal Code					

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.					
Source: Town of San Anselmo Municipal Code					

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 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.
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 Zone³

Housing Types	Zoning District									
	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	--	--	--	--	--	--	--	--	--	--

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

Source: Town of San Anselmo Municipal Code Land Use Regulations - Table 3A

Accessory Dwelling Units

An 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 junior ADU (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.

The California Department of Housing and Community Development (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.					
Source: Town of San Anselmo					

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:
 - a. On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.
 - b. 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.
 - c. The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
 - i. Central cooking and dining room(s).
 - ii. Recreation room.
 - iii. Counseling center.
 - iv. Childcare facilities.
 - v. 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:
 - a. 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.
 - b. Staff and services shall be provided to assist residents to obtain permanent shelter and income.
 - c. 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 Action 3.3c 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 six or fewer employees as a single-family structure. No Conditional Use Permit, zoning variance, or other zoning clearance is required of employee housing serving six 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 percent 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:

Table 4.6: Required Affordable Unit Set Aside for For-Sale Projects			
	Required Affordable Unit Set Aside		
Project Size	Low	Moderate	Above Moderate
2-4 units			20%
5-29 units	5%	5%	10%
30 or more units	5%	10%	5%
Source: Town of San Anselmo, Town Council Resolution No. 4497			

Table 4.7: Inclusionary Units and In-Lieu Fee for Rental Projects- Option 1				
	Required Affordable Unit Set Aside			
Project Size	Very Low	Low	Moderate	In-Lieu Fee
2-10 units	10%			10%
11-29 units	10%		10%	
30 or more units	10%			5%
Source: Town of San Anselmo, Town Council Resolution No. 4497				

Table 4.8: Inclusionary Units and In-Lieu Fee for Rental Projects- Option 2				
	Required Affordable Unit Set Aside			
Project Size	Very Low	Low	Moderate	In-Lieu Fee
2-10 units		15%		5%
11-29 units	10%	15%	5%	
30 or more units	10%	5%	5%	5%
Source: Town of San Anselmo, Town Council Resolution No. 4497				

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.

Table 4.9: HCD Area Median Income for Marin County			
	Required Affordable Unit Set Aside		
Very Low¹	Low	Moderate	Above Moderate²
50%	65%	100%	135%

Source: Town of San Anselmo, Town Council Resolution No. 4497

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:

Table 4.10: Commercial/Nonresidential Development Project Fees In-Lieu of 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

Source: Town of San Anselmo, Town Council Resolution No. 4498

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 4.11* 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 \(aspgov.com\)](https://www.eTRAKiT.aspgov.com) where applicants can estimate fees prior to submitting their application.

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
<i>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.</i>				

Table 4.12 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. 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 4.12: 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
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. Source: Town of San Anselmo			

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 4.13 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 4.13: 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)					
Source: Town of San Anselmo					

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 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 | • General Plan Amendment: 16 – 30 weeks | • Initial Study/Negative or Mitigated Negative Declaration: 4 – 6 months |
| • Conditional Use Permit: 4 – 6 weeks | • Architectural/Design Review: 4 – 6 weeks | • Environmental Impact Report: 6 – 8 months |
| • Variance: 4 - 6 weeks | | |
| • Zoning Change: 16 – 30 weeks | | |

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 (five 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 review 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 CEQA 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:
 - a. A landscape plan shall be submitted showing location, type and size of existing landscapes screening, and
 - b. (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 communicate to the development community the design expectations of the Town more clearly 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 study¹ of inclusionary housing (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 4.14 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 too few 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 4.14: 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.		
Source: Town of San Anselmo, Town of Corte Madera, City of Larkspur, Marin County, City of Mill Valley, City of Novato, City of San Rafael, City of Sausalito, and Town of Tiburon.		

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.

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HOUSING RESOURCES

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 (LIHTC)

The federal 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

The federal Department of Housing and Urban Development (HUD) provides funding for the development and subsidizing of supportive rental housing for very low- and extremely low-income adults with disabilities. This allows persons with disabilities to live as independently as possible through affordable housing and 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 homebuyer 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.

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 greenhouse 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.

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 (MENT) 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. MENT 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 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 Sixth 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 Sixth RHNA cycle. The total allocation and unit count breakout by income level is detailed in *Table 6.1*.

Table 6.1: RHNA Sixth 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 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
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
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

Table 6.2: Pipeline Projects					
Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
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 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

Table 6.2: Pipeline Projects					
Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
					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
<p>1. No development agreements or requirements such as phasing or timing are required prior to occupancy.</p> <p>2. The project is required to deed restrict the affordable units in accordance with the State density bonus law.</p>					

After accounting for the pipeline projects, the remaining RHNA units are as detailed in *Table 6.3* below.

Table 6.3: RHNA Sixth 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 Sixth 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 Sixth 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 Sixth 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 Sixth 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 Sixth 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 Sixth cycle planning period, as shown in the table below.

Income Level	RHNA Sixth Cycle Less Pipeline Projects and ADUs	20 Percent "No Net Loss" Buffer	RHNA Sixth 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 Sixth 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 Sixth 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).

Housing Opportunity Sites Inventory Analysis

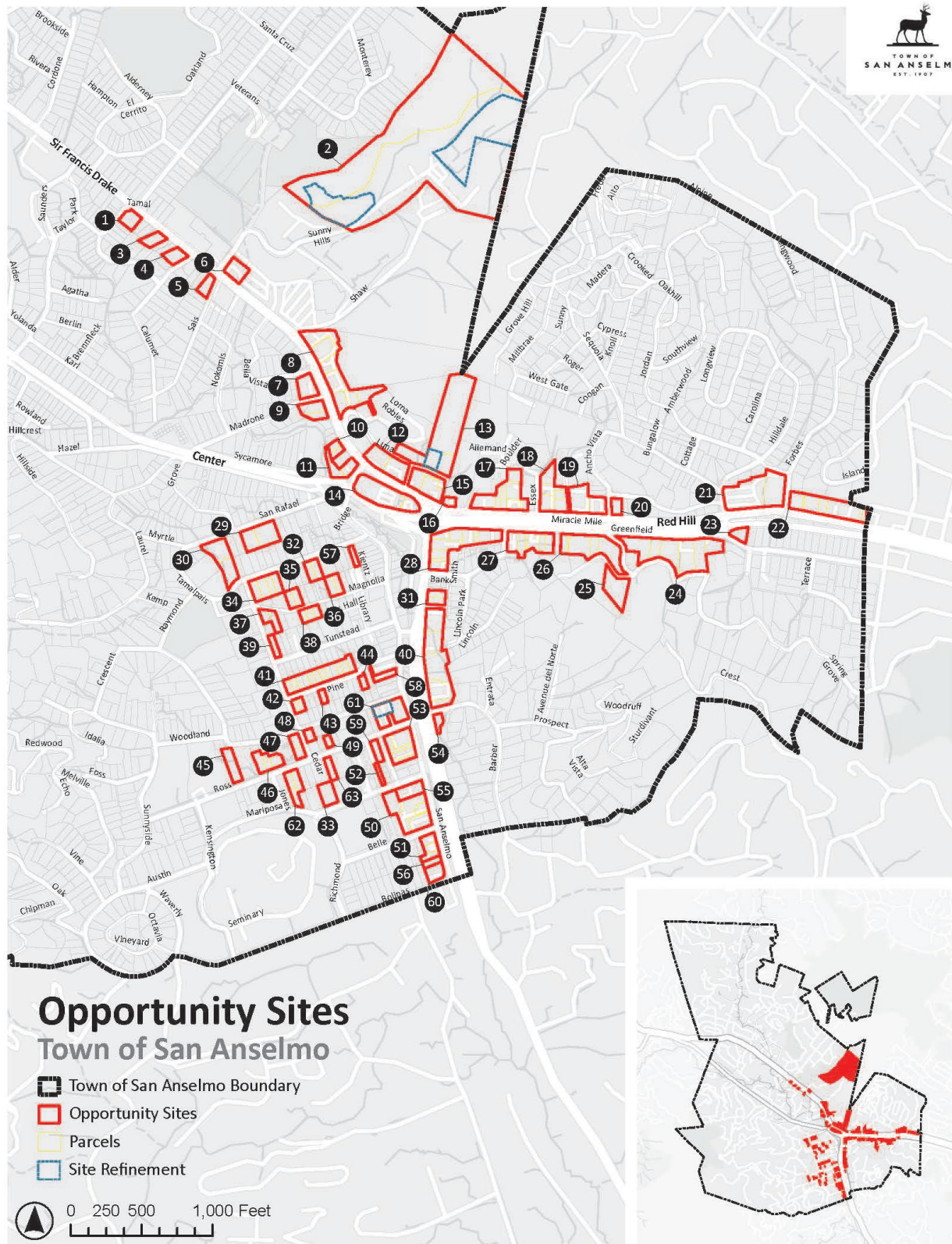


Figure 6.1: Housing Opportunity Sites Inventory Analysis

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth 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	Fourth Cycle Site	Fifth 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	Fourth Cycle Site	Fifth 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
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

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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
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

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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	0	26
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
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

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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
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	3	0	3

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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
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

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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
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

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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
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

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Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth 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
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

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Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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
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

Table 6.8: Opportunity Site Characteristics

Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	Fourth Cycle Site	Fifth Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
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
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 an 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.
- **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.



Significant reinvestment would be necessary to construct housing at 19 Tamalpais Avenue.

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.

Nonvacant Sites Suitability Analysis Summary

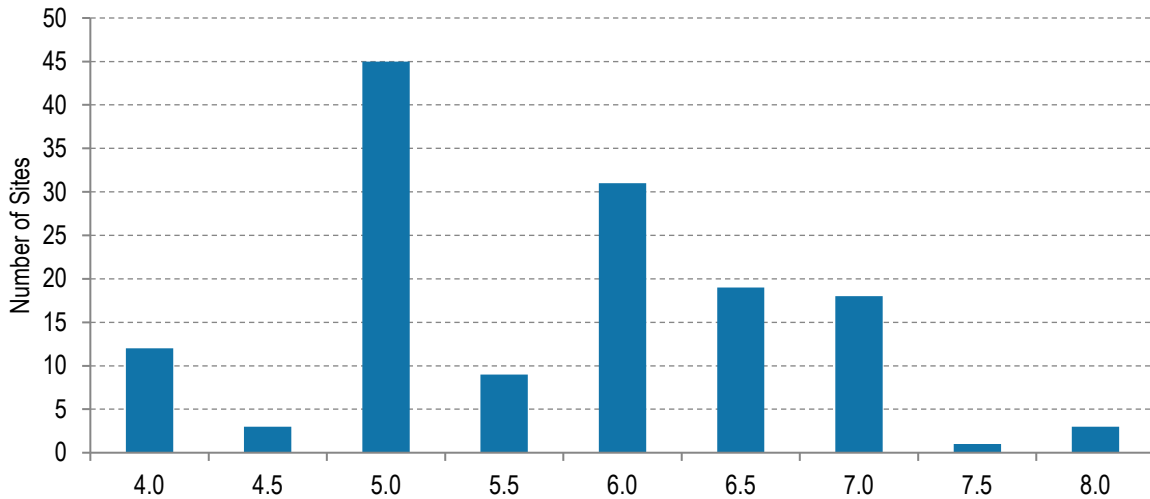


Figure 6.2 San Anselmo Nonvacant Sites Suitability Analysis Summary

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.

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 as 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) 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 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 planning period of the Sixth cycle.

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	Improve- ment 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 Develop- ment 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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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
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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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
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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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
27	NO ADDRESS	1	0	1	1	0	1	1	0	0	5	Yes	Yes

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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
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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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	6.5		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
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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
50	101 SAN ANSELMO AVE	1	1	1	1	0.5	1	1	0	0	6.5		Yes
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

Table 6.10: Non-Vacant Site Suitability

Site	Address	Improve- ment 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 Develop- ment Threshold
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
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 48). **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 Sixth 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 Sixth Cycle obligation and more in the next eight years.

Table 6.11: RHNA Sixth 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% AML)	121	114.6	272
Above Moderate Income (120% AML+)	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

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7

**AFFIRMATIVELY
FURTHERING FAIR
HOUSING**

AFFIRMATIVELY FURTHERING FAIR HOUSING

Introduction and Overview of AB 686

Assembly Bill (AB) 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity¹ and a commitment to specific meaningful actions to affirmatively further fair housing². 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 classes³. 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 Affirmatively Furthering Fair Housing (AFFH) obligation.
- Requires that the AFFH obligation be interpreted consistent with U.S. Department of Housing and Urban Development's (HUD) 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.
- Adds 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 Governments, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends the Bay Area (i.e., the members of the Association of Bay Area Governments) 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 San Anselmo.

1. While the Department of Housing and Community Development (HCD) does not provide a definition of opportunity, opportunity is usually related to the access to resources and improved 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, subs. (c)(10)(A), (c)(10)(B); 8899.50, subs. (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 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. 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

Marin County Communities

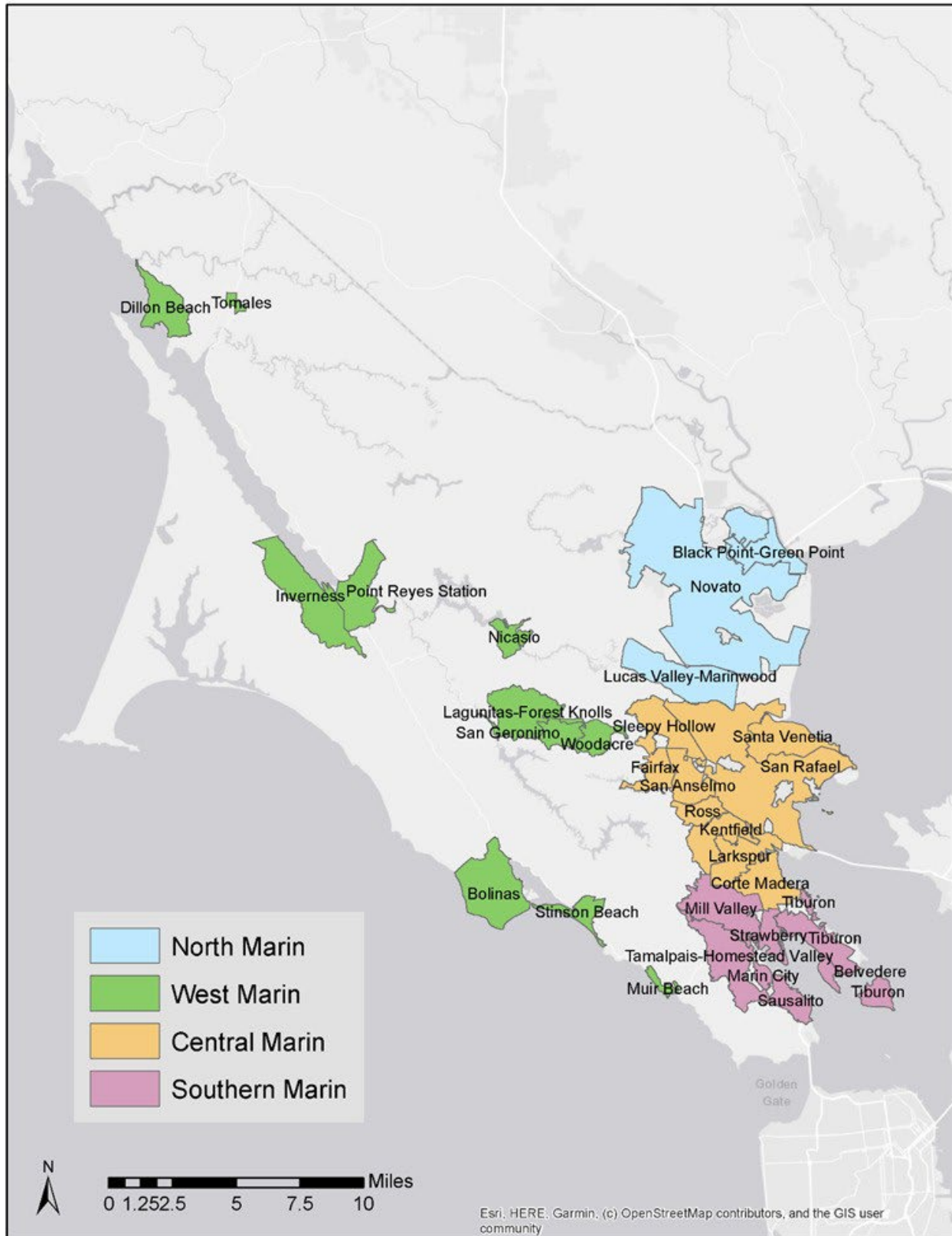


Figure 7.1: Marin County Communities

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. 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.
11. Foreclosure prevention.

Fair Housing Enforcement

Regional Trends

The 2020 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
<i>Sources: Marin County Analysis of Impediments to Fair Housing Choice, 2020; Fair Housing Advocates of Northern California (FHANC), 2020-21.</i>				

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 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 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
<i>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.</i>							

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).⁵

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 is based upon race and 60 percent is 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.”

⁵ 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; and
- 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.⁶ 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).⁷

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.⁸ The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

⁶ Harvey, H., Dunifon, 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>

⁷ 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..

⁸ 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 region⁹, 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%)	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.

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.

⁹ 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 group¹⁰ 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 and 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).

Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

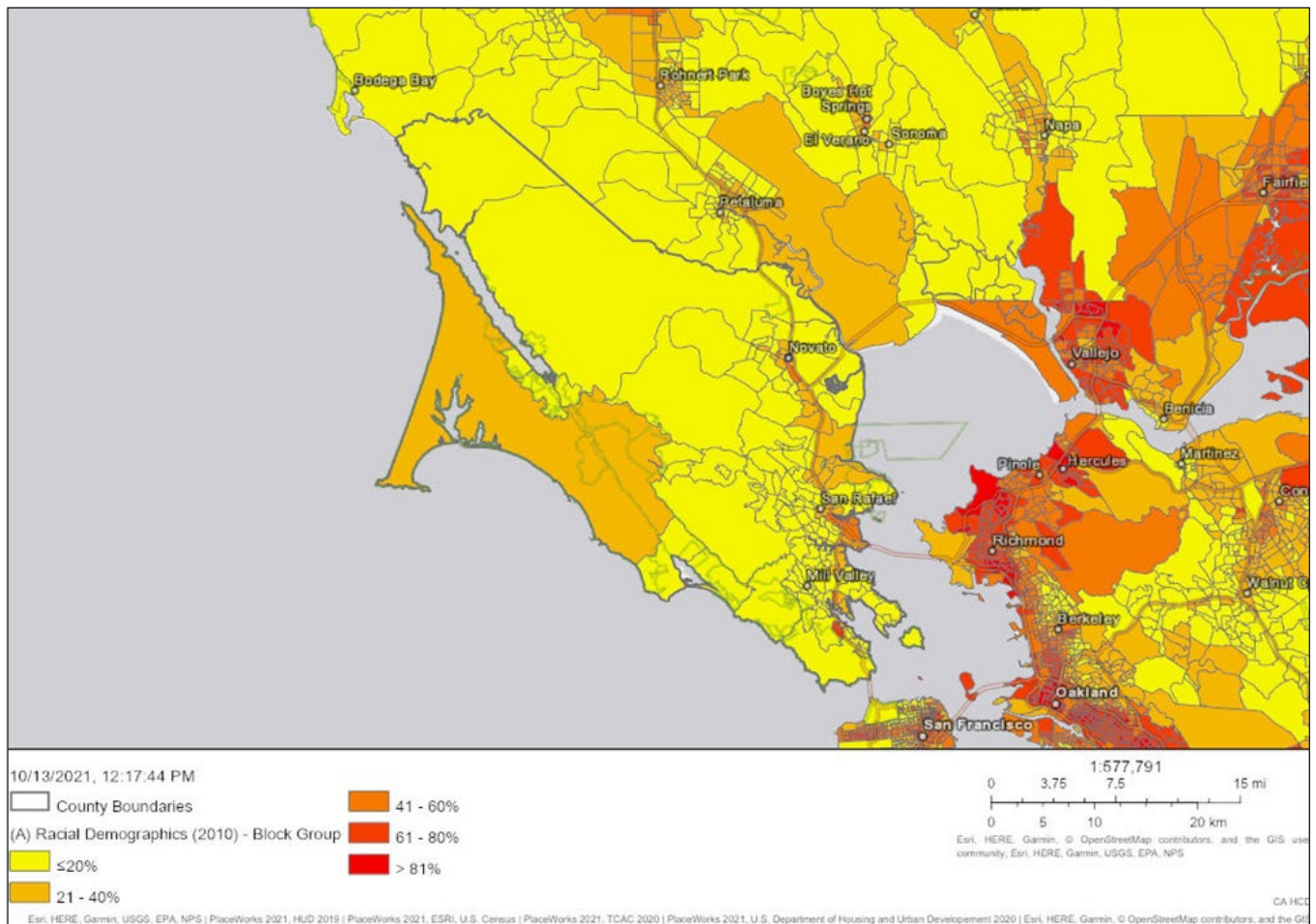


Figure 7.2: Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

¹⁰ 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.

Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

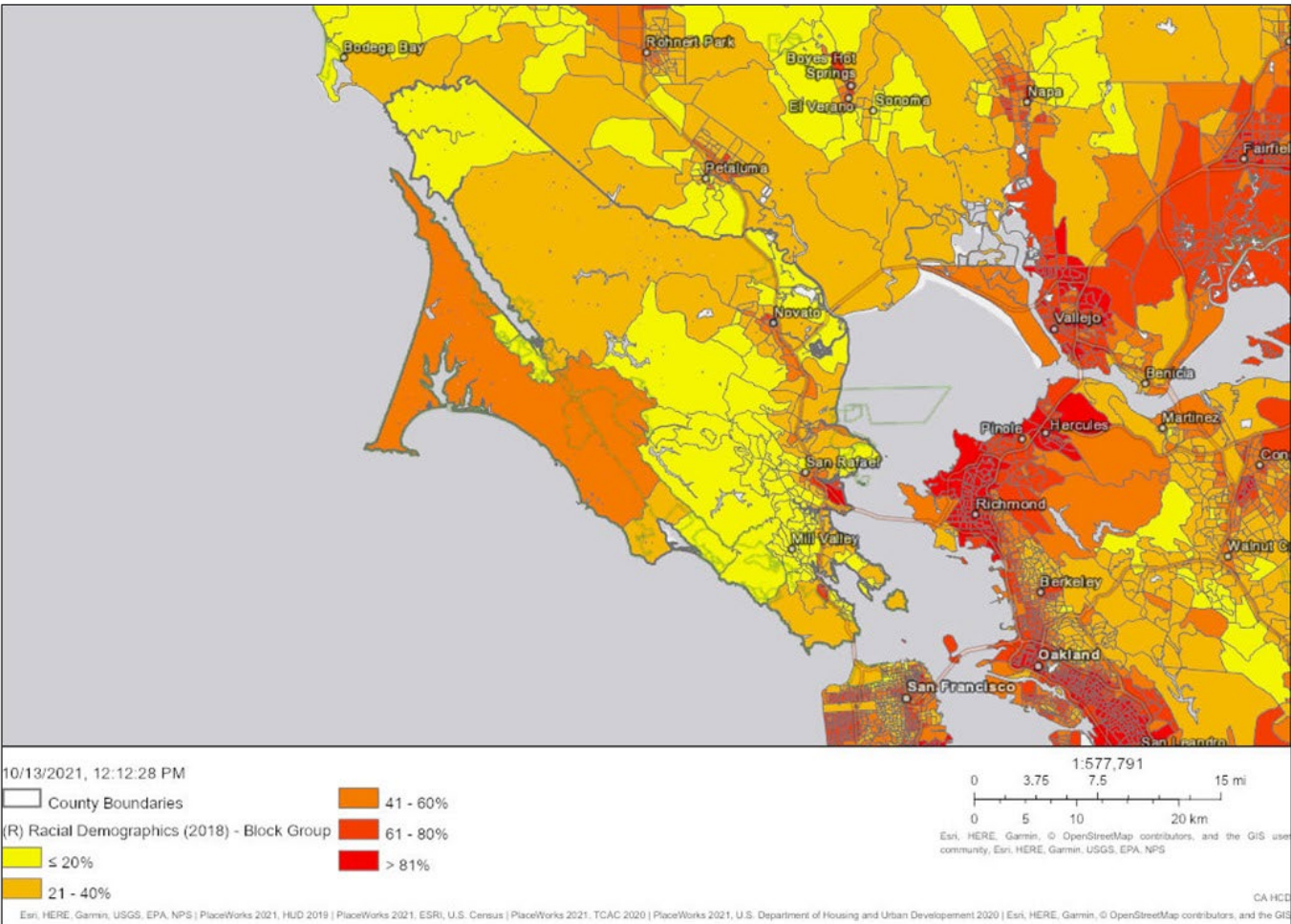


Figure 7.3: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

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.

Regional Racial/Ethnic Majority Tracts (2018)

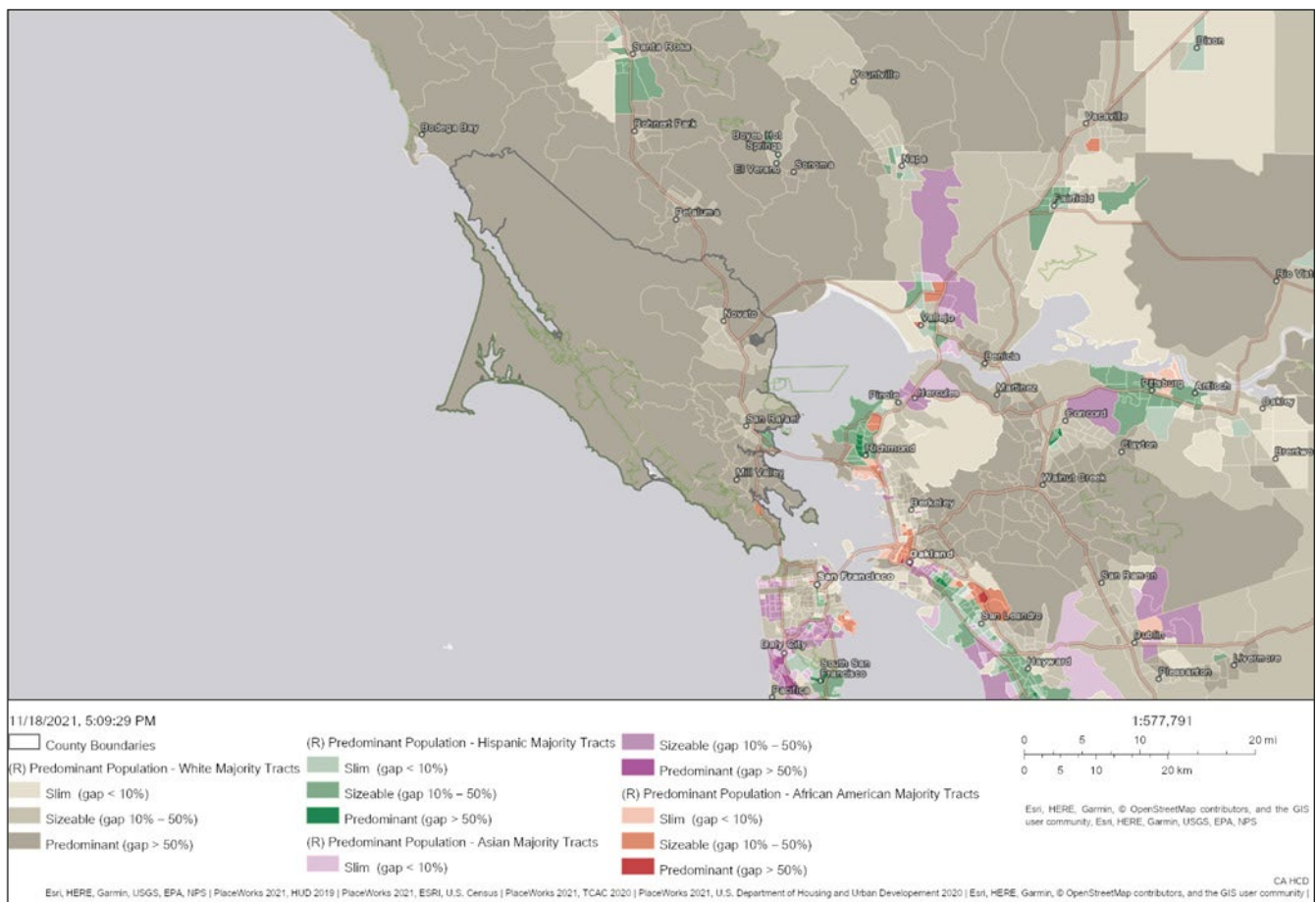


Figure 7.4: Regional Racial/Ethnic Majority Tracts (2018)

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 population 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.

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%
<i>Sources: 2006-2010 and 2015-2019 ACS (5-Year Estimates).</i>				

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
<i>* 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.</i>				

As presented in Figure 7.5, the entirety of San Anselmo is predominantly White, consistent with the surrounding jurisdictions.

Racial/Ethnic Majority Tracts (2018)

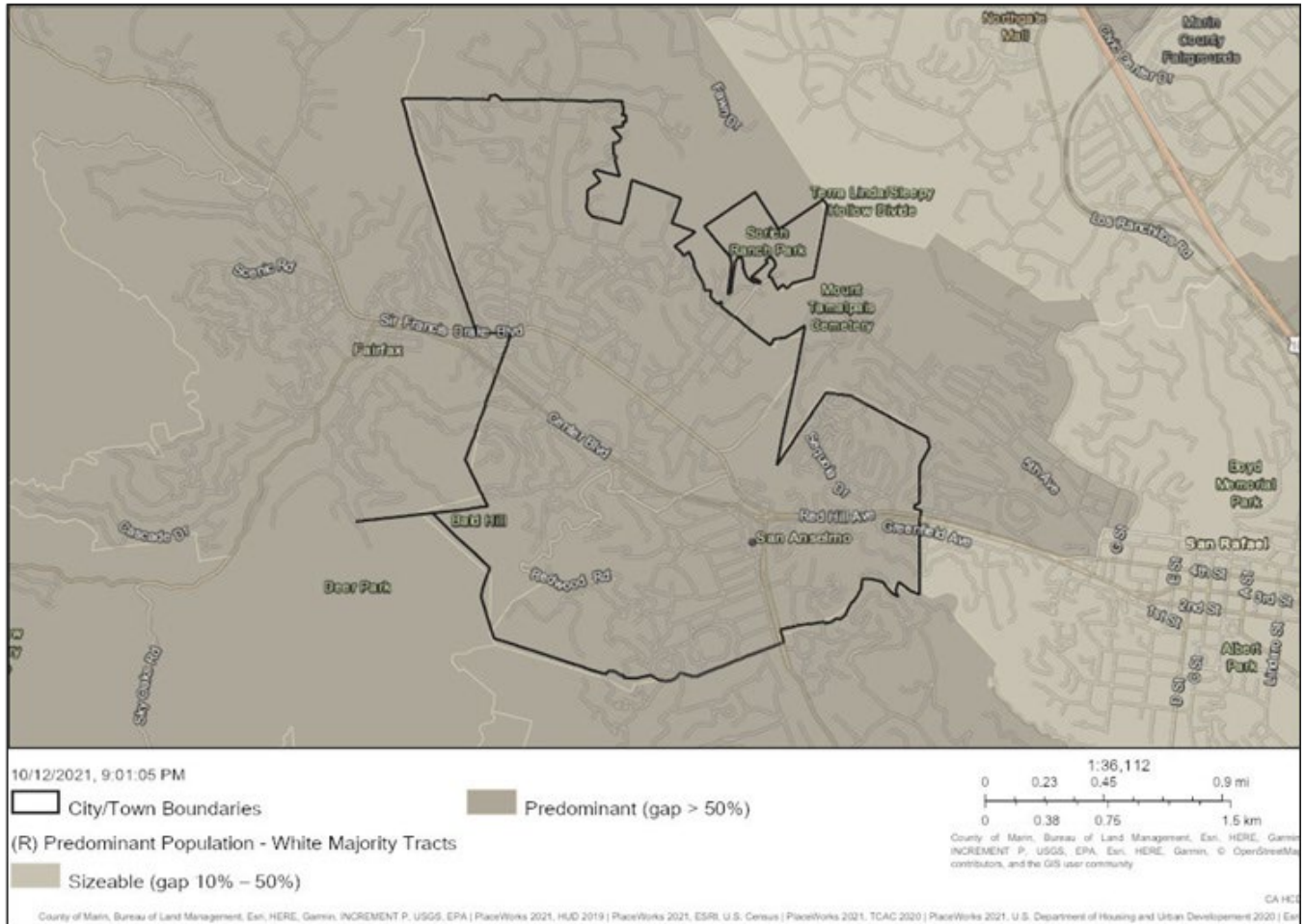


Figure 7.5: Racial/Ethnic Majority Tracts (2018)

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.

Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

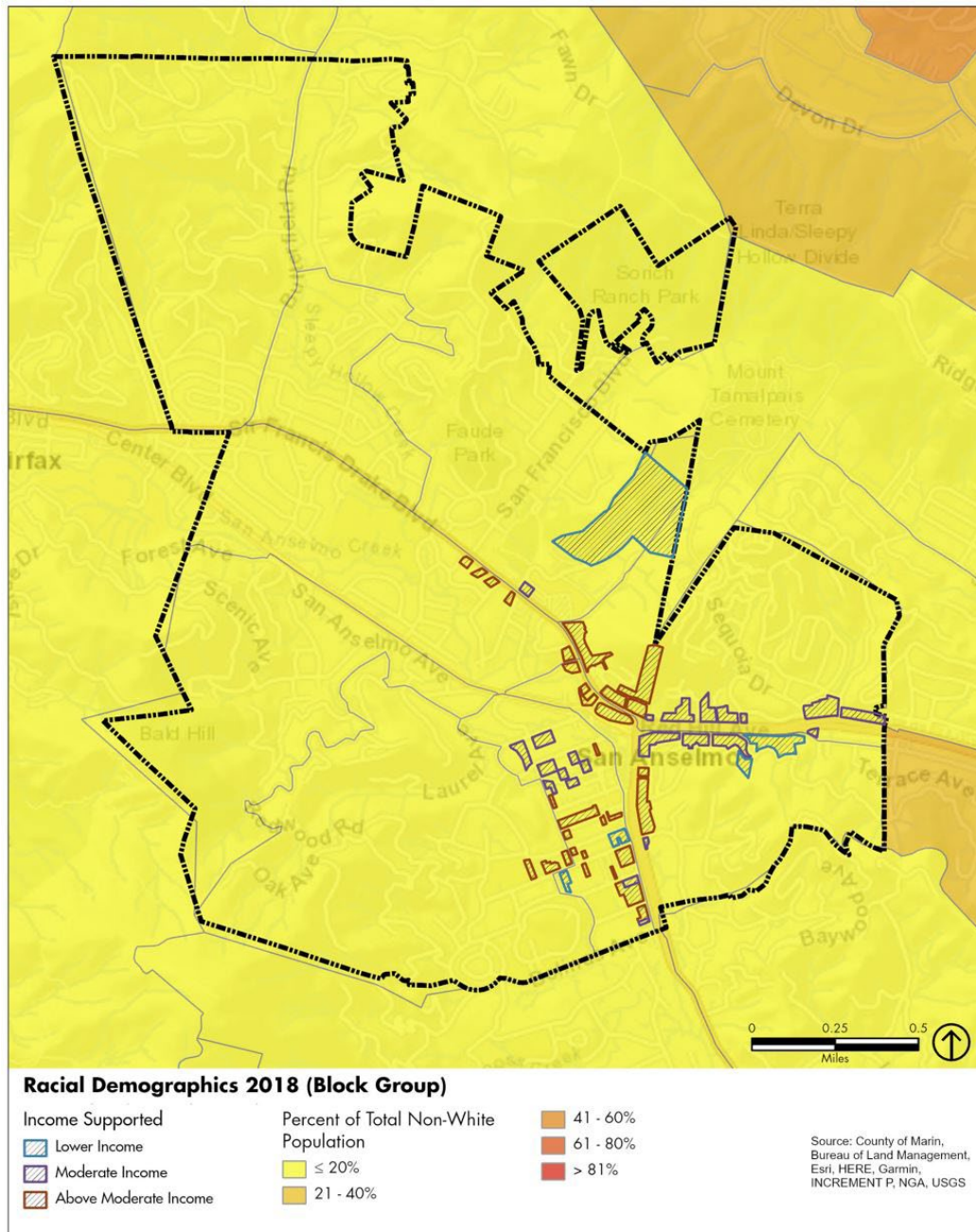


Figure 7.6: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

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 disability¹¹ 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 County and Contra Costa County.

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).		

¹¹ 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%20substantial-,lv,reachin%2C%20lifting%2C%20or%20carving>.

Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

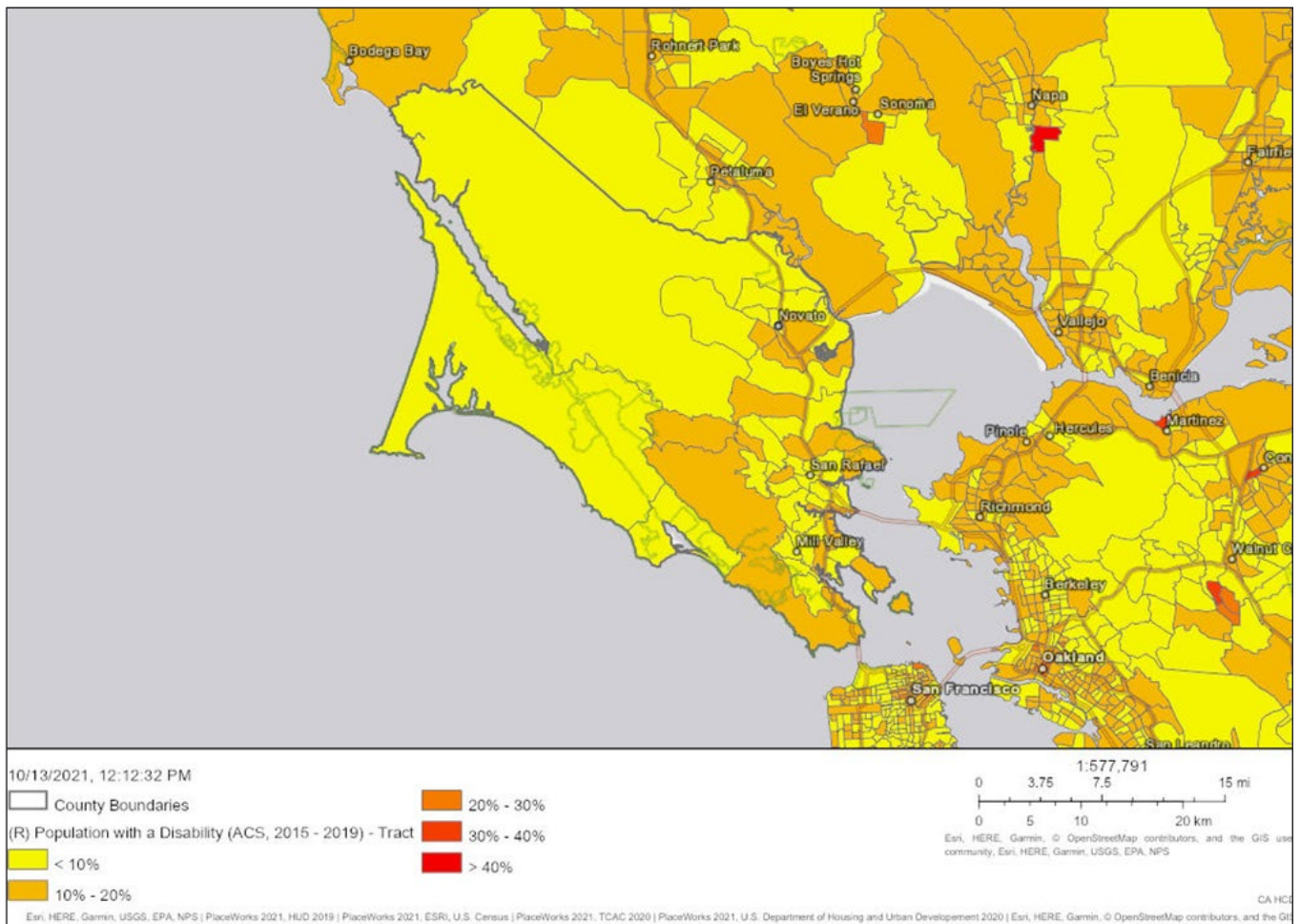


Figure 7.7: Sites Inventory and Racial/Ethnic Minority Population by Block Group (2018)

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 (3.0 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 (13.0 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%
<i>Source: American Community Survey, 2015-2019 (5-Year Estimates).</i>		

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, 82 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 (93 percent) and moderate-income (97 percent) units are in this tract compared to lower income units (64 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%	117	36%	9	3%	13	7%	139	18%
10-20%	208	64%	263	97%	184	93%	655	82%
Total	325	100%	272	100%	197	100%	794	100%

Sites Inventory and Concentration of Persons with Disabilities by Tract

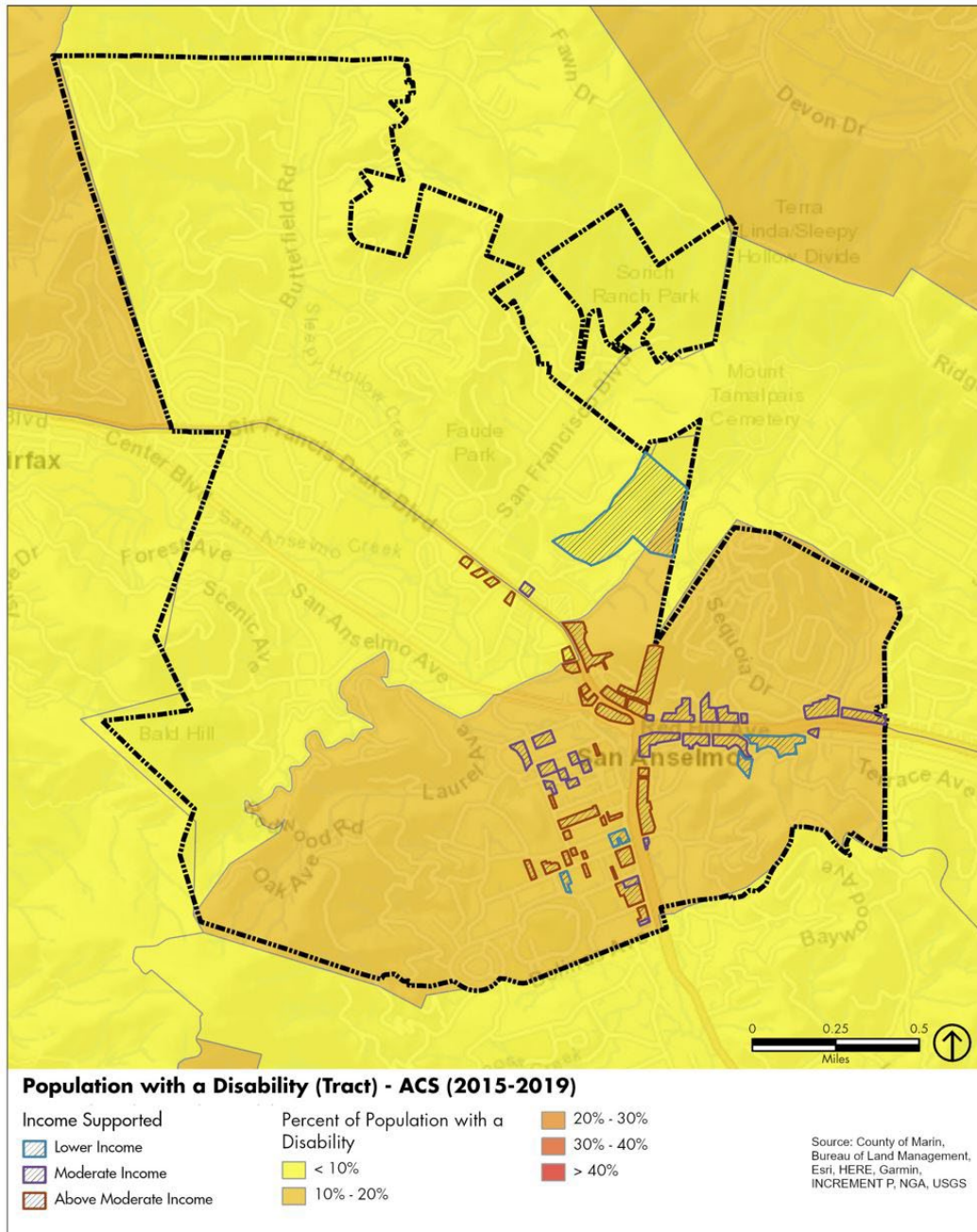


Figure 7.8: Sites Inventory and Concentration of Persons with Disabilities by Tract

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.

Households with Children in Marin County and Incorporated Cities (2019)

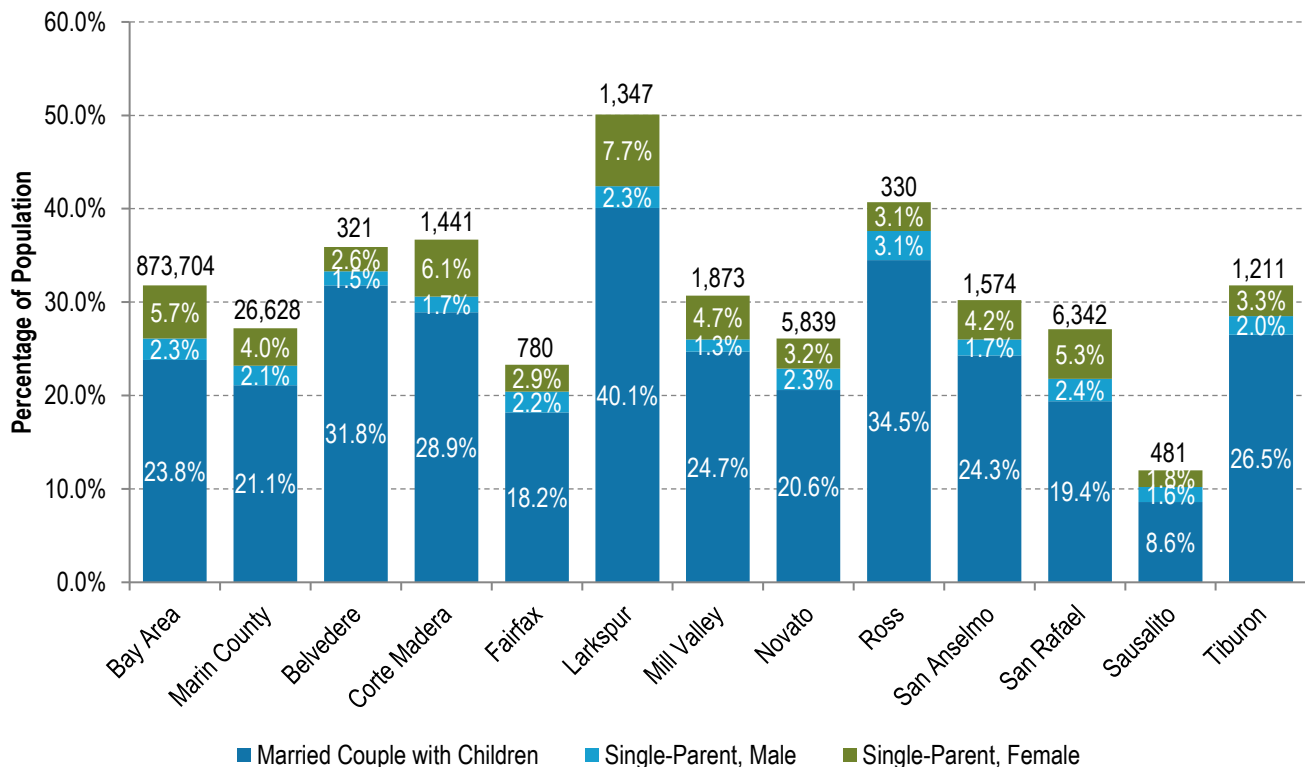


Figure 7.9: Households with Children in Marin County and Incorporated Cities (2019)

Regional Percent of Children in Married Couple Households by Tract (2019)

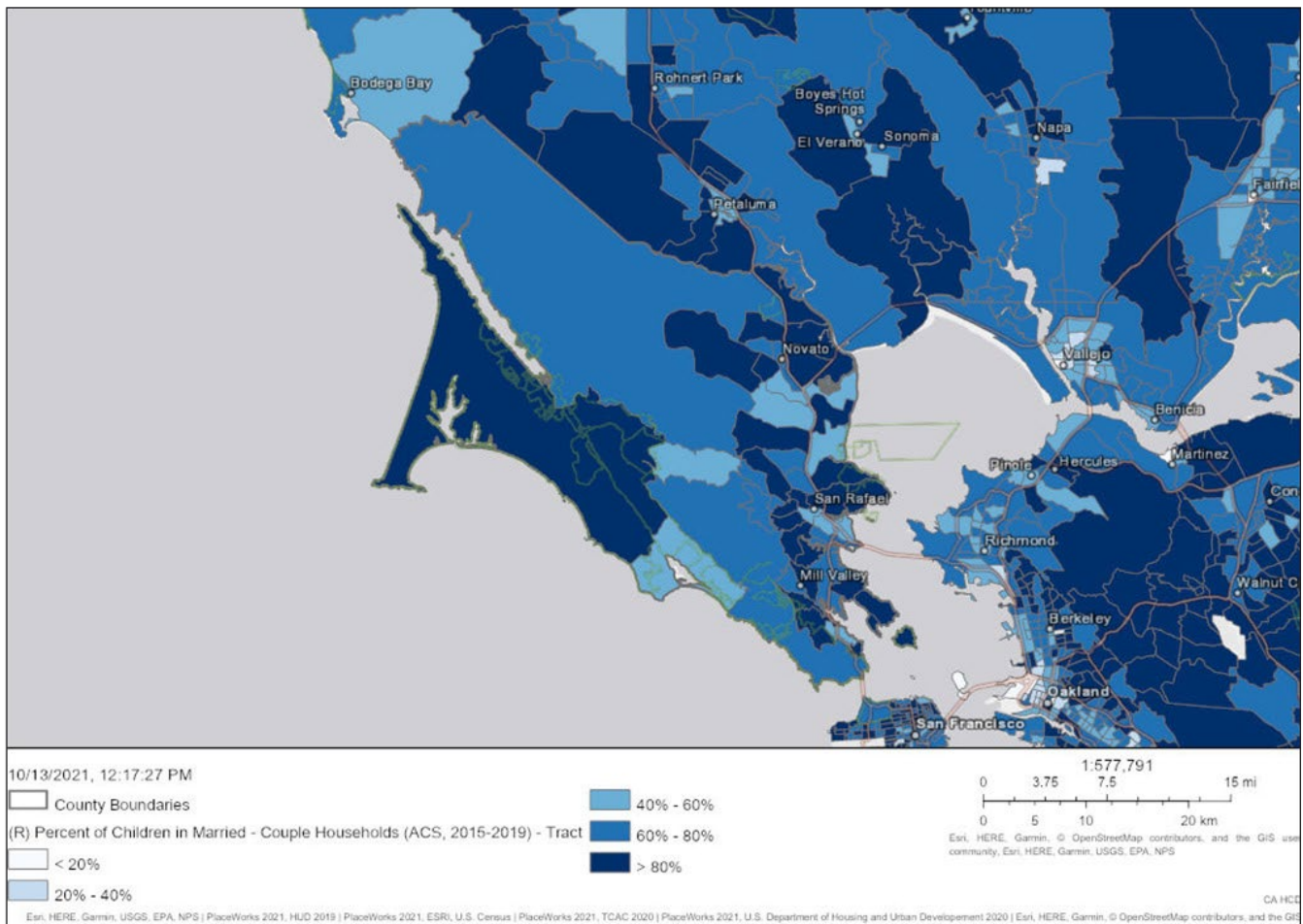


Figure 7.10: Regional Percent of Children in Married Couple Households by Tract (2019)

Regional Percent of Children in Female-Headed Households by Tract (2019)

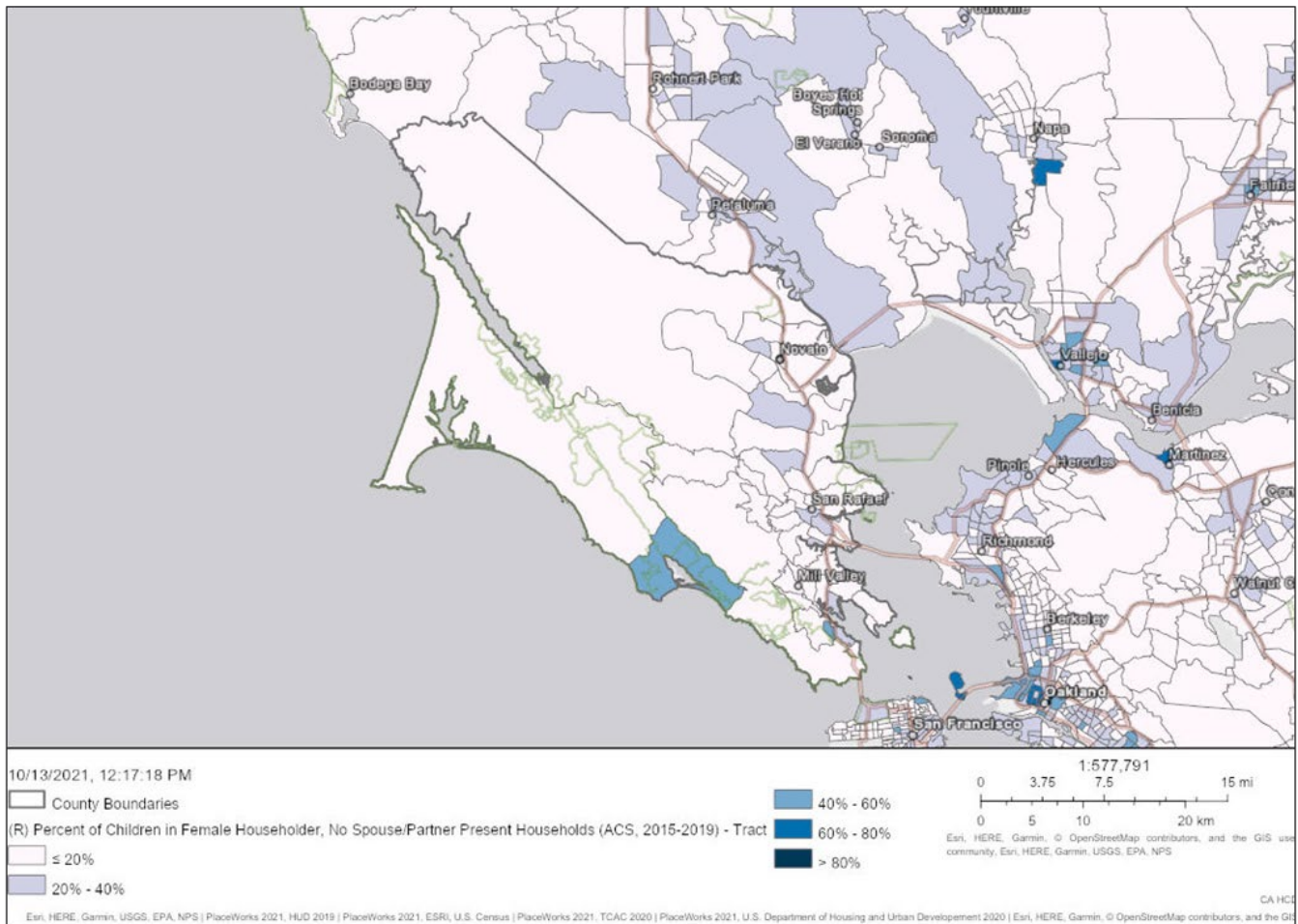


Figure 7.11: Regional Percent of Children in Female-Headed Households by Tract (2019)

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 (98 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 93 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%	13	7%	13	2%
Greater than 80%	325	100%	272	100%	184	93%	781	98%
Total	325	100%	272	100%	197	100%	794	100%

Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)

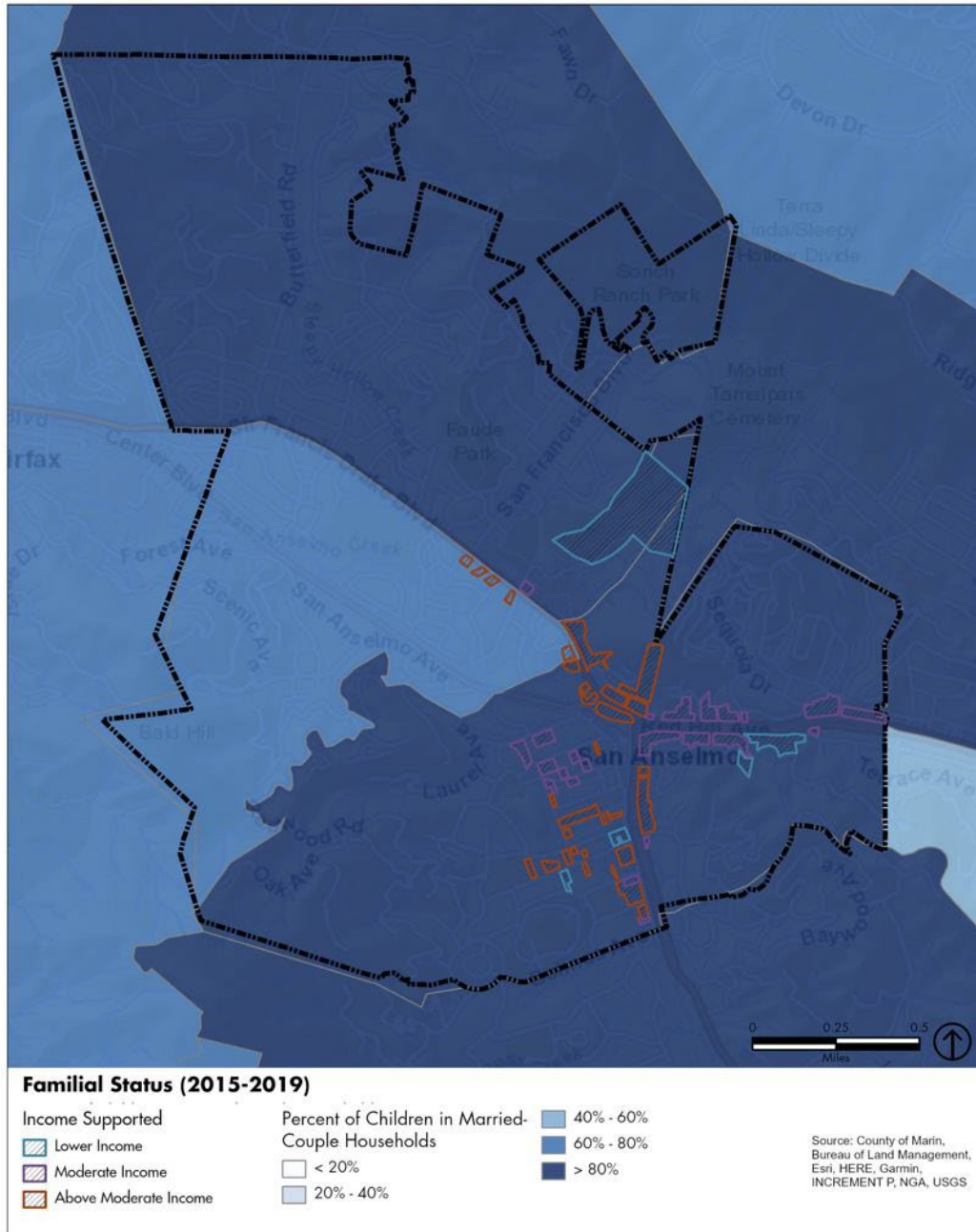


Figure 7.12: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)

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)¹² 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
<small>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.</small>			

¹² 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.

Regional Concentrations of LMI Households by Tract (2020)

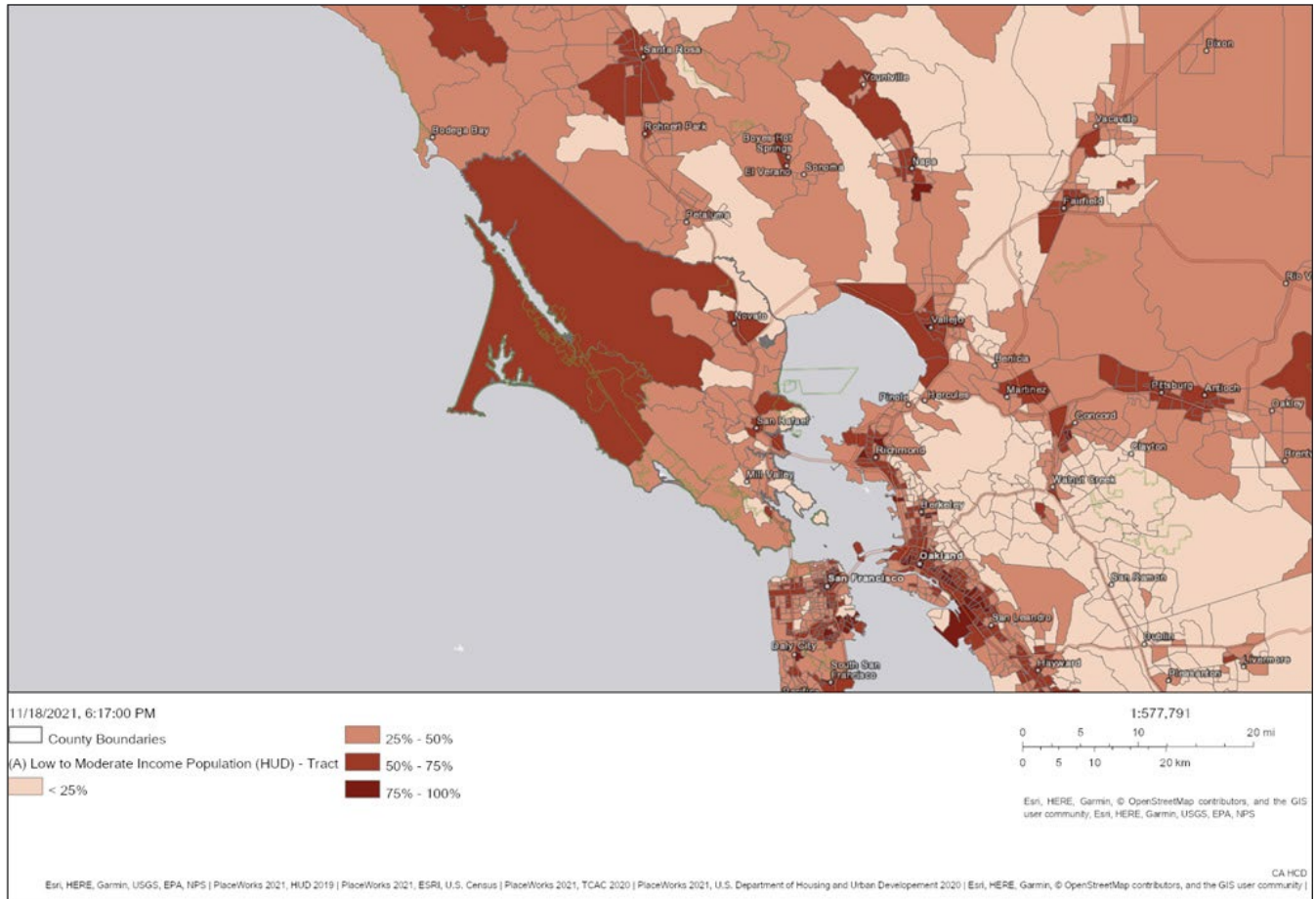


Figure 7.13: Regional Concentrations of LMI Households by Tract (2020)

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).

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.

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%	197	100%	794	100%
50-75%	0	0%	0	0%	0	0	0	0
Total	325	100%	272	100%	197	100%	794	100%

Sites Inventory and LMI Population by Block Group (2020)

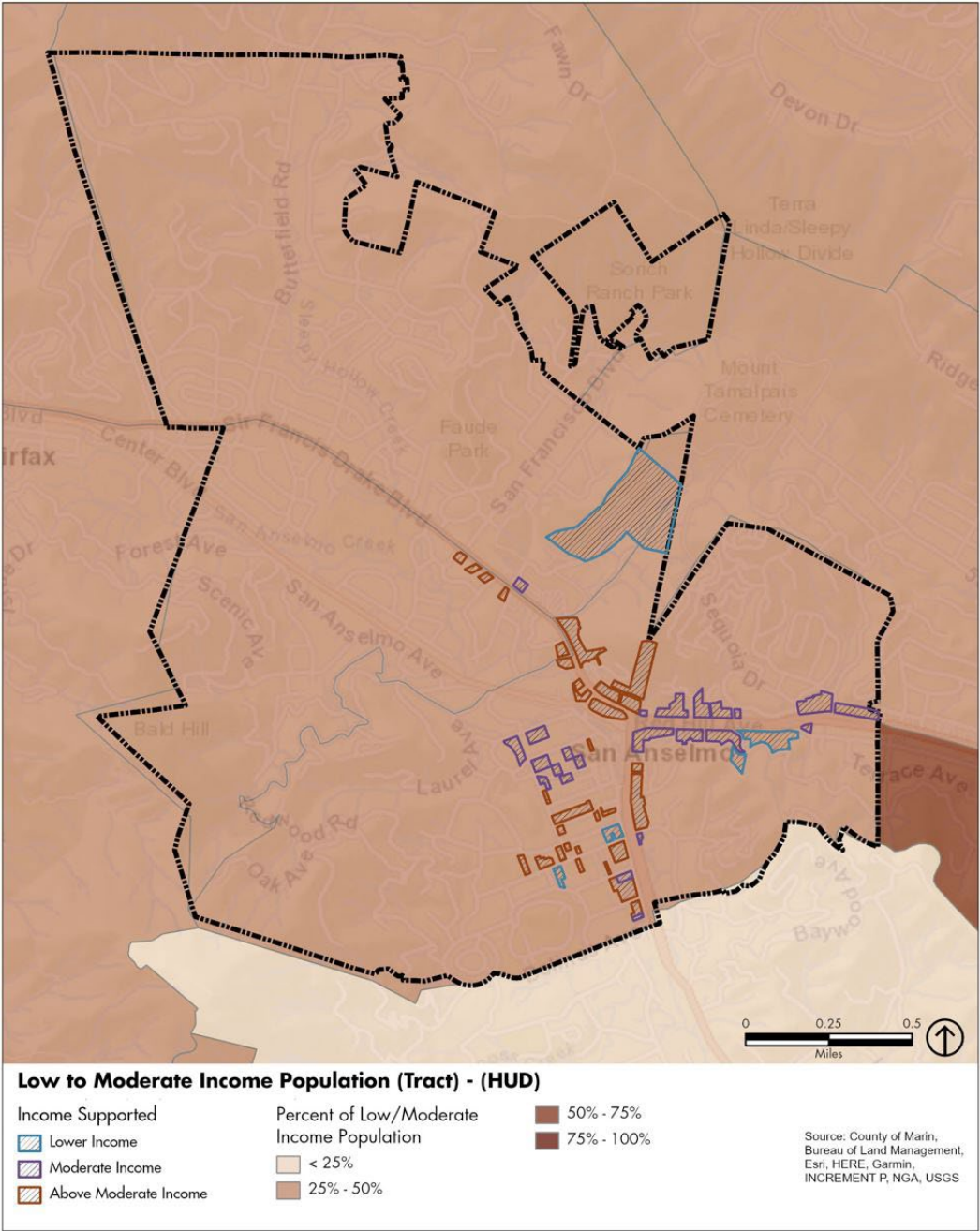


Figure 7.14: Sites Inventory and LMI Population by Block Group (2020)

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 concentration¹³. 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 poverty¹⁴. 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.

¹³ 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>

¹⁴ 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.

Regional HCV Concentration by Tract (2020)

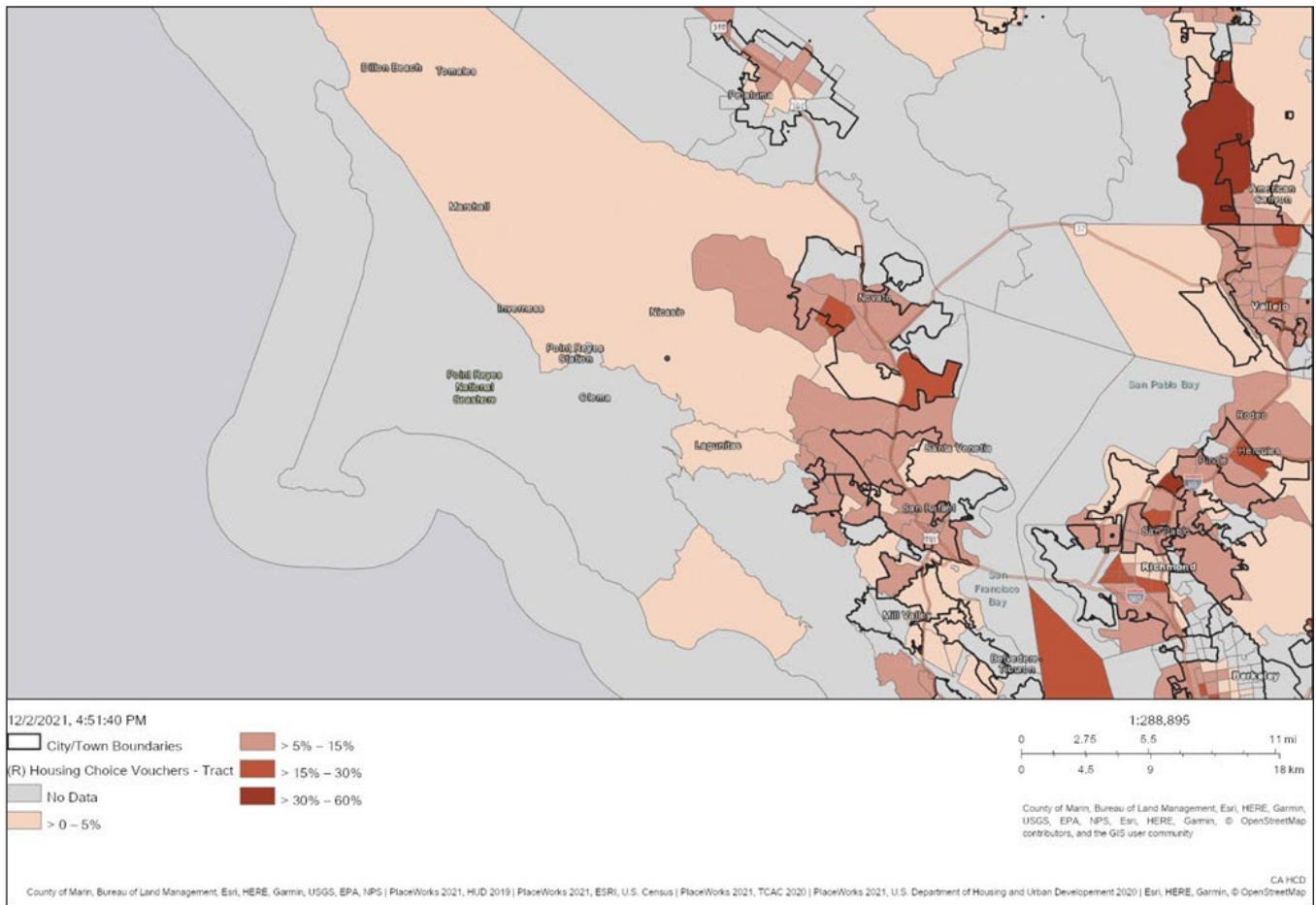


Figure 7.15: Regional HCV Concentration by Tract (2020)

Regional Median Gross Rent/Affordability Index by Tract (2016)

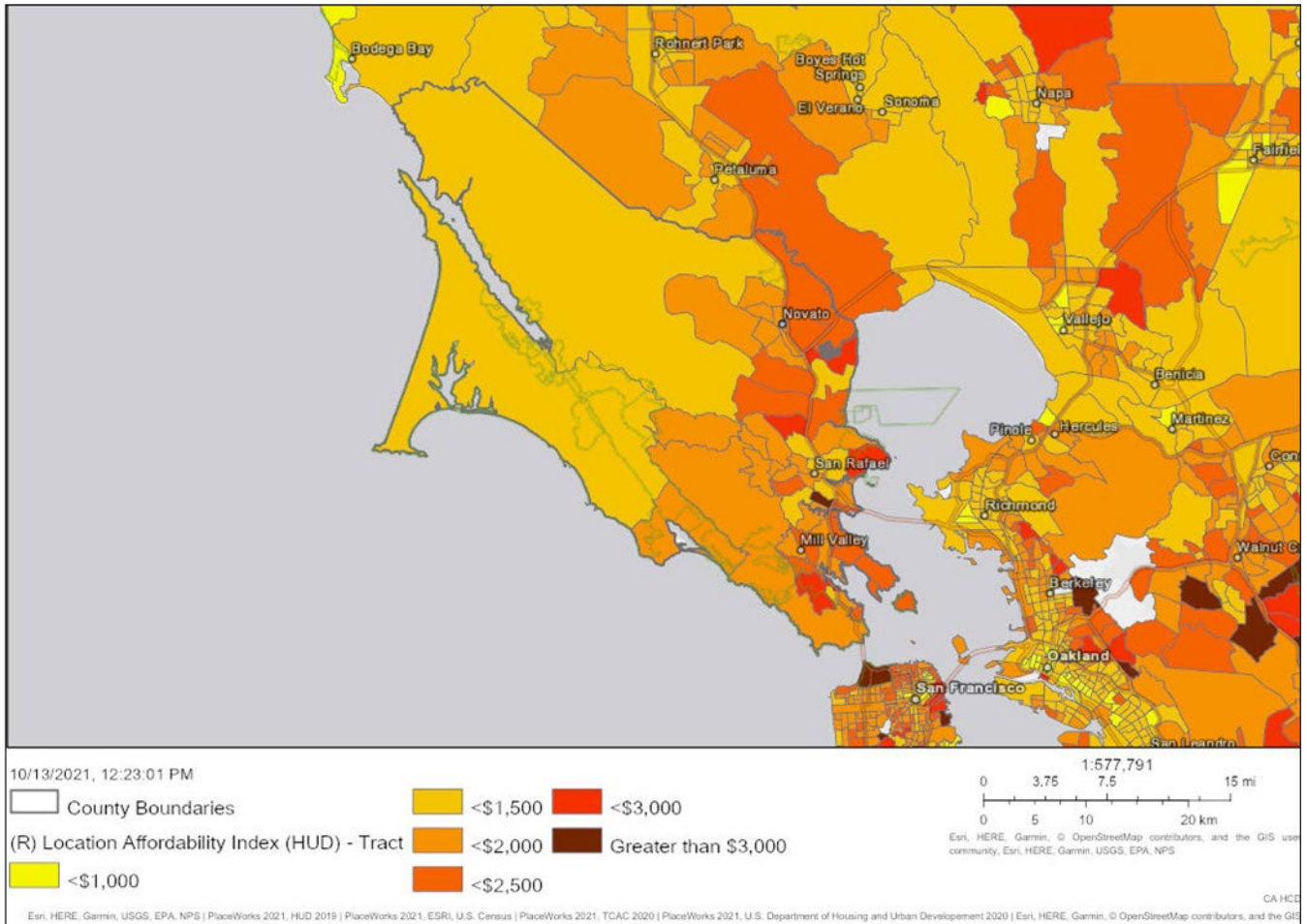


Figure 7.16: Regional Median Gross Rent/Affordability Index by Tract (2016)

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).

HCV Concentration by Tract (2020)

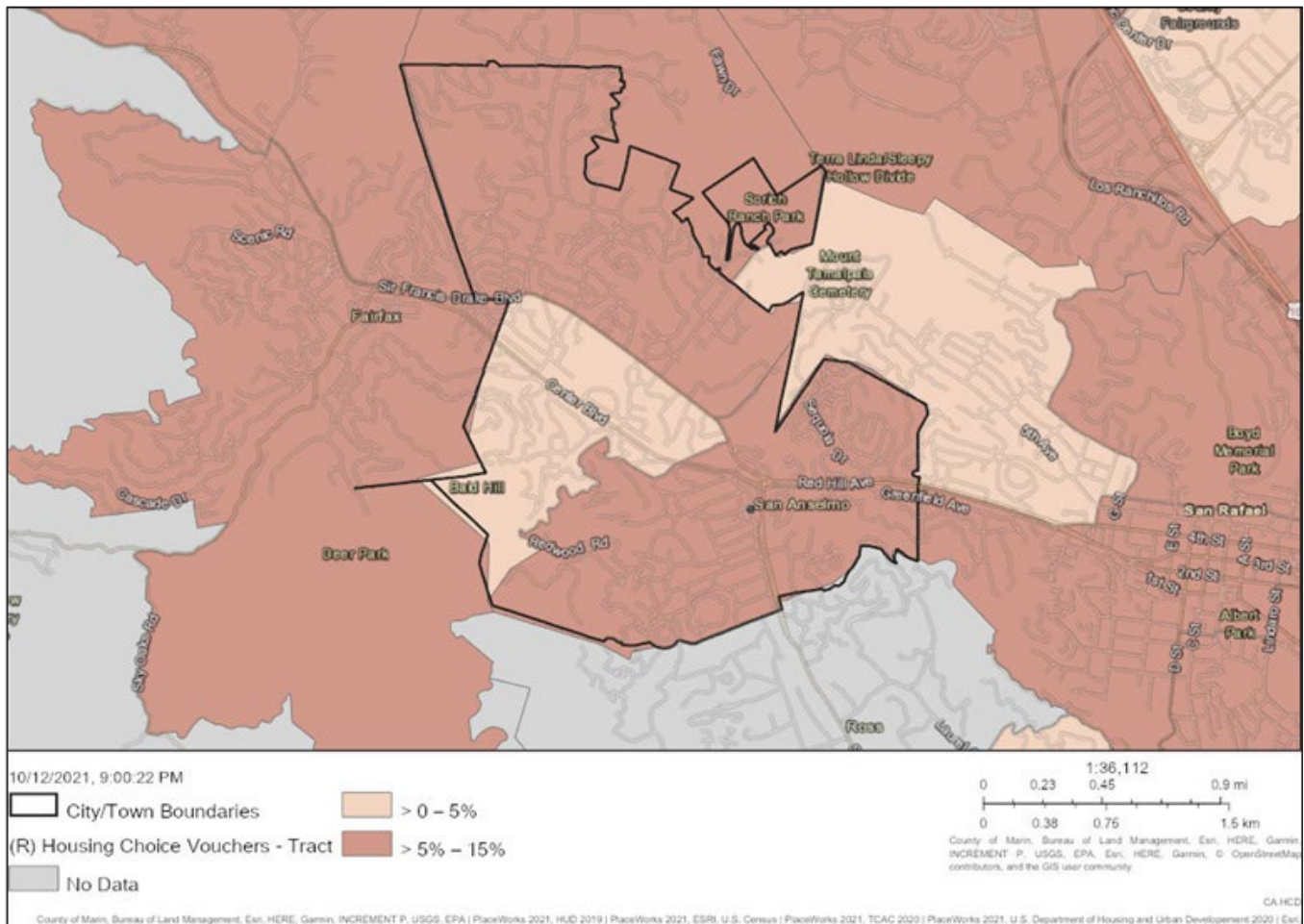


Figure 7.17: HCV Concentration by Tract (2020)

Median Gross Rent/Affordability Index by Tract (2016)

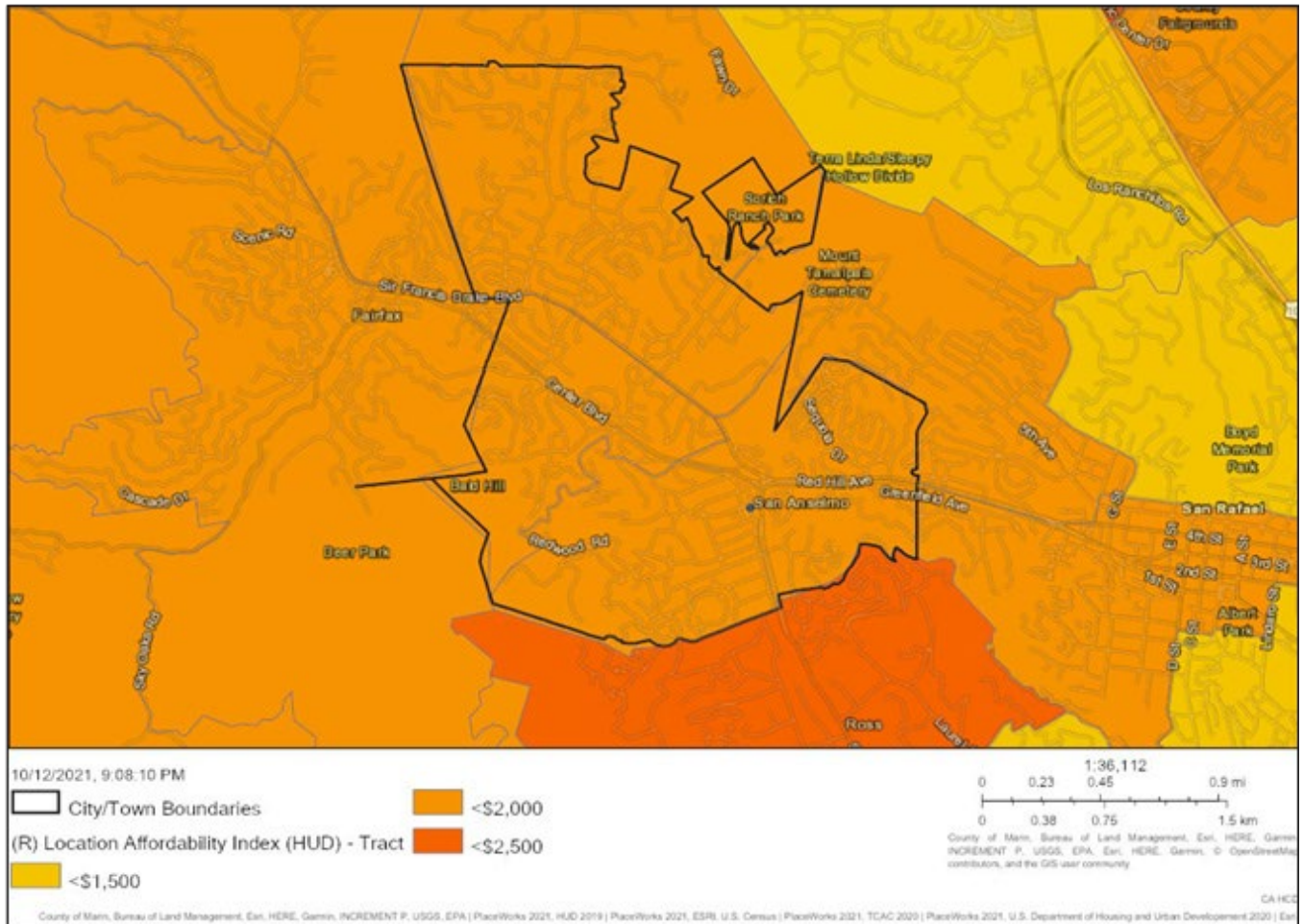


Figure 7.18: Median Gross Rent/Affordability Index by Tract (2016)

Percent of Renter-Occupied Households by Tract (2016)

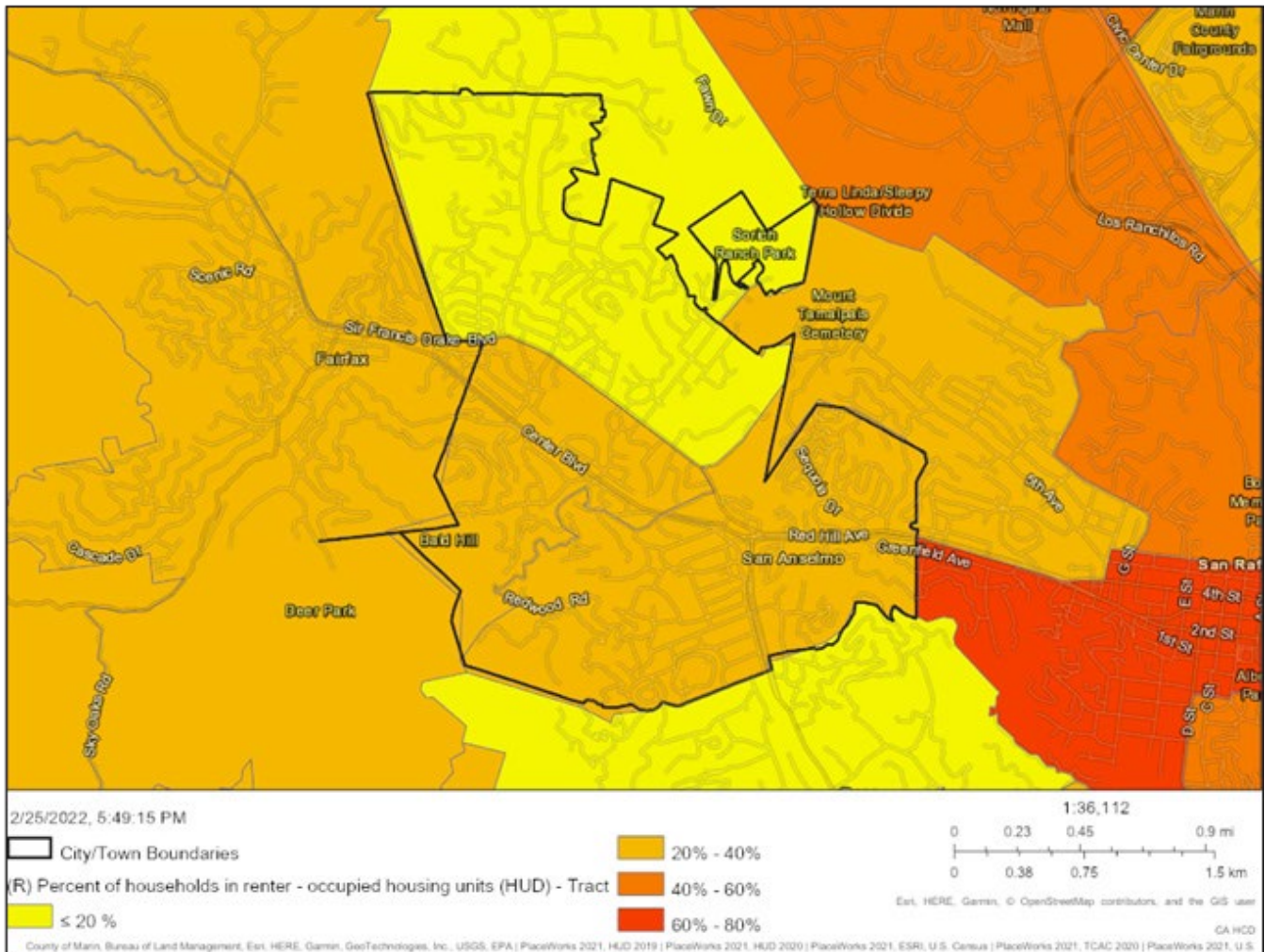


Figure 7.19: Percent of Renter-Occupied Households by Tract (2016)

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.

Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

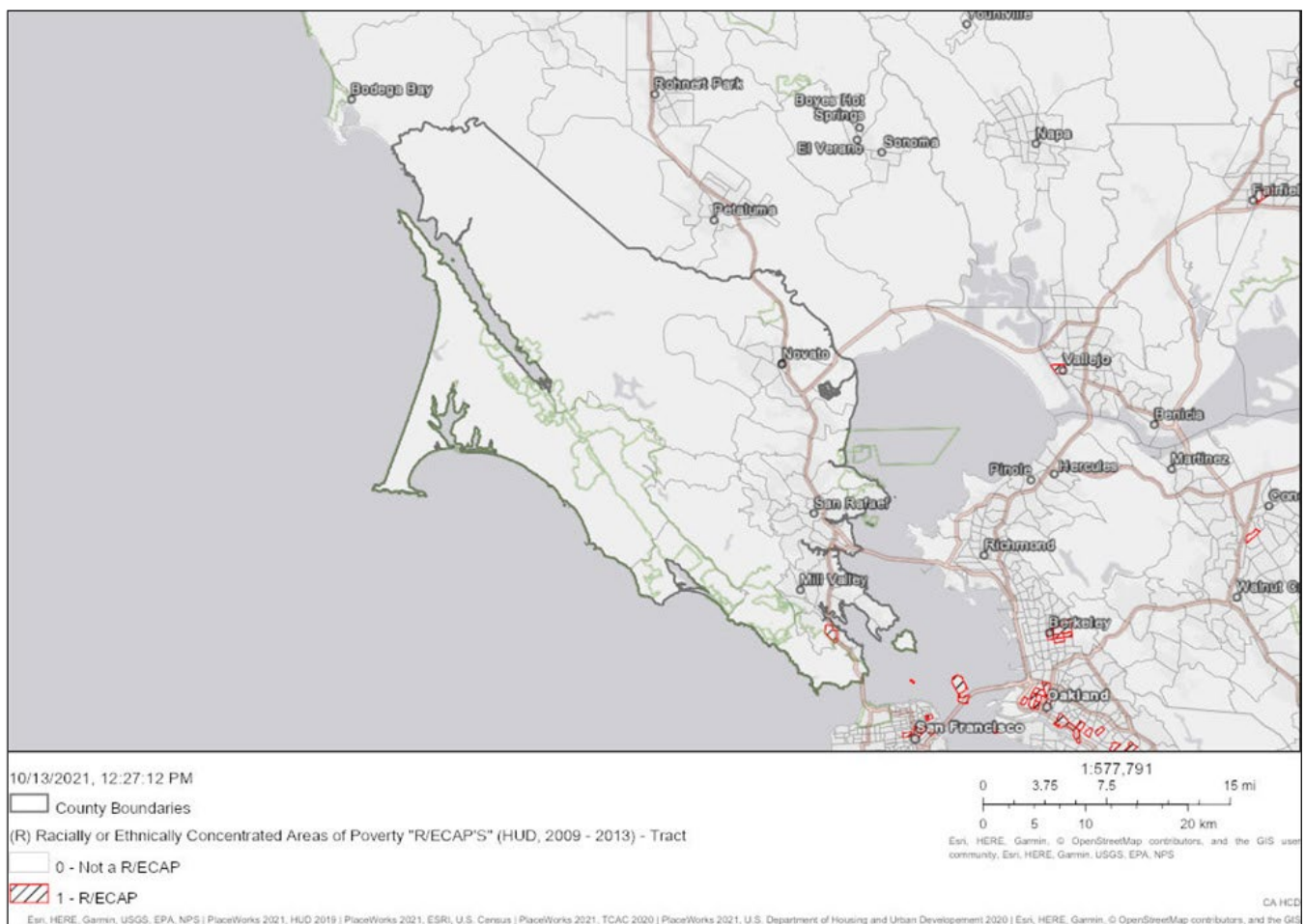


Figure 7.20: Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

Regional R/ECAP Detail

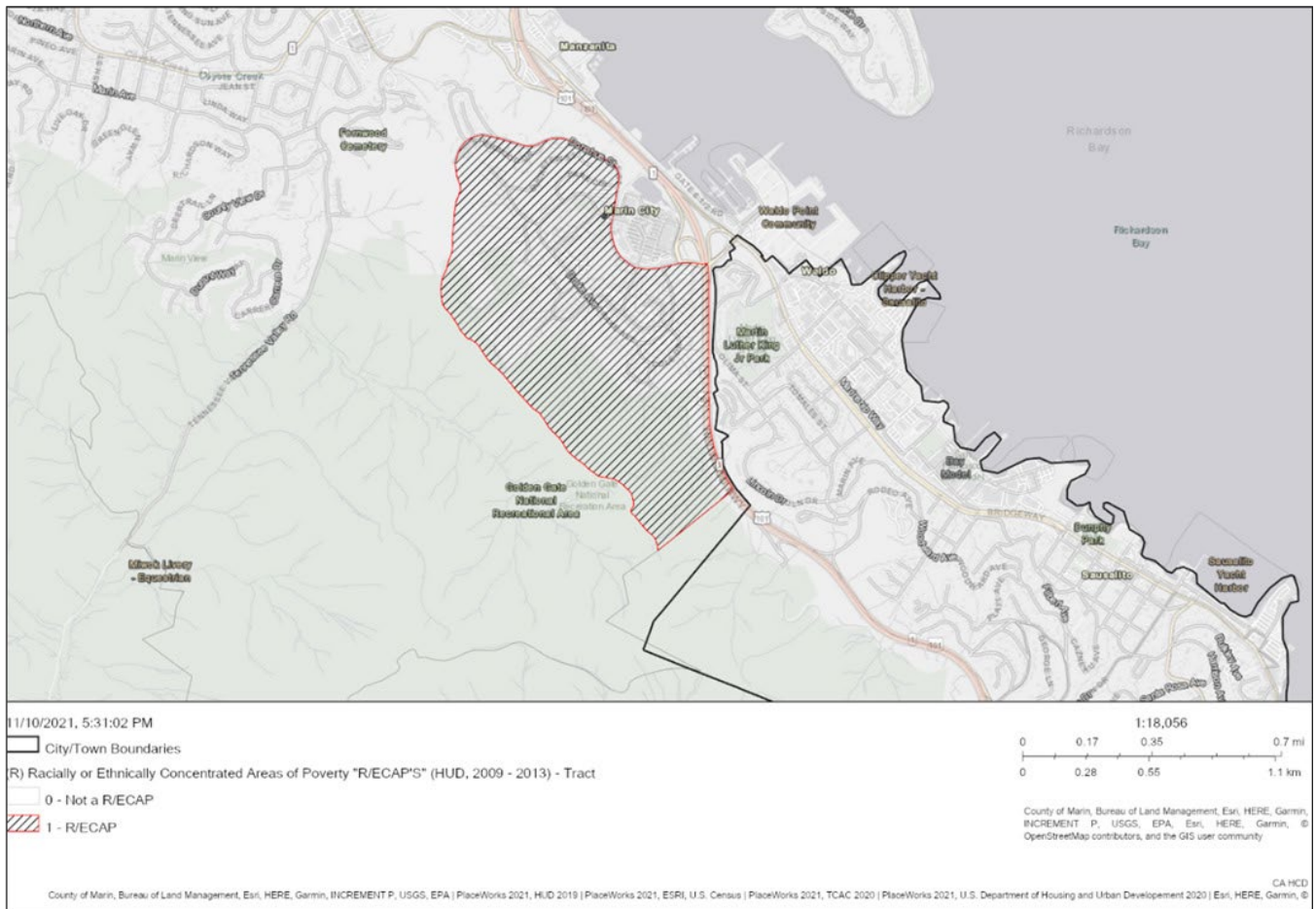


Figure 7.21: Regional R/ECAP Detail

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).

Poverty Status by Tract (2019)

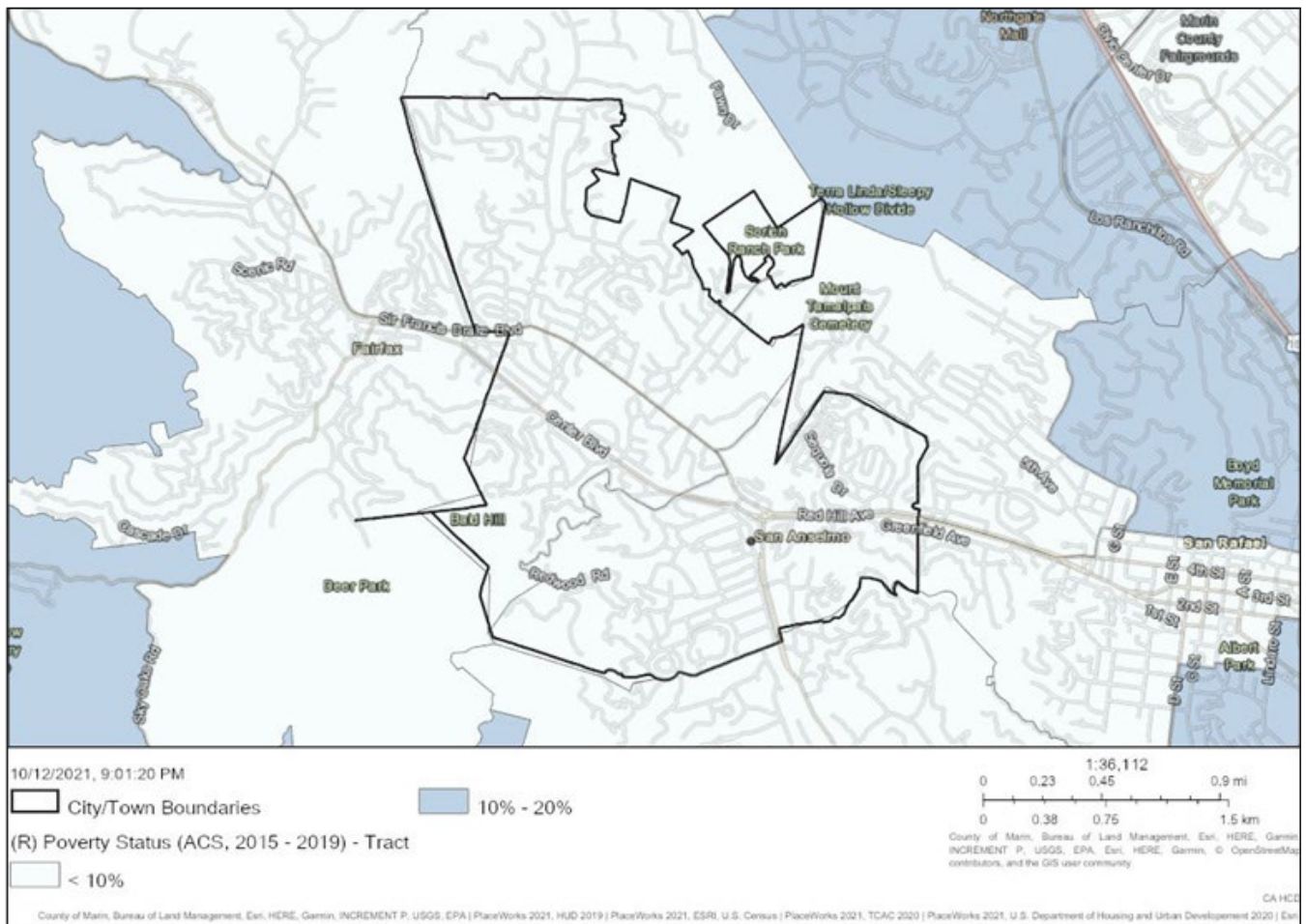


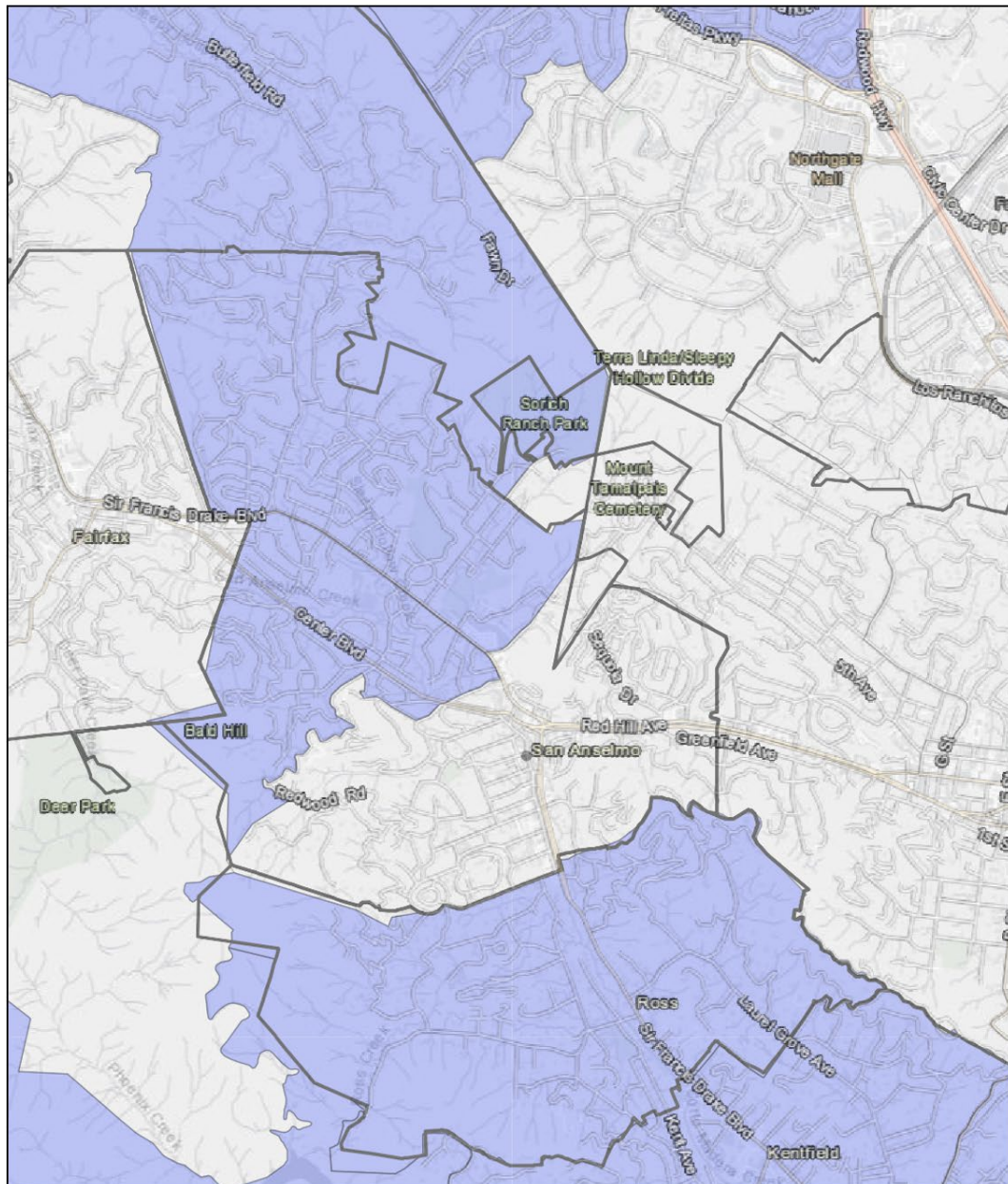
Figure 7.22: Poverty Status by Tract (2019)

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).

Local Detail of Racially Concentrated Areas of Affluence (RCAAs)



12/7/2022, 3:52:00 PM

1:36,112
0 0.23 0.45 0.9 mi

City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1 - RCAA

0 0.38 0.75 1.5 km

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, County of Marin, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

County of Marin, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, CA HCD

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.

Regional Median Income by Block Group (2019)

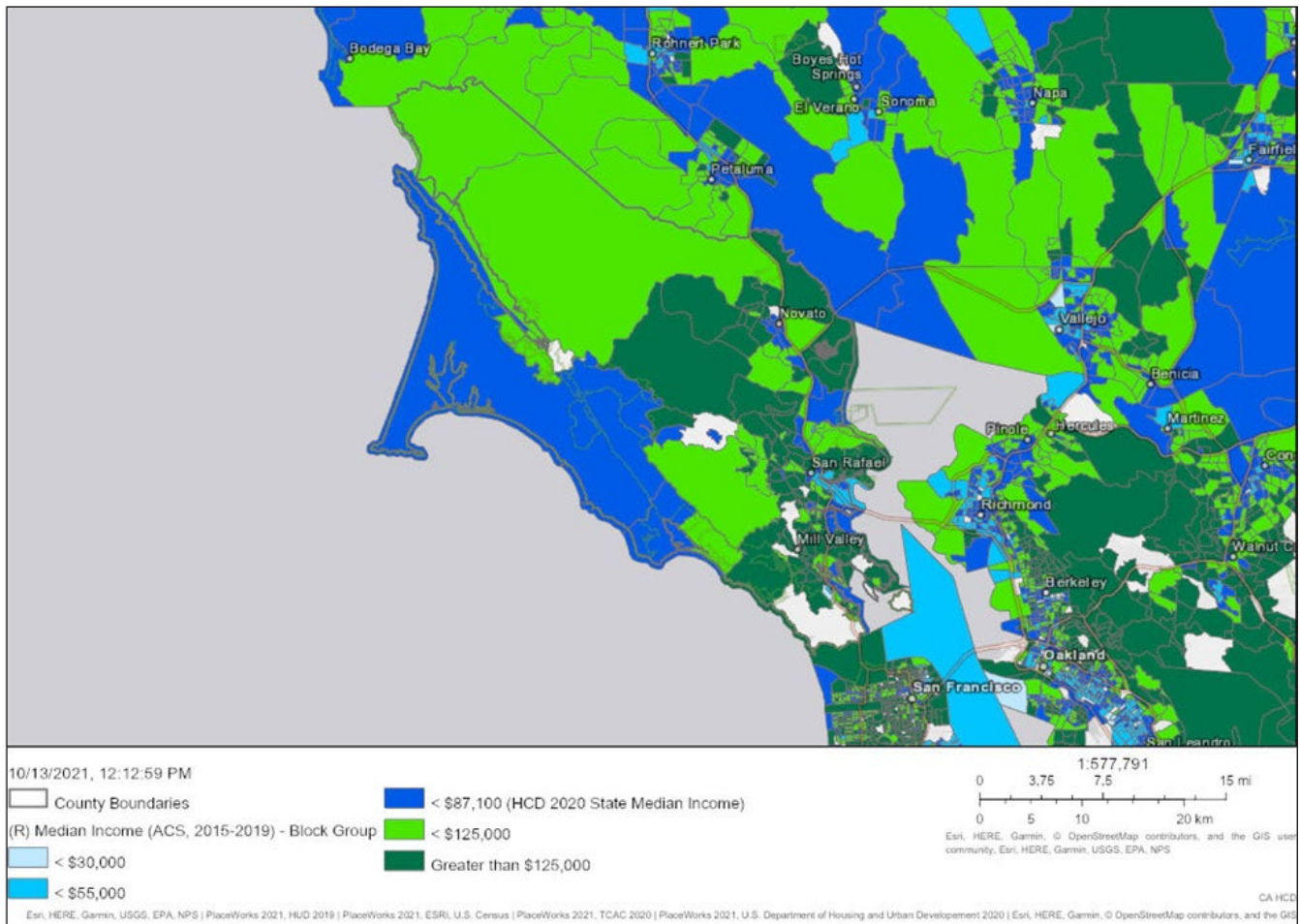


Figure 7.24: Regional Median Income by Block Group (2019)

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 7.25* 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).				

Median Income and Non-White Population by Block Group (2019, 2018)

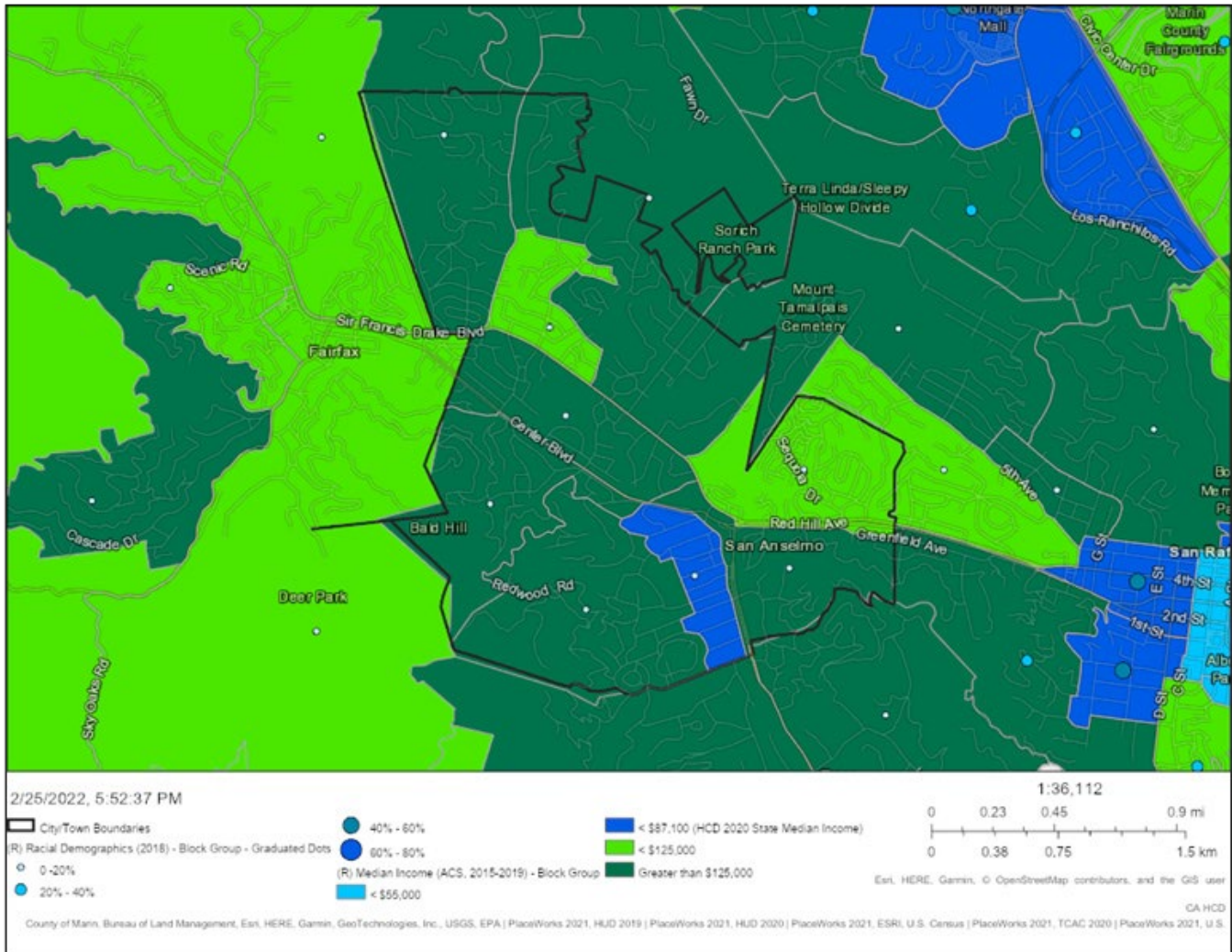


Figure 7.25: Median Income and Non-White Population by Block Group (2019, 2018)

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 fifth 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.

Regional TCAC Composite Scores by Tract (2021)

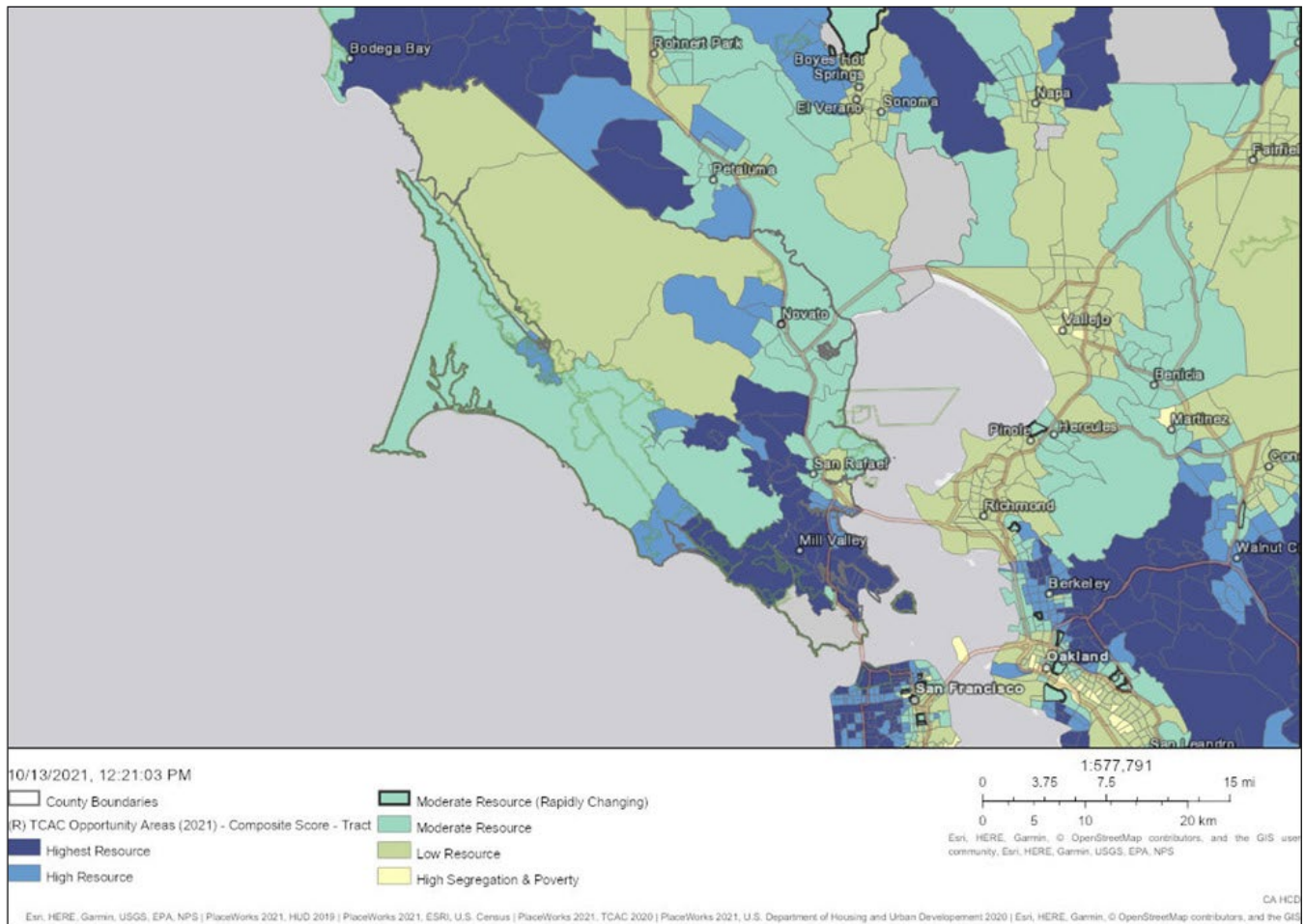


Figure 7.26: Regional TCAC Composite Scores by Tract (2021)

Local TCAC Areas of High Segregation and Poverty Areas (2021)

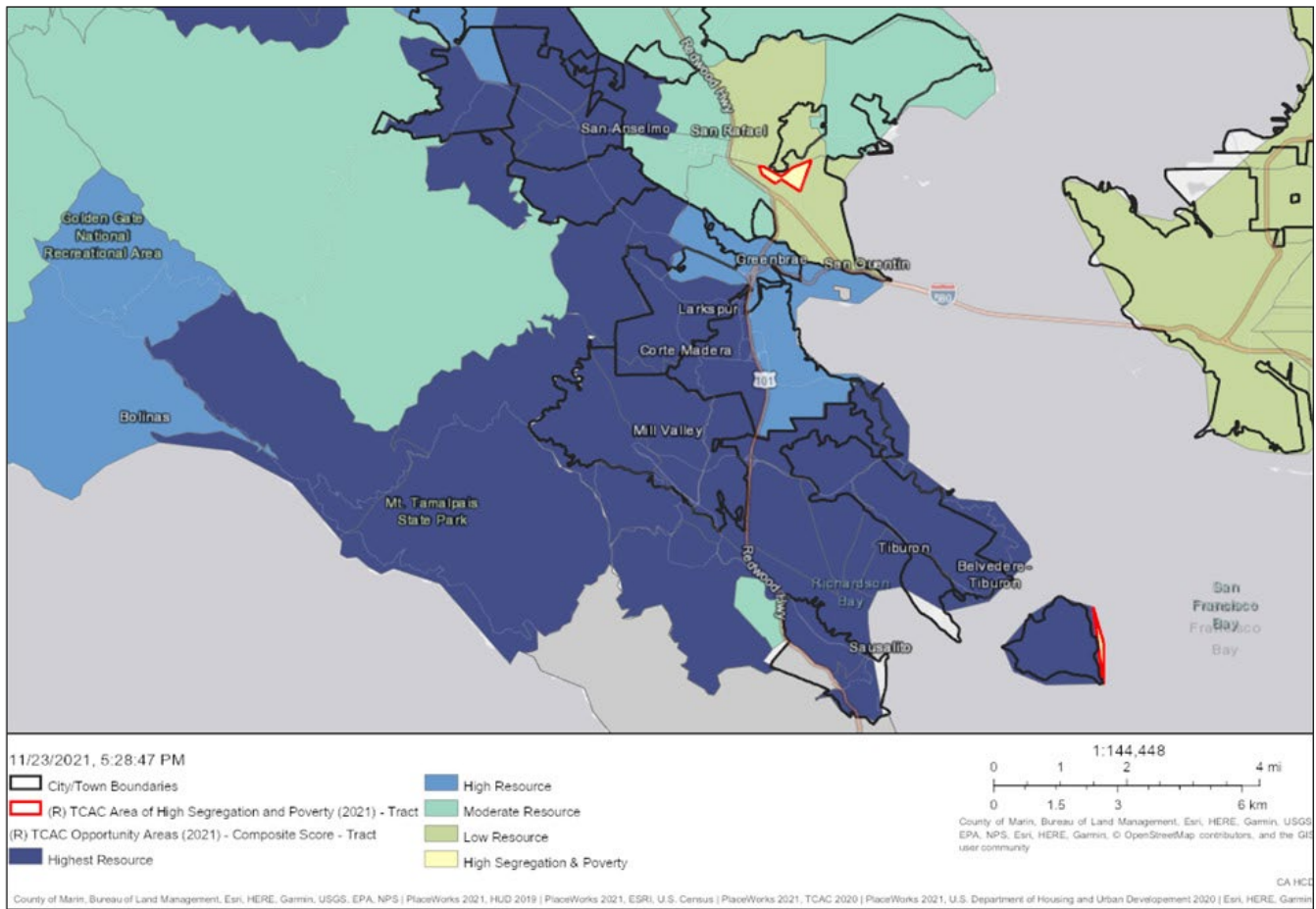


Figure 7.27: Local TCAC Areas of High Segregation and Poverty Areas (2021)

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 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 the 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.					

Sites Inventory and TCAC Opportunity Area by Tract (2021)

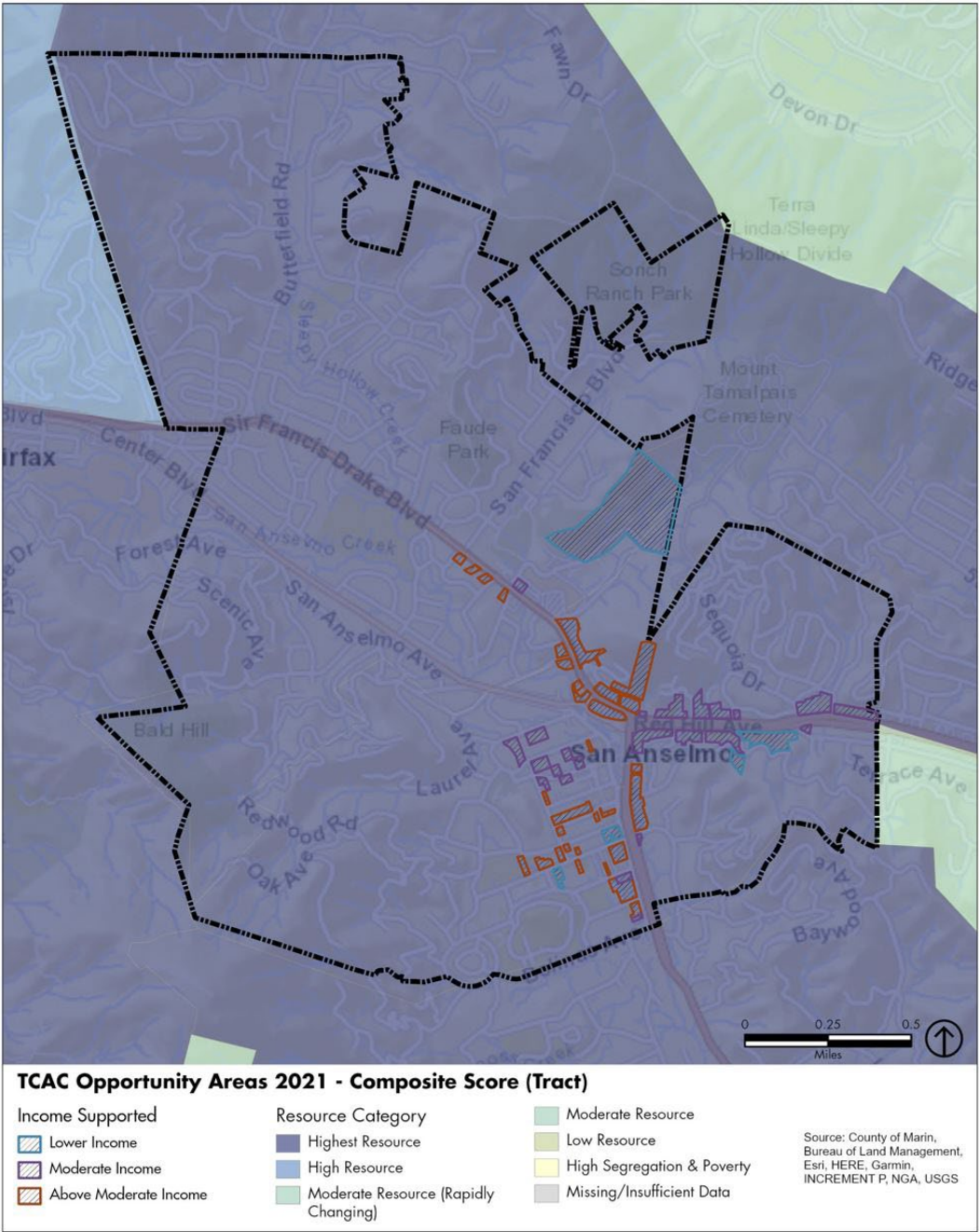


Figure 7.28: Sites Inventory and TCAC Opportunity Area by Tract (2021)

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 Third 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.

TCAC Education Scores- Region

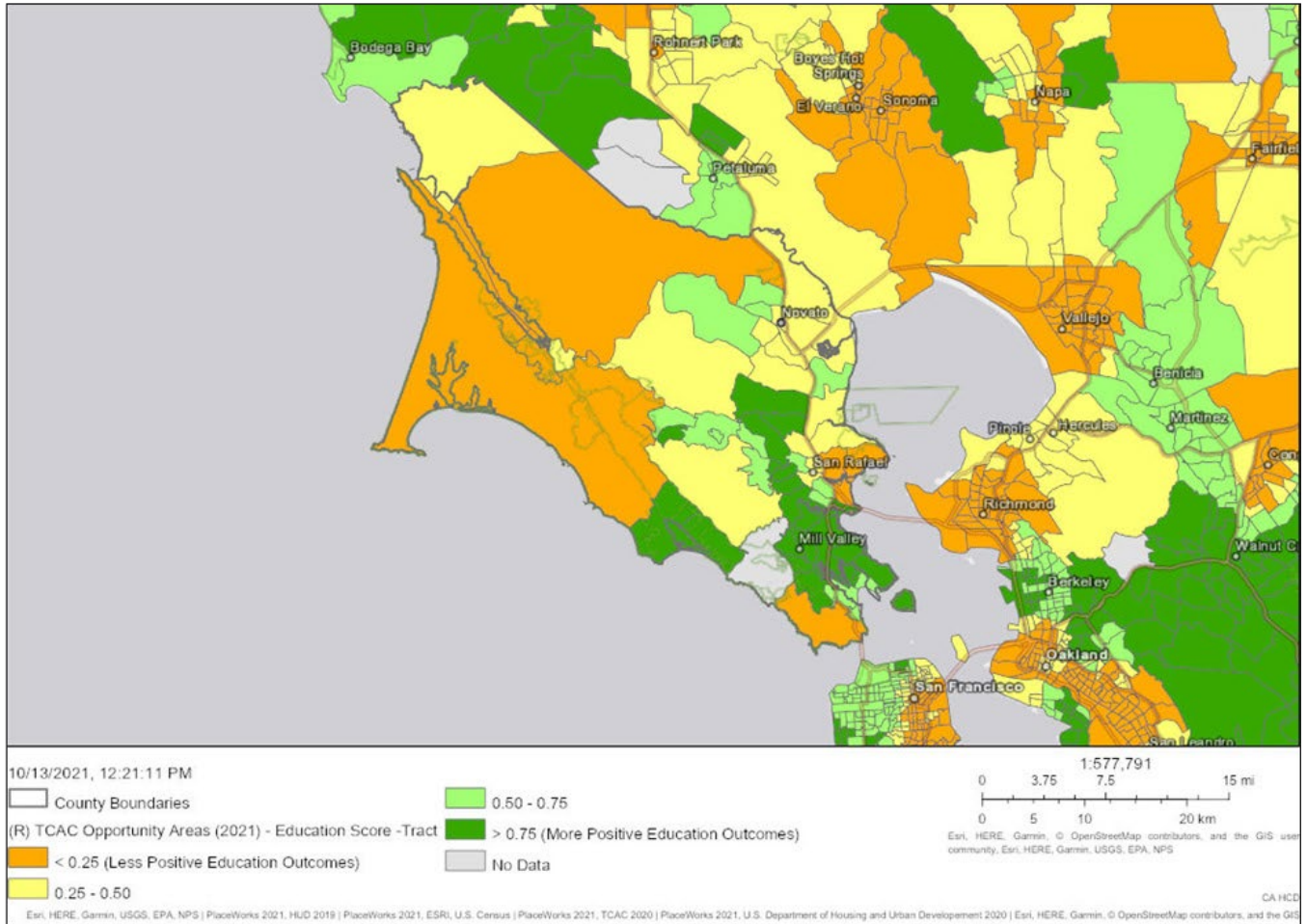


Figure 7.29: TCAC Education Scores- Region

Schools in Marin County



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.

GreatSchools Ratings

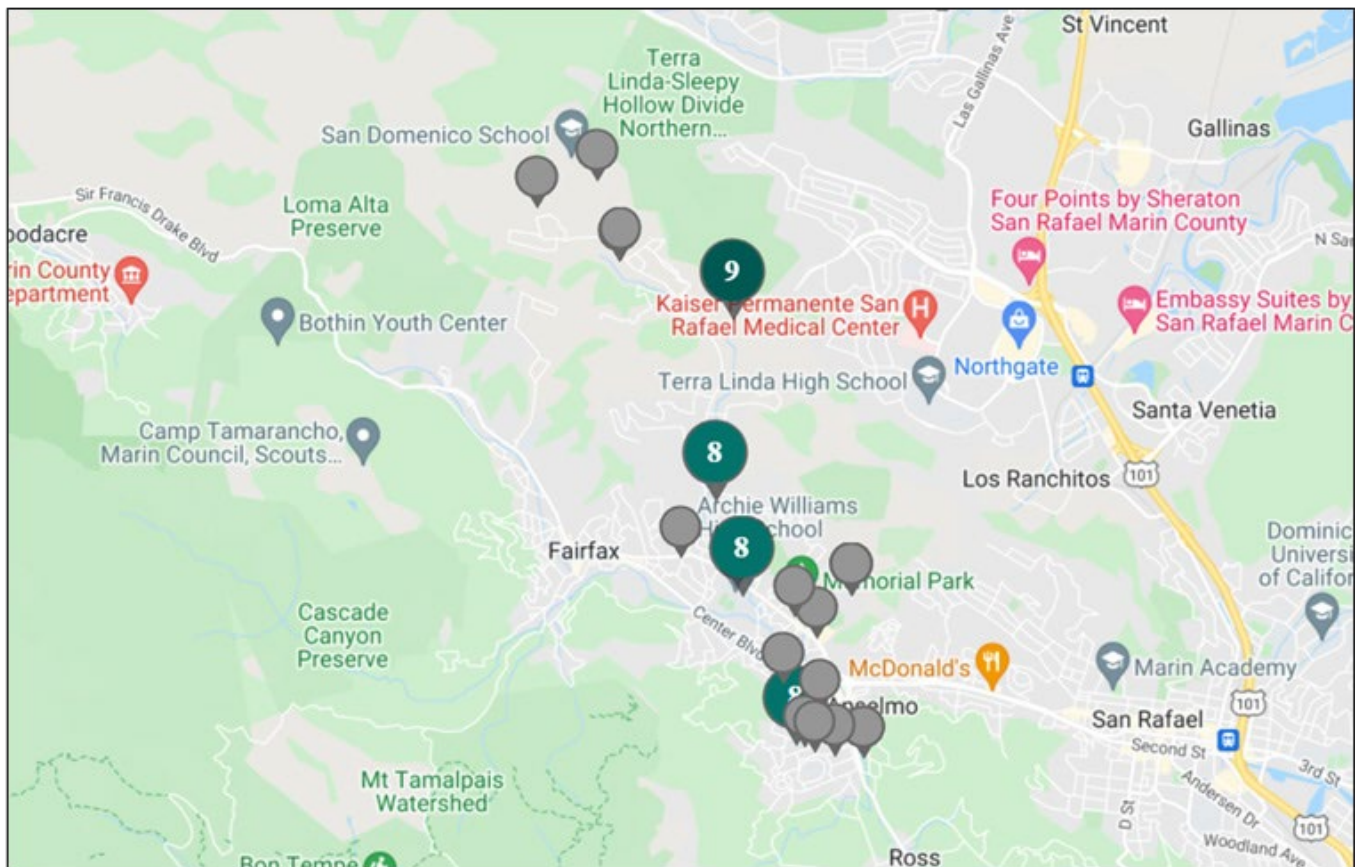


Figure 7.31: GreatSchools Ratings

TCAC Education Scores by Tract (2021)

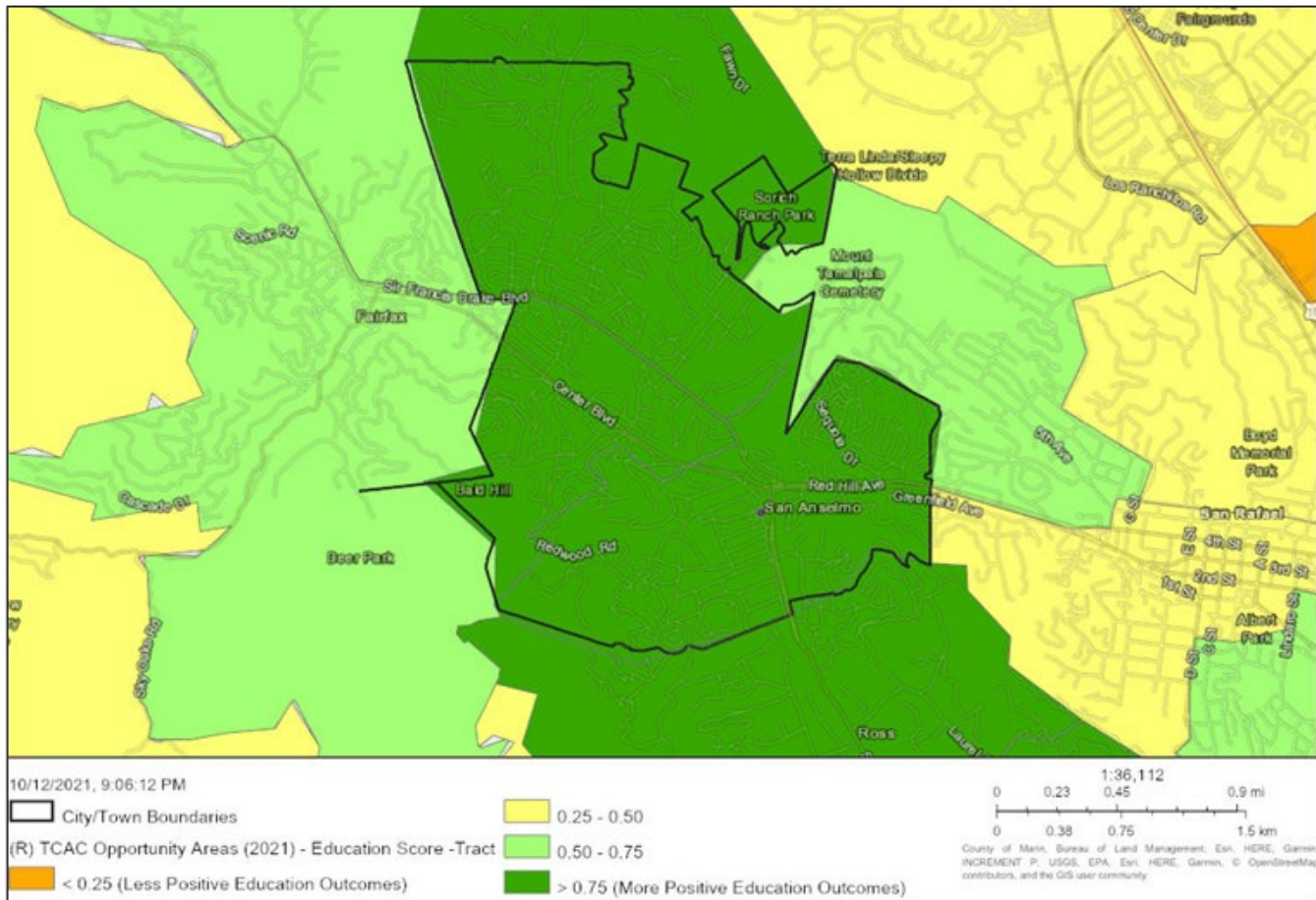


Figure 7.32: TCAC Education Scores by Tract (2021)

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 index¹⁵ and low transportation cost.¹⁶ 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.

¹⁵ 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.

¹⁶ 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.

Public Transit



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 minority populations and the persons with disabilities concentrated in the west part of the county (Figure 7.3 and Figure 7.7).

West Marin Stagecoach Routes

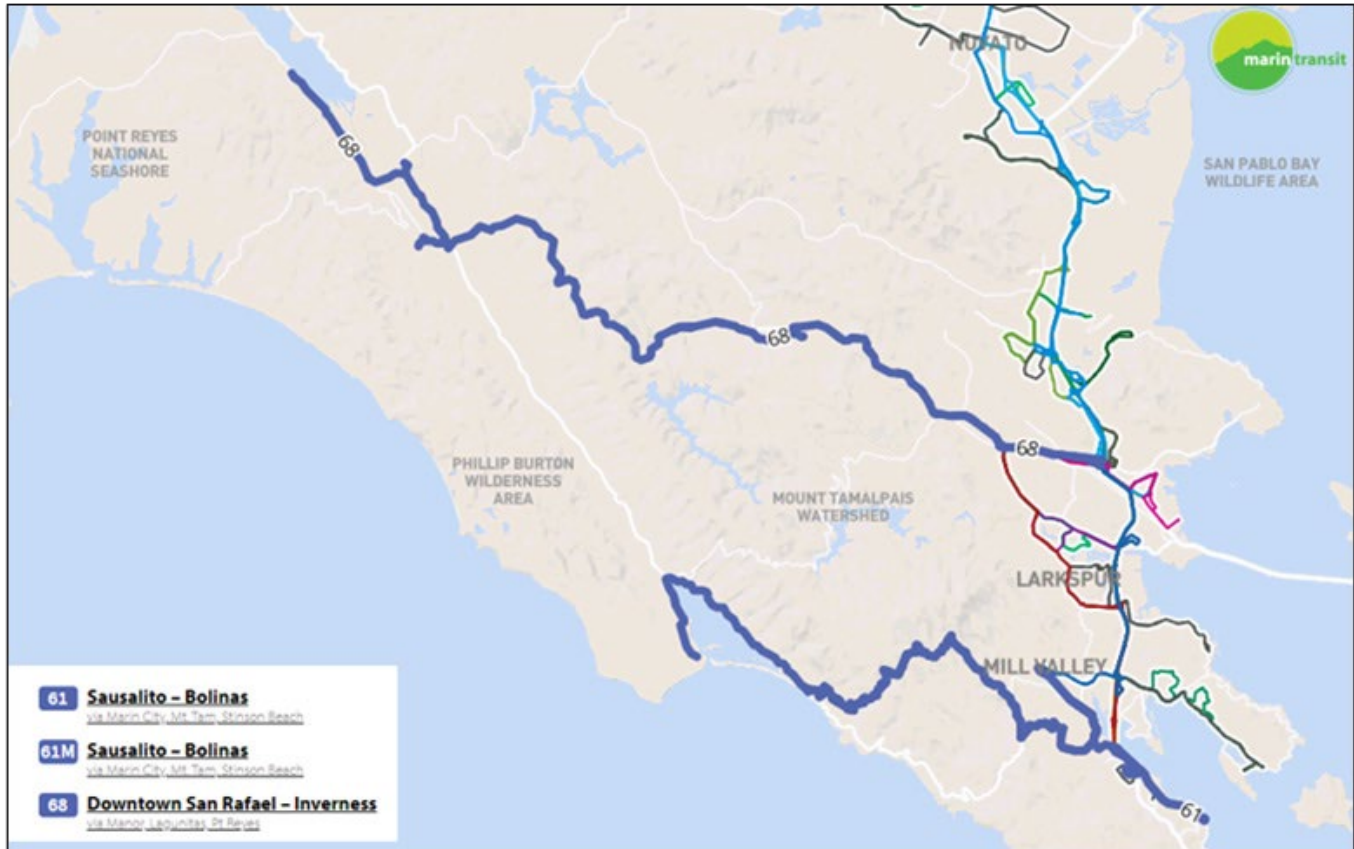


Figure 7.34: West Marin Stagecoach Routes

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.”¹⁷ 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.

All Transit Performance Score – San Anselmo (2019)

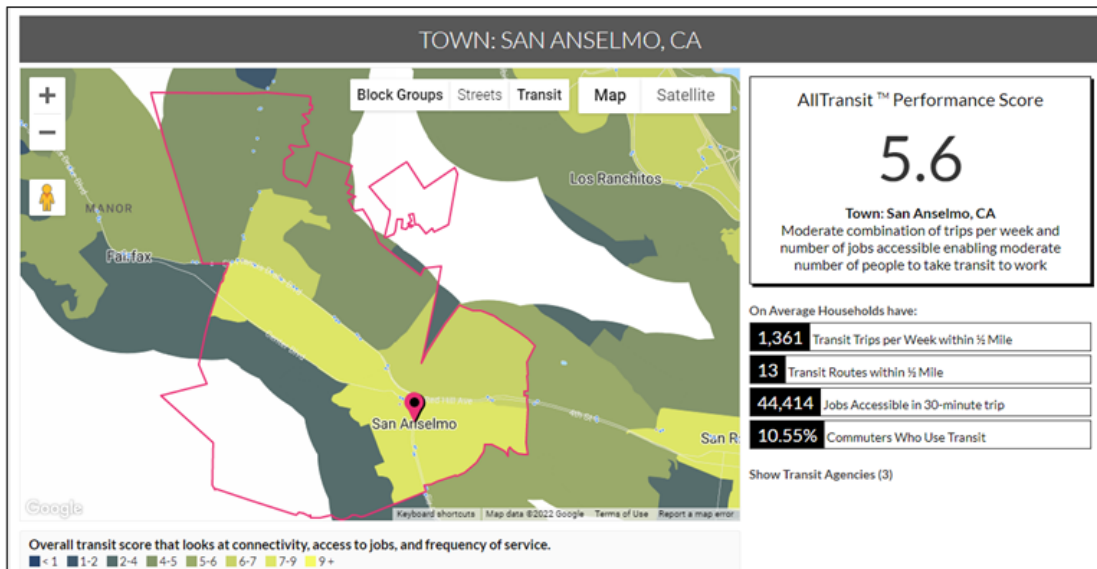


Figure 7.35: All Transit Performance Score – San Anselmo (2019)

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.

¹⁷ 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 index¹⁸ and jobs proximity index¹⁹ 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.

¹⁸ 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.

¹⁹ 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.

Regional Jobs Proximity Index by Block Group (2017)

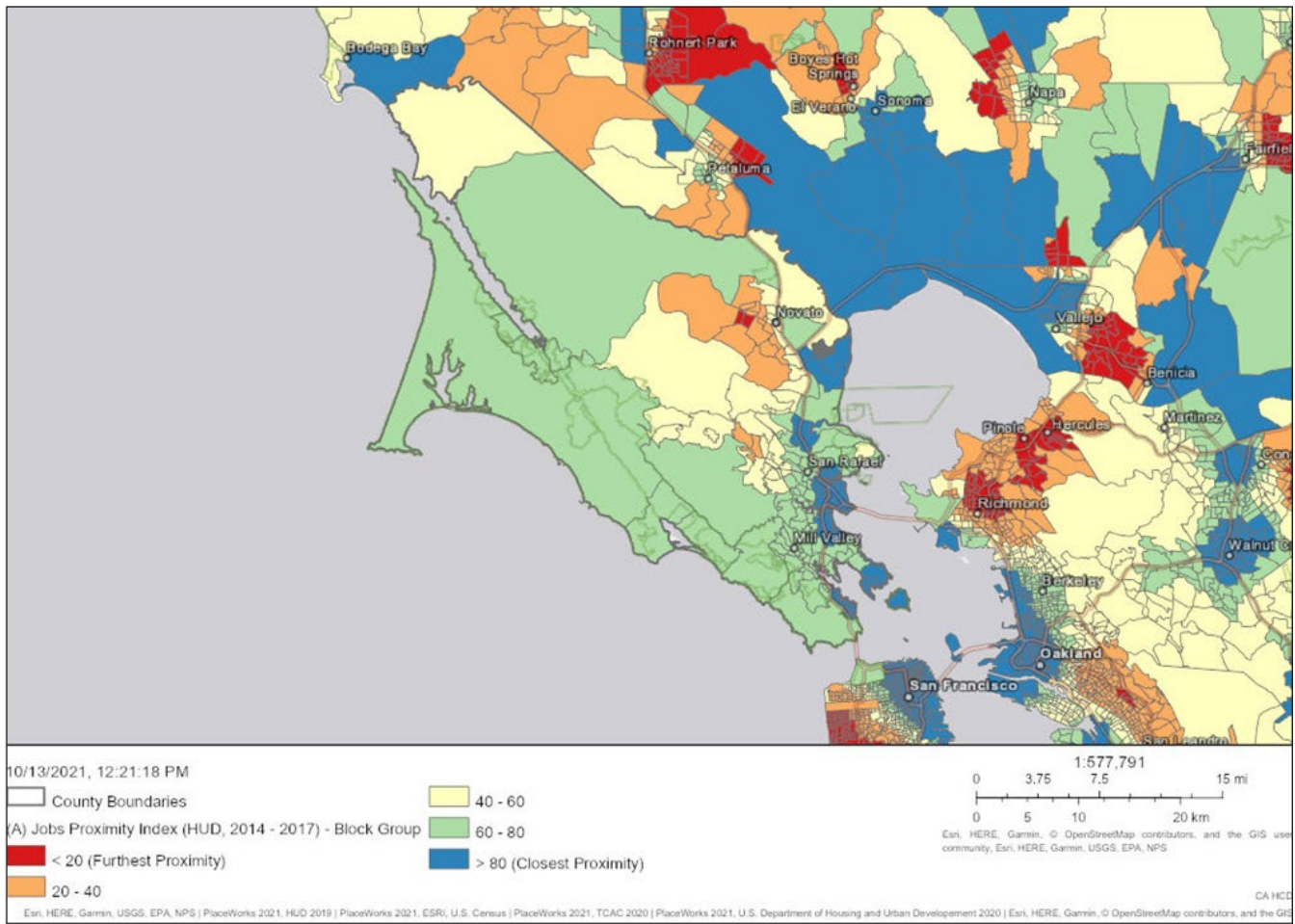


Figure 7.36: Regional Jobs Proximity Index by Block Group (2017)

The TCAC Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics.²⁰ 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). As shown in *Figure 7.37*, the highest TCAC economic scores are located along coastal West Marin communities, Southern Marin, and parts of Central Marin including the cities of Larkspur, Mill Valley, Corte Madera, Sausalito, and Tiburon.

Regional TCAC Economic Score by Tract (2021)

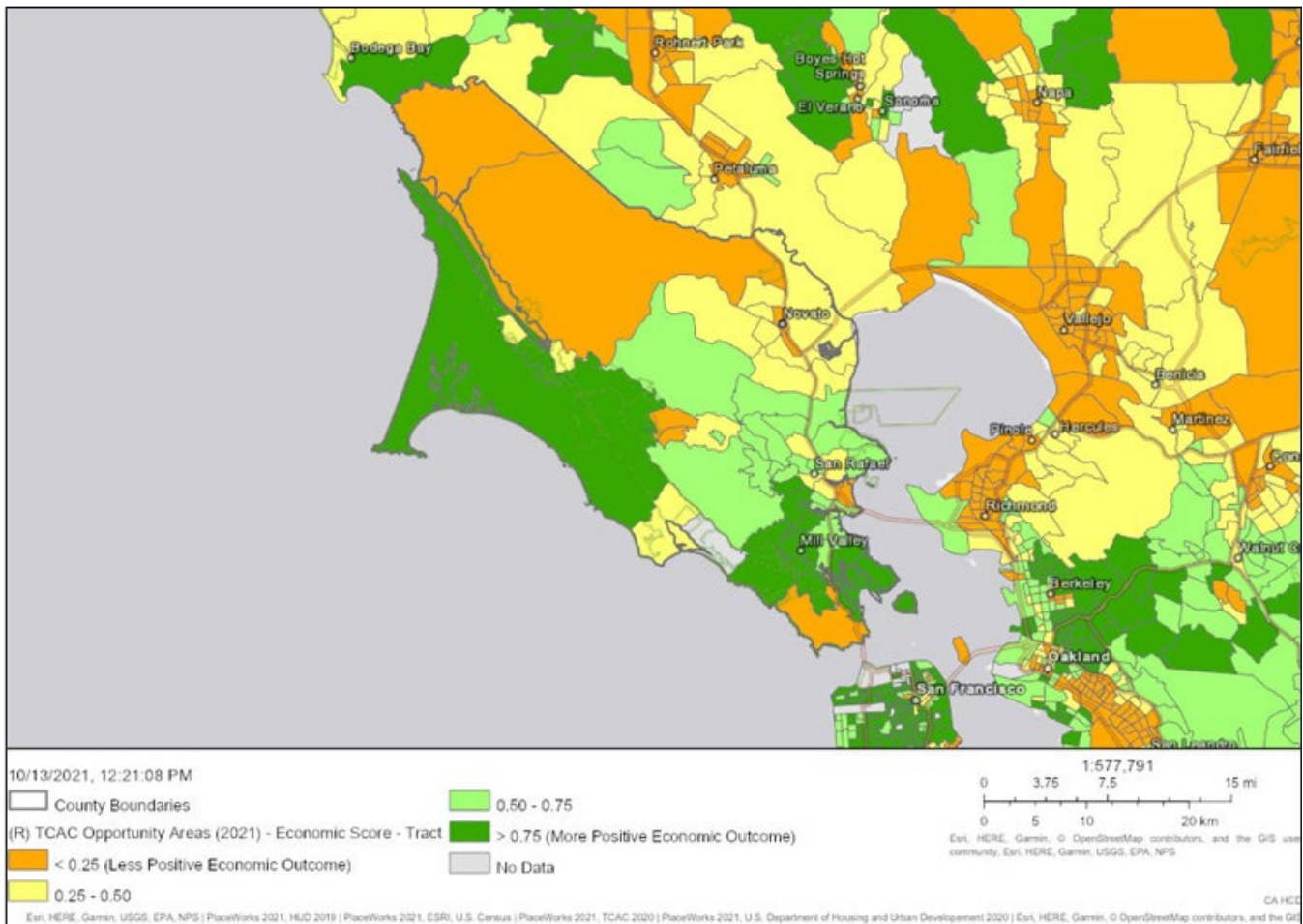


Figure 7.37: Regional TCAC Economic Score by Tract (2021)

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.

²⁰ See TCAC Opportunity Maps at the beginning of section for more information on TCAC maps and scores.

Jobs Proximity Index by Block Group (2017)

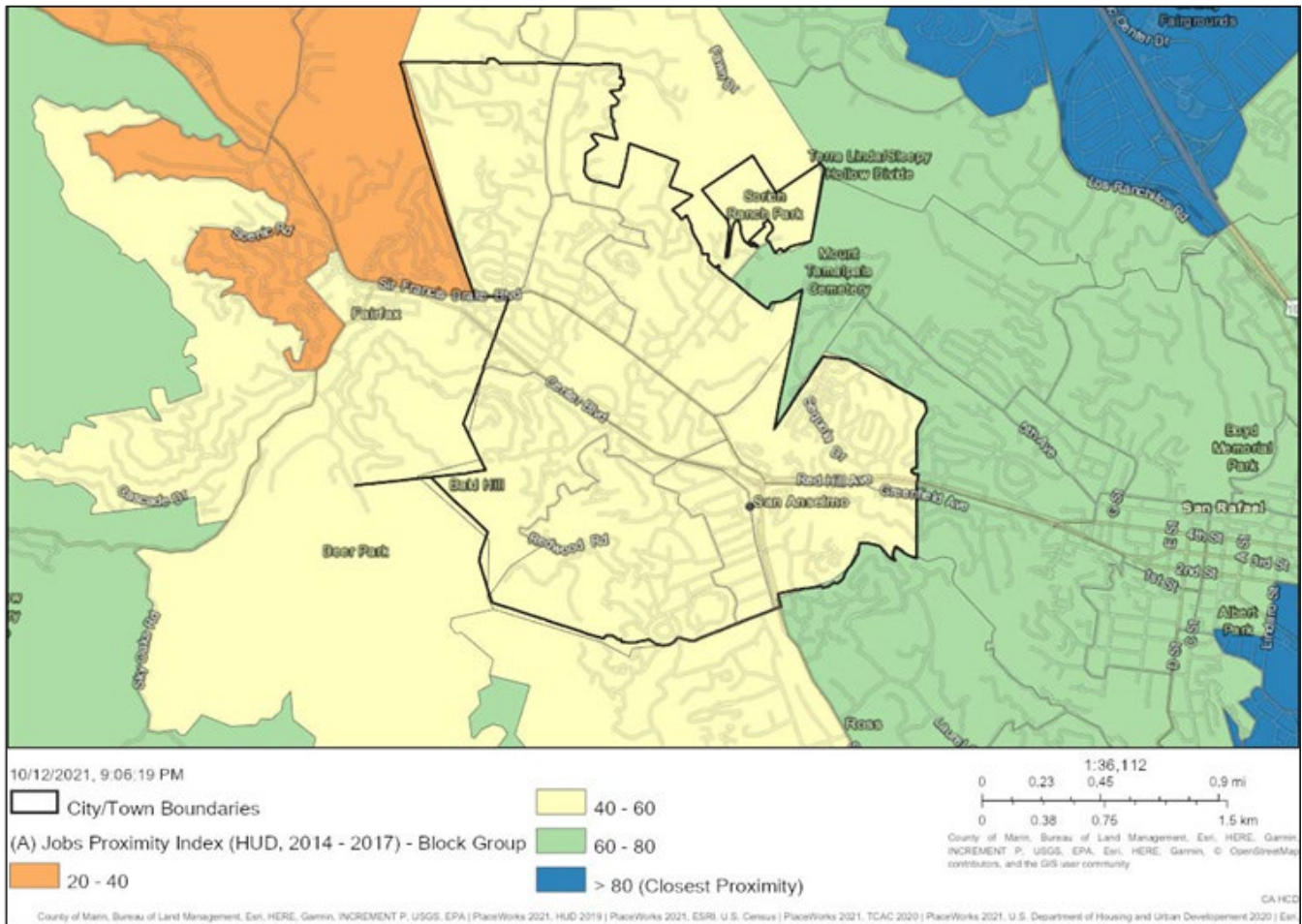


Figure 7.38: Jobs Proximity Index by Block Group (2017)

TCAC Economic Scores by Tract (2021)

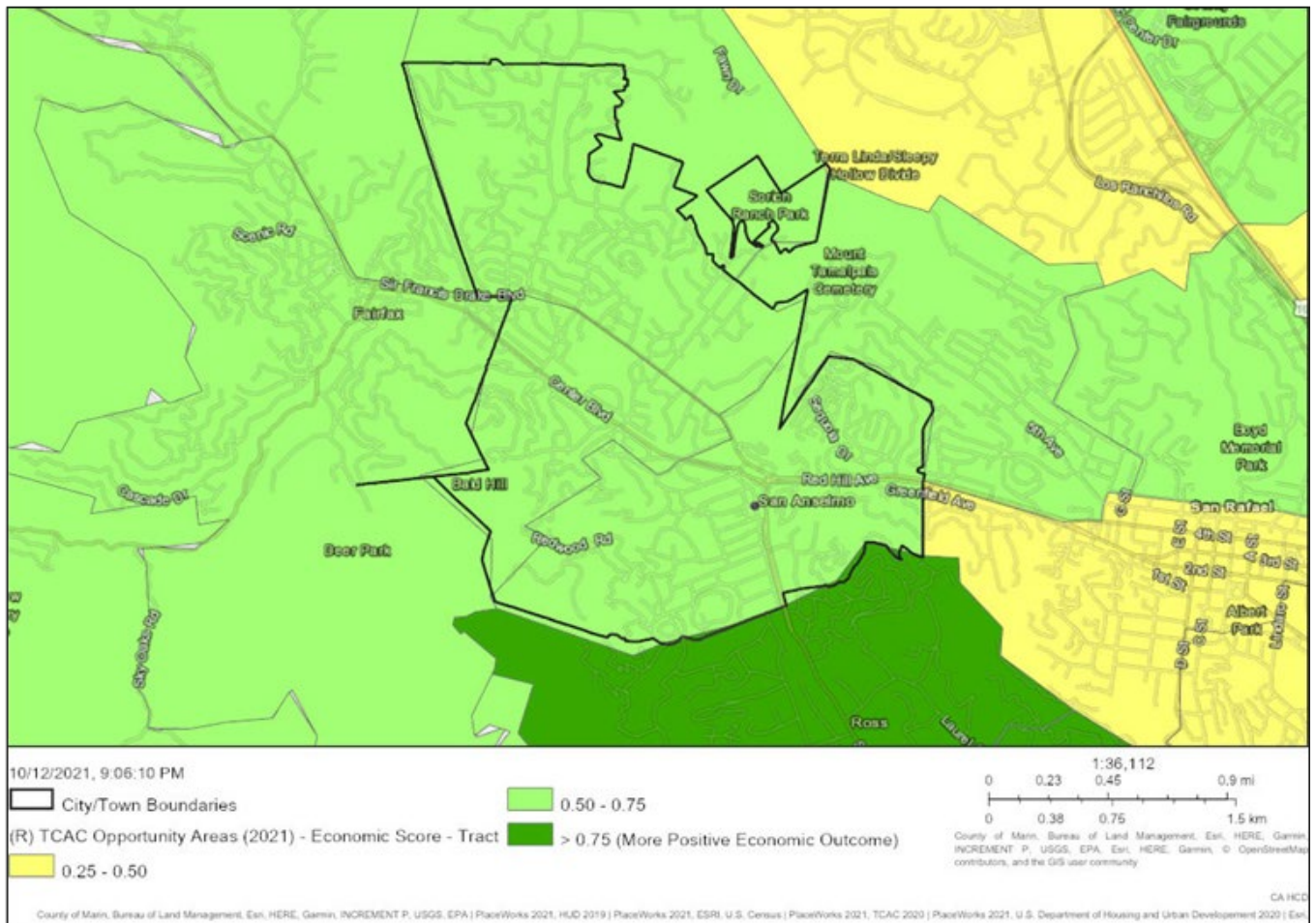


Figure 7.39: TCAC Economic Scores by Tract (2021)

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 scores 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).

Regional TCAC Environmental Score by Tract (2021)

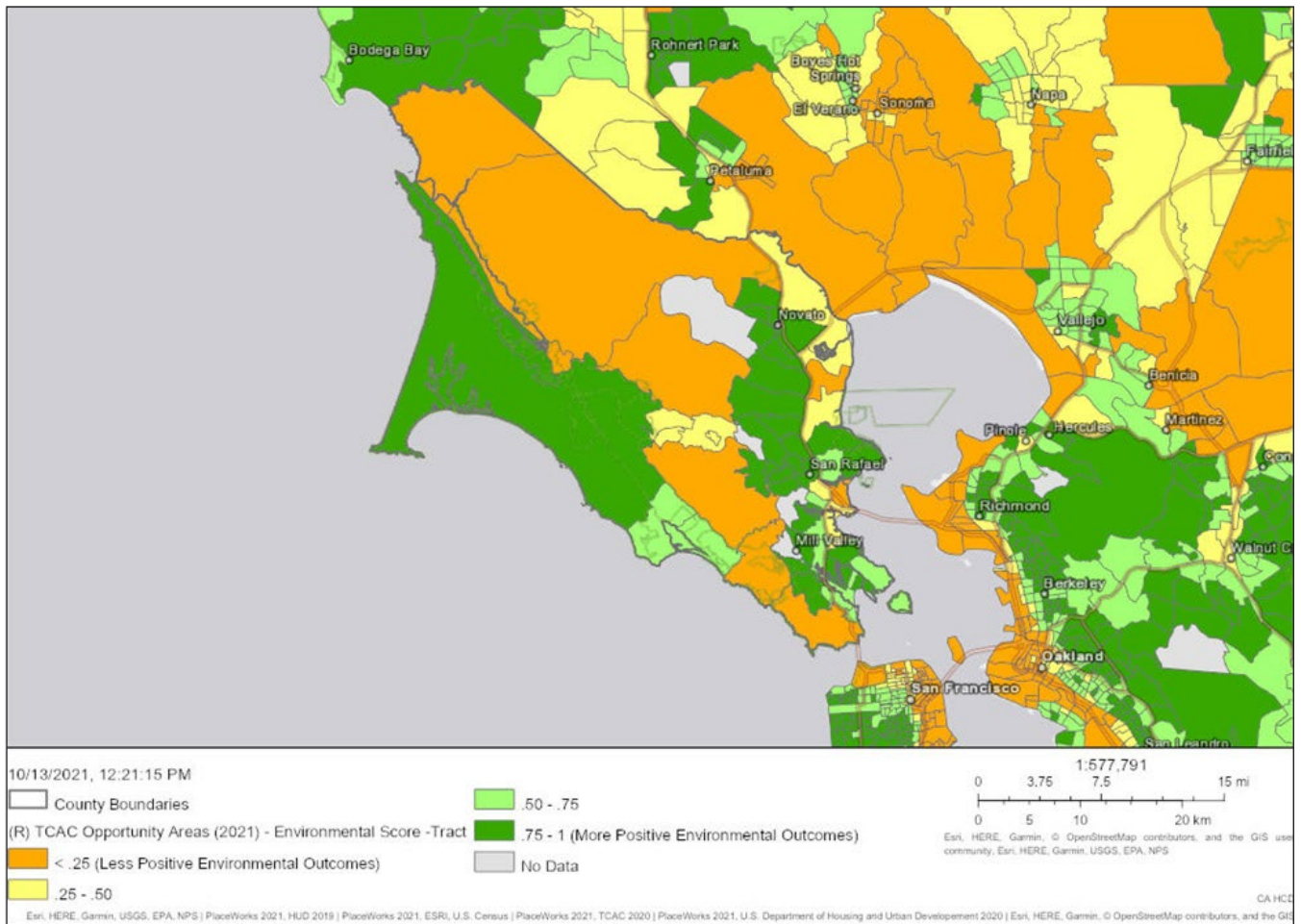


Figure 7.40: Regional TCAC Environmental Score by Tract (2021)

Regional CalEnviroScreen 4.0 Scores by Tract (2021)

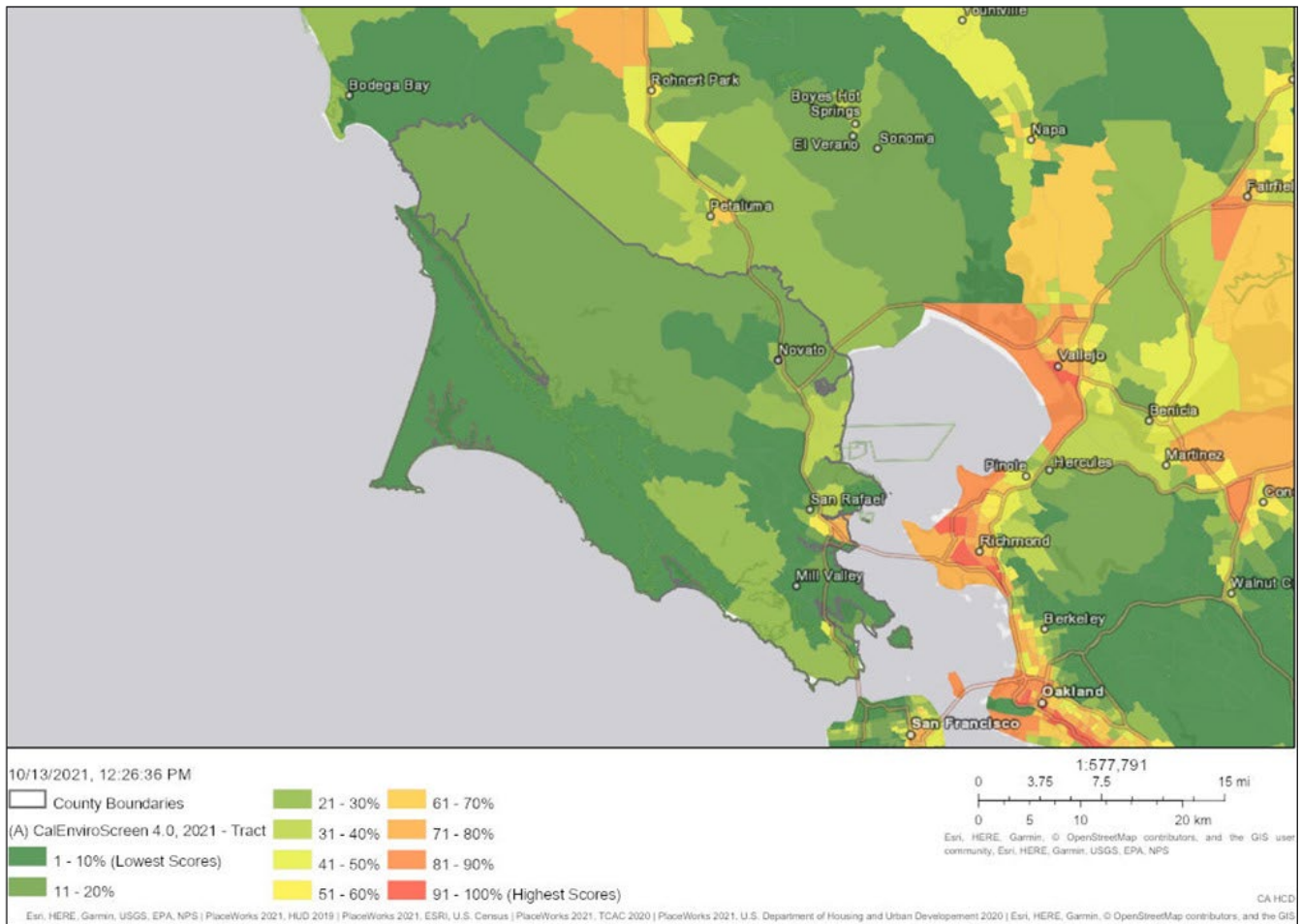


Figure 7.41: Regional CalEnviroScreen 4.0 Scores by Tract (2021)

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.

TCAC Environmental Scores by Tract (2021)

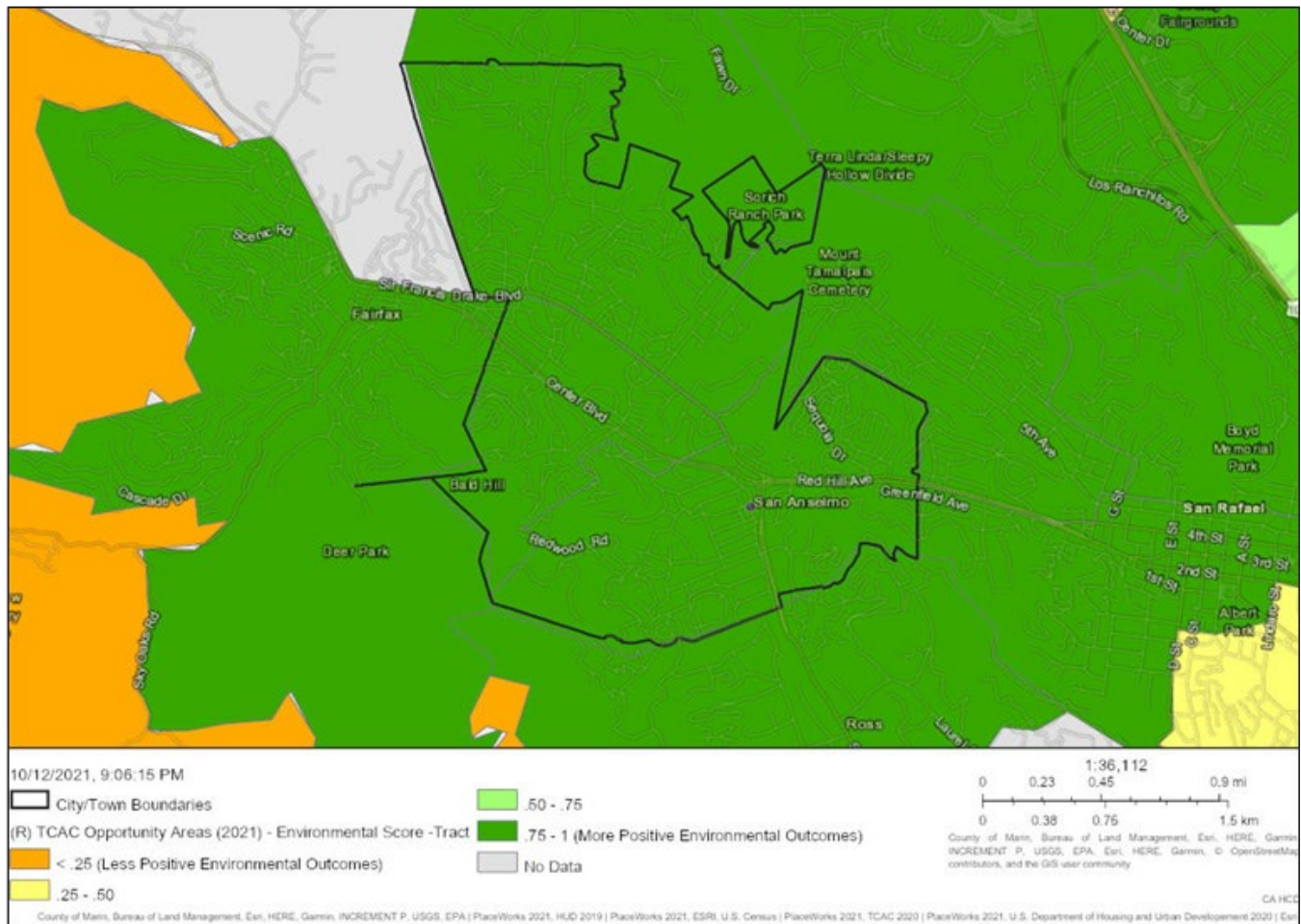


Figure 7.42: TCAC Environmental Scores by Tract (2021)

The Office of Environmental Health Hazard Assessment has released updated scores 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.

Sites Inventory and CalEnviroScreen 4.0 Score by Tract (2021)

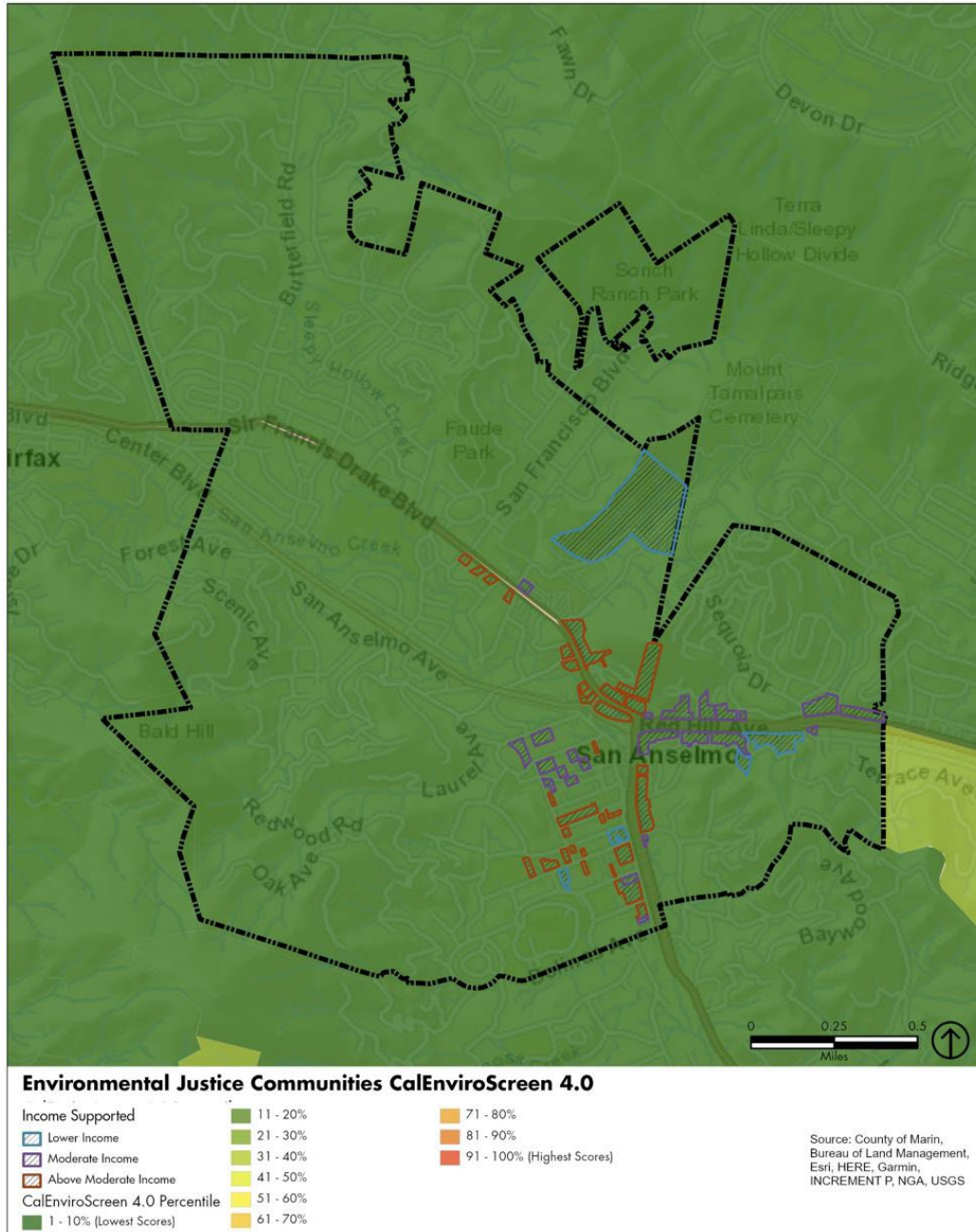


Figure 7.43: Sites Inventory and CalEnviroScreen 4.0 Score by Tract (2021)

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.

Regional Healthy Places Index by Tract (2021)

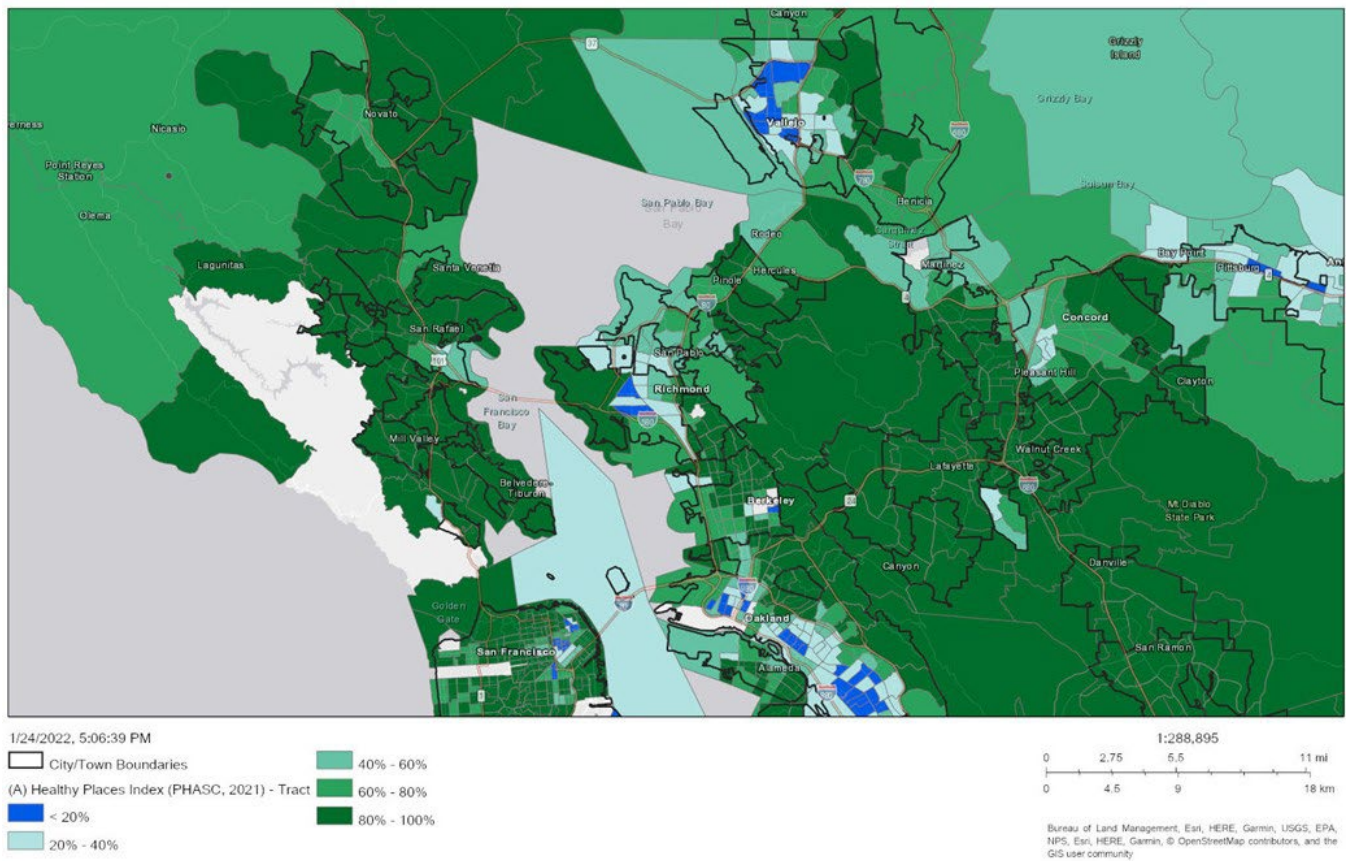


Figure 7.44: Regional Healthy Places Index by Tract (2021)

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.

Healthy Places Index by Tract (2021)

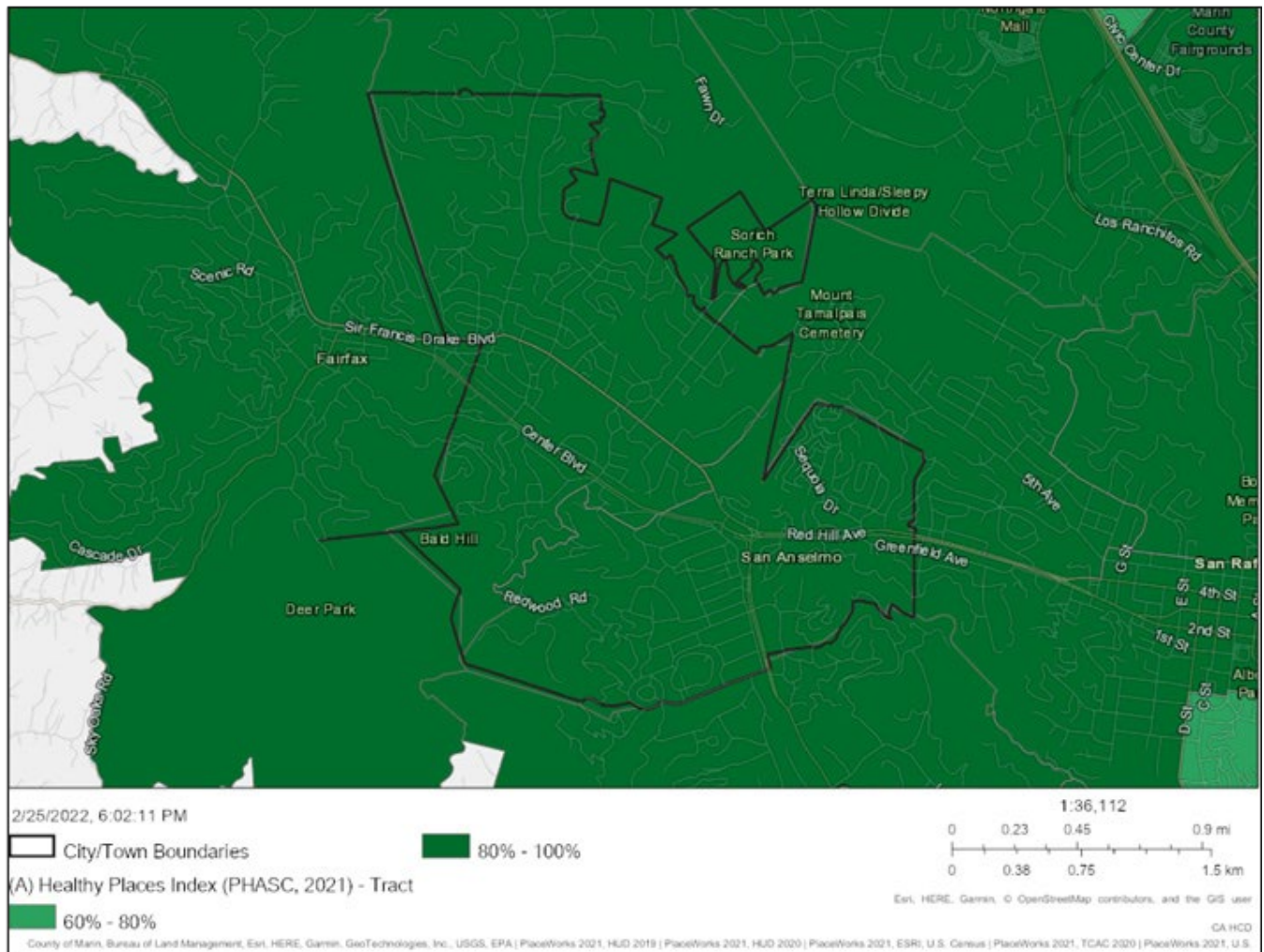


Figure 7.45: Healthy Places Index by Tract (2021)

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.

Healthy Places Index – Park Access (2017)

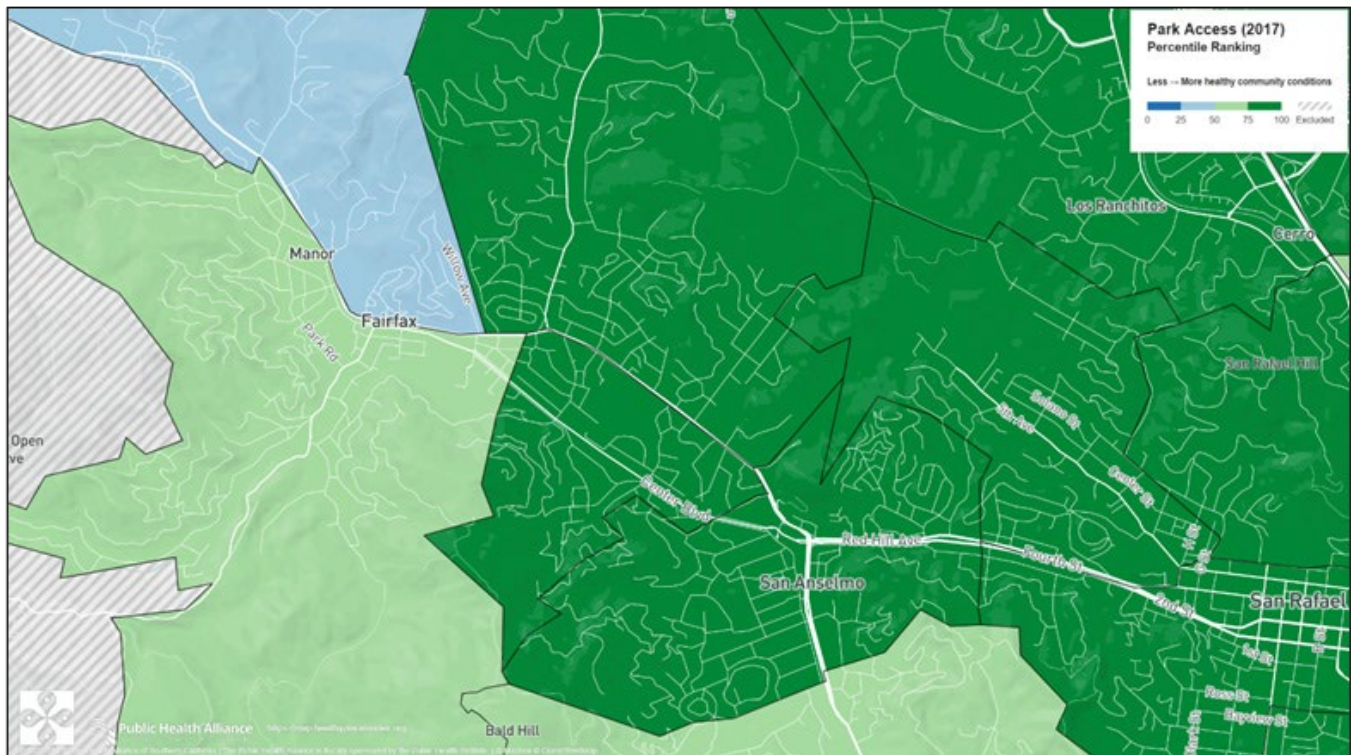


Figure 7.46: Healthy Places Index – Park Access (2017)

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 years²¹ 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.

²¹ 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 of 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 *Figure 7.47*. 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.

Loan Applications by Race/Ethnicity – San Anselmo (2018-2019)

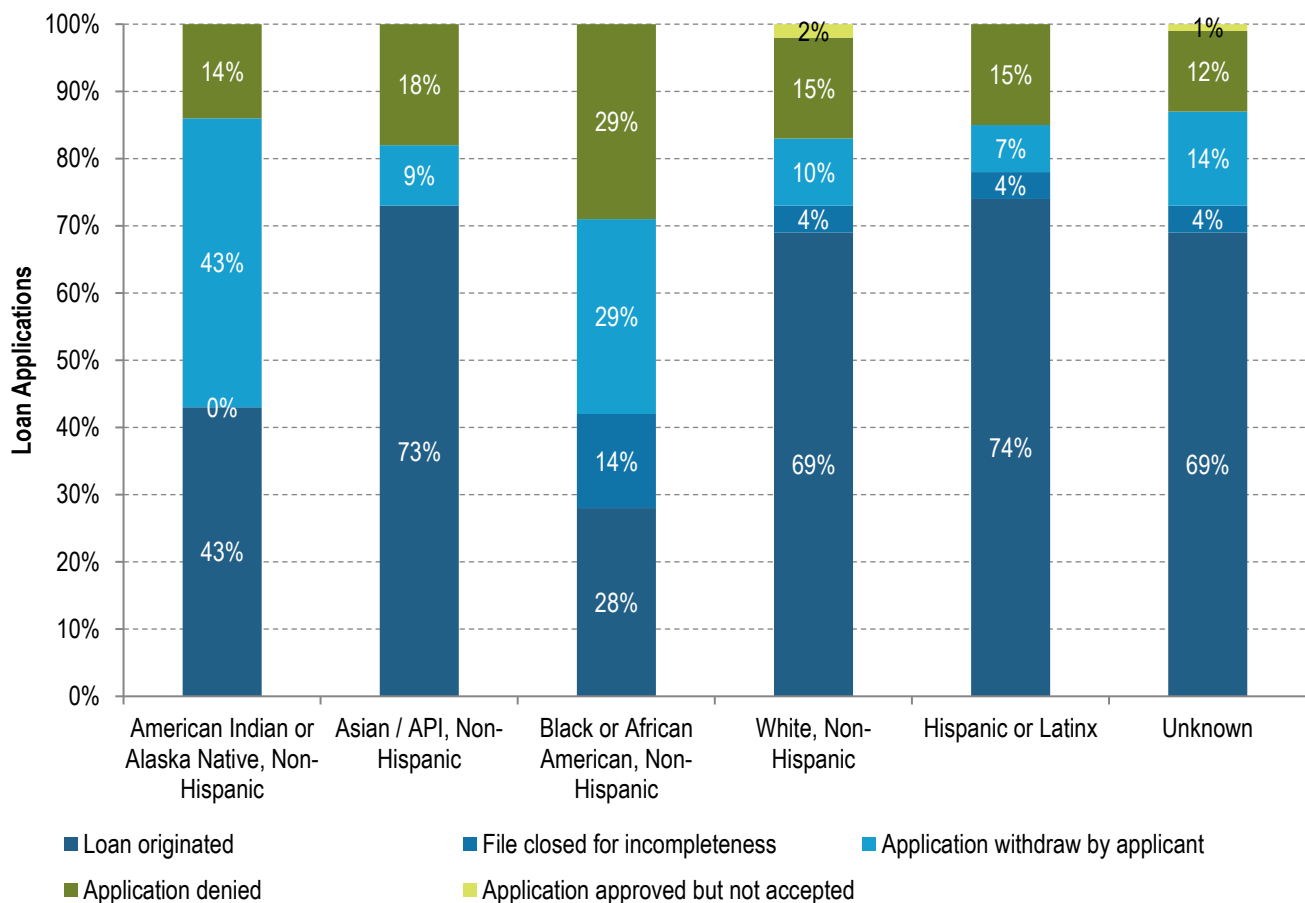


Figure 7.47: Loan Applications by Race/Ethnicity – San Anselmo (2018-2019)

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. As shown in *Figure 7.49*, 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%
<i>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.</i> <i>Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.</i>							

Regional Cost Burdened Renter Households by Tract (2019)

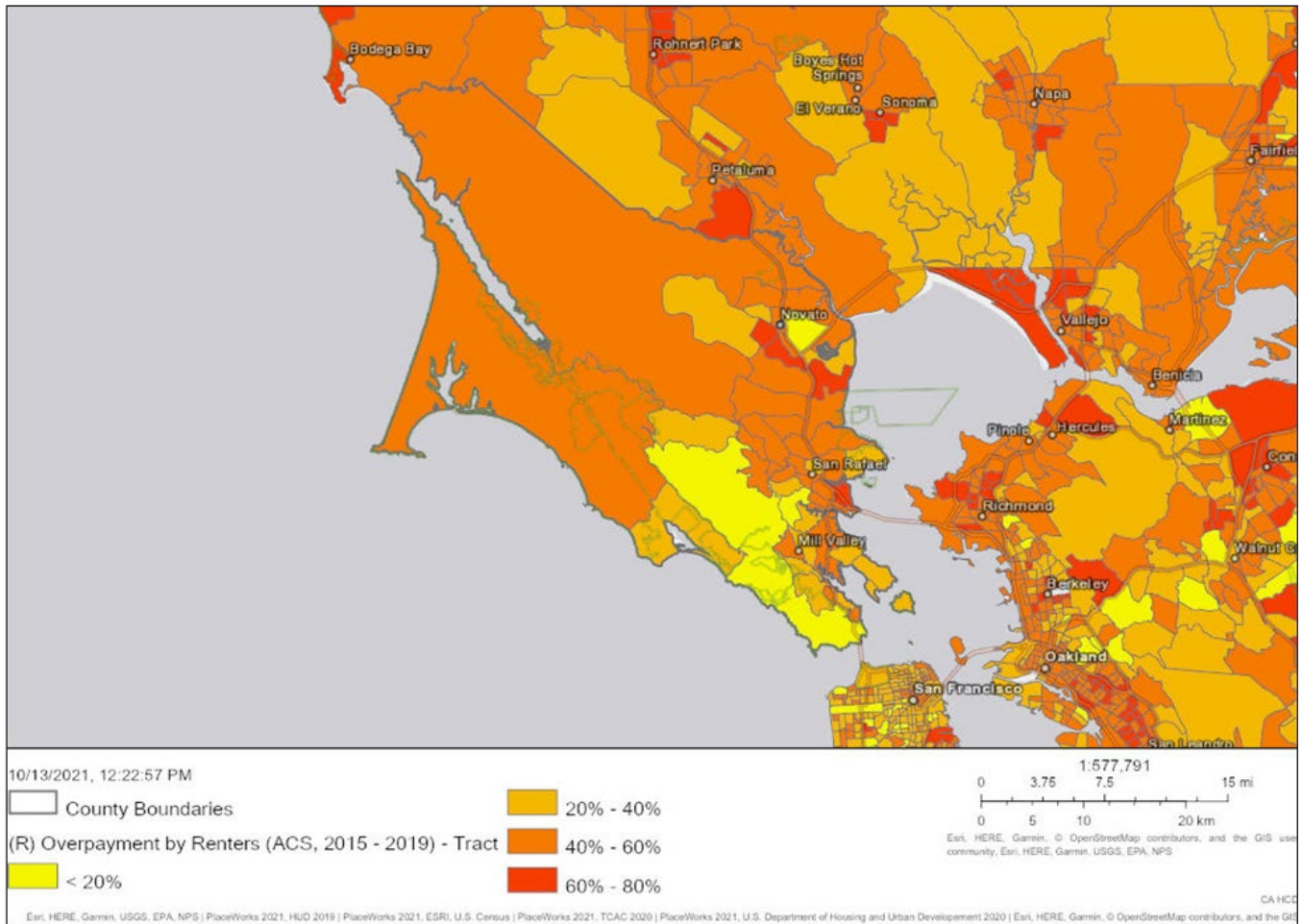


Figure 7.48: Regional Cost Burdened Renter Households by Tract (2019)

Regional Cost Burdened Owner Households by Tract (2021)

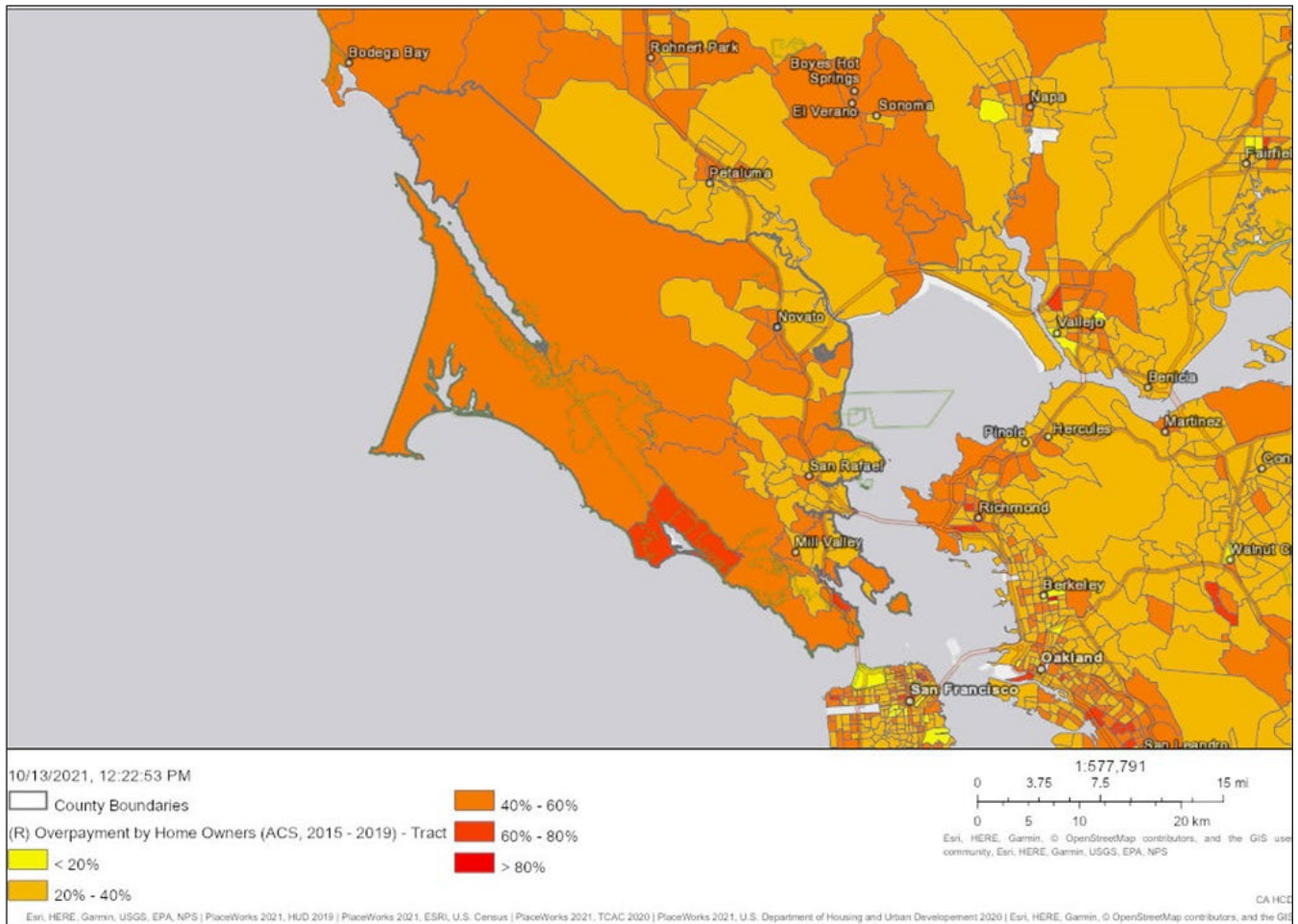


Figure 7.49: Regional Cost Burdened Owner Households by Tract (2019)

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.

Sites Inventory and Cost Burdened Renters by Tract (2019)

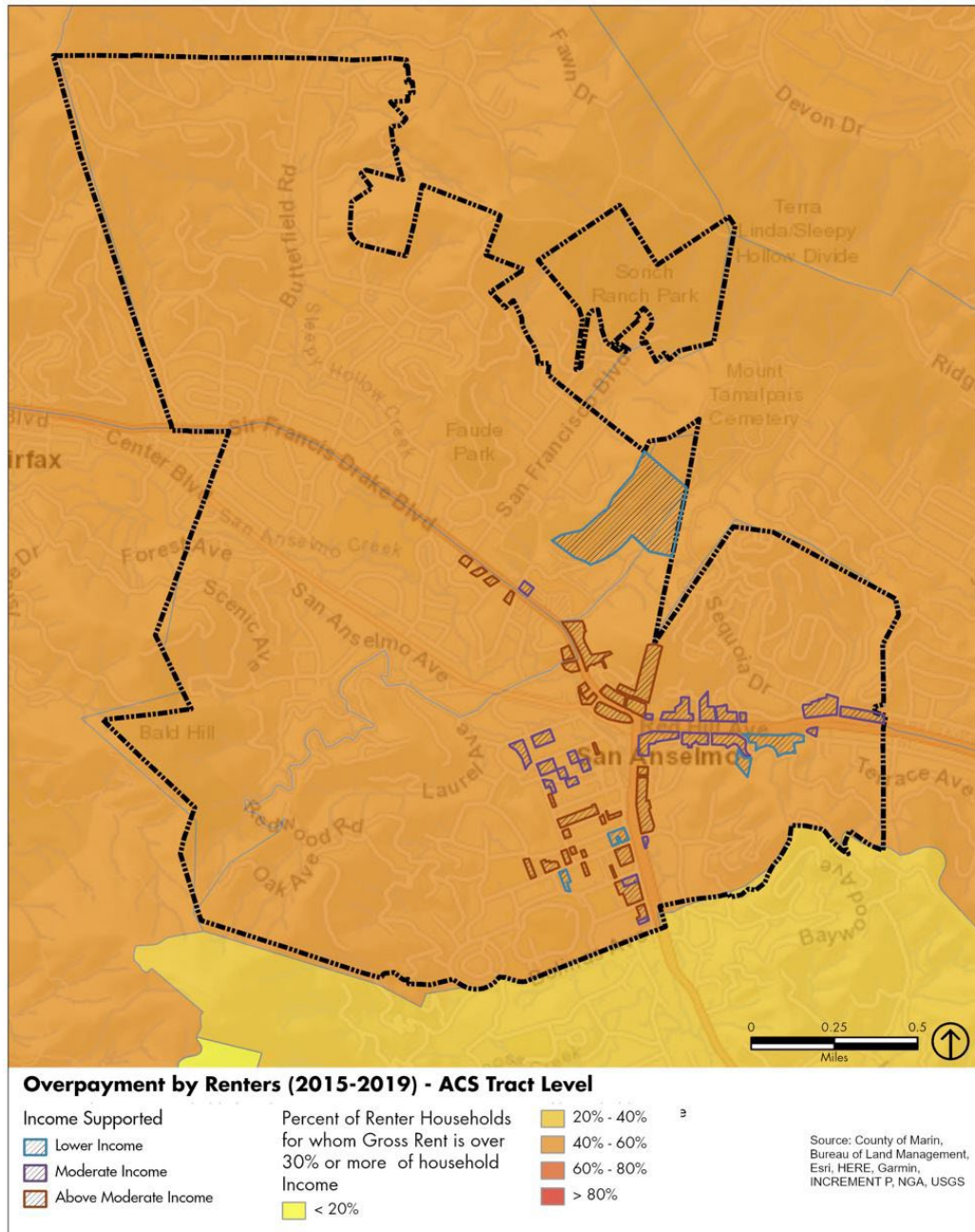


Figure 7.50: Sites Inventory and Cost Burdened Renters by Tract (2019)

Sites Inventory and Cost Burdened Owners by Tract (2019)

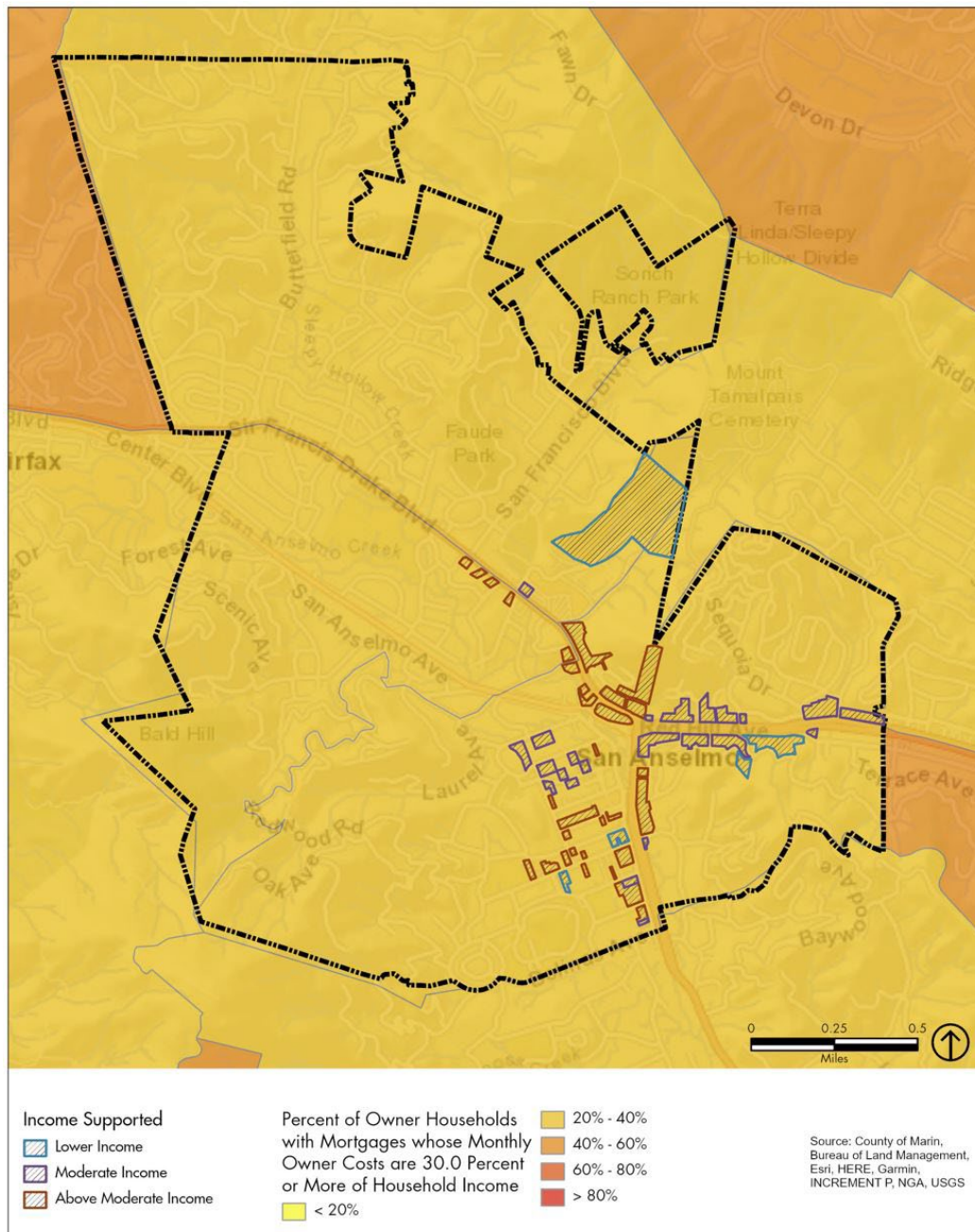


Figure 7.51: Sites Inventory and Cost Burdened Owners by Tract (2019)

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 7.25*). 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 7.52*). 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 workers' housing is overcrowded and undercounted.

Table 7.25: 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%
<i>Note: Overcrowding means more than one person per household. Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.</i>		

Regional Overcrowded Households by Tract

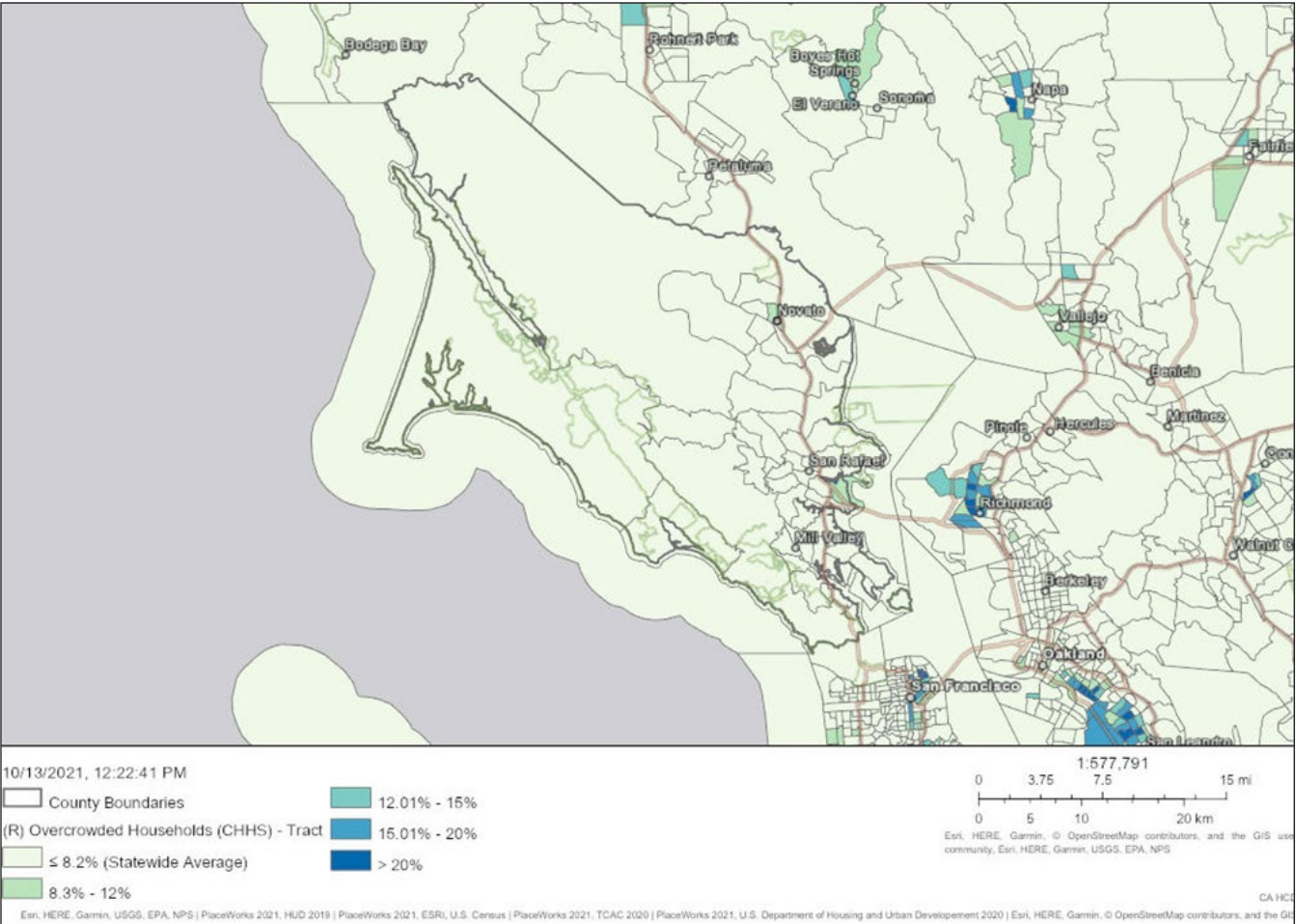


Figure 7.52: Regional Overcrowded Households by Tract

Local Trends

Overcrowding is generally not an issue in the town. As shown in *Table 7.26*, 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. As shown in *Figure 7.53*, 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 7.26: 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.

Overcrowded Households by Tract

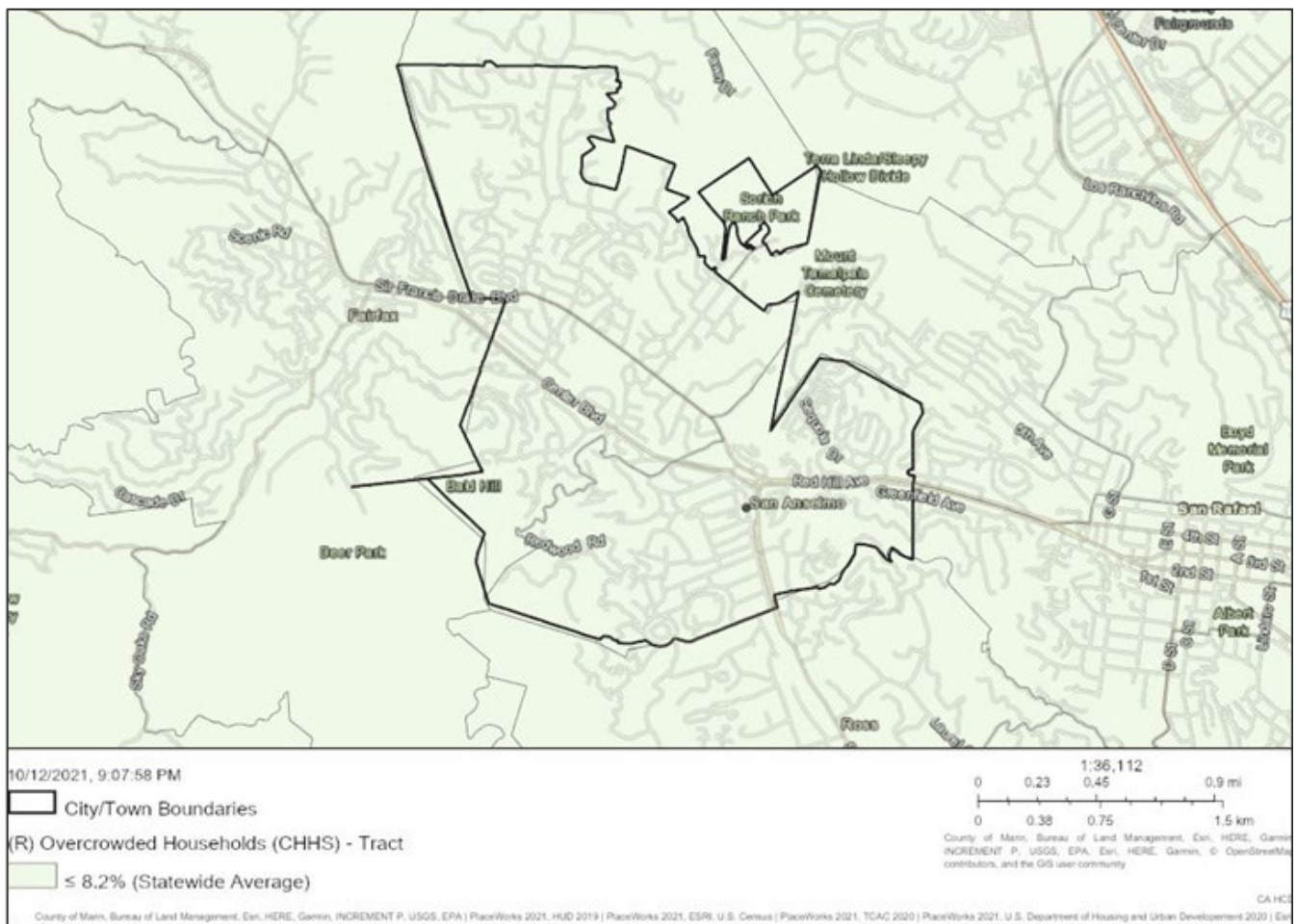


Figure 7.53: Overcrowded Households by Tract

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 7.27*, 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 7.27: 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%
<i>Source: American Community Survey, 2015-2019 (5-Year Estimates).</i>				

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 7.29*). *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.

Median Housing Age by Marin County Cities and Census-Designated Places (CDPs)

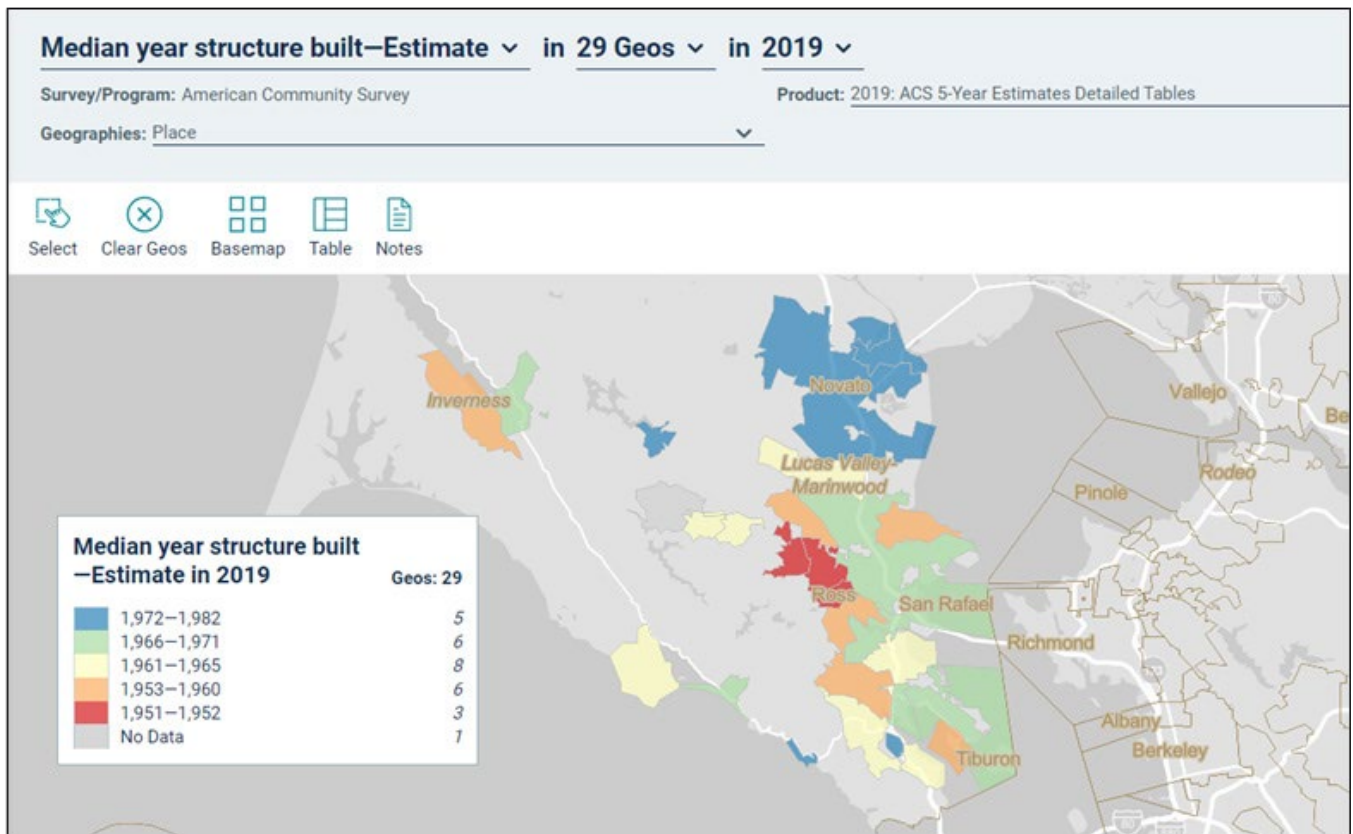


Figure 7.54: Median Housing Age by Marin County Cities and Census-Designated Places (CDPs)

Local Trends

There are no owner-occupied households in San Anselmo lacking complete kitchen facilities (Table 7.28). 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 7.28: 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 7.29 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 7.55, 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 7.29: 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).				

Median Housing Age by Block Group (2019)

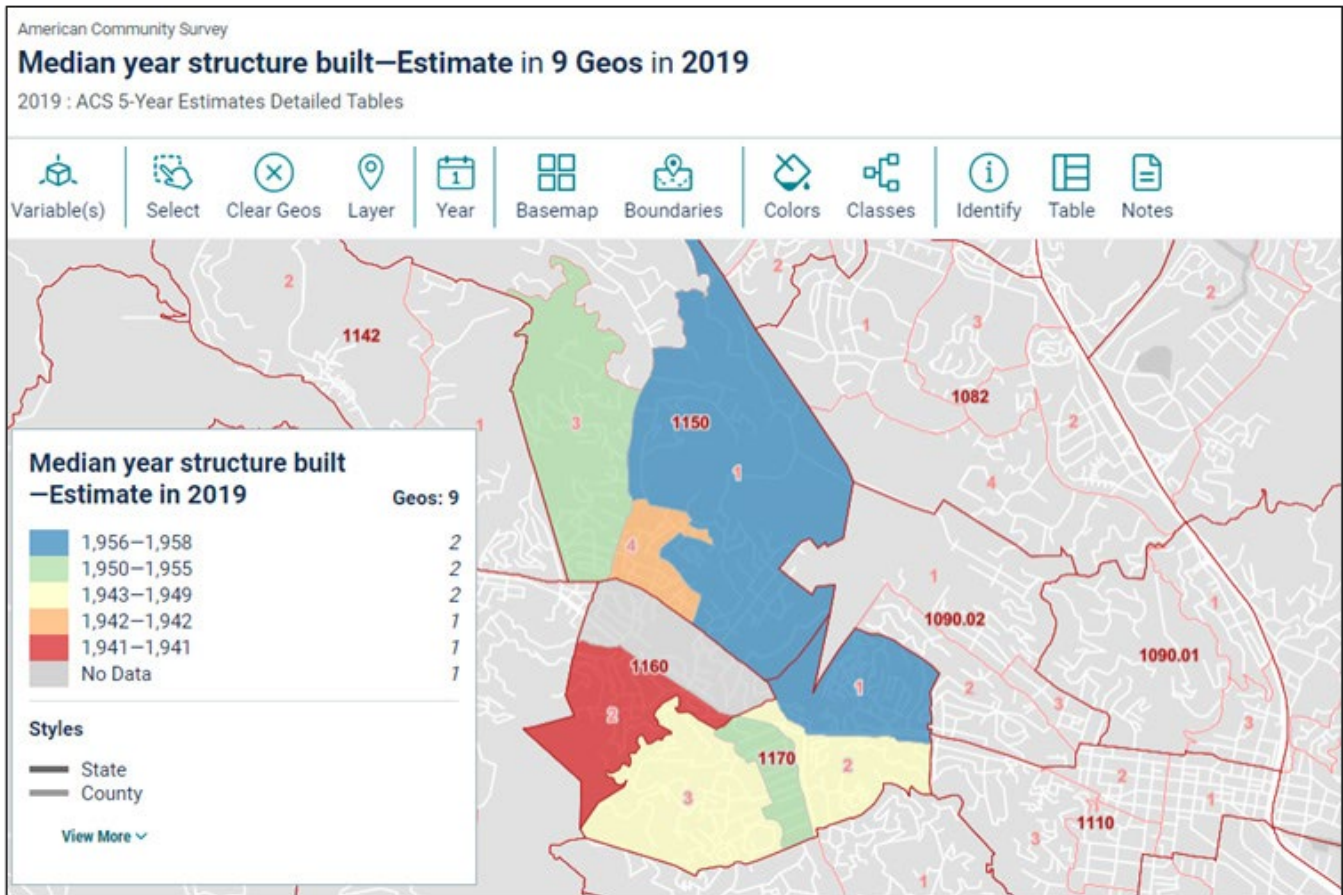


Figure 7.55: Median Housing Age by Block Group (2019)

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 7.56). In Marin County, sensitive communities were identified in the cities of Novato and San Rafael, and the unincorporated areas of Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio.

Regional Sensitive Communities At Risk of Displacement by Tract (2021)

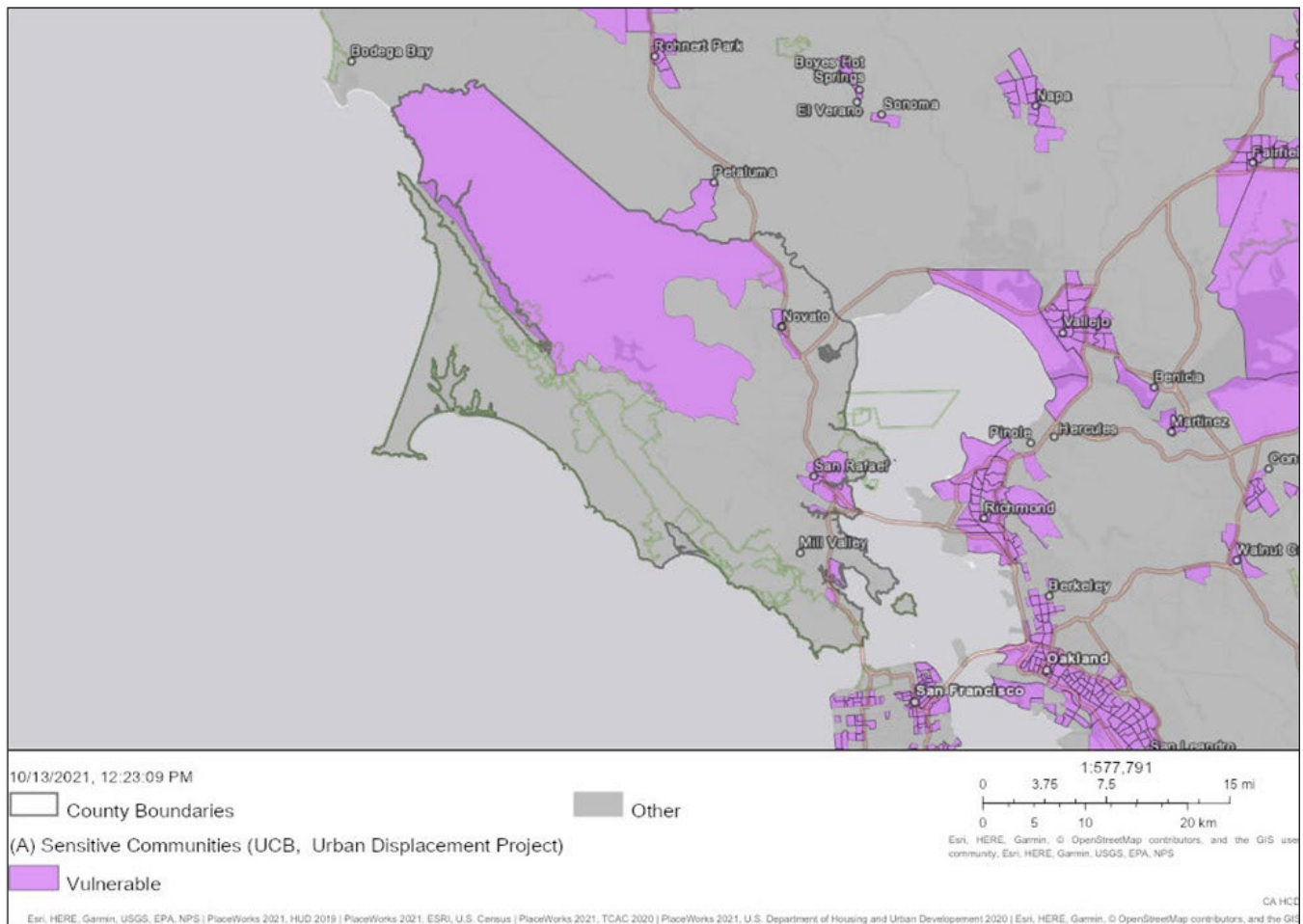


Figure 7.56: Regional Sensitive Communities At Risk of Displacement by Tract (2021)

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.

Sensitive Communities At Risk of Displacement by Tract (2021)

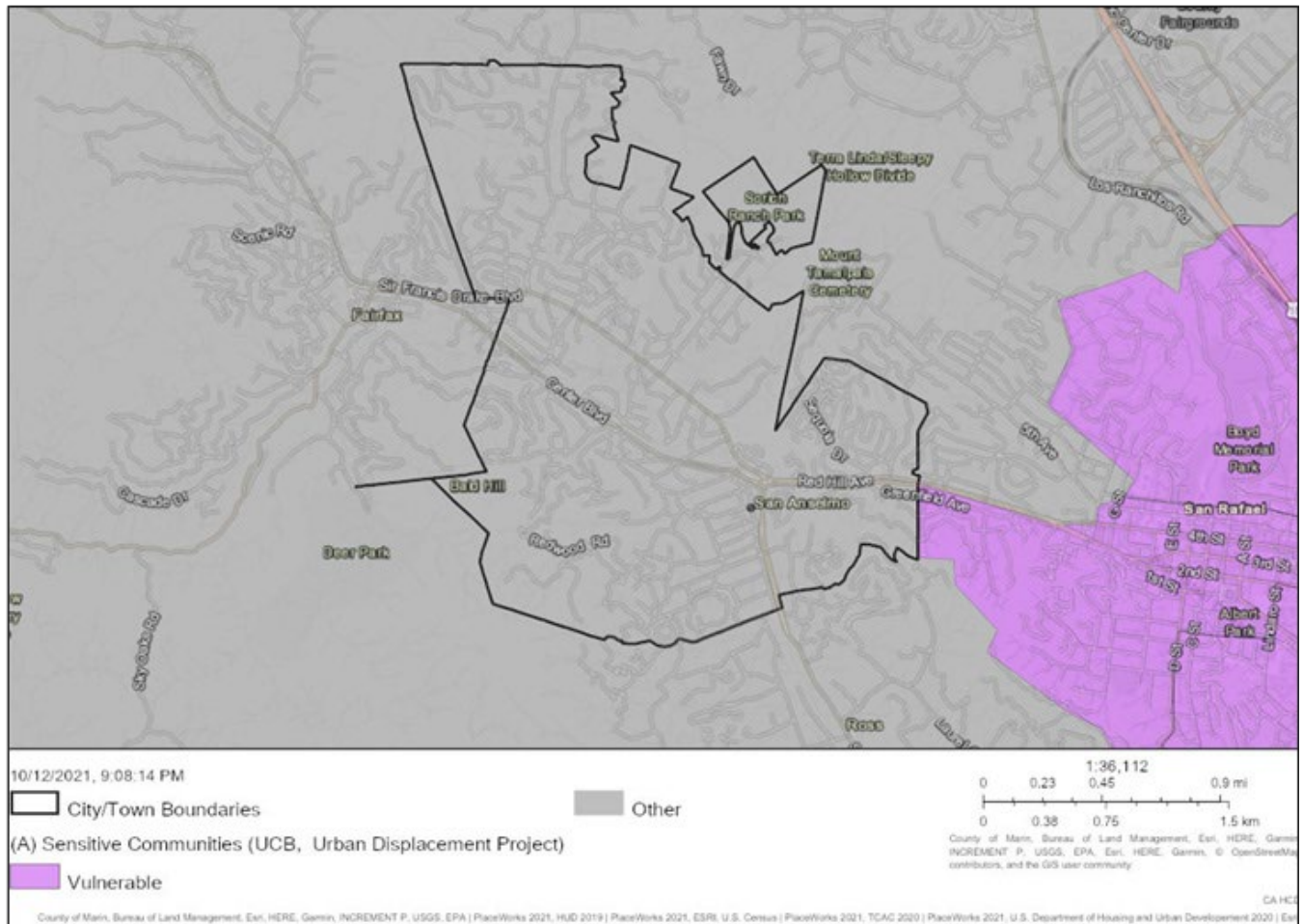


Figure 7.57: Sensitive Communities At Risk of Displacement by Tract (2021)

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 7.58*, 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.

Housing Tenure by Race of Householder (2019)

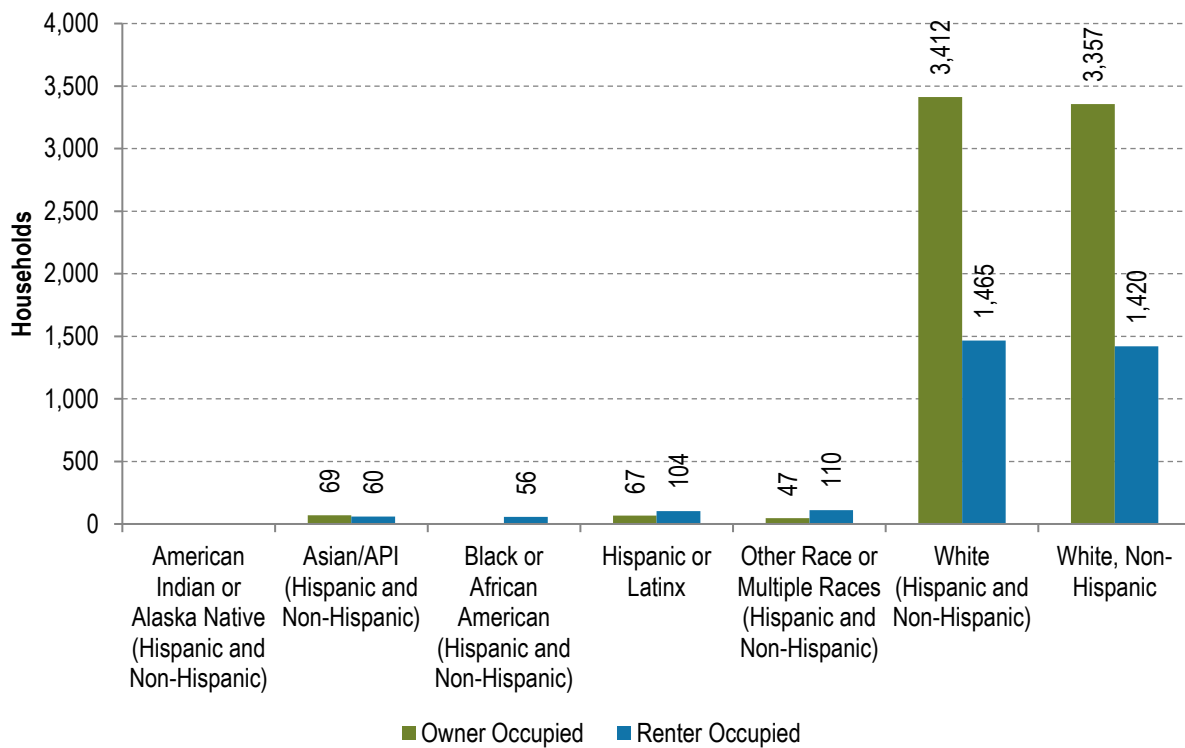


Figure 7.58: Housing Tenure by Race of Householder (2019)

Figure 7.59 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.

Median Contract Rent (2009-2019)

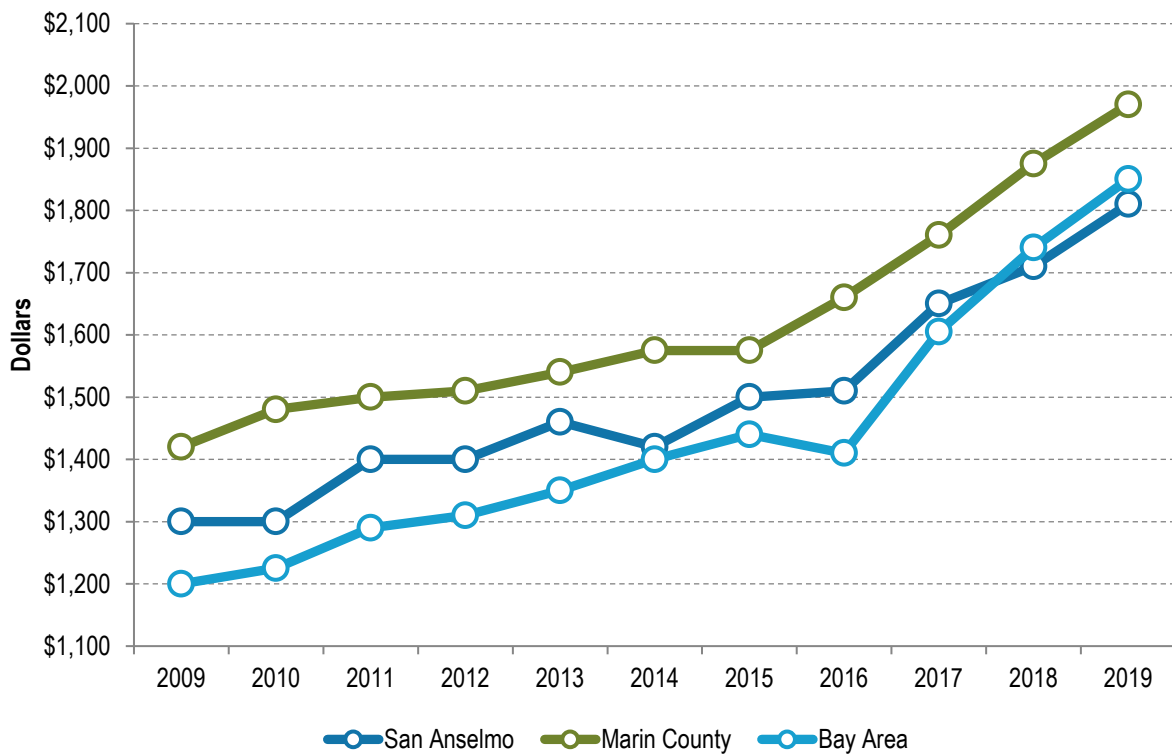


Figure 7.59: Median Contract Rent (2009-2019)

Homelessness

Regional Trends

As presented in *Table 7.30*, 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 7.30: 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%
<i>Source: ABAG Housing Data Needs Package, HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.</i>		

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 7.31* shows the share of people experiencing homelessness and total populations by race and ethnicity.

Table 7.31: 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%
<i>Source: ABAG Housing Data Needs Package – HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019; 2015-2019 ACS (5-Year Estimates).</i>		

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 7.60).

Students in Local Public Schools Experiencing Homelessness

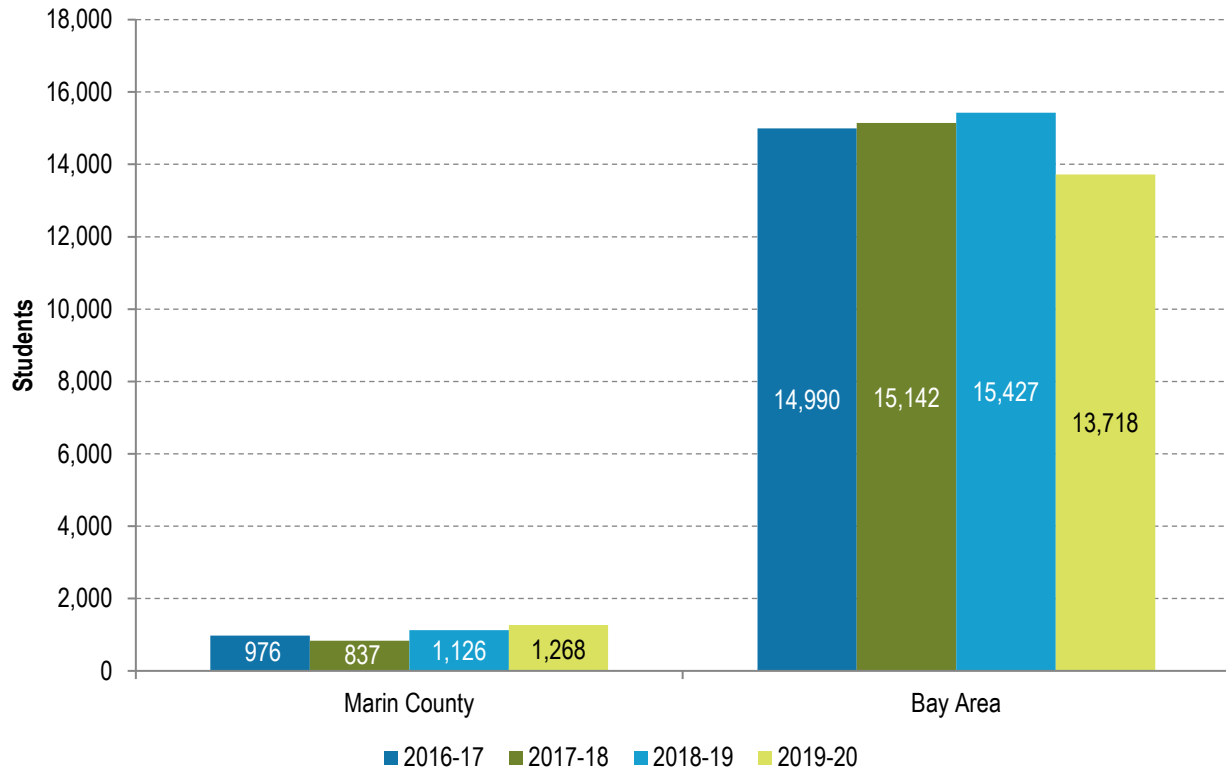


Figure 7.60: Students in Local Public Schools Experiencing Homelessness

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 7.61*). 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.

Assistance Needed to Obtain Permanent Housing

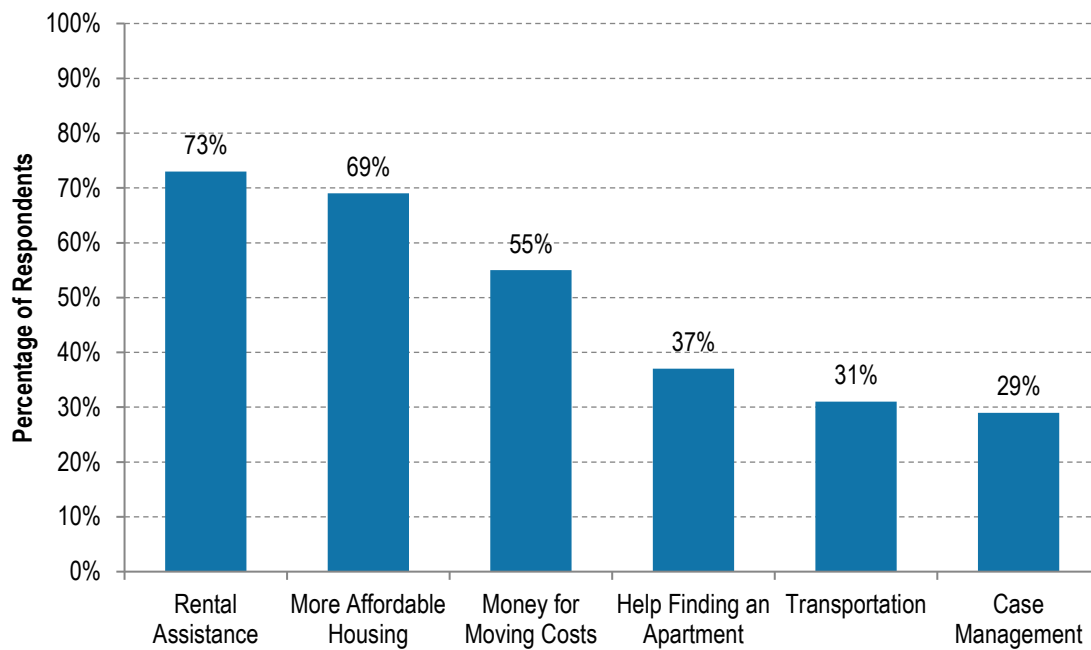


Figure 7.61 Assistance Needed to Obtain Permanent Housing

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).

Population of Unsheltered Homeless Individuals (2015-2019)

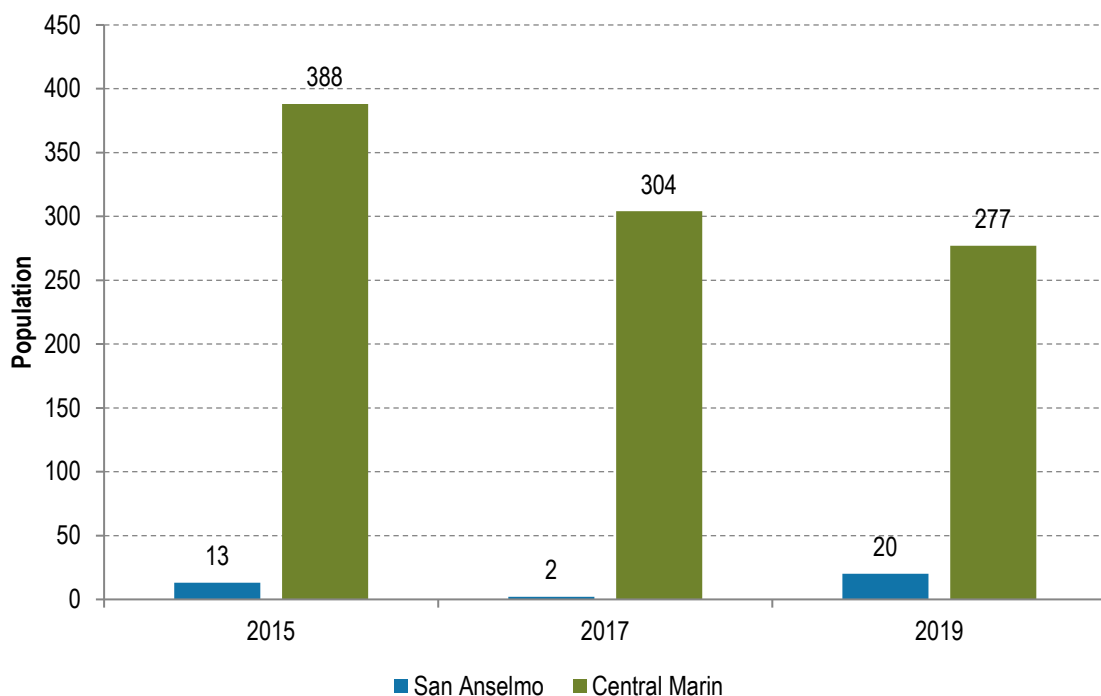


Figure 7.62: Population of Unsheltered Homeless Individuals (2015-2019)

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 7.32* and *Figure 7.61*. 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 (112 units). An additional 8 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 owners (39.6 percent) amongst all San Anselmo tracts; however, rates of owners 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 mostly lower income RHNA units in this area of the town, lower income units are not isolated to this neighborhood alone. An additional 213 lower income units are located 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 educational, environmental, transportation, and economic opportunities. 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 44.9 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 2.5 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. 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 660 units (213 lower income units, 264 moderate-income units, and 183 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 overcrowded. Southern San Anselmo also has a higher concentration of persons with disabilities (11.4 percent) compared to the remainder of the town, likely due 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 (249 units and 259 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 152 units in this block group, this includes a variety of unit types at various income levels. The town allocates 35 lower income units, 71 moderate-income units, and 46 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 rest of town, Southern San Anselmo is an affluent, high resource area. The Town's RHNA strategy does not exacerbate existing fair housing conditions in this neighborhood.

Table 7.32: RHNA Sites by AFFH Variables

Table 7.32: RHNA Sites by AFFH Variables											
Tract/BG	# of Household s 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	129	112	8	9	Highest	13.9%	25.2%	0.3%	50.0%	39.6%
Central San Anselmo											
1160	1,270	5	0	0	5	Highest	15.1%	44.9%	0.0%	54.0%	31.4%
Southern San Anselmo											
1170	1,864	660	213	264	183	Highest	17.1%	33.7%	2.5%	55.6%	39.4%

Sites Inventory

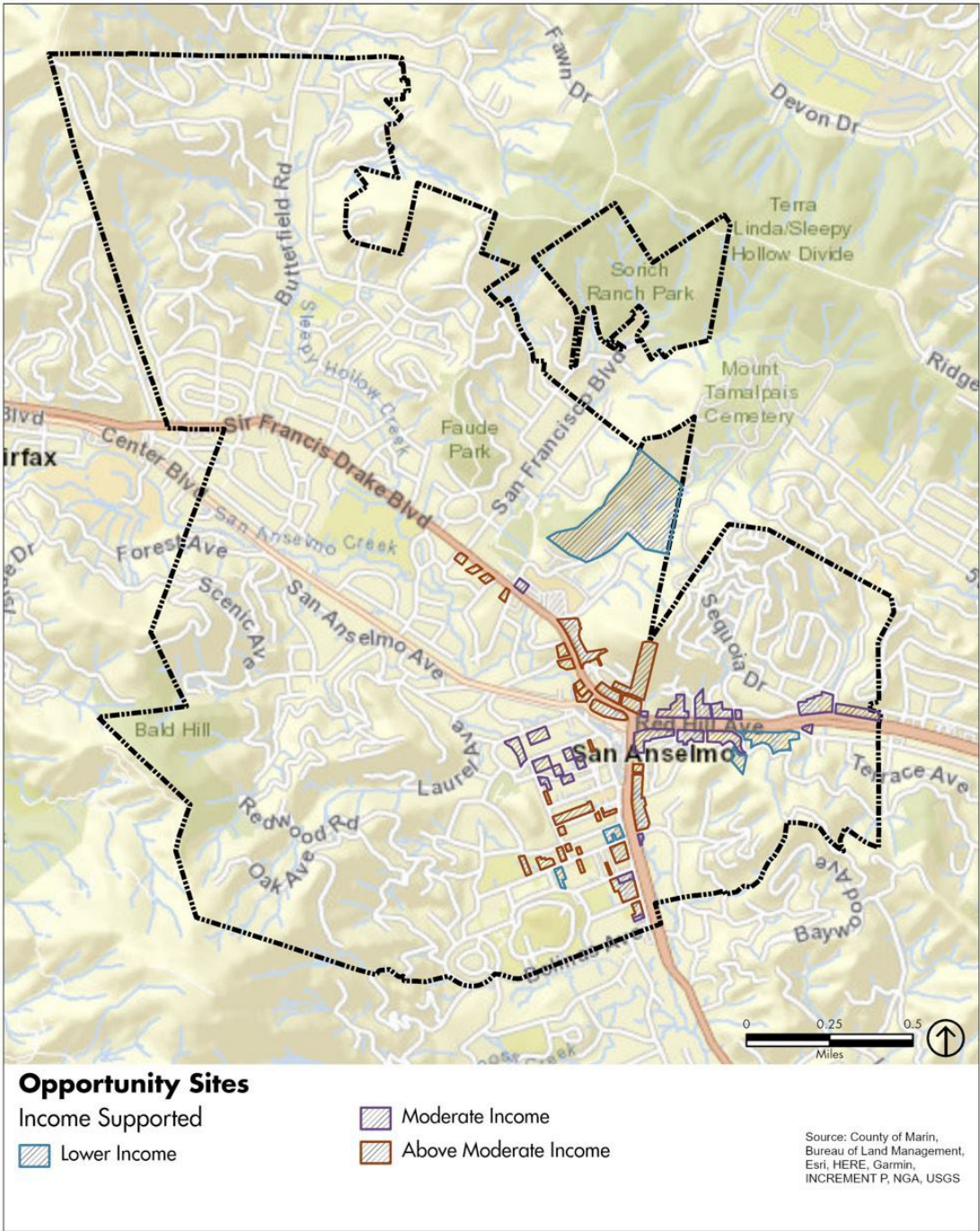


Figure 7.63: Sites Inventory

Summary of Fair Housing Issues

Table 7.33, 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 7.33: 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 through 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 Accessory Dwelling Units (ADUs) and junior ADUs (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 higher 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 neighborhoods. 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 7.34 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 7.34: 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			
<i>Priority: High</i>			
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 7.34: 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.

Table 7.34: 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 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. 	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 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 floor area ratio (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	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.

Table 7.34: 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 with three or more bedrooms. 		
	<p>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:</p> <p>Meet with non-profit housing developers and property owners of housing opportunity sites to identify housing development opportunities, issues, and needs during 2023.</p> <p>Select the most viable sites during 2023 and 2024.</p> <p>Undertake community outreach in coordination with potential developers and property owners during 2023 and 2024.</p> <p>Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application.</p> <p>Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, lot consolidation, and assistance in development review.</p> <p>Apply for and/or allocate state and local affordable housing funds to the project.</p> <p>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.</p> 	Town-wide	Develop 150 very low and low income housing units.
	<p>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.</p> 	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.
	<p>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.</p> 	Town-wide	Adopt an inclusionary housing ordinance.
	<p>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.</p> <p>Remove and replace the following findings with objective findings:</p> <p>Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area.</p> <p>Provides for protection against noise, odors, and other factors which may make the environment less desirable.</p> <p>Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or</p>	Town-wide	Update the Zoning Code to remove subjective design review findings.

Table 7.34: Affirmatively Furthering Fair Housing Implementation Matrix






Contributing Factors	Associated Program/ Action (from Housing Element Action Matrix - see matrix for additional detail)	Geographic Target	Metrics
	<p>orderly development in such area.</p> <p>Will not unreasonably impair access to light and air of structures on neighboring properties.</p> <p>Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks.</p> <p>Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood.</p> <p>Adequacy of screening.</p> <p>Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.</p> <p>Will not be materially visible offsite.</p> <p>Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood.</p> <p>Internal efficiency and/or space utilization problems exist.</p> <p>Amend the following findings to be objective:</p> <p>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.</p> <p>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.</p> 		
	<p>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.</p> 	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.
	<p>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.</p> 	Town-wide	Adopt Zoning Code amendments to allow residential care facilities in all multifamily and commercial districts.
	<p>Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.</p> 	Town-wide	As needed, direct all complaints related to housing discrimination to the Town Attorney.
	<p>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.</p> 	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 7.34: 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			
<i>Priority: Medium</i>			
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.
	Action 3.3c: Amend the Zoning Code to allow residential buildings containing 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.

Table 7.34: 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 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) 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	Town-wide	Adopt ordinance for tenant protection strategies.

Table 7.34: Affirmatively Furthering Fair Housing Implementation Matrix











Contributing Factors	Associated Program/ Action (from Housing Element Action Matrix - see matrix for additional detail)	Geographic Target	Metrics
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The Town will take the following actions:</p> <p>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.</p> <p>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.</p> <p>Prepare ordinances at Town Council direction and bring forward for Planning Commission recommendation and Town Council adoption in 2025.</p>  		
CF 3.4: Lack of opportunities for residents to obtain housing in higher opportunity areas.	<p>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.</p>   	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.
	<p>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.</p>   	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.
Fair Housing Issue 4: Community Opposition to Affordable Housing			
<i>Priority: Medium</i>			
CF 4.1: Community concern about housing densities and impacts on traffic congestion, open spaces, loss of local control, and schools.	<p>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.</p>  	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.

Table 7.34: 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 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			
<i>Priority: Medium</i>			
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" 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	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 7.34: Affirmatively Furthering Fair Housing Implementation Matrix

Contributing Factors	Associated Program/ Action (from Housing Element Action Matrix - see matrix for additional detail)	Geographic Target	Metrics
	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.

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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 MMWD 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 preferences and collect feedback about specific housing opportunity sites.	Planning Department	Annually	Conduct annual campaigns to promote the use of tools such 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.

Table 8.1: Housing Element Action Matrix

	Town Lead	Completion Time Frame	Quantifiable Metric
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.
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.

Table 8.1: Housing Element Action Matrix

	Town Lead	Completion Time Frame	Quantifiable Metric
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 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.

Table 8.1: Housing Element Action Matrix

	Town Lead	Completion Time Frame	Quantifiable Metric
<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	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).
<p>Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking “at risk” units in order to preserve their affordability.</p>	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.
<p>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.</p>			
<p>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.</p>	Planning Department	July 2024	Establish a mechanism to prohibit conversions of rental developments to condominium ownership except under the identified conditions.
<p>Program 4.3: Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.</p>			
<p>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.</p>	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.

Table 8.1: Housing Element Action Matrix

	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.3c: 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).	Planning Department	July 2025	As a part Affordable Housing Overlay District standards adopted 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: <ul style="list-style-type: none"> • 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.			
<p>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:</p> <ul style="list-style-type: none"> 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. <p>Amend the following findings to be objective:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	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
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>The Town will take the following actions:</p> <ol style="list-style-type: none"> 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.

JANUARY 2024

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.



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
- $630 \times .20 = 126$
- 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

- | | |
|---|--|
| <ul style="list-style-type: none">■ 6/4/2022 – Town Council Introduction■ 7/11/2022 – HEAC Meeting 1■ 7/21/2022 – Town Hall Meeting 1 | Introductory and Informational Meetings |
| <ul style="list-style-type: none">■ 7/25/2022 – HEAC Meeting 2■ 8/25/2022 – Town Hall Meeting 2 | Housing Opportunity Sites Identification and Discussion |
| <ul style="list-style-type: none">■ 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

- | | |
|---|--|
| <ul style="list-style-type: none">■ 6/4/2022 – Town Council Introduction■ 7/11/2022 – HEAC Meeting 1■ 7/21/2022 – Town Hall Meeting 1 | Introductory and Informational Meetings |
| <ul style="list-style-type: none">■ 7/25/2022 – HEAC Meeting 2■ 8/25/2022 – Town Hall Meeting 2 | Housing Opportunity Sites Identification and Discussion |
| <ul style="list-style-type: none">■ 9/1/2022 – HEAC Meeting 3■ 9/26/2022 – HEAC Meeting 4■ 10/11/2022 – Town Council Meeting | Housing Opportunity Sites Analysis and Finalization |
| <ul style="list-style-type: none">■ 11/3/2022 – HEAC Meeting 5■ 12/15/2022 – HEAC Meeting 6 | |

Update Process

■ 6/4/2022 – Town Council Introduction	Introductory and Informational Meetings
■ 7/11/2022 – HEAC Meeting 1	
■ 7/21/2022 – Town Hall Meeting 1	
■ 7/25/2022 – HEAC Meeting 2	Housing Opportunity Sites Identification and Discussion
■ 8/25/2022 – Town Hall Meeting 2	
■ 9/1/2022 – HEAC Meeting 3	Housing Opportunity Sites Analysis and Finalization
■ 9/26/2022 – HEAC Meeting 4	
■ 10/11/2022 – Town Council Meeting	
■ 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	Introductory and Informational Meetings
■ 7/11/2022 – HEAC Meeting 1	
■ 7/21/2022 – Town Hall Meeting 1	
■ 7/25/2022 – HEAC Meeting 2	Housing Opportunity Sites Identification and Discussion
■ 8/25/2022 – Town Hall Meeting 2	
■ 9/1/2022 – HEAC Meeting 3	Housing Opportunity Sites Analysis and Finalization
■ 9/26/2022 – HEAC Meeting 4	
■ 10/11/2022 – Town Council Meeting	
■ 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.

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Housing Opportunity Sites Identification Process

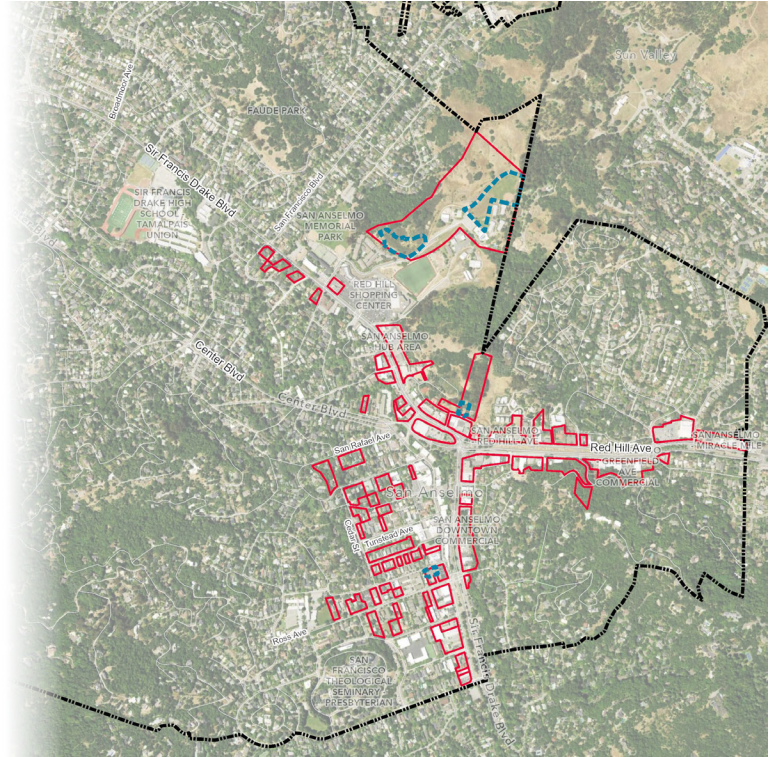
7. The results of the sites inventory analysis were presented to the HEAC at their 4th meeting for further review and refinement. Necessary zoning ordinance amendments to accommodate the density needed on the identified housing opportunity sites were also presented to and discussed by the HEAC. At meeting, 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

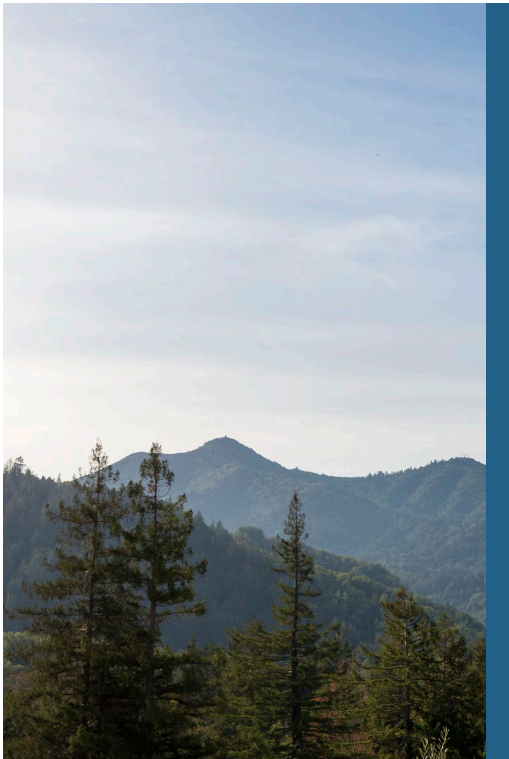
Income Level	RHNA 6 Less ADUs & Pipeline, Plus 20% Buffer	Housing Opportunity Site Units	Unit Surplus / Deficit
Very Low Income	233	354	15-unit surplus
Low Income	106		
Moderate Income	83	271	188-unit surplus
Above Moderate Income	335	212	123-unit deficit
TOTAL:	756	837	80-unit surplus
AMI = Area Median 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, policies, 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

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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.
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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, policies, 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

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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: Policies, 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

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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

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January 10, 2023

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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, 2023.

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 units 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/coincierge. 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	<p>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.</p> <p>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.</p> <p>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:</p> <p>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.</p> <p>Bringing experts into public meetings to discuss how common concerns can be addressed. Refusing to build housing cannot fix traffic, water and fire issues.</p> <p>Objective Design and Development Standards and pre-approved plans are excellent solutions to the constraint of community resistance.</p>	<p>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.</p>	88
	<p>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</p>	<p>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.</p>	75

HE Section	Public Comment	How Comment was Addressed	Page Number
Section 4: Housing Constraints	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The element addresses discriminatory zoning practices in the AFFH section.</p> <p>The Town is pursuing numerous solutions to address housing constraints which are listed in the Policies, Programs, and Actions chapter of the element.</p> <p>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.</p>	90
	<p>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 homeowners 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.</p>	<p>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.</p> <p>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.</p>	93
	<p>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.</p>	<p>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.</p> <p>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.</p>	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 Opportunities	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 RHINAs.	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.	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
	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.		
	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
Section 8: Policies, Programs, and Actions	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
	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.	<ul style="list-style-type: none"> ▪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
	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.		

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
	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
Appendix A: Public Participation	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



Lead Consultant
Housing Element
Land Use Element
Environmental Justice Policies

Kimley»Horn

Housing Element



Public Safety
Element



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



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	<ul style="list-style-type: none"> • Establish HEAC
July	<ul style="list-style-type: none"> • Community Workshop #1 • HEAC Meeting #1
August	<ul style="list-style-type: none"> • Community Workshop #2 • HEAC Meeting #2 • Draft Opportunity Sites & Housing Policies
September	<ul style="list-style-type: none"> • HEAC Meeting #3 • Finalize Housing Policies and Actions • Town Council Project Update
October	<ul style="list-style-type: none"> • Public Review Draft • Planning Commission Meeting #1
November	<ul style="list-style-type: none"> • HEAC Meeting #4 • Planning Commission Meeting #2 (Recommendation Hearing) • Submit for HCD Round 1 Review – 90-Days
December	<ul style="list-style-type: none"> • Town Council First Reading
January	<ul style="list-style-type: none"> • Town Council Adoption Hearing (Deadline January 31, 2023)

PROJECT TIMELINE (TENT.)

Month	Tasks
June	<ul style="list-style-type: none"> Establish HEAC
July	<ul style="list-style-type: none"> Community Workshop #1 HEAC Meeting #1
August	<ul style="list-style-type: none"> Community Workshop #2 HEAC Meeting #2 Draft Opportunity Sites & Housing Policies
September	<ul style="list-style-type: none"> HEAC Meeting #3 Finalize Housing Policies and Actions Town Council Project Update
October	<ul style="list-style-type: none"> Public Review Draft Planning Commission Meeting #1
November	<ul style="list-style-type: none"> HEAC Meeting #4 Planning Commission Meeting #2 (Recommendation Hearing) Submit for HCD Round 1 Review – 90-Days
December	<ul style="list-style-type: none"> Town Council First Reading
January	<ul style="list-style-type: none"> 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



Consultant Team

Lead Consultant



Housing Element
Public Safety Element

Kimley»Horn

Housing Element



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

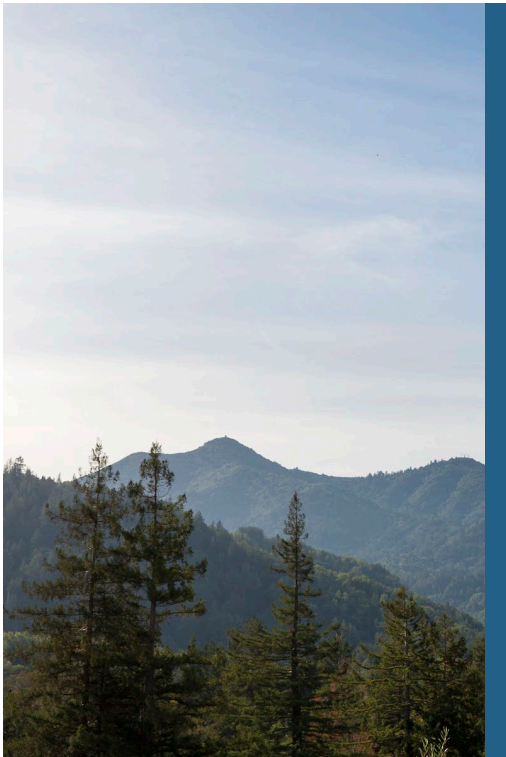
Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	12 Remaining
Low Income (51-79% AMI)	17	33	Exceeded by 16
Moderate Income (80-119% AMI)	19	31	Exceeded by 12
Above Moderate Income (120% AMI +)	37	46	Exceeded by 9
TOTAL:	106	131	Exceeded by 25

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)

■ 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

■ 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

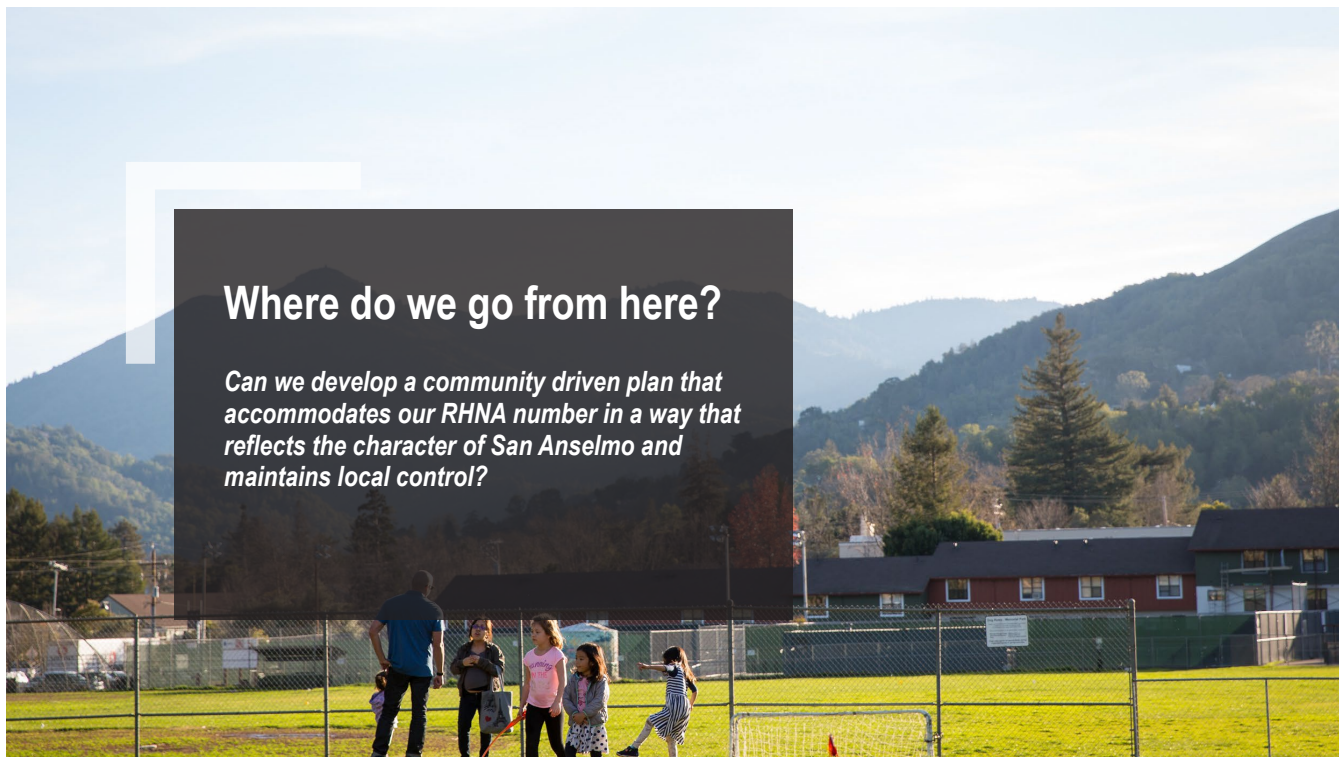
What happens if San Anselmo does not comply?

■ Monetary Impacts

- Fines ranging between \$10,000-\$600,000/month
- Freeze on state grant funds

■ Restriction or Loss of Local Control of Land Use





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?

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



Housing Element
Public Safety Element



Housing Element



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



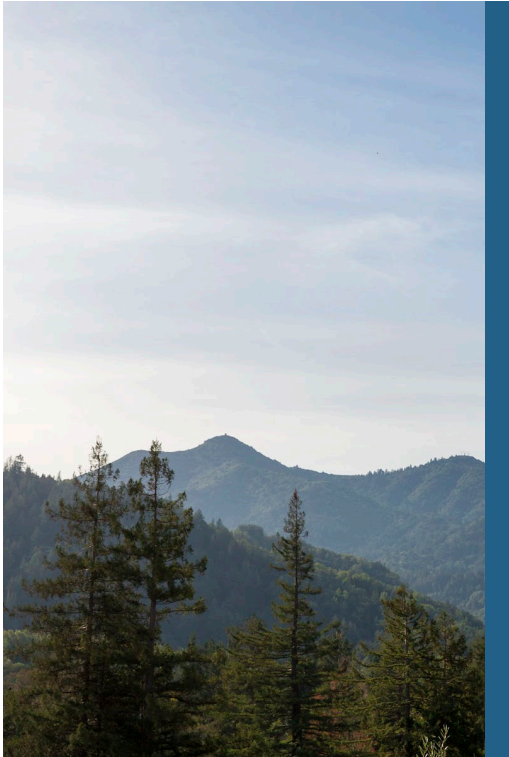
Association of Bay Area
Governments

RHNA 5 Success

Income Level	RHNA 5 Allocation	Building Permit Issued	Target Achieved
Very Low Income (0-50% AMI)	33	21	<i>12 Remaining</i>
Low Income (51-79% AMI)	17	33	<i>Exceeded by 16</i>
Moderate Income (80-119% AMI)	19	31	<i>Exceeded by 12</i>
Above Moderate Income (120% AMI +)	37	46	<i>Exceeded by 9</i>
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

- | | |
|---|--|
| <ul style="list-style-type: none">■ ABAG Approved Methodology<ul style="list-style-type: none">– <i>Very Low Income: 30%</i>– <i>Low Income: 30%</i>– <i>Moderate Income: 30%</i>– <i>Above Moderate Income: 10%</i> | <ul style="list-style-type: none">■ San Anselmo ADU Distribution<ul style="list-style-type: none">– <i>Very Low Income: 48</i>– <i>Low Income: 48</i>– <i>Moderate Income: 48</i>– <i>Above Moderate Income: 16</i> |
|---|--|

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

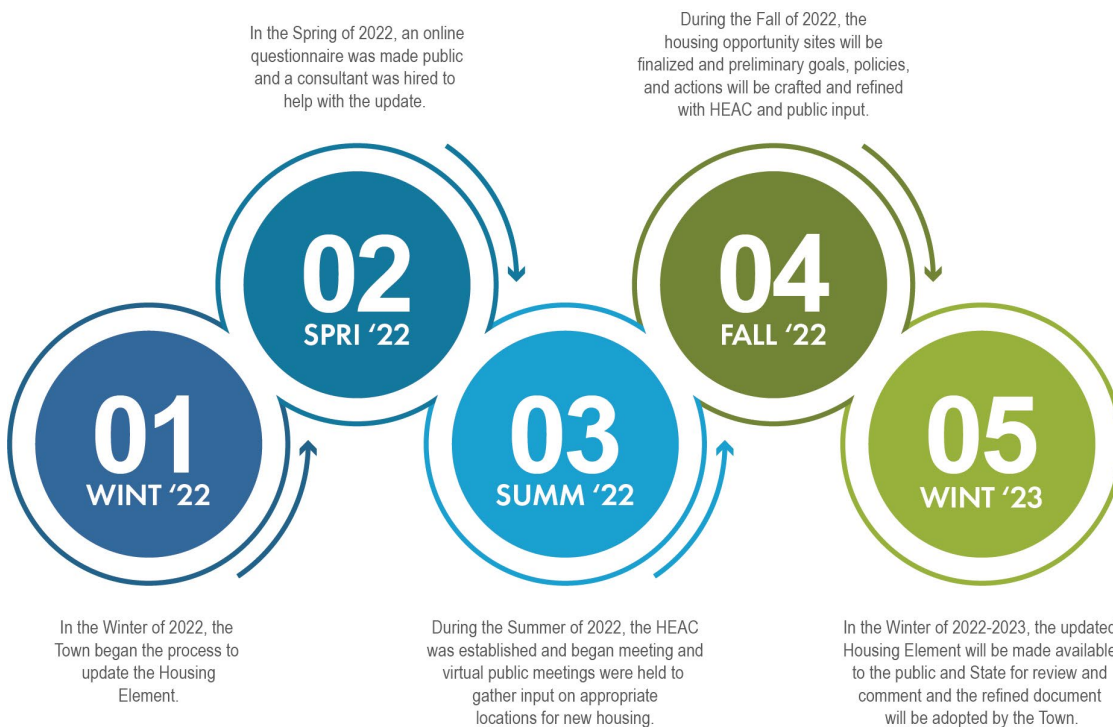
- RHNA = Regional Housing Needs Allocation
- Each RHNA cycle is 8 years
 - Currently in the 5th RHNA Cycle (RHNA 5: 2014-2022)
 - Planning for the 6th RHNA Cycle (RHNA 6: 2023-2031)
- Town's RHNA 6 Allocation is 883 units over 8 years
 - *20% No Net Loss Buffer brings RHNA 6 Allocation to 1,000 units 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



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
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QUESTIONS?

THANK YOU!

HEAC Meeting 2

The following PowerPoint slides are from HEAC Meeting 2.



Meeting Agenda

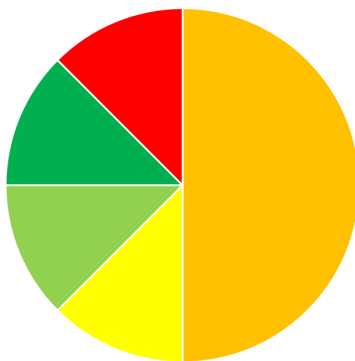
- HEAC Meeting 1 and Public Information Session Poll Results Overview
- Preferred Housing Location map.social Exercise
- Next Steps
- How to Spread the Word
- Q & A



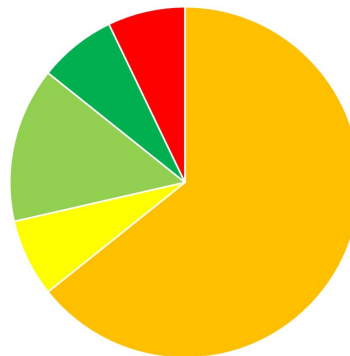
POLL RESULTS

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

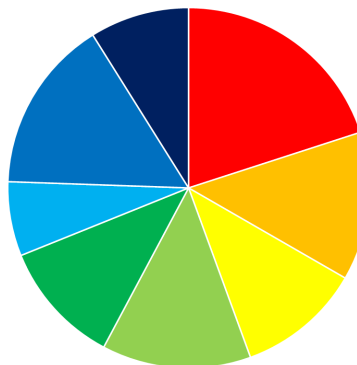


- Smaller single-family homes on smaller lots
- Townhomes
- Low density multi-family housing (duplex, triplex, quadplex)
- Medium density multi-family housing (5-15 units/site)
- Higher Density multi-family housing (15+ units/site)
- ADUs/JADUs
- Mixed income senior housing
- Interim housing for people looking to transition from homelessness
- Other

How can San Anselmo address housing affordability within Town limits?

HEAC Meeting

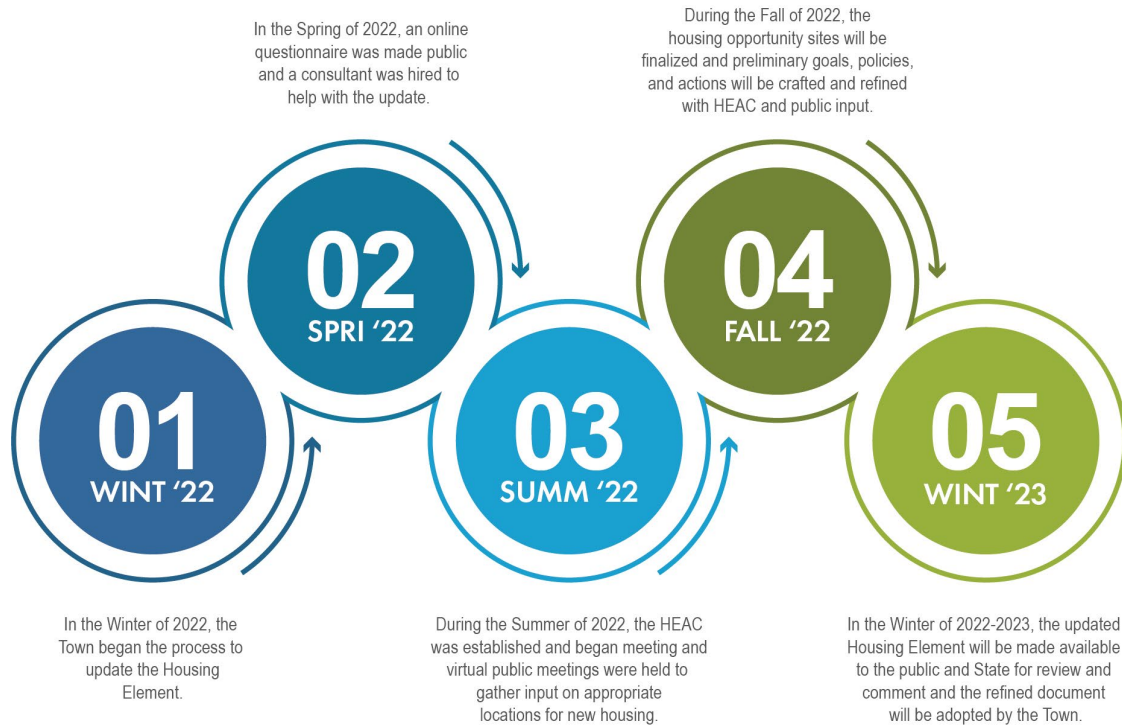
Public Meeting



- 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

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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
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- **Role**
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Consultant Team

Lead Consultant



Housing Element
Public Safety Element



Housing Element



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.
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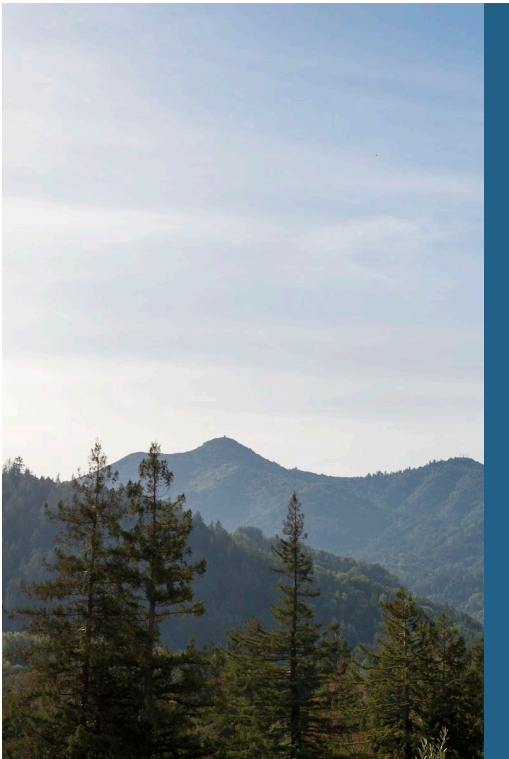
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- RHNA 5: 2014-2022
- RHNA 6: 2023-2031



Association of Bay Area
Governments

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
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TOTAL:	1,000
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Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 33

San Anselmo’s RHNA 6 Allocation

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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?

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

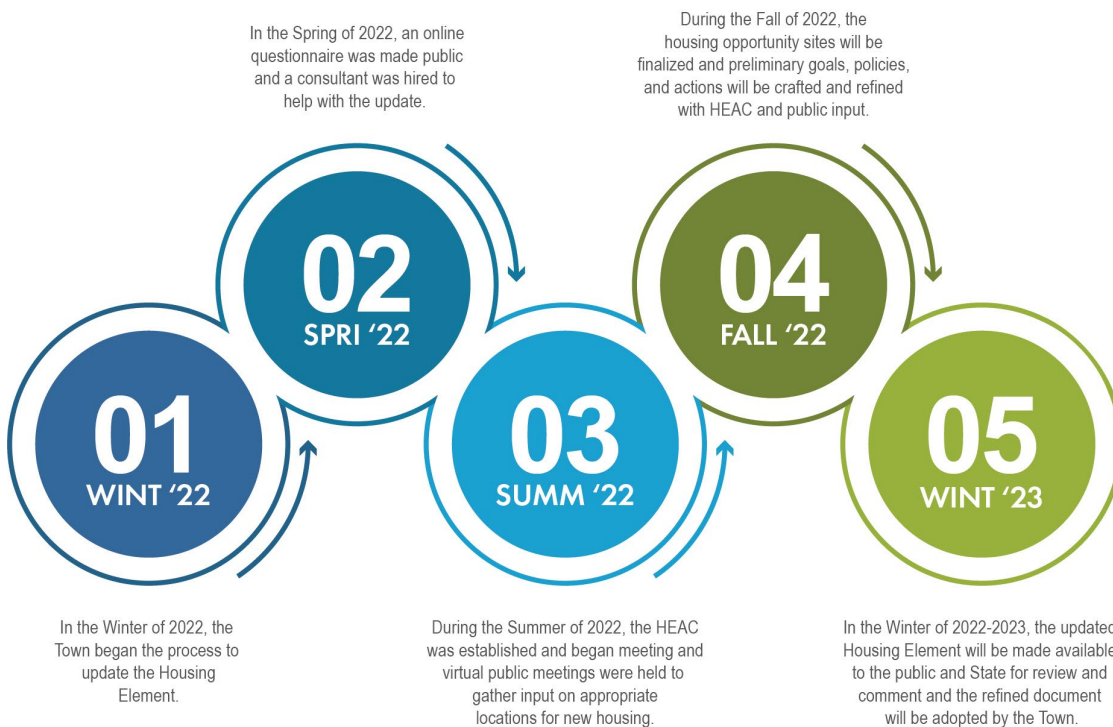
1. **Current Zoning.** The Town allows a variety residential development types and densities in its residential districts and as a conditional use in its commercial districts. Zoning districts were scored based on the residential density they support and whether it is allowed by-right or as a conditional 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



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THANK YOU!

HEAC Meeting 3

The following PowerPoint slides are from HEAC Meeting 3.



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

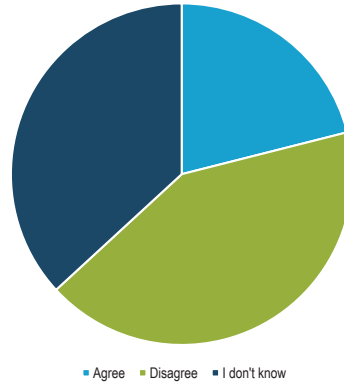


Public Workshop Process

- Housing Element Overview
- Housing Opportunity Sites Introduction
 - *Site Suitability Factors Overview and Poll*
- Map Exercise and Discussion
 - *Commercial Areas*
 - *Downtown*
 - *R-1 Areas*

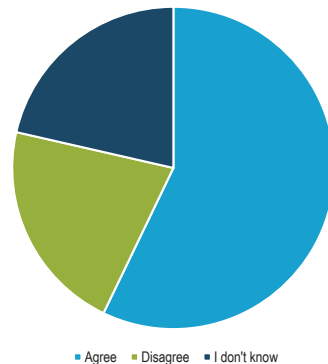
Site Suitability Factors Poll

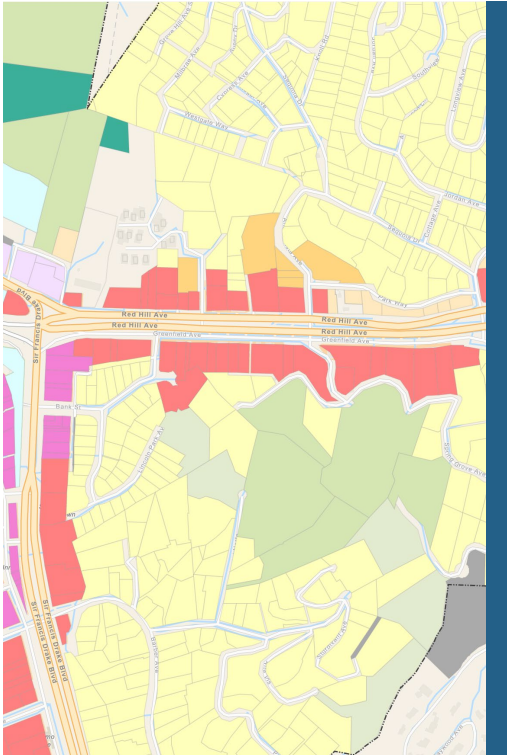
- Question 1: The appropriate site suitability factors were considered in the analysis of housing opportunity sites.
 - Agree (8)
 - Disagree (3)
 - I don't know (3)



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)

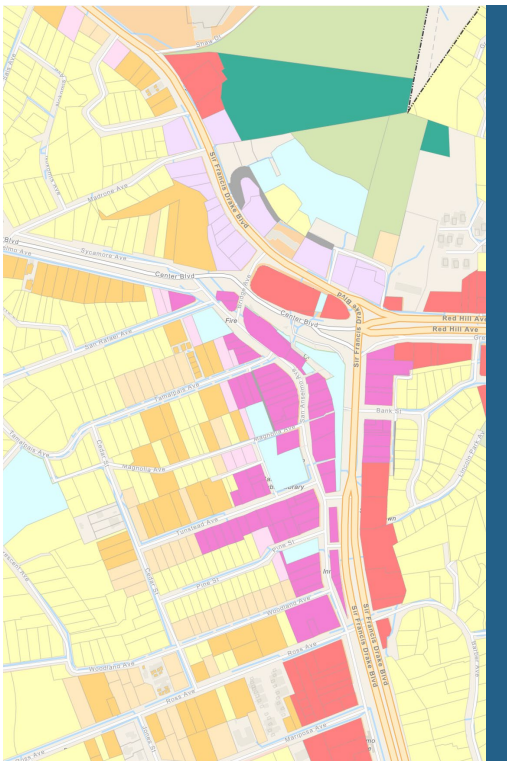




Map Exercise and Discussion

■ Commercial Areas

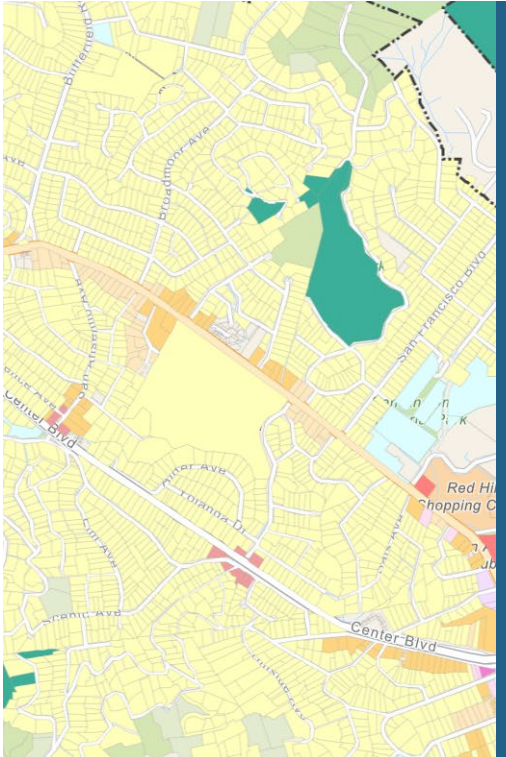
- *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
- *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



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

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Units Already Accounted For

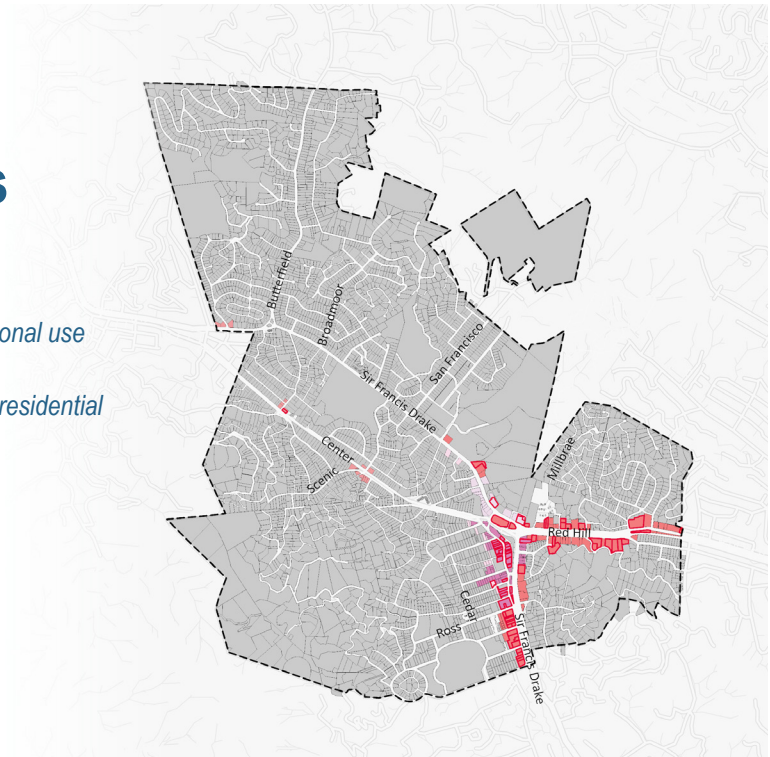
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20% Not Net Loss Buffer	167	167	167
TOTAL:	1,000	840	807
AMI = Area Median Income AMI for Marin County = \$166,000/year for a family of four			

Commercial Opportunity Sites

- Existing Conditions
 - 20 du/acre allowed with conditional use permit
 - No data on existing number of residential units, 0 assumed



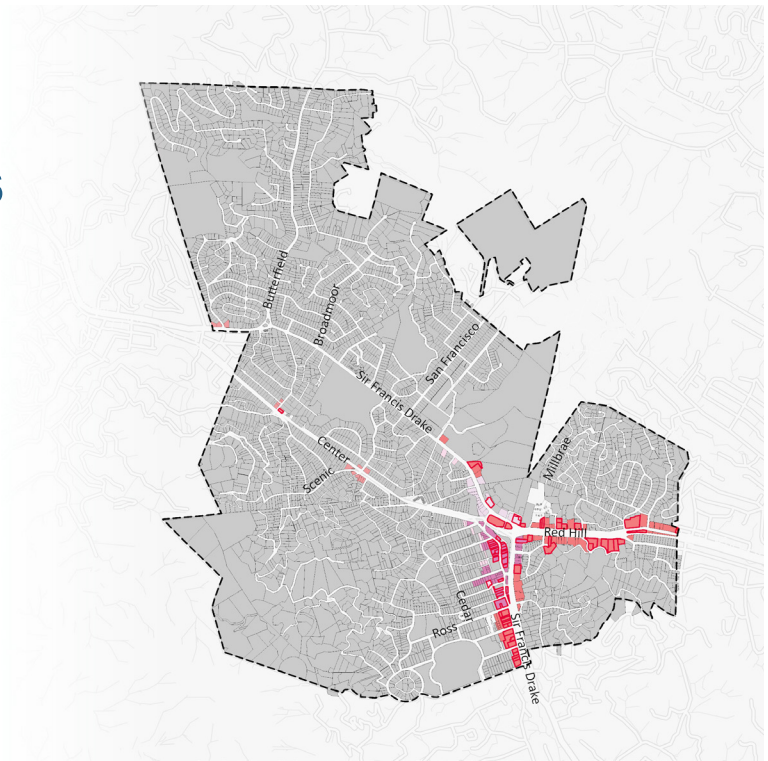
Commercial Opportunity Sites

- 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

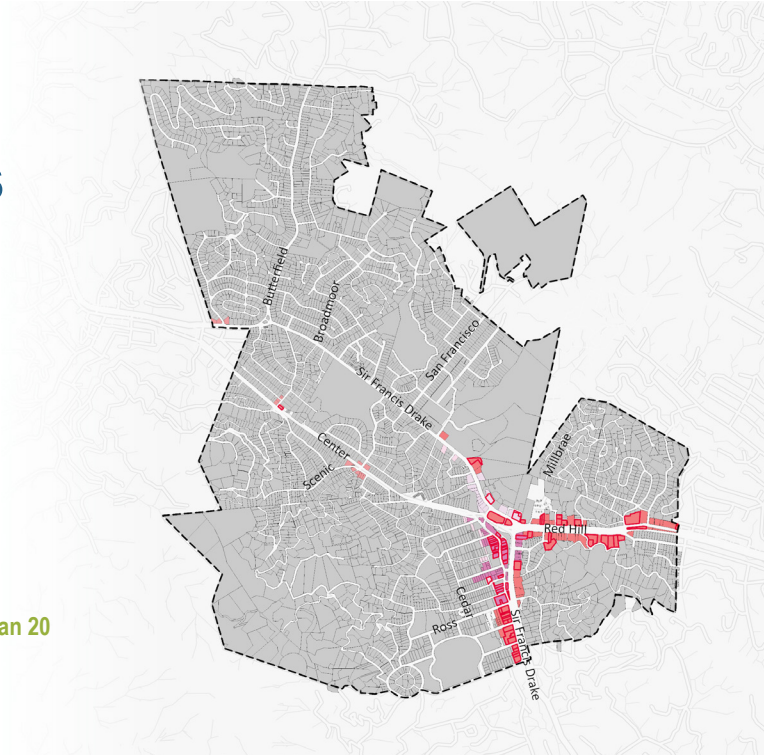
- Yield Under Existing Conditions
 - 20 du/acre: 527 new units
- Yield Under Alternative Conditions
 - 25 du/acre: 659 new units
 - 30 du/acre: 793 new units
 - 35 du/acre: 927 new units
 - 40 du/acre: 1,068 new units



Commercial Opportunity Sites

- Yield Under Existing Conditions
 - 20 du/acre: 527 new units
- Yield Under Alternative Conditions
 - 25 du/acre: 659 new units
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 - 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

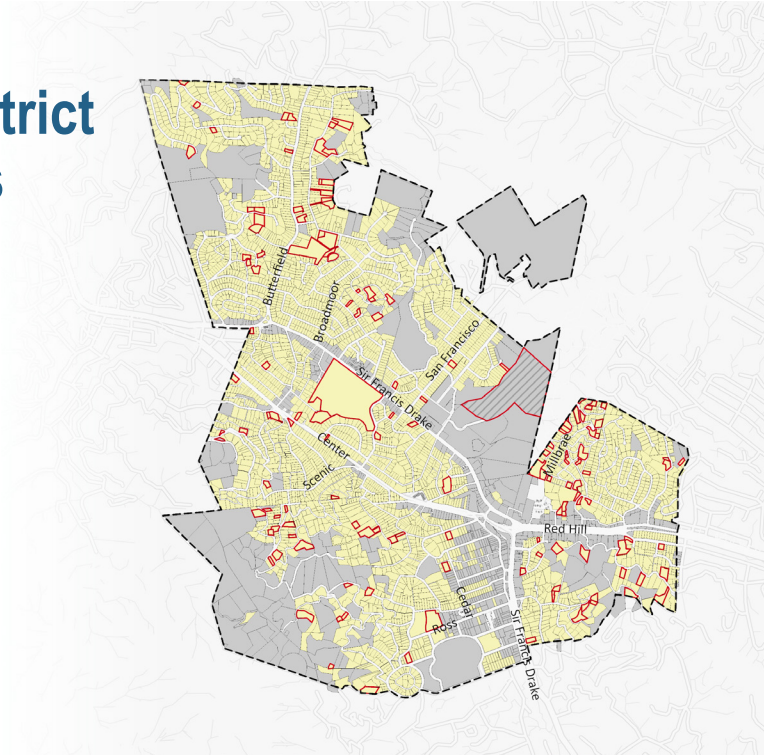
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Should commercial buildings be allowed to be taller than 2 stories? If yes, are all commercial areas appropriate?



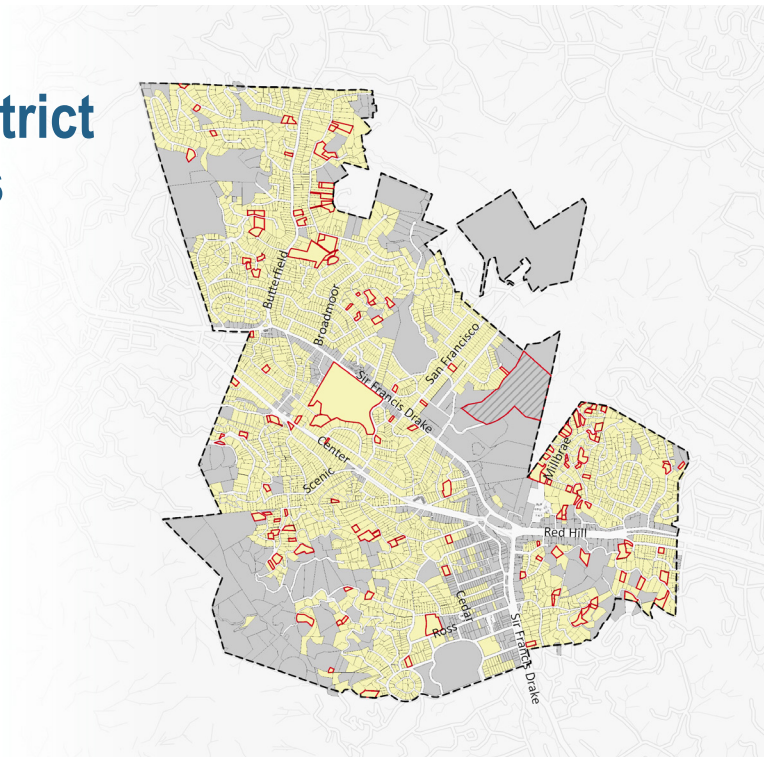
R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
 - 6 du/acre allowed
 - 112 existing units
- Yield Under Existing Conditions
 - 6 du/acre: 83 new units



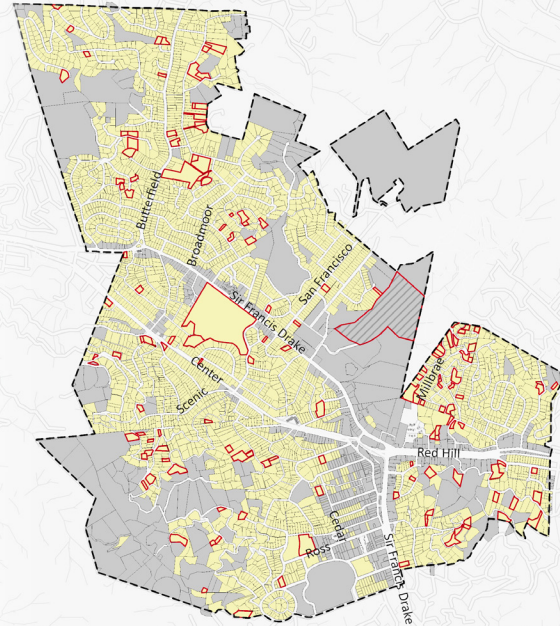
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 - 112 existing units
- Yield Under Existing Conditions
 - 6 du/acre: 83 new units



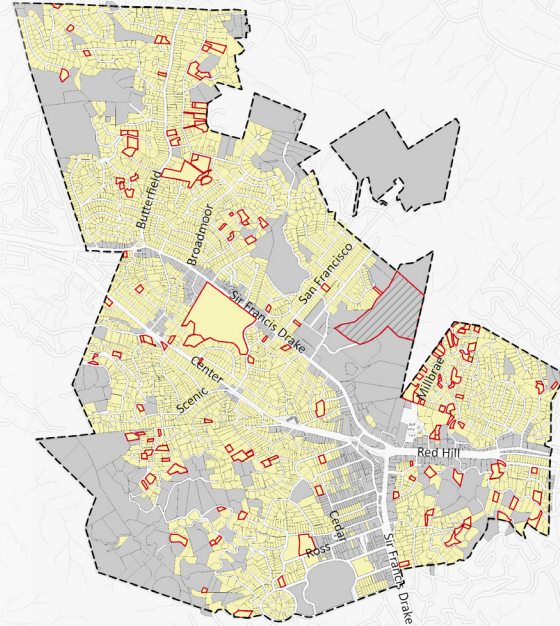
R-1 / PDD R-1 District Opportunity Sites

- 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

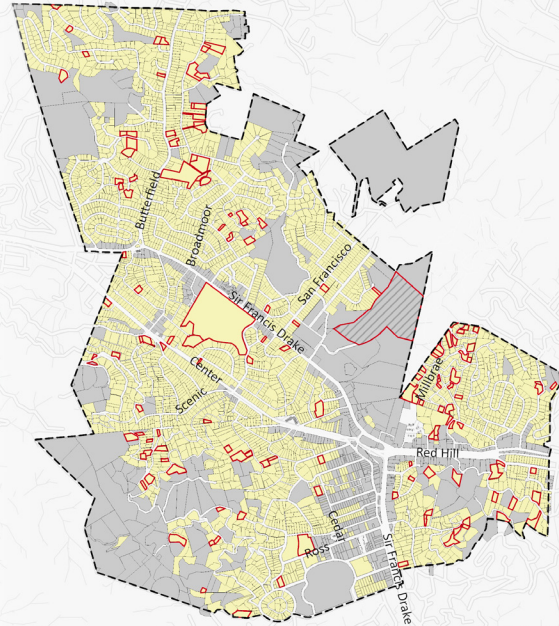


Should the Town consider rezoning R-1 areas to R-2? If yes, are all R-1 areas appropriate?

R-1 / PDD R-1 District Opportunity Sites

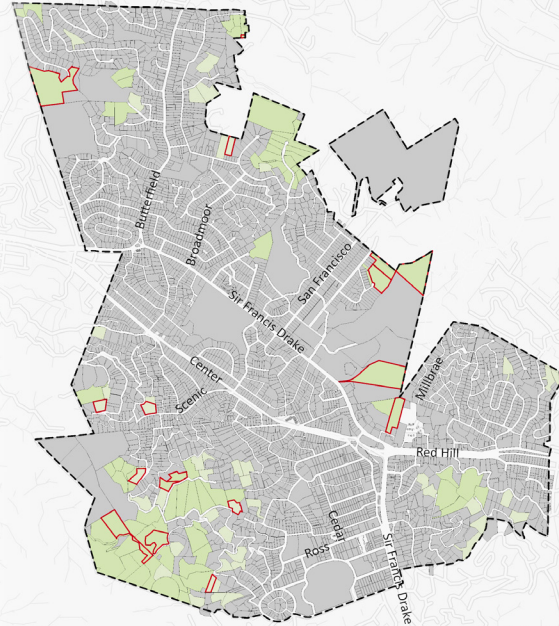
- Yield Under Existing Conditions
 - 6 du/acre: 83 new units
- Yield Under Alternate Conditions
 - 12 du/acre (R-2): 774 new units

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?



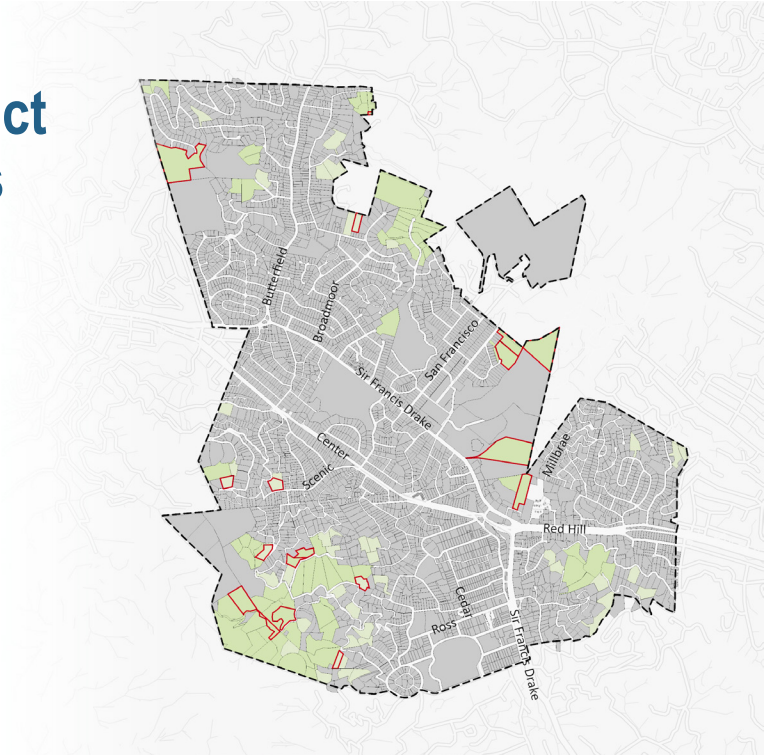
R-1C / R-1H District Opportunity Sites

- Existing Conditions
 - 1 du/acre allowed
 - 10 existing units



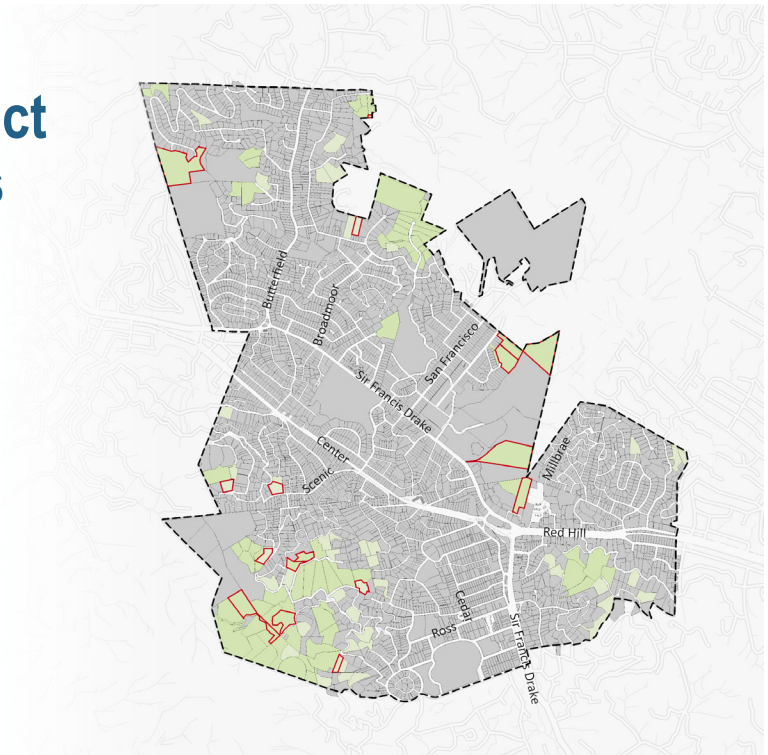
R-1C / R-1H District Opportunity Sites

- 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

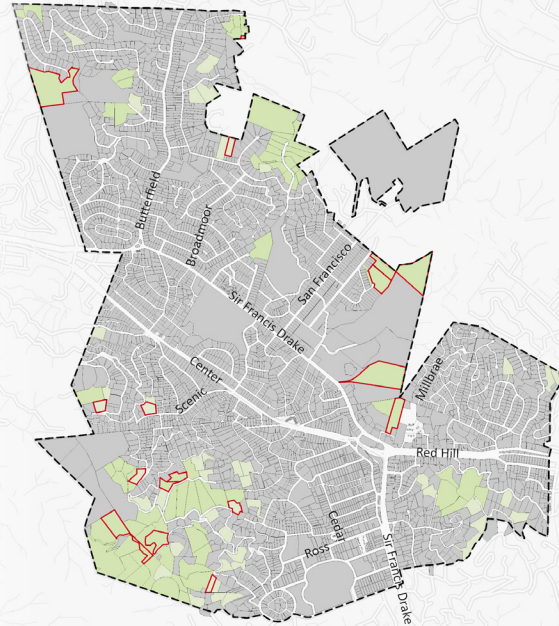
- Yield Under Existing Conditions
 - 1 du/acre: 56 new units
- Yield Under Alternate Conditions
 - 2 du/acre: 122 new units
 - 3 du/acre: 188 new units
 - 4 du/acre: 254 new units
 - 5 du/acre: 320 new units
 - 6 du/acre (R-1): 386 new units



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

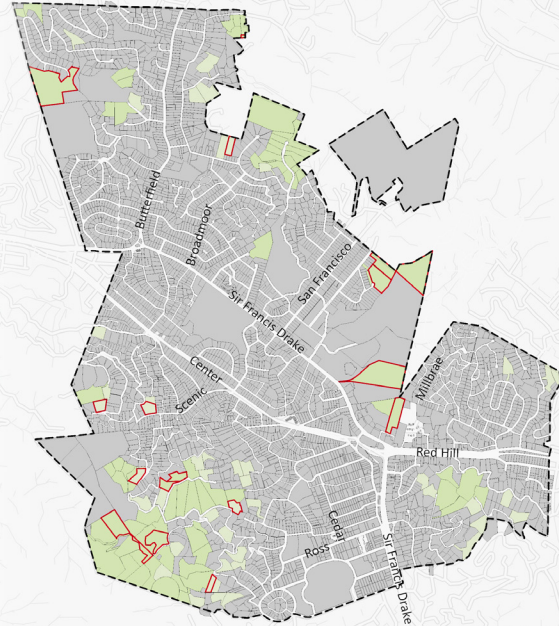
Should the Town consider allowing higher density housing in the R-1C and R-1H districts? If yes, are all R-1C and R-1H areas appropriate?



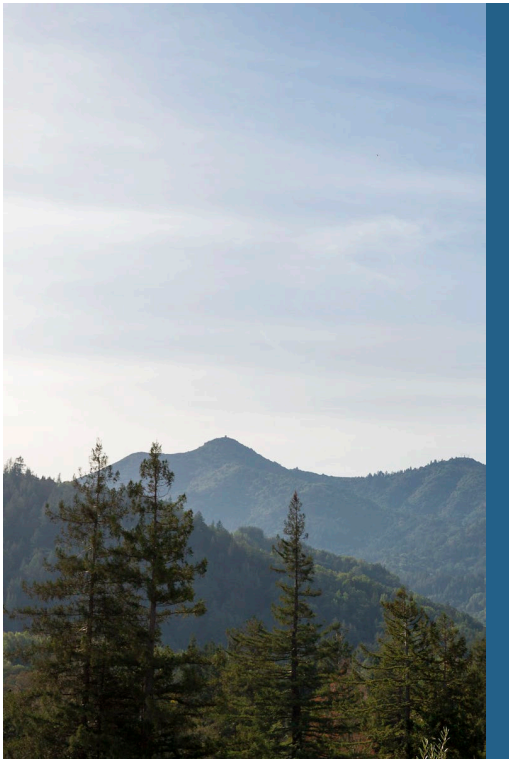
R-1C / R-1H District Opportunity Sites

- 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?

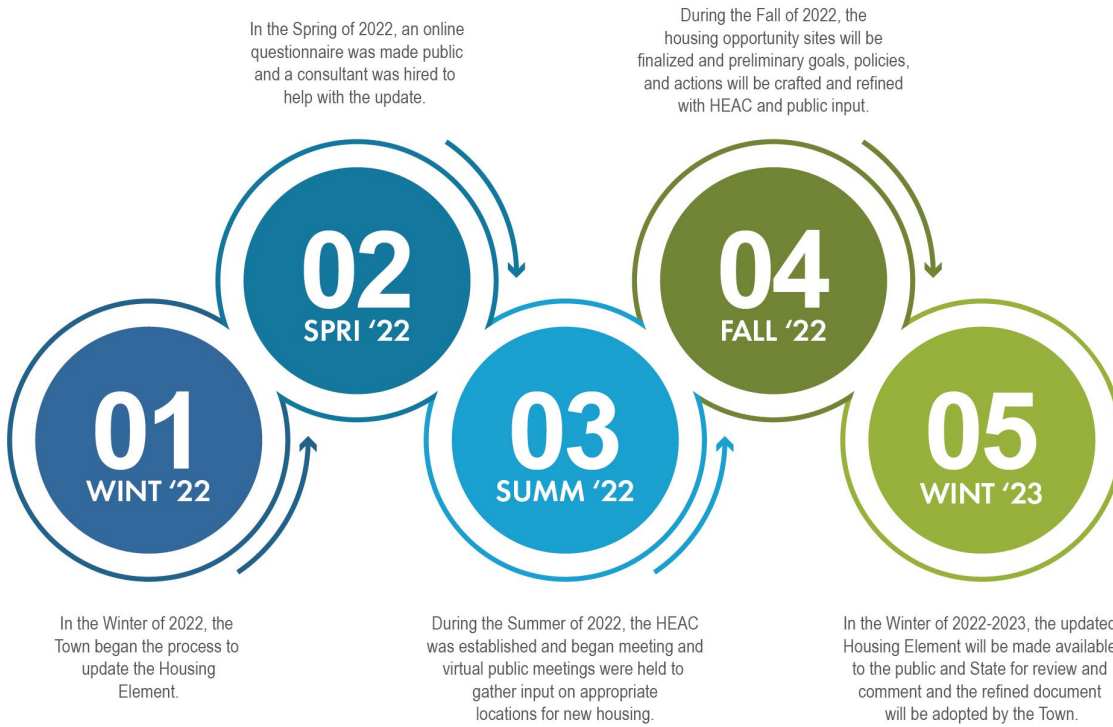


NEXT STEPS



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.



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

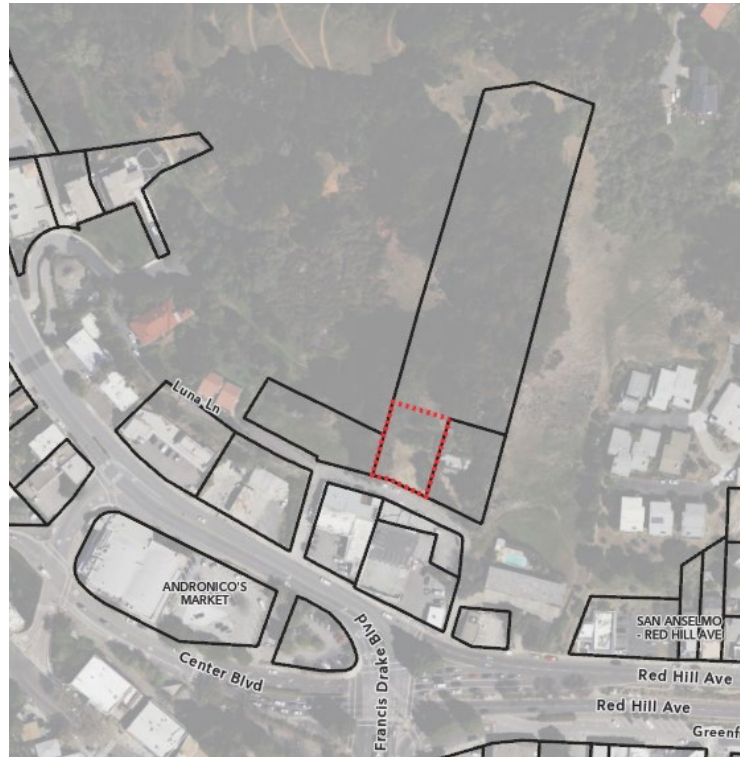
- Assumes redevelopment of modular building
- Constrained by Sleepy Hollow Creek



Final Housing Opportunity Sites Refinement

Spaulding Site

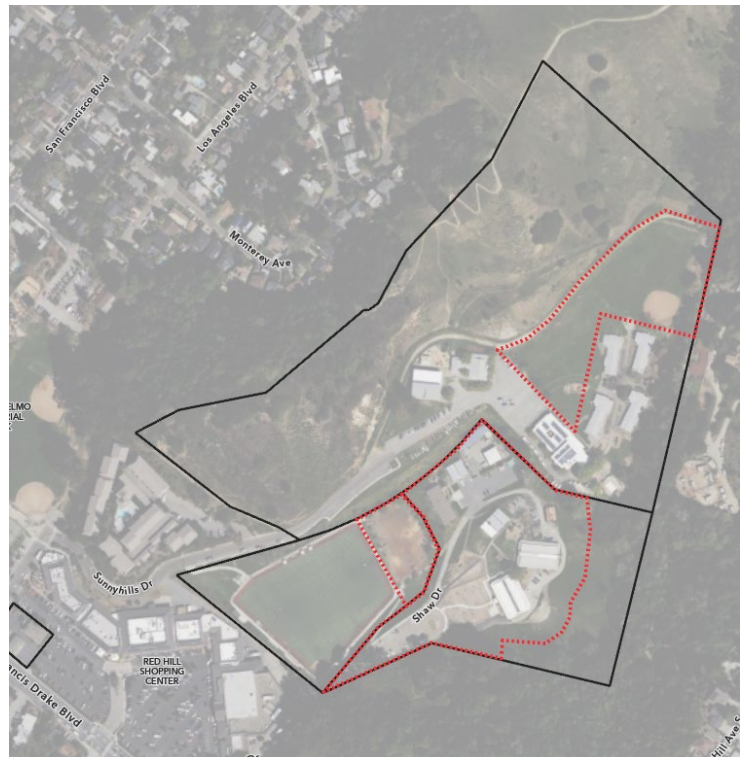
- Developable area assumed to be in line with boundaries of adjacent parcel to east to keep consistent with surrounding development
- Remaining area too steep and prone to landslide for development



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



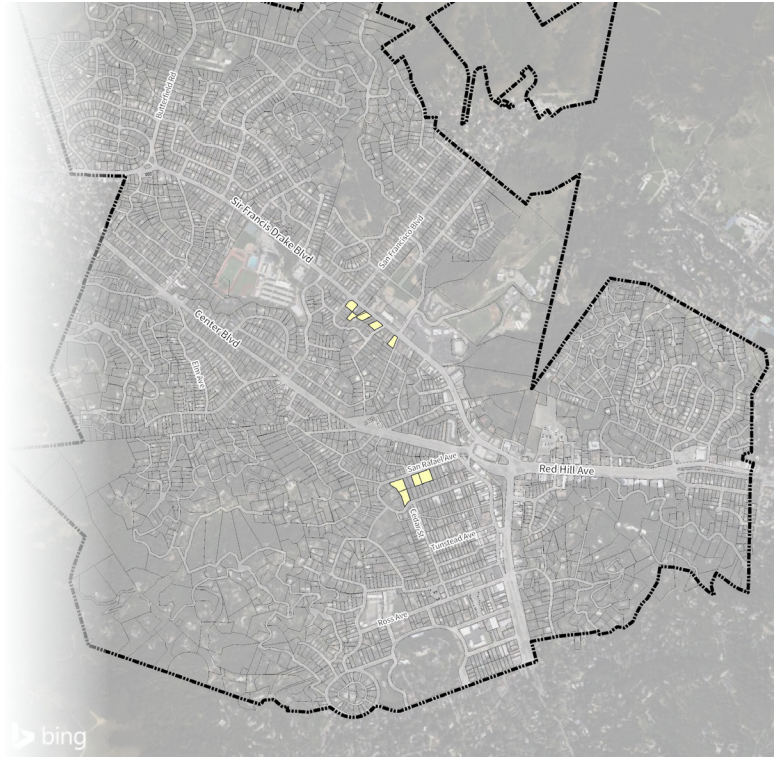
Final Housing Opportunity Sites Yields Analysis

R-2 District

- Parcels Proposed to be rezoned
- Proposed Density: 12 DUA

Current Zoning

- R-1 (6 DUA)



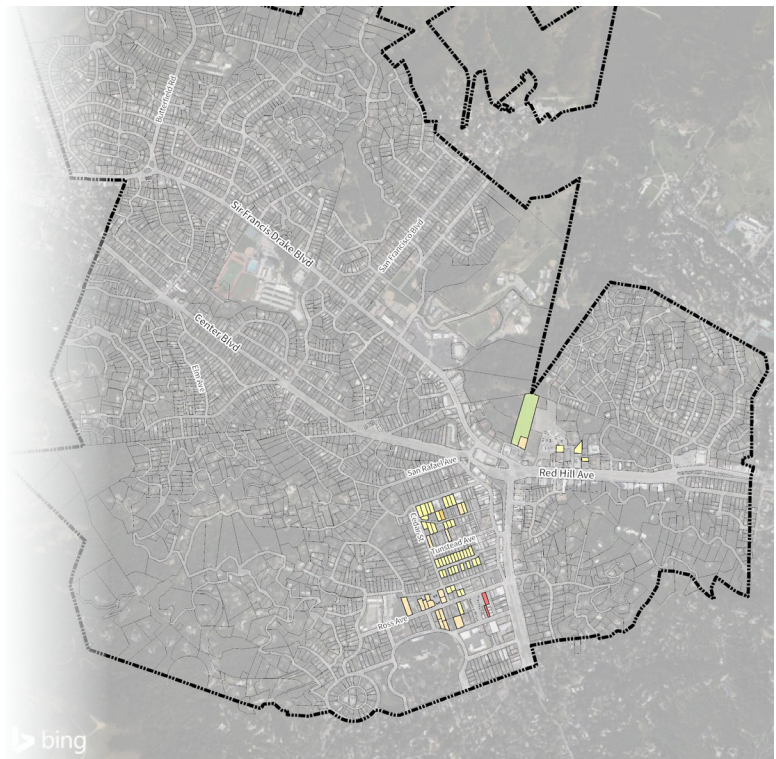
Final Housing Opportunity Sites Yields Analysis

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)



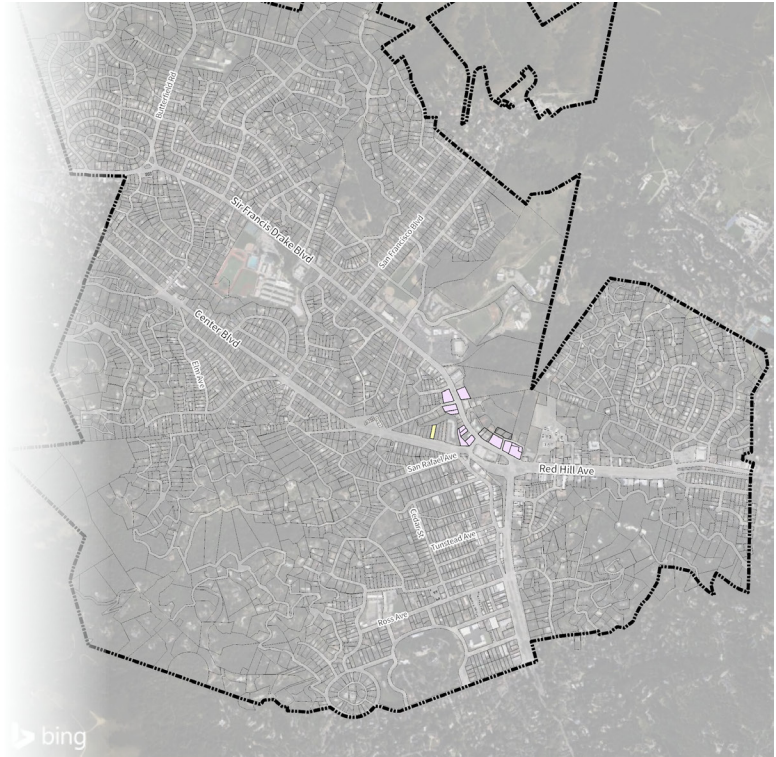
Final Housing Opportunity Sites Yields Analysis

C-L District

- Parcels Proposed to be rezoned
- Proposed Density: 30 DUA

Current Zoning

- C-L (20 DUA)
- R-1 (6 DUA)
- SPD



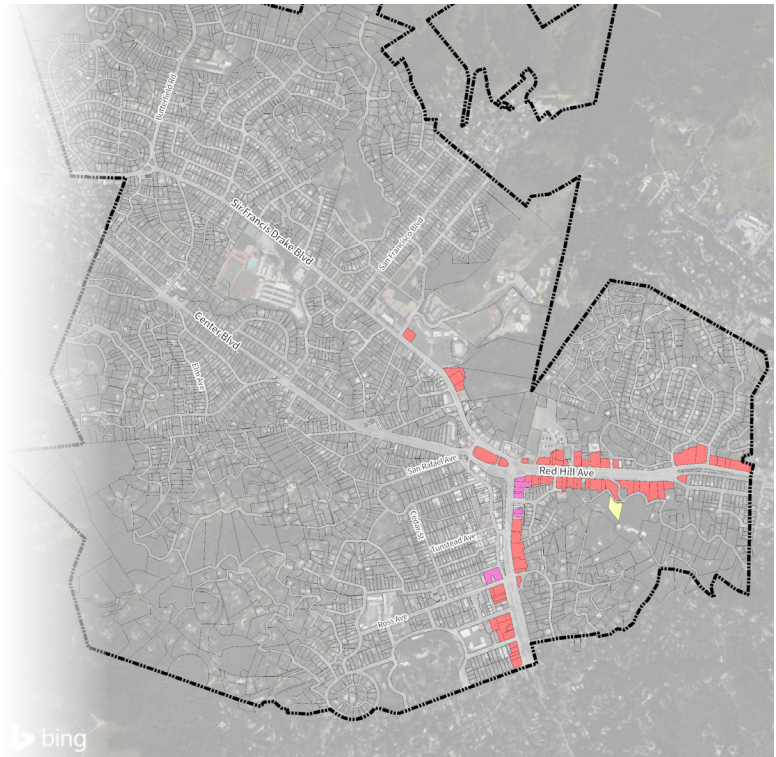
Final Housing Opportunity Sites Yields Analysis

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



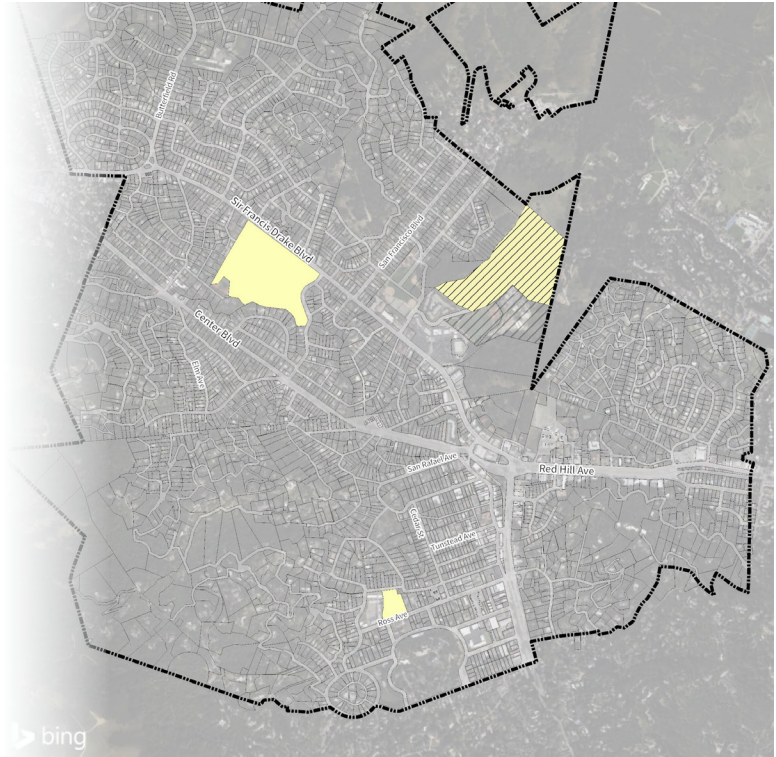
Final Housing Opportunity Sites Yields Analysis

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

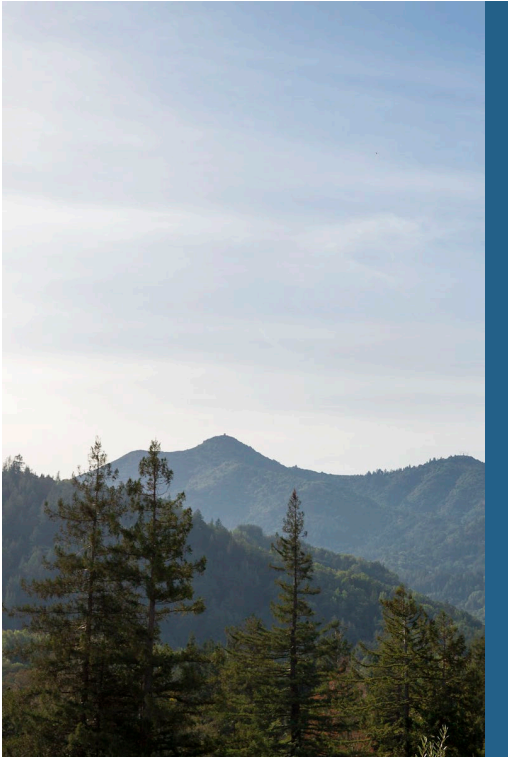
MAP EXERCISE

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			

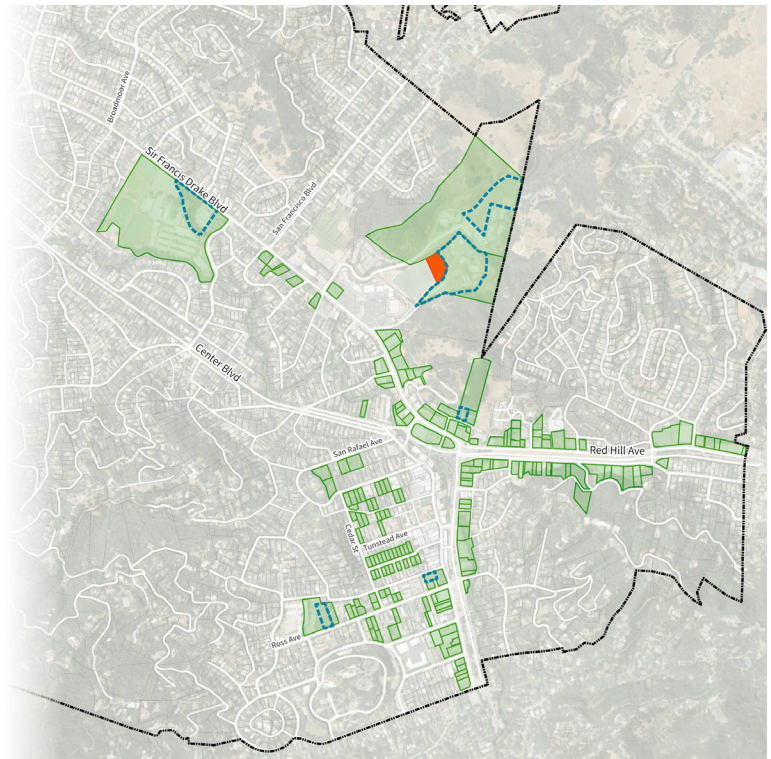


20% No Net Loss Buffer

- 630 units remaining after subtracting ADUs and pipeline projects
- $630 \times .20 = 126$
- Total remaining RHNA and 20% no net loss buffer: **754**

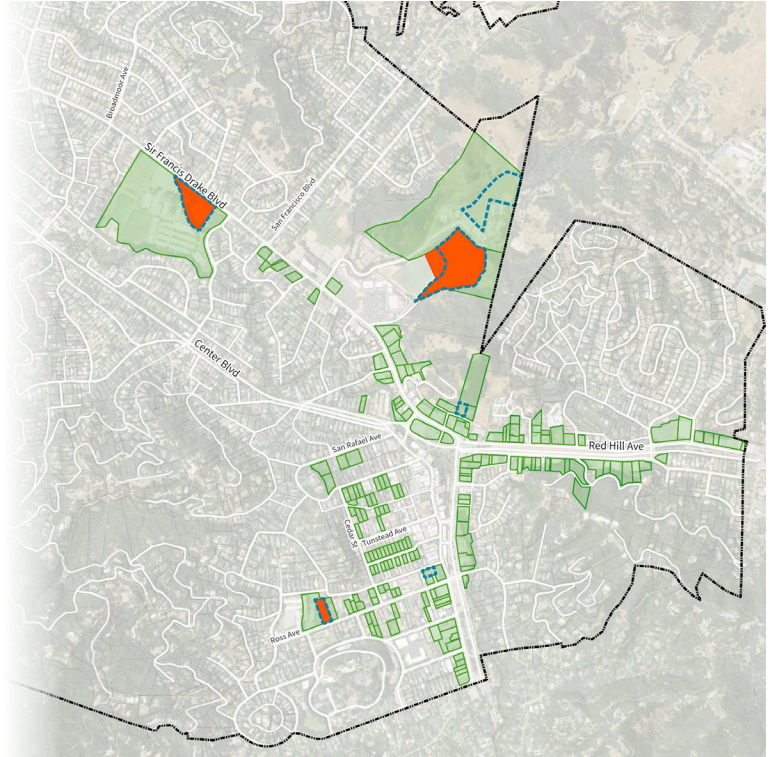
Since we last met...

- Town Council approved the recommended housing opportunity sites, except for the dog park site
- Impact on RHNA:
1,004 Units
(Surplus of 250 units)



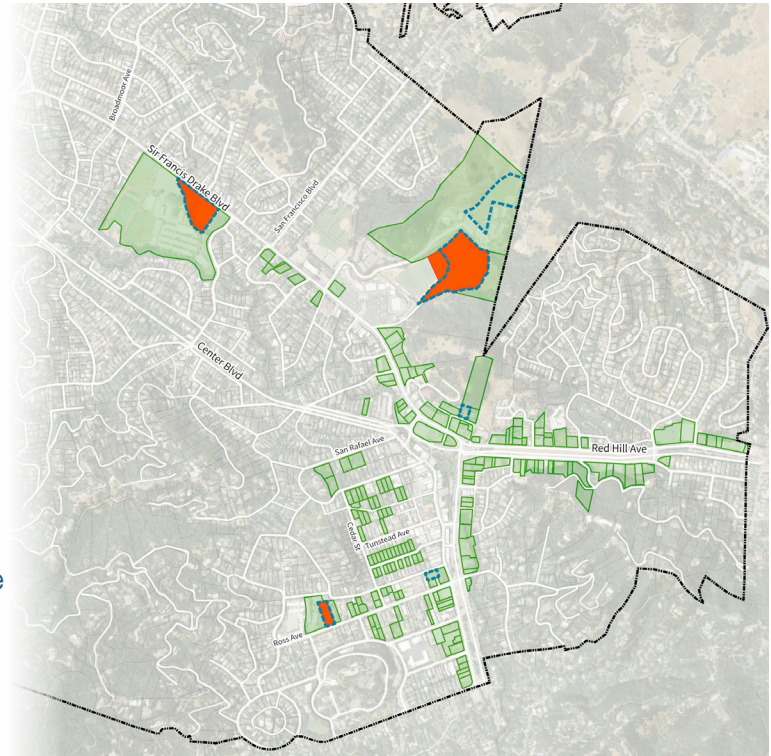
Since we last met...

- Town staff met with the schools and determined that housing on Archie Williams, Wade Thomas and former Redhill School sites is not feasible.



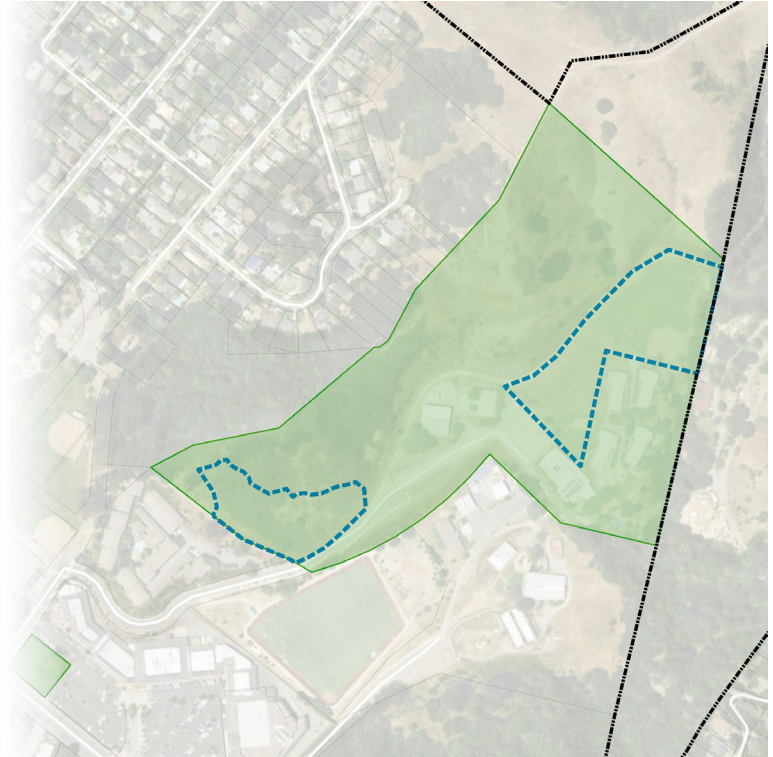
Eliminated Sites Projected Yields

- 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.

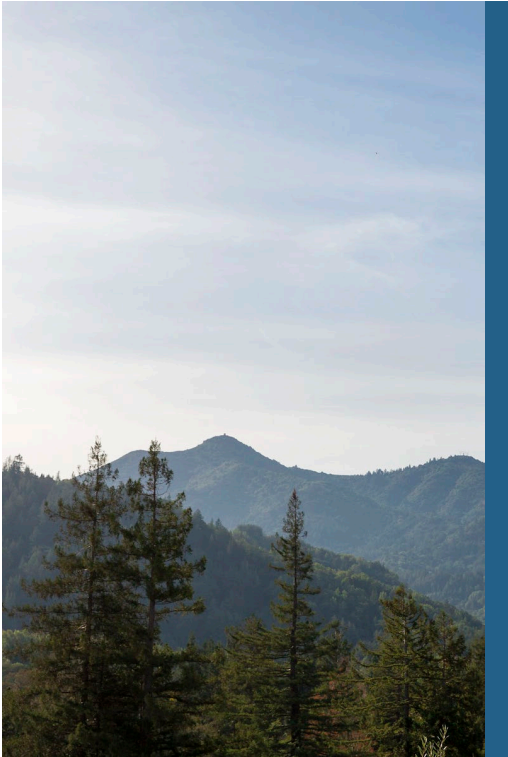
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas

- **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 Questionnaire

The following pages are from the ADU Questionnaire Summary.

ADU Questionnaire Summary

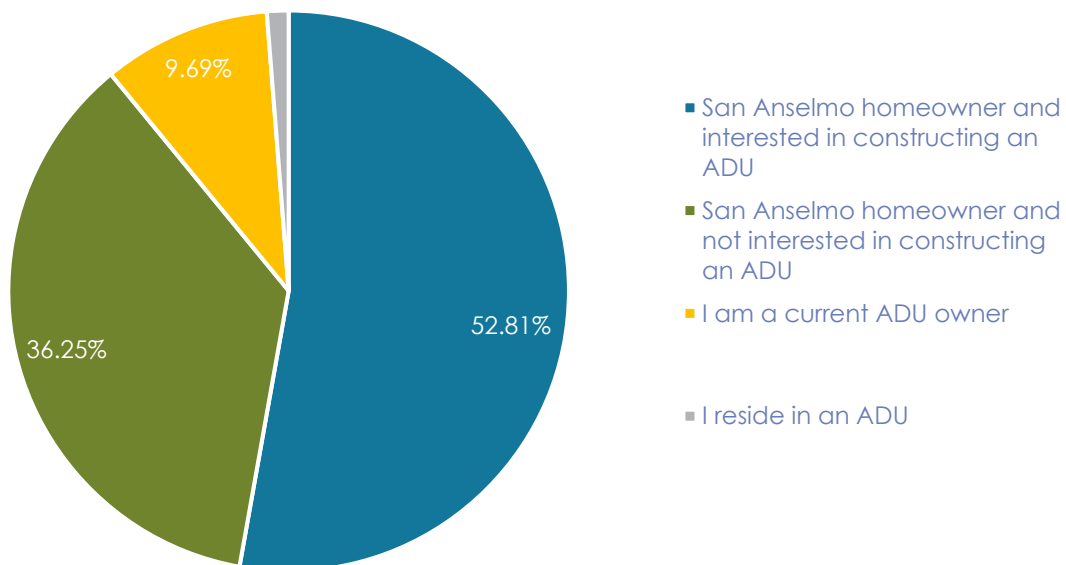
Survey Closed on May 1, 2022

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.

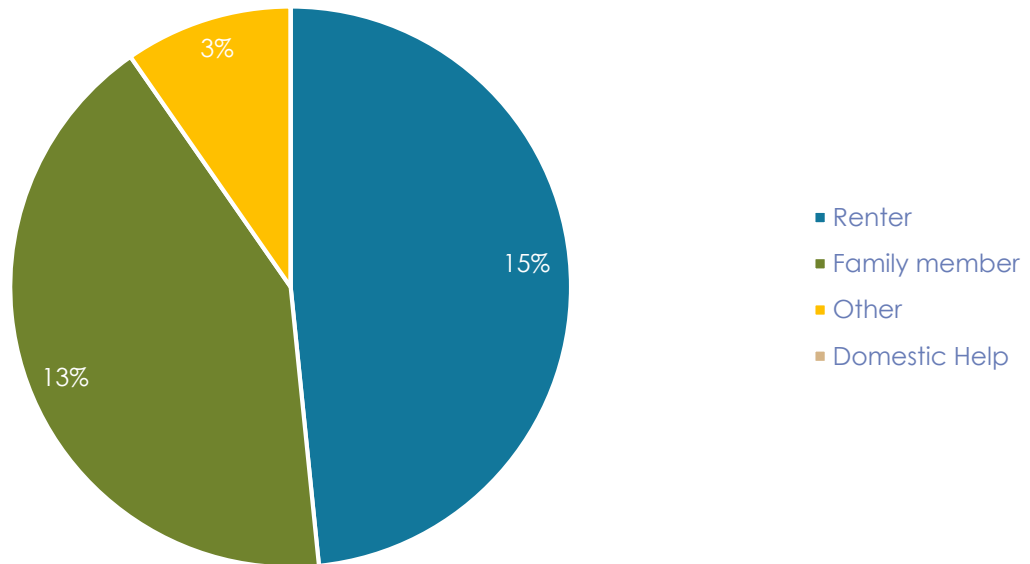


Current ADU Owner Questionnaire

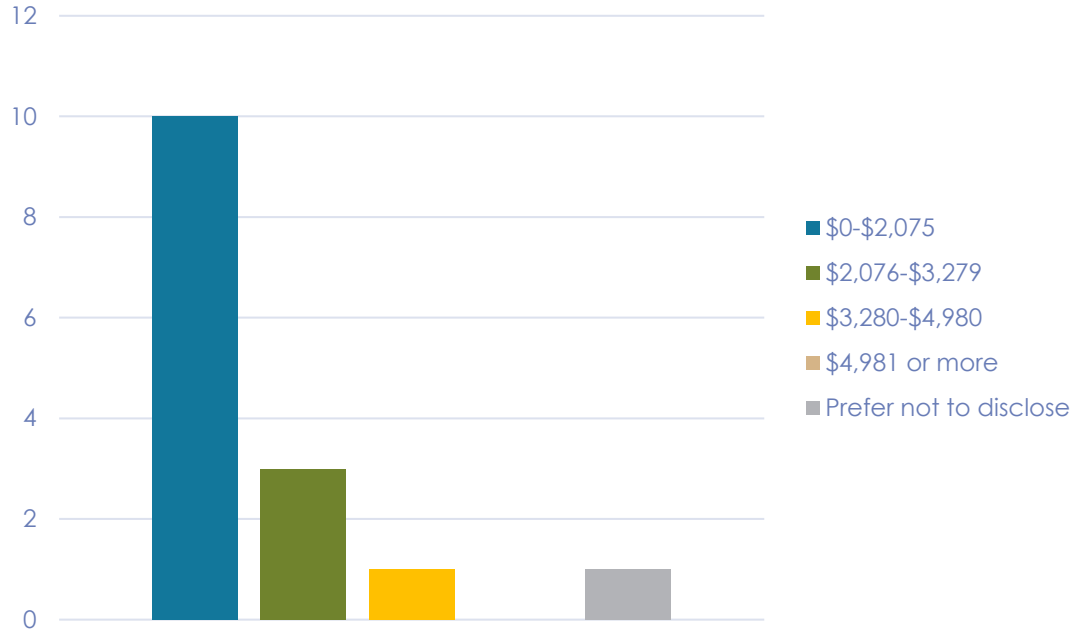
Question 1: What is the current address of your ADU?

Answers omitted from summary to preserve privacy.

Question 2: Who is your ADU intended to be occupied by?



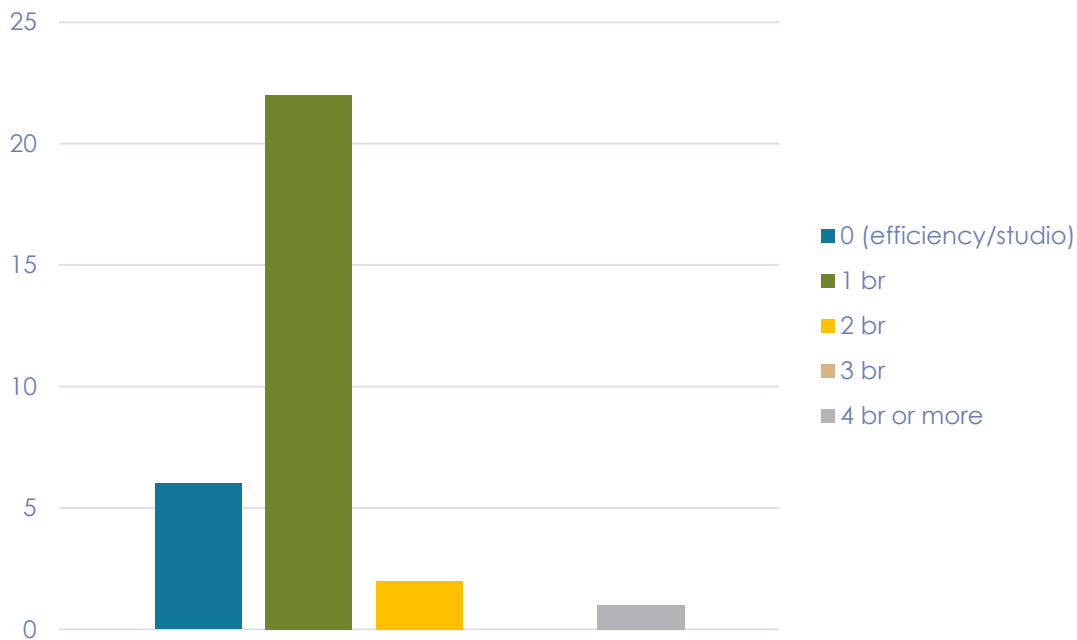
Question 3: What range of monthly rent do you charge?



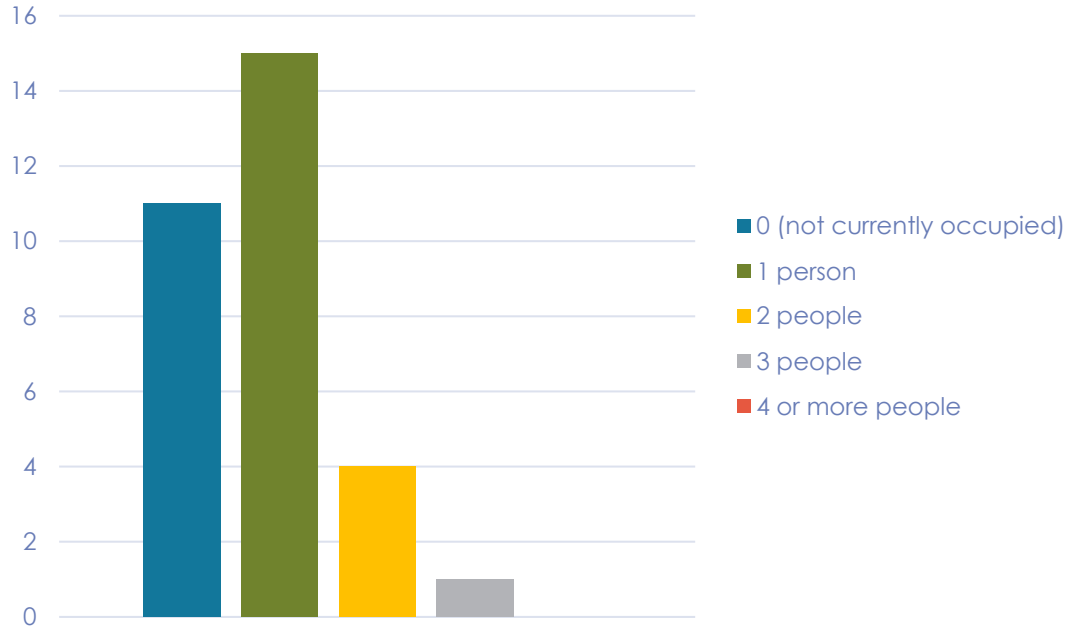
Question 4: How could the Town incentivize you to offer your ADU at a more affordable rental rate?

- You can't because we just break even
- I don't want to offer my ADU below market rate. It is my income source.

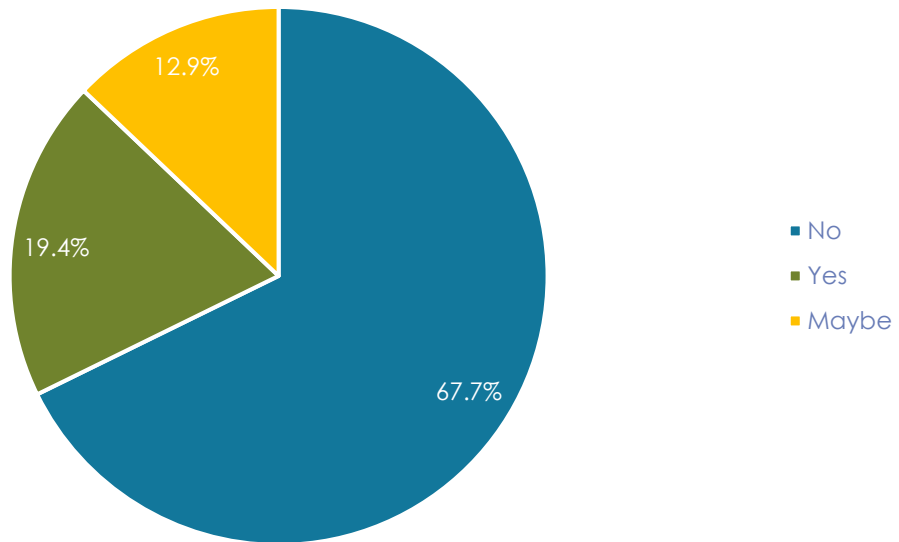
Question 5: How many bedrooms are in your ADU?



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 previous 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

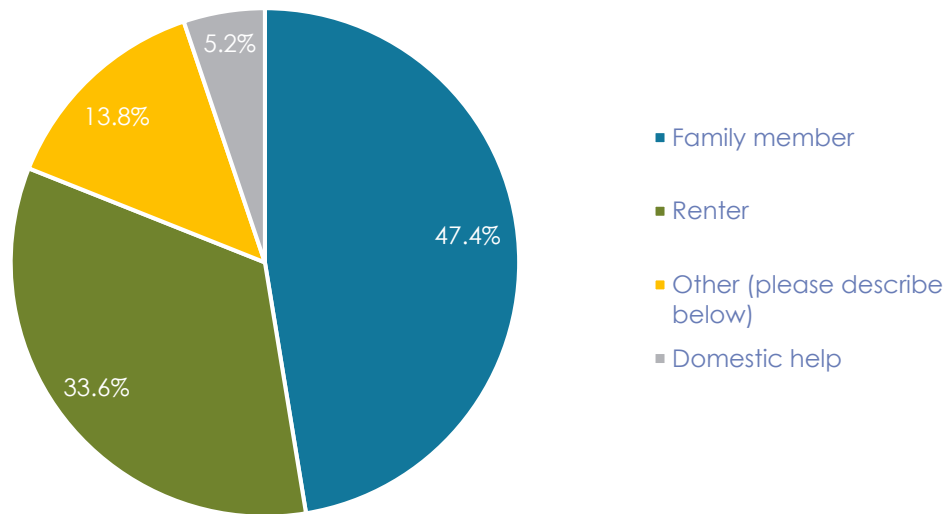
- Make clear and simple rules and aim to help the process.
- Lower my property taxes a lot.
- Loosen development square footage building to lot size restrictions and expedite mid-construction change order approval process.
- I have had so much trouble and added unexpected expenses that I would advise 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

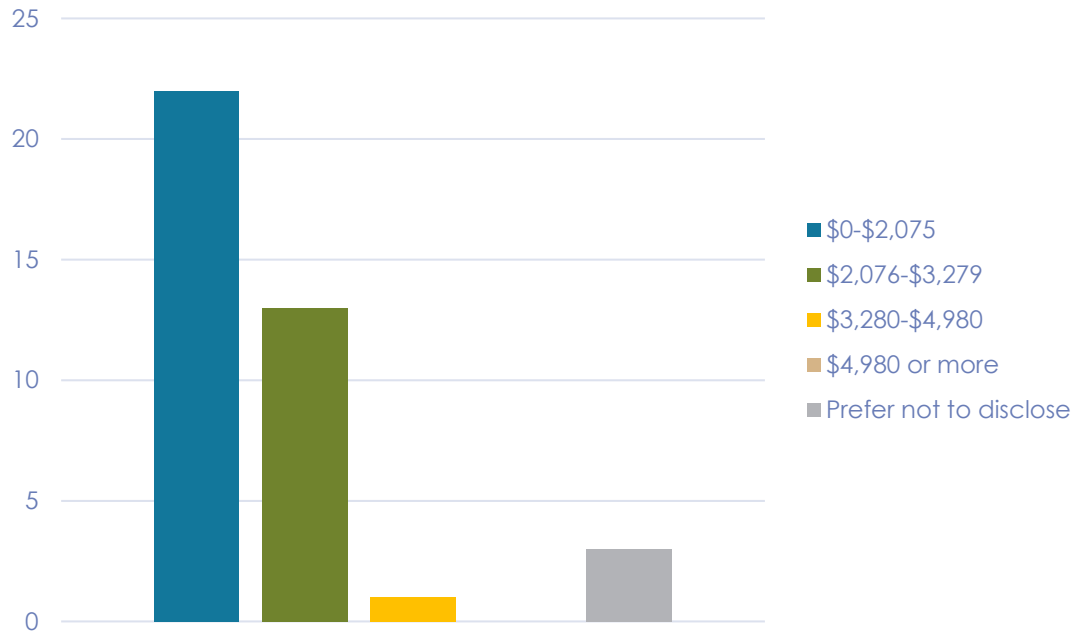
Question 1: What is the address of the property you are considering building an ADU on?

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, tax 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 waive 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. I 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. I.e, 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. Anecdotaly, 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. Negative 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 parking 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 than 2 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 and 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 our 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 took the space behind red hills over field and build there. It would give people access to the only affordable place to shop -Safeway
- Our house is on a steep slope 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 purchased the house 25 years ago, and the Town made the seller remove the stove before closing.
- on hill. cannot accommodate
- 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 idea
- 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 be 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, waive 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 live 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/PERMITATIONS, 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 fire 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 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 structure.
- 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.

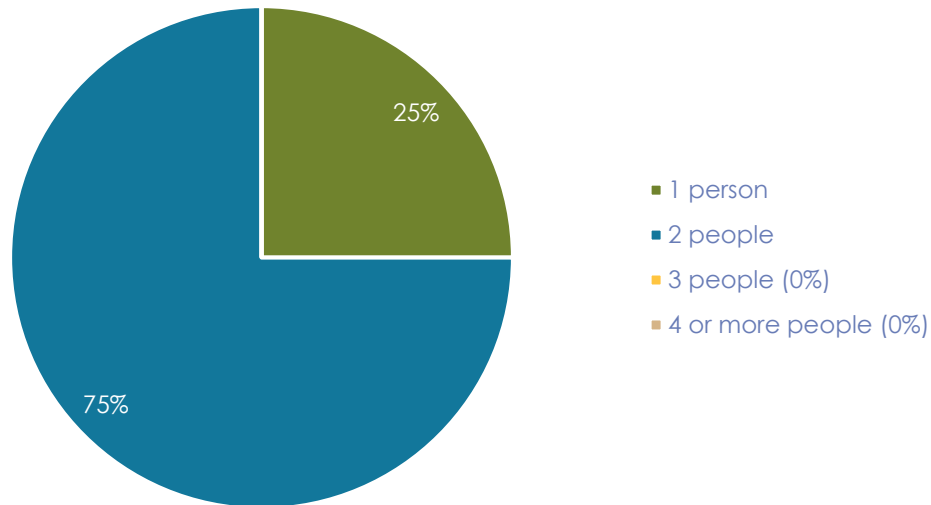
- 1. Streamline approvals. I built a home office (almost an ADU) and approvals took 12 months. Get that down to 30 days. 2. Waive property tax increase on reassessment after ADU completion.

ADU Resident Questionnaire

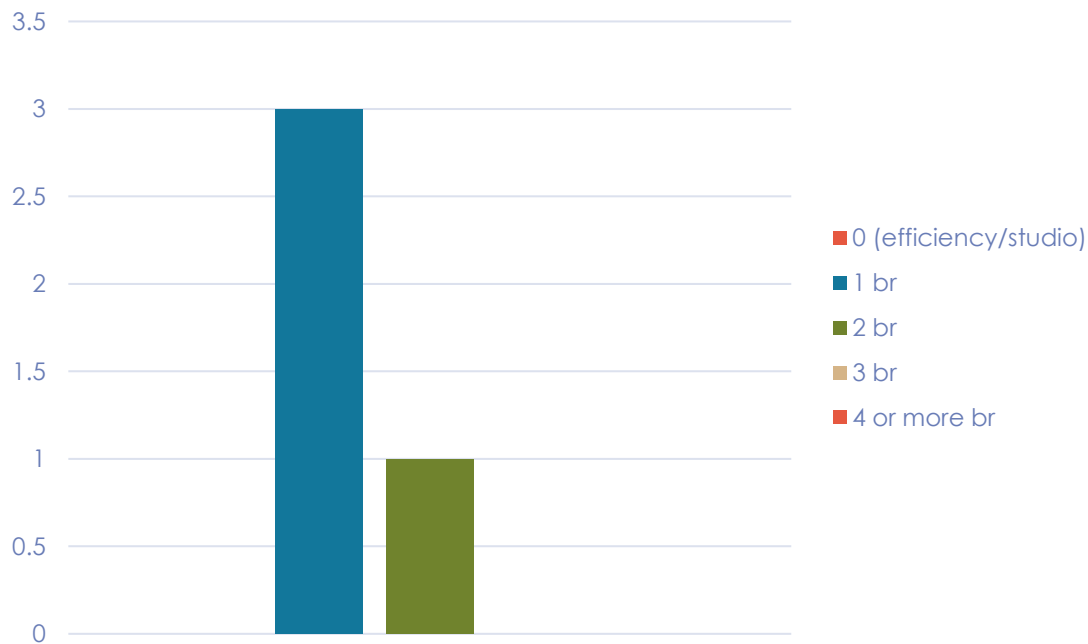
Question 1: What is the address of the ADU you reside in?

No responses to this question.

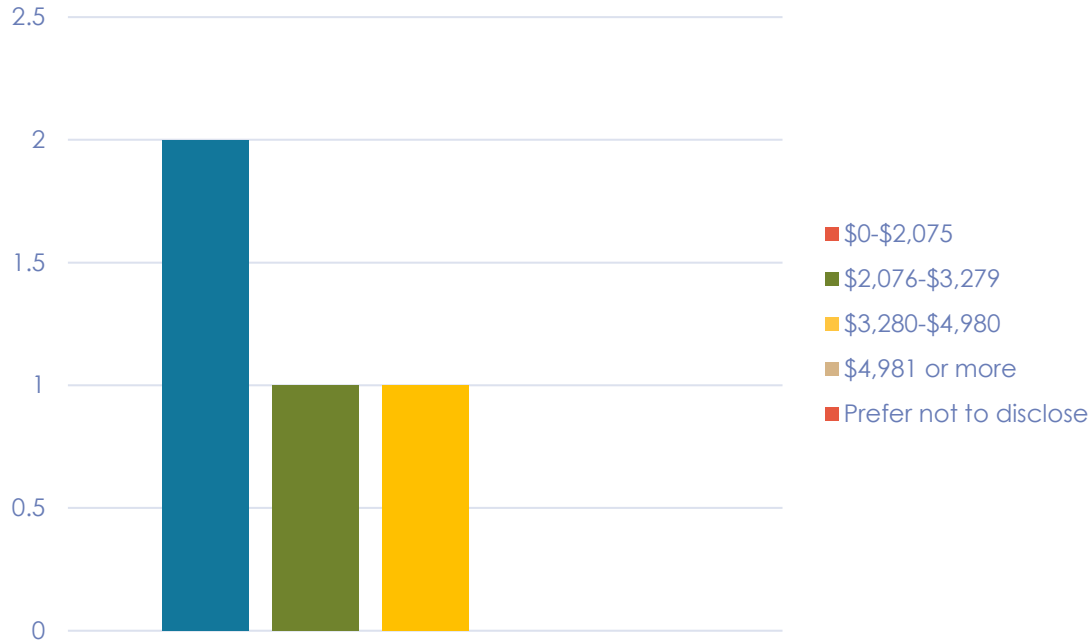
Question 2: How many people are in your household?



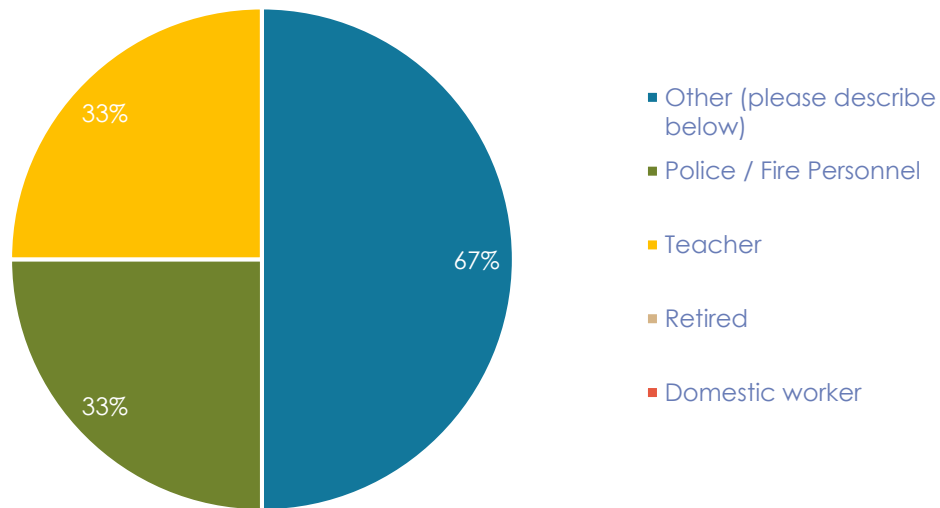
Question 3: How many bedrooms are in your ADU?



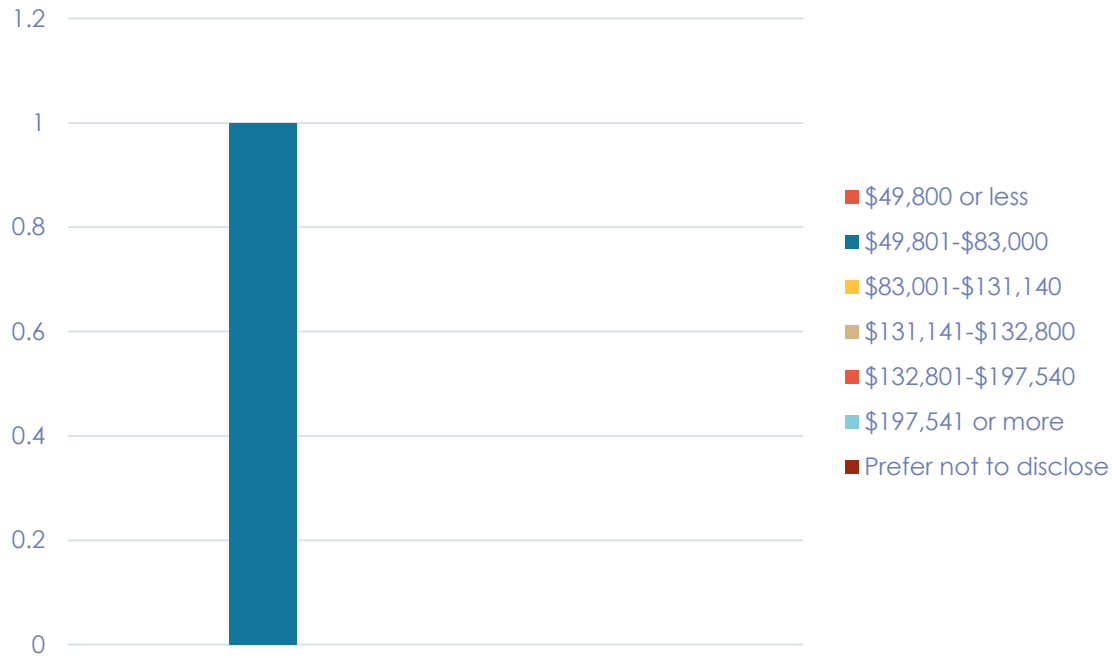
Question 4: What range of monthly rent do you pay?



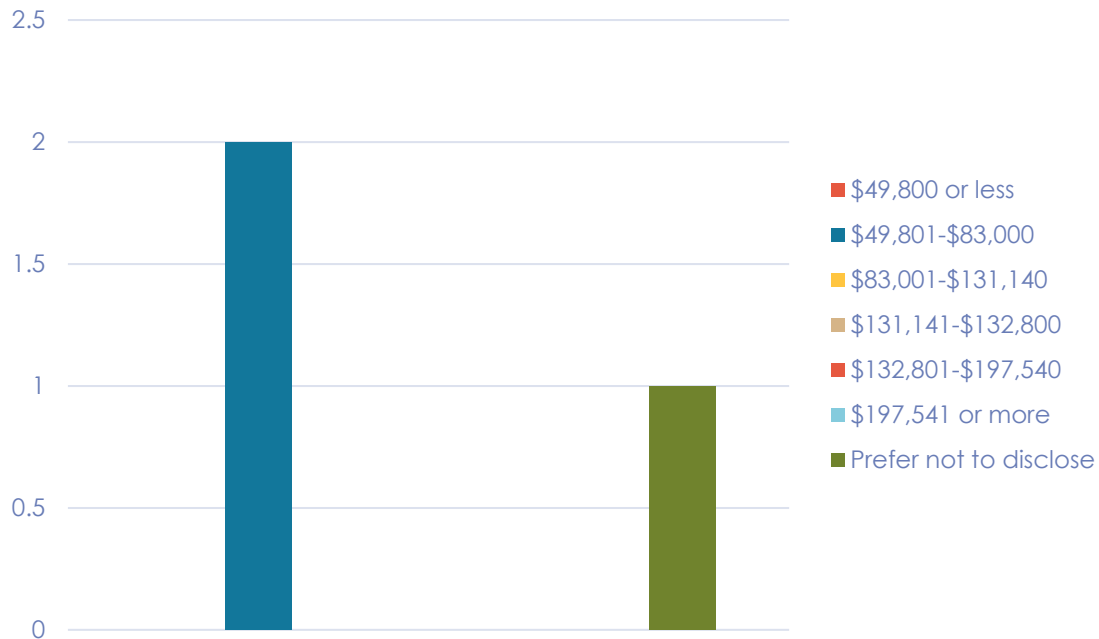
Question 5: What option best describes you?



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 DIY 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 available ADUs; rent pricing ranges (tell homeowners what they can charge that the prices 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 town's 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 ADUs - 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 ladsb.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 everything 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 can be 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 waittimes 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.
- ADUs maintain charm and coziness of SA, especially if the footprint is not enlarged. I love SA's variety of bungalows. ADUs would allow multi-generational homes, affordable choices, and add to 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' Spooktacular** 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.

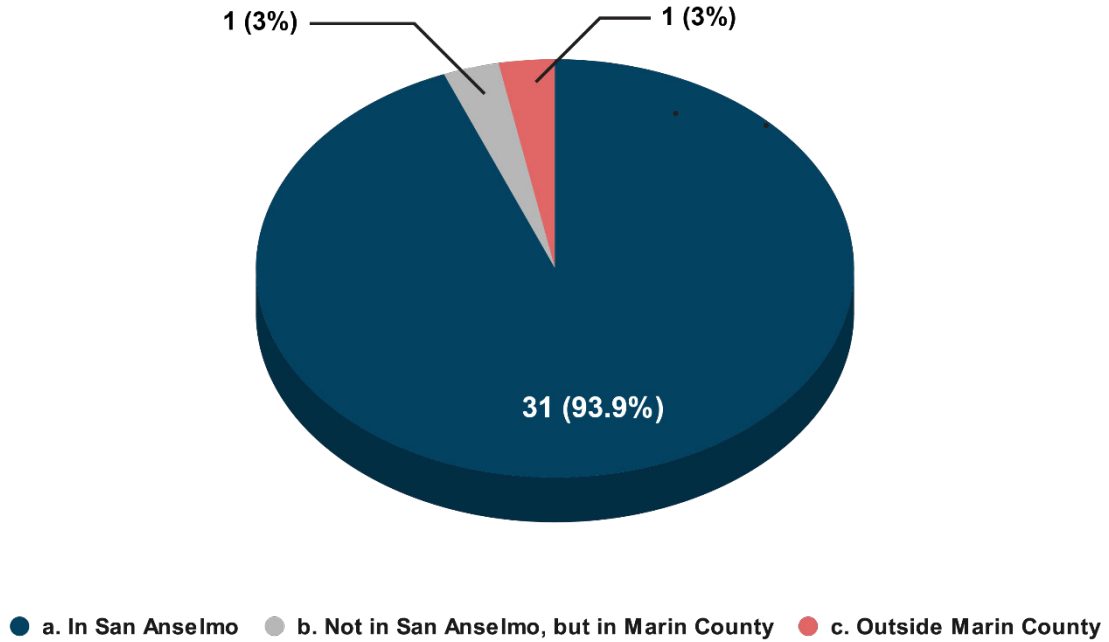
The following questions were included in the online feedback form:

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?)*

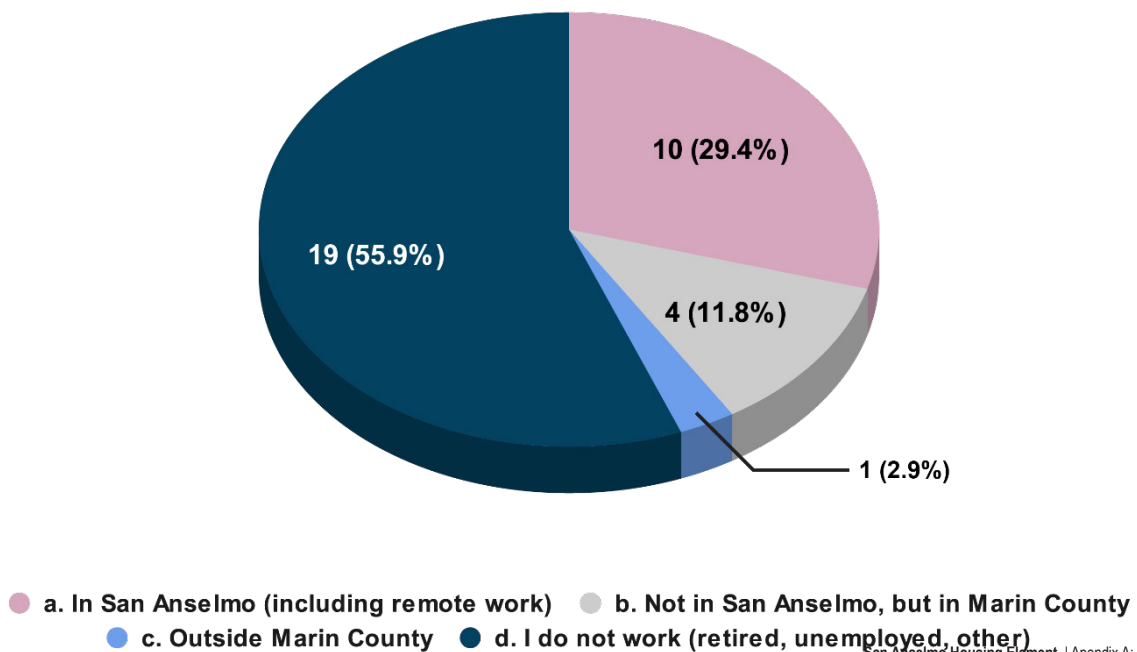
Below is a summary of the input received through the multiple choice questions, followed by open ended "Other" responses that accompanied questions 8-14.

FEEDBACK FORM SUMMARY

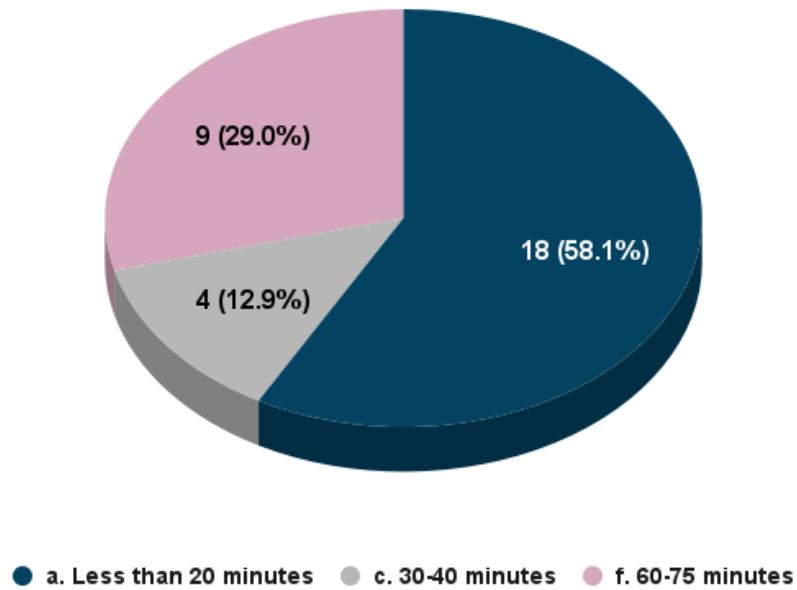
1. WHERE DO YOU LIVE?



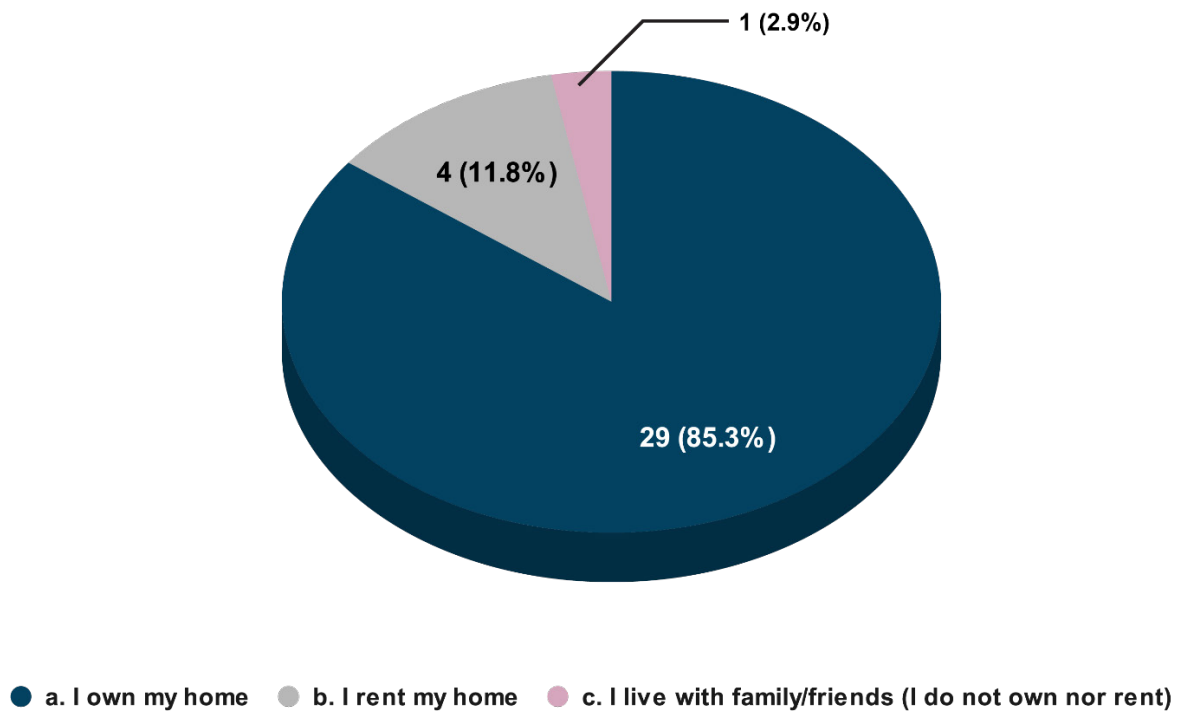
2. WHERE DO YOU WORK?



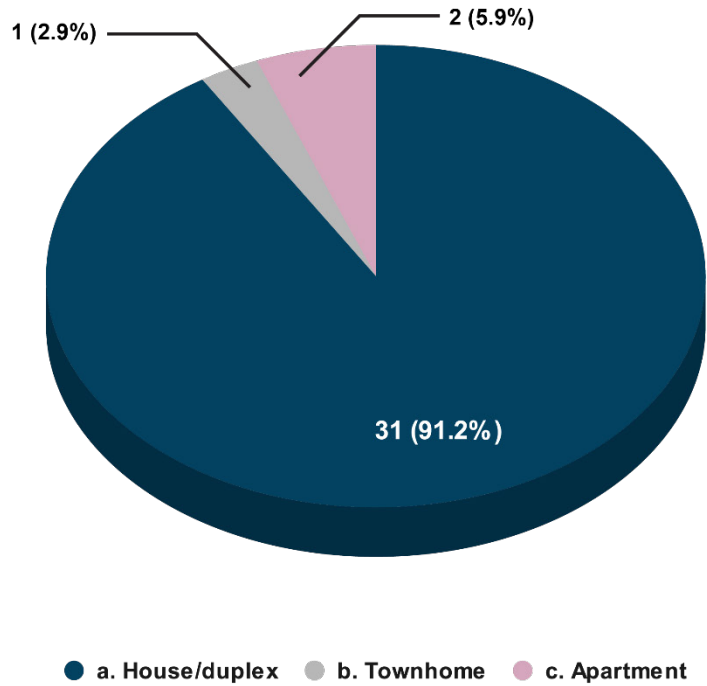
3. IF YOU WORK IN SAN ANSELMO, HOW LONG IS YOUR COMMUTE?



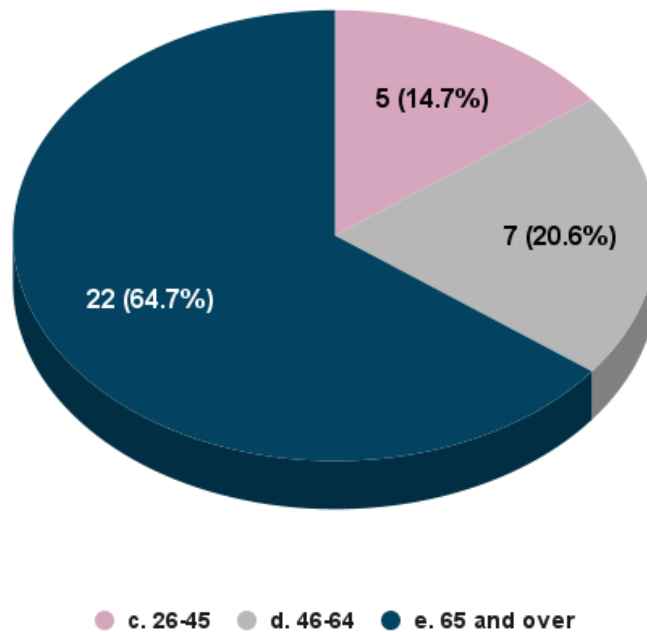
4. WHAT IS YOUR HOUSING SITUATION?



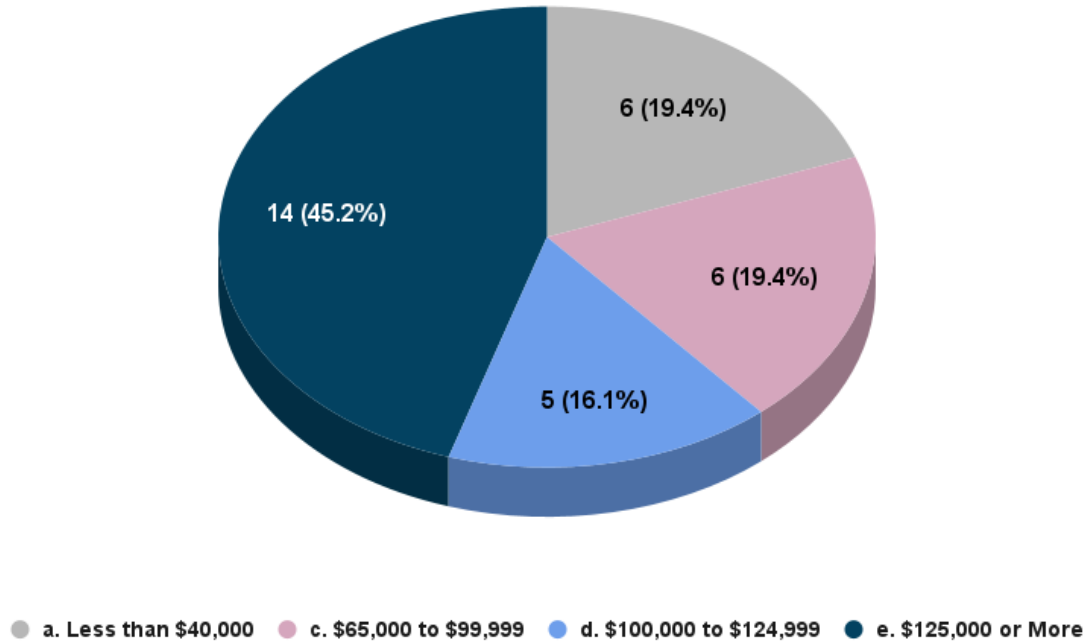
5. WHAT TYPE OF HOUSING DO YOU LIVE IN?



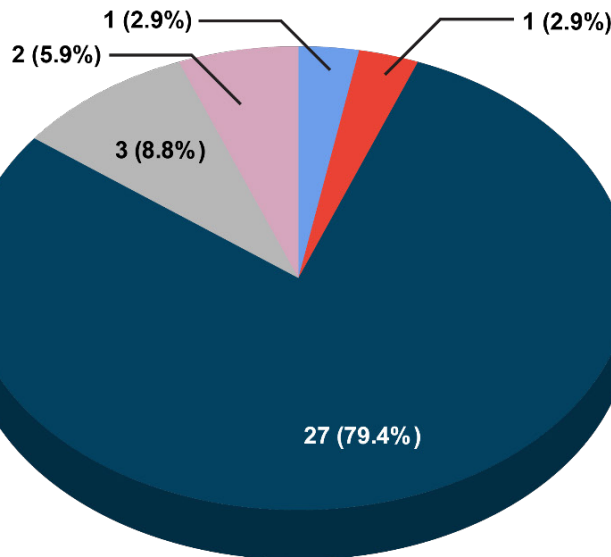
6. WHAT IS YOUR AGE?



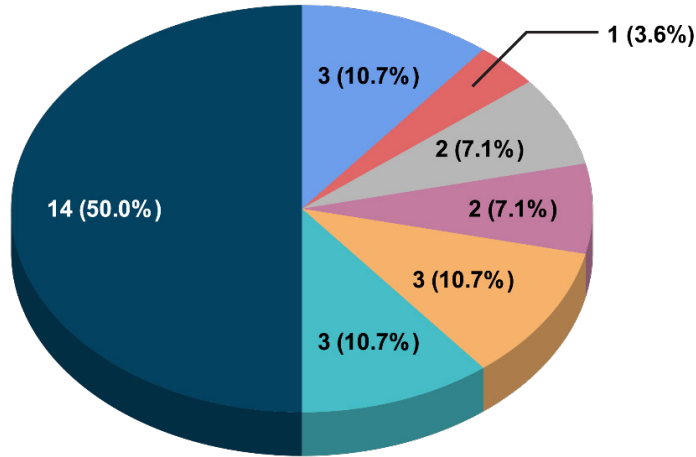
7. WHICH BRACKET BEST DESCRIBES YOUR HOUSEHOLD INCOME?



8. RACE AND ETHNICITY



9. WHAT DO YOU THINK ARE THE MOST CRITICAL HOUSING ISSUES IN SAN ANSELMO?

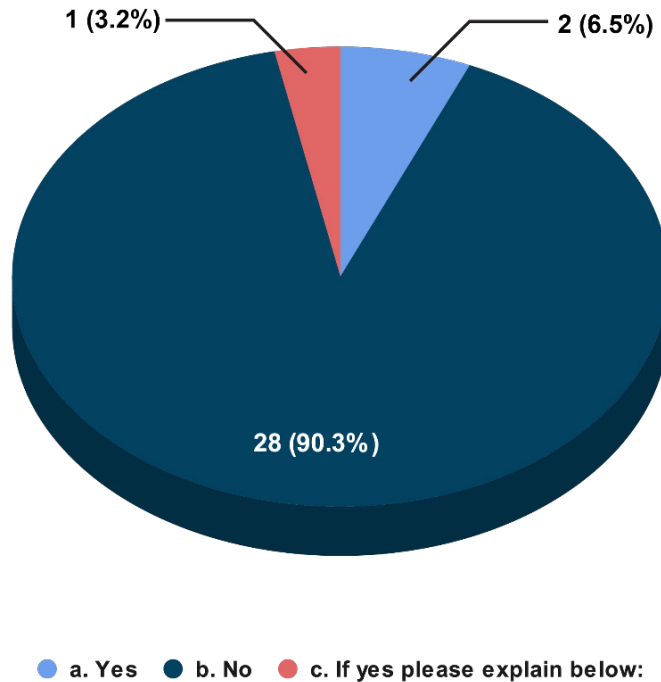


- b. Number of new housing units getting built
- c. Protections for renters facing displacement or discrimination
- d. Concentration or segregation of certain groups
- f. Programs to help existing homeowners stay in their homes
- g. Financial assistance for home repairs/renovation
- h. Availability of housing for young families (e.g. 2+ bedrooms)
- i. Availability of housing that is affordable to moderate, low, and very low-income residents

'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

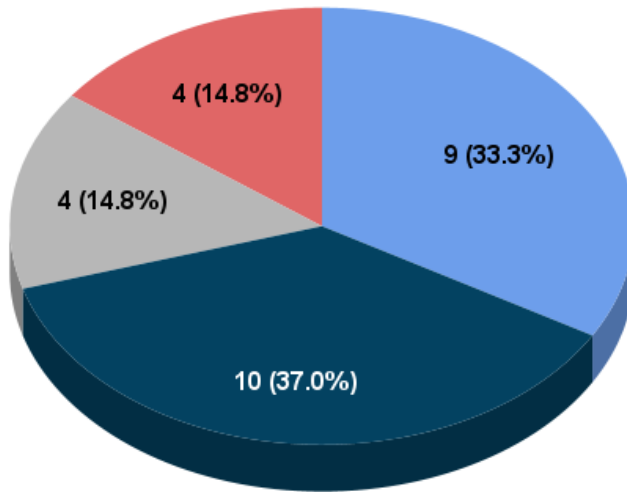
10. HAVE YOU EVER FACED DISCRIMINATION IN RENTING OR PURCHASING HOUSING?



'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?

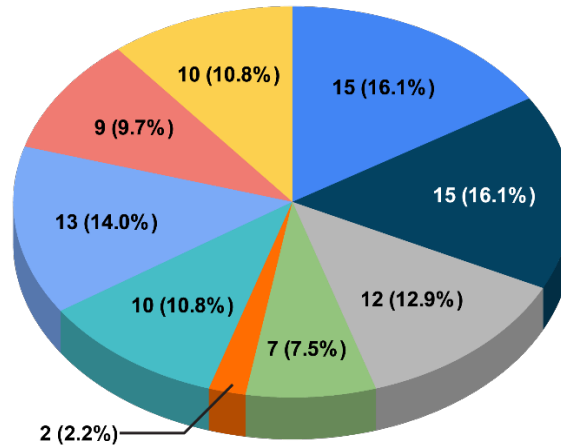


- a. Housing affordable to low-income households ● b. Housing affordable to middle-income households
- d. Rental housing ● e. Senior housing

'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

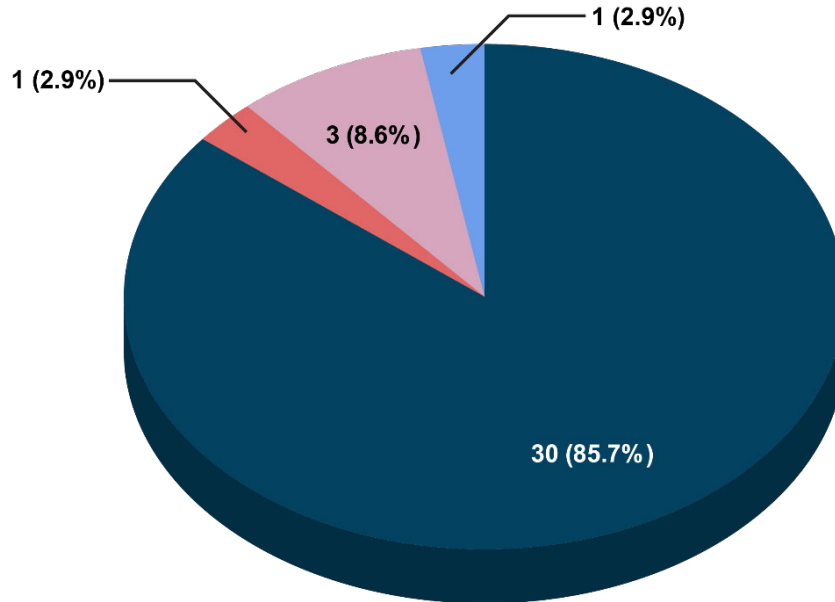


- a. Energy efficient design and construction
- b. New buildings designed to fit into the surrounding context
- c. Protection of access to significant views (height limits)
- d. Privacy and noise
- e. On-site amenities for new residents, like decks and play areas
- f. Proximity to public transit
- g. Walkability to schools, businesses, and services
- h. Maintaining high-quality services and facilities, such as police, fire,
- i. Traffic and parking

'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)?

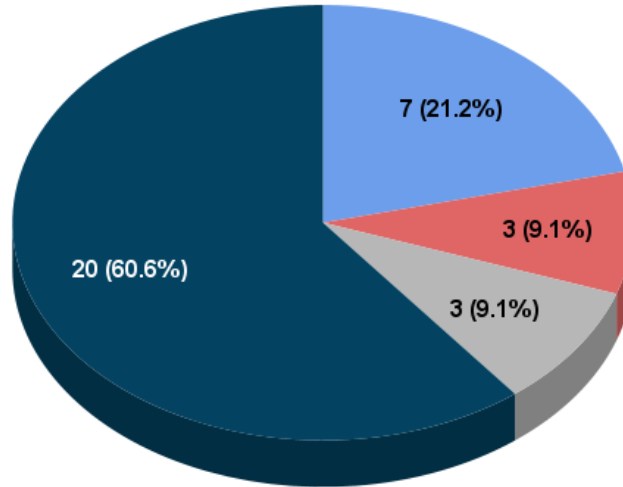


- a. I am satisfied with my housing
- b. My housing is too far from my job and/or difficult to reach with
- d. My housing/unit is too small for my household
- e. My house/unit is substandard or in bad

'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)



- a. Lack of resources to help find affordable housing
 ● d. Quality of affordable housing does not meet my
 ● c. Long waitlists
 ● b. Limited availability of affordable units

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 owning 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.

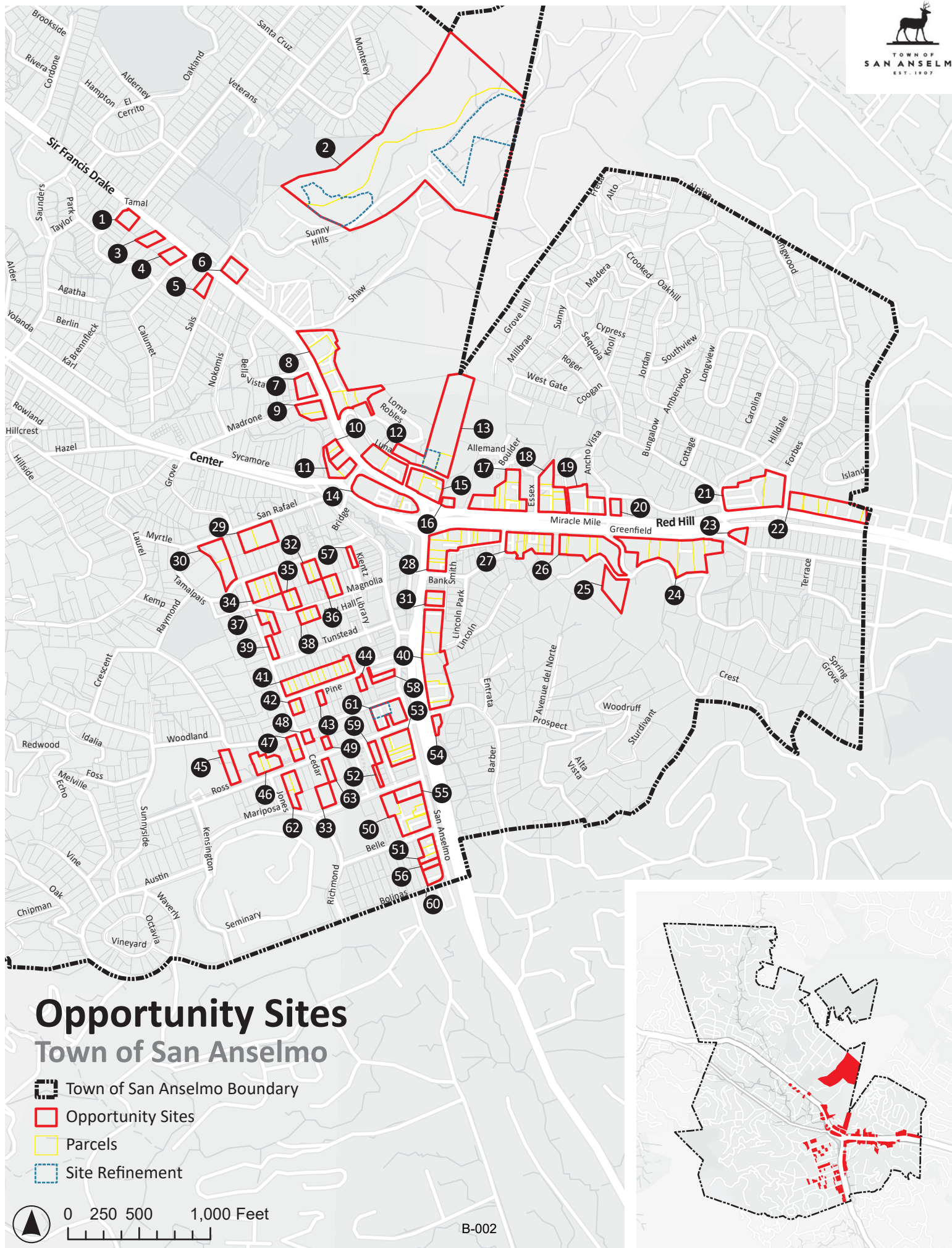
What about making better use of the area around Memorial Park and upgrading Cook housing so that it was nicer for the folks living there. What about all of the vacant store fronts on SFD both across from Creek Park where the

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



Housing Element Opportunity Site - 1

Town of San Anselmo



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.



Scale: 1:2,500

 Opportunity Sites Parcels

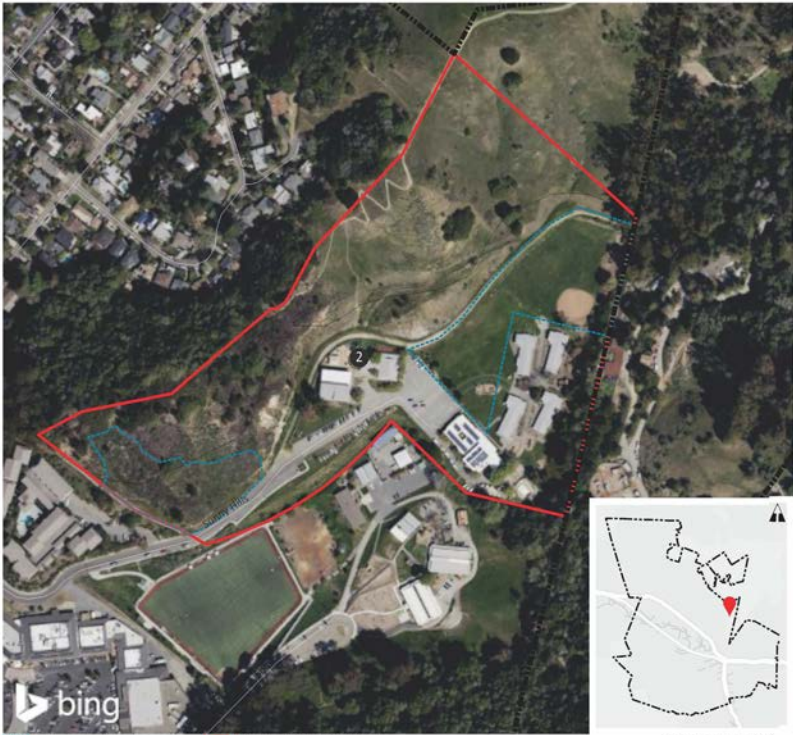
Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
1	9 Tamal Ave	006-042-28	R-1	Single-Resid. - 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



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.

Site Refinement Opportunity Sites

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
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



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 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.

 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
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



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.

 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
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



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.

 Opportunity Sites Parcels

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.

 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
6	930 Sir Francis Drake Blvd	006-061-31	C-3	Commercial	GC	No	N	N	0.403423	Moderate Income	No change	20	30	8	0	8
				Improved												

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



Scale: 1:2,500

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

Opportunity Sites											Scale: 1:2,500		Anselmo, making it ripe for redevelopment with transit-oriented housing				
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	LC	No	N	N	0.43209	Above Moderate Income	No change	20	30	9	0	9	
				Improved													

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.

Housing Element Opportunity Site - 8

Town of San Anselmo



SAN ANSELMO



Scale: 1:2,500

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

Opportunity Sites Parcels

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	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	LC	Yes	N	N	0.304825	Moderate Income	C-1/SPD	20	30	6	0	6
10	800 Sir Francis Drake Blvd	006-061-06	C-L	Commercial	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	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	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 development.

Housing Element Opportunity Site - 9

Town of San Anselmo



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.



 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
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



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.



 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
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



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.



Scale: 1:2,500

Opportunity Sites Parcels

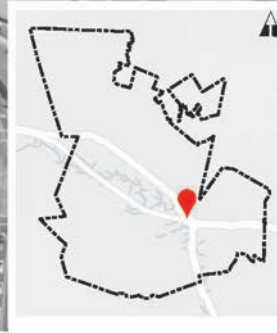
Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max Density (DUA)	Realistic Capacity	Existing Units	Net New Units
19	6 Bridge Ave	006-083-37	C-L	Commercial	LC	No	N	N	0.263671	Above Moderate Income	No Change	20	30	5	0	5
				Improved												
20	707 Sir Francis Drake Blvd	006-083-09	C-L	Commercial	LC	No	N	N	0.210637	Above Moderate Income	No Change	20	30	4	0	4
				Improved												

Housing Element Opportunity Site - 12

Town of San Anselmo



SAN ANSELMO



Scale: 1:2,500

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

Opportunity Sites Parcels

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	LC	No	N	N	0.462008	Above Moderate Income	C-I/SPD	20	30	9	0	9
				Improved												
22	750 Sir Francis Drake Blvd	006-091-40	C-L	Commercial	LC	No	N	N	0.47883	Above Moderate Income	No Change	20	30	10	0	10
				Improved												

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



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.

Site Refinement 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
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



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.

 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
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



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

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
31	640 Sir Francis Drake Blvd	006-092-08	C-L	Commercial	LC	No	N	N	0.305963	Above Moderate Income	No Change	20	30	6	0	6
				Improved												
28	112 Spaulding St	006-092-03	C-L	Commercial	LC	No	N	N	0.13647	Above Moderate Income	No Change	20	30	2	1	1
				Improved												
30	606 Sir Francis Drake	006-092-09	C-L	Commercial	LC	No	N	N	0.432158	Above Moderate Income	No Change	20	30	9	0	9
				Improved												

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



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.



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
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



 Opportunity Sites
 Parcels

Scale: 1:2,500

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 uses or 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



Scale: 1:2,500

Opportunity Sites Parcels

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

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



SAN ANSELMO



This site includes an aging commercial structure (constructed in 1937 without significant improvements since 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.



Scale: 1:2,500

 Opportunity Sites Parcels

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	GC	No	N	N	0.583407	Lower Income	No Change	20	30	12	0	12
				Improved												
45	306 Red Hill Ave	006-161-05	C-3	Commercial	GC	Yes	N	N	0.328941	Moderate Income	No Change	20	30	6	0	6
				Improved												

Housing Element Opportunity Site - 20

Town of San Anselmo



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.

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
46	292 Red Hill Ave	006-162-01	C-3	Commercial	GC	No	N	N	0.190318	Moderate Income	No Change	20	30	3	0	3
				Improved												

Housing Element Opportunity Site - 21

Town of San Anselmo



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.

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
47	100 Red Hill Ave	006-167-04	C-3	Commercial	GC	No	N	N	0.771783	Lower Income	No Change	20	30	16	0	16
48	No Address	006-167-06	C-3	Commercial	GC	No	N	N	1.234847	Lower Income	No Change	20	30	26	0	26



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

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
49	6 Red Hill Ave	006-201-56	C-3	Commercial	GC	No	N	N	0.671628	Lower Income	No Change	20	30	14	0	14
				Improved												
50	2 Red Hill Ave	006-201-01	C-3	Commercial	GC	No	N	N	0.081778	Moderate Income	No Change	20	30	2	0	2
				Improved												
51	90 Red Hill Ave	006-201-46	C-3	Commercial	GC	No	N	N	0.264203	Moderate Income	No Change	20	30	6	0	6
				Improved												
52	60 Red Hill Ave	006-201-04	C-3	Commercial	GC	No	N	N	0.287077	Moderate Income	No Change	20	30	6	0	6
				Improved												
53	50 Red Hill Ave	006-201-55	C-3	Commercial	GC	No	N	N	0.164282	Moderate Income	No Change	20	30	3	0	3
				Improved												

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.

Housing Element Opportunity Site - 23

Town of San Anselmo



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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Scale: 1:2,500

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

Opportunity Sites Parcels

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	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	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	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	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	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	GC	No	N	N	0.526385	Lower Income	No Change	20	30	11	0	11

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.

Housing Element Opportunity Site - 25

Town of San Anselmo



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.



Scale: 1:2,500

Opportunity Sites Parcels

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



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Scale: 1:2,500

Opportunity Sites Parcels

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



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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



Scale: 1:2,500

Opportunity Sites Parcels

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	GC	No	N	N	0.25836	Moderate Income	No Change	20	30	5	0	5
				Improved												
67	118 Greenfield Ave	006-171-03	C-3	Commercial	GC	No	N	N	0.186737	Moderate Income	No Change	20	30	3	0	3
				Improved												
68	114 Greenfield Ave	006-171-02	C-3	Commercial	GC	No	N	N	0.128964	Moderate Income	No Change	20	30	3	0	3
				Improved												
69	70 Greenfield Ave	006-254-14	C-3	Commercial	GC	No	N	N	0.194214	Moderate Income	No Change	20	30	4	0	4
				Improved												
70	No Address	006-171-12	C-3	Commercial	GC	No	N	N	0.245434	Moderate Income	No Change	20	30	5	0	5
				Unimproved												
71	90 Greenfield Ave	006-171-13	C-3	Commercial	GC	No	N	N	0.049589	Moderate Income	No Change	20	30	1	0	1
				Improved												

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

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
72	316 Sir Francis Drake Blvd	006-251-03	C-2	Commercial	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	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	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	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	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	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	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	CC	No	N	N	0.346566	Moderate Income	C-3	20	30	7	0	7
80	No Address	006-251-08	C-3	Commercial	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



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.

 Opportunity Sites Parcels

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



SAN ANSELMO



Scale: 1:2,500

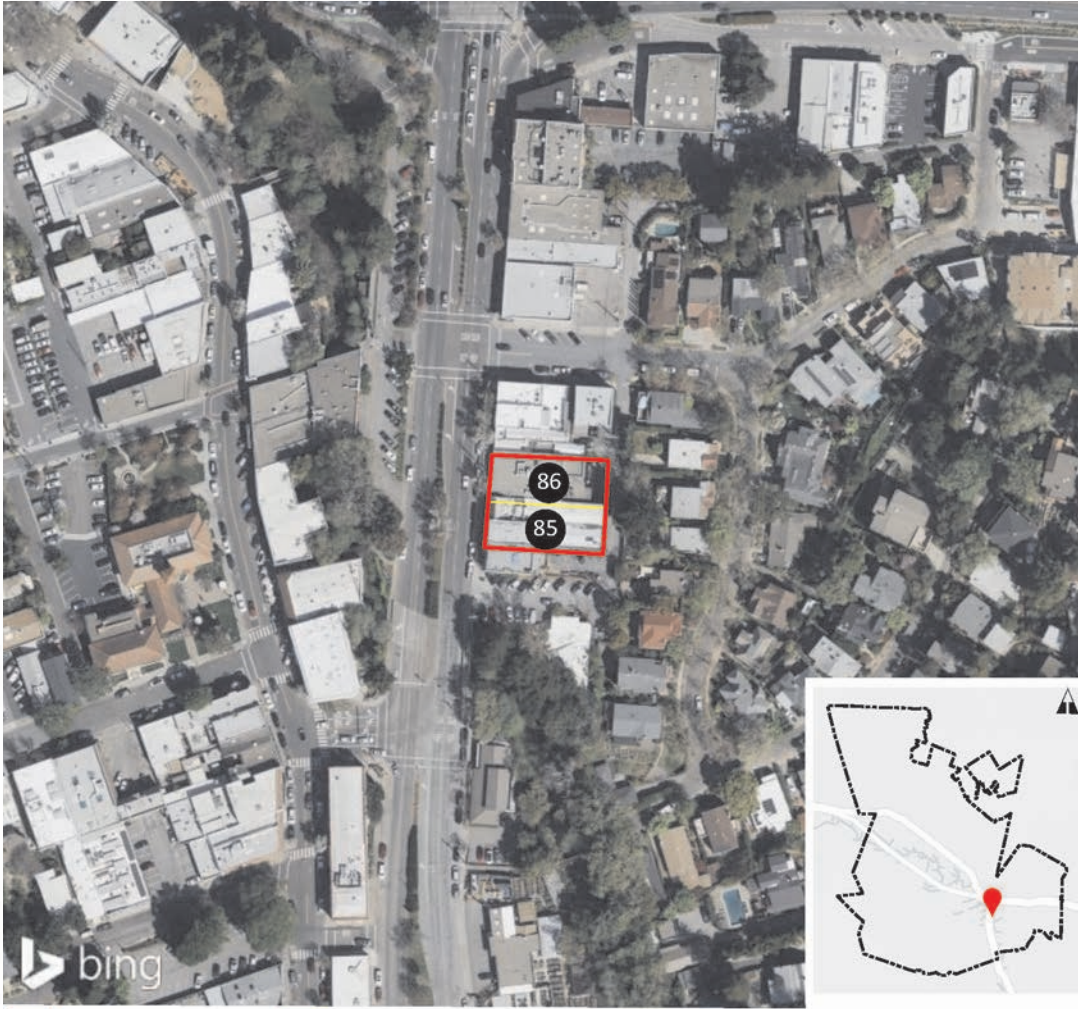
This site includes two, aging single-family homes (both constructed in 1910 without significant improvements since that time). The parcels are underutilized, and the aging single-family structures sit on large lots, and the existing buildings are lower in height and density than what would be allowed 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.

Opportunity Sites Parcels

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



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.

 Opportunity Sites Parcels

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



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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.



 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
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



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.



Scale: 1:2,500

 Opportunity Sites
 Parcels

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.



Scale: 1:2,500

 Opportunity Sites
 Parcels

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



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.



 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
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



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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.



Scale: 1:2,500

Opportunity Sites Parcels

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



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 106 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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



SAN ANSELMO



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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

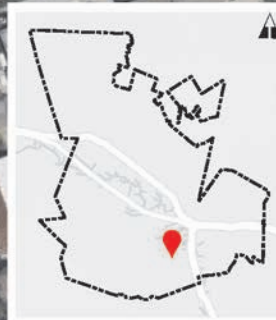
Town of San Anselmo



SAN ANSELMO



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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 to the 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 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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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.



Scale: 1:2,500

<div> <div></div> <div>Opportunity Sites</div> </div>		<div> <div></div> <div>Parcels</div> </div>														
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



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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 to the 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 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.



Scale: 1:2,500

 Opportunity Sites Parcels

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.



Scale: 1:2,500

Opportunity Sites Parcels

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	GC	No	N	N	0.351434	Moderate Income	No Change	20	30	7	0	7
				Improved												
127	121 San Anselmo Ave	007-301-19	C-3	Commercial	GC	No	N	N	0.641202	Lower Income	No Change	20	30	13	0	13
				Improved												
128	115 San Anselmo Ave	007-301-18	C-3	Commercial	GC	No	N	N	0.130048	Moderate Income	No Change	20	30	3	0	3
				Improved												
129	101 San Anselmo Ave	007-301-20	C-3	Commercial	GC	No	N	N	0.331349	Moderate Income	No Change	20	30	6	0	6
				Improved												

Housing Element Opportunity Site - 51

Town of San Anselmo



SAN ANSELMO



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.



Scale: 1:2,500

 Opportunity Sites Parcels

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	GC	No	N	N	0.161742	Moderate Income	No Change	20	30	3	1	2
				Improved												
131	35 San Anselmo Ave	007-302-14	C-3	Commercial	GC	No	N	N	0.133195	Moderate Income	No Change	20	30	3	1	2
				Improved												
132	29 San Anselmo Ave	007-302-15	C-3	Commercial	GC	No	N	N	0.128609	Moderate Income	No Change	20	30	3	1	2
				Improved												

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.



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
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



Scale: 1:2,500

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

 Opportunity Sites Parcels

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	GC	No	N	N	0.114673	Moderate Income	No Change	20	30	2	0	2
				Improved												
135	223 San Anselmo Ave	007-284-49	C-3	Commercial	GC	No	N	N	0.20257	Moderate Income	No Change	20	30	4	0	4
				Improved												
136	243 San Anselmo Ave	007-284-13	C-3	Commercial	GC	No	N	N	0.351073	Moderate Income	No Change	20	30	7	0	7
				Improved												
137	15 Ross Ave	007-284-12	C-3	Commercial	GC	No	N	N	0.119283	Moderate Income	No Change	20	30	3	0	3
				Improved												
138	233 San Anselmo Ave	007-284-14	C-3	Commercial	GC	No	N	N	0.114378	Moderate Income	No Change	20	30	2	0	2
				Improved												

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



Scale: 1:2,500

 Opportunity Sites Parcels

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	CC	No	N	N	0.143618	Moderate Income	No Change	20	30	3	0	3
Improved																

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.



Scale: 1:2,500

 Opportunity Sites Parcels

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



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	GC	No	N	N	0.142562	Moderate Income	No Change	20	30	2	0	2
				Improved													

Housing Element Opportunity Site - 57

Town of San Anselmo



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.



Scale: 1:2,500

Opportunity Sites Parcels

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



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.

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
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



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.



Scale: 1:2,500

<div> <div></div> <div>Opportunity Sites</div> </div>		<div> <div></div> <div>Parcels</div> </div>														
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



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.



Scale: 1:2,500

<div> <div></div> <div>Opportunity Sites</div> </div>		<div> <div></div> <div>Parcels</div> </div>														
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	GC	No	N	N	0.310291	Moderate Income	No Change	20	30	7	0	7
				Improved												

Housing Element Opportunity Site - 61

Town of San Anselmo



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.



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
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.

 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
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 is underutilized as it includes an aging single-family home (constructed in 1930 with no significant improvements since that time). 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 existing building is lower in height and density than what would be allowed upon rezoning the parcel. 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.



Scale: 1:2,500

 Site Refinement
 Opportunity Sites
 Parcels

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

Please Start Here, Instructions in Cell A2, Table in A3:B17	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov . Please send the Excel workbook, not a scanned or PDF copy of the tables. Sites Inventory Form, Version 2.3, Updated April 5, 2023.	
General Information	
Jurisdiction Name	San Anselmo
Housing Element Cycle	6th
Contact Information	
First Name	Lindsey
Last Name	Klein
Title	Senior Planner
Email	lklein@townofsananselmo.org
Phone	4152584617
Mailing Address	
Street Address	<u>525 San Anselmo Avenue</u>
City	San Anselmo
Zip Code	94960
Website	
	https://www.townofsananselmo.org/

Table A: Housing Element Sites Inventory, Table Starts in Cell A2 For Marin County jurisdictions, please format the APNs as follows: 999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Lastest Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
San Anselmo	3 Tamaul Ave	94960	005-042-26	D	SF	RD	0	1	0.305196798	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	300 Sunny Hills Dr	94960	005-061-33	D	SF	PD-R-1	0	1	0.33	Educational/Institution	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	112	0	0	112			
San Anselmo	1019 Sir Francis Drake Blvd	94960	005-042-05	D	SF	RD-1	0	1	0.265963671	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	1001 Sir Francis Drake Blvd	94960	005-042-08	D	SF	RD-1	0	1	0.28325343	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	8 San Ave	94960	005-072-13	D	SF	RD-1	0	1	0.7400937	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	930 Sir Francis Drake Blvd	94960	005-061-31	D	GC	C-3	0	20	0.403422876	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8			
San Anselmo	805 Sir Francis Drake Blvd	94960	005-082-40	D	LC	C-4	0	20	0.432098196	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8			
San Anselmo	820 Sir Francis Drake Blvd	94960	005-081-13	D	GC	C-3	0	20	0.44744924	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8			
San Anselmo	790 Sir Francis Drake Blvd	94960	005-091-68	D	LC	SPD	0	0	0.304824603	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6			
San Anselmo	800 Sir Francis Drake Blvd	94960	005-061-06	D	LC	C-4	0	20	0.4207144	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8			
San Anselmo	4 Loma Robles Dr	94960	005-091-70	D	HDR	SPD	0	0	0.375694692	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	2 Loma Robles Dr	94960	005-091-69	D	HDR	SPD	0	0	0.21521267	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4			
San Anselmo	810 Sir Francis Drake Blvd	94960	005-061-22	D	LC	C-3	0	20	0.288284466	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6			
San Anselmo	630 Sir Francis Drake Blvd	94960	005-061-38	D	GC	C-3	0	20	0.48035751	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10			
San Anselmo	761 Sir Francis Drake Blvd	94960	005-083-02	D	LC	C-4	0	20	0.164205034	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	781 Sir Francis Drake Blvd	94960	005-083-01	D	LC	C-4	0	20	0.304048967	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6			
San Anselmo	727 Sir Francis Drake Blvd	94960	005-083-07	D	LC	C-4	0	20	0.11180951	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	729 Sir Francis Drake Blvd	94960	005-083-06	D	LC	C-4	0	20	0.107951389	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	6 Bridge Ave	94960	005-083-37	D	LC	C-4	0	20	0.263671178	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5			
San Anselmo	707 Sir Francis Drake Blvd	94960	005-083-09	D	LC	C-4	0	20	0.21063699	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
San Anselmo	754 Sir Francis Drake Blvd	94960	005-091-39	D	LC	SPD	0	0	0.49260293	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9			
San Anselmo	750 Sir Francis Drake Blvd	94960	005-091-40	D	LC	C-4	0	20	0.478829916	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10			
San Anselmo	129 Spaulding St	94960	005-091-65	D	LC	SPD	0	0	0.40570874	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8			
San Anselmo	Spaulding St and Loma Ln	94960	005-091-05	D	VLD	RD-1-H	0	1	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5			
San Anselmo	113 Spaulding St	94960	005-091-15	D	MDR	RD-2	0	12	0.328609232	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
San Anselmo	6133 Sir Francis Drake Blvd	94960	006-101-05	D	GC	C-3	0	20	0.235054733	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5			
San Anselmo	190 Center Blvd	94960	006-101-04	D	GC	C-3	0	20	1.003404219	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	640 Sir Francis Drake Blvd	94960	005-092-08	D	LC	C-4	0	20	0.305963076	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6			
San Anselmo	112 Spaulding St	94960	005-092-3	D	LC	C-4	0	20	0.13946998	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	609 Sir Francis Drake Blvd	94960	005-092-09	D	LC	C-4	0	20	0.431569113	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	604 Red Hill Ave	94960	005-091-57	D	GC	C-3	0	20	0.123435812	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	5 Palm Ln	94960	005-121-05	D	GC	C-3	0	20	0.256212037	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5			
San Anselmo	804 Red Hill Ave	94960	005-121-02	D	GC	C-3	0	20	0.05999264	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	520 Red Hill Ave	94960	005-091-09	D	GC	C-3	0	20	0.172694817	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	526 Red Hill Ave	94960	005-091-60	D	GC	C-3	0	20	0.129537894	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	510 Red Hill Ave	94960	005-121-01	D	GC	C-3	0	20	0.18582744	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	580 Red Hill Ave	94960	005-091-61	D	GC	C-3	0	20	0.375981164	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	7			
San Anselmo	17 Buena Vista	94960	005-121-17	D	SF	RD-1	0	1	0.058353945	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			
San Anselmo	4 Buena Vista	94960	005-121-16	D	SF	RD-1	0	1	0.04188384	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			
San Anselmo	412 Red Hill Ave	94960	005-121-14	D	GC	C-3	0	20	0.2601194	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6			
San Anselmo	400 Red Hill Ave	94960	005-121-15	D	GC	C-3	0	20	0.211732681	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4			
San Anselmo	Red Hill Ave and Essex St	94960	005-121-13	D	GC	C-3	0	20	0.183580581	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
San Anselmo	50 Essex St	94960	005-121-12	D	SF	RD-1	0	1	0.263879019	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6			
San Anselmo	330 Red Hill Ave	94960	005-121-31	D	GC	C-3	0	20	0.583407021	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	0	12			
San Anselmo	306 Red Hill Ave	94960	005-181-05	D	GC	C-3	0	20	0.339941096	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6			
San Anselmo	292 Red Hill Ave	94960	005-182-01	D	GC	C-3	0	20	0.30031707	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			
San Anselmo	100 Red Hill Ave	94960	005-167-04	D	GC	C-3	0	20	0.771772692	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16			
San Anselmo	Red Hill Ave and Hillsdale Dr	94960	005-167-06	D	GC	C-3	0	20	1.348481746	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	26	0	0	26			
San Anselmo	90 Red Hill Ave	94960	005-201-66	D	GC	C-3	0	20	0.871693169	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	2 Red Hill Ave	94960	005-201-01	D	GC	C-3	0	20	0.081777421	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	90 Red Hill Ave	94960	005-201-46	D	GC	C-3	0	20	0.264203244	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6			
San Anselmo	60 Red Hill Ave	94960	005-201-04	D	GC	C-3	0	20	0.170709519	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	50 Red Hill Ave	94960	005-201-05	D	GC	C-3	0	20	0.164281886	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	275 Greenfield Ave	94960	005-211-21	D	GC	C-3	0	20	0.13142037	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	0	4			
San Anselmo	230 Greenfield Ave	94960	005-124-007	D	GC	C-3	0	20	0.168000002	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element - Non-Vacant	0	0	0	0			
San Anselmo	208 Greenfield Ave	94960	005-175-11	D	GC	C-3	0	20	0.571341626	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	0	0	11			
San Anselmo	270 Greenfield Ave	94960	005-173-22	D	GC	C-3	0	20	0.285610065	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5			
San Anselmo	224 Greenfield Ave	94960	005-173-17	D	GC	C-3	0	20	0.285610065	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5			
San Anselmo	210 Greenfield Ave	94960	005-173-04	D	GC	C-3	0	20	0.238069736	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4			
San Anselmo	222 Greenfield Ave	94960	005-173-16	D	GC	C-3	0	20	0.526384514	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	0	0	11			
San Anselmo	8 W Hillsdale Ave	94960	005-172-02	D	VLD	RD-1	0	1	0.187	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	144 Greenfield Ave	94960	005-171-07	D	GC	C-3	0	20	0.165904464	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	8 W Hillsdale Ave	94960	005-171-08	D	GC	C-3	0	20	0.8956416	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	0	0	11			
San Anselmo	128 Greenfield Ave	94960	005-171-05	D	GC	C-3	0	20	0.19583214	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	130 Greenfield Ave	94960	005-171-6	D	GC	C-3	0	20	0.508351545	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element - Non-Vacant	10	0	0	10			
San Anselmo	60 Greenfield Ave	94960	005-254-13	D	GC	C-3	0	20	0.25835984	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5			
San Anselmo	118 Greenfield Ave	94960	005-171-03	D	GC	C-3	0	20	0.38710708	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	114 Greenfield Ave	94960	005-171-02	D	GC	C-3	0	20	0.12958304	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	70 Greenfield Ave	94960	005-254-14	D	GC	C-3	0	20	0.194214288	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4			
San Anselmo	Greenfield Ave and Lincoln Pl	94960	005-171-12	D																	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
San Anselmo	110 Ross Ave	94960	007-281-21		DMR	R-2	0	12	0.401478096	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6			
San Anselmo	80 Ross Ave	94960	007-281-13		DMR	R-2	0	12	0.173087148	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	68 Ross Ave	94960	007-281-14		DMR	R-2	0	12	0.128525237	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	102 Ross Ave	94960	007-281-18		DMR	R-2	0	12	0.202971062	Educational/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	68 Ross Ave	94960	007-281-12		DMR	R-2	0	12	0.121124473	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	1 Collier St	94960	007-281-11		DMR	R-2	0	12	0.181687454	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	61 Woodland Ave	94960	007-282-23		DMR	R-1	0	1	0.127042452	Educational/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
San Anselmo	50 Ross Ave	94960	007-282-13		DMR	R-1	0	1	0.096158524	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	21 Maricosa Ave	94960	007-301-06		GC	C-3	0	20	0.351434473	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	7			
San Anselmo	121 San Anselmo Ave	94960	007-301-19		GC	C-3	0	20	0.641201361	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	0	0	13			
San Anselmo	115 San Anselmo Ave	94960	007-301-18		GC	C-3	0	20	0.130047842	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	101 San Anselmo Ave	94960	007-301-20		GC	C-3	0	20	0.331348944	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6			
San Anselmo	15 San Anselmo Ave	94960	007-302-13		GC	C-3	0	20	0.161742046	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	35 San Anselmo Ave	94960	007-302-14		GC	C-3	0	20	0.133184748	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	29 San Anselmo Ave	94960	007-302-15		GC	C-3	0	20	0.128609308	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	22 Maricosa Ave	94960	007-284-22		GC	C-3	0	20	0.097344962	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	217 San Anselmo Ave	94960	007-284-17		GC	C-3	0	20	0.14672912	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	223 San Anselmo Ave	94960	007-284-49		GC	C-3	0	20	0.202570907	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4			
San Anselmo	243 San Anselmo Ave	94960	007-284-13		GC	C-3	0	20	0.351072656	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	7			
San Anselmo	15 Ross Ave	94960	007-284-12		GC	C-3	0	20	0.119282904	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	233 San Anselmo Ave	94960	007-284-14		GC	C-3	0	20	0.114378224	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	68 Sir Francis Drake Blvd	94960	006-191-38		CC	C-3	0	20	0.142617746	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3			
San Anselmo	151 San Anselmo Ave	94960	007-301-07		GC	C-3	0	20	0.378505556	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0			
San Anselmo	26 San Anselmo Ave	94960	007-302-16		GC	C-3	0	20	0.142961791	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
San Anselmo	19 Tansilpars	94960	007-212-20		CC	C-2	0	20	0.11881865	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	341 San Anselmo Ave	94960	007-295-16		CC	C-2	0	20	0.191951504	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
San Anselmo	23 Ross Ave	94960	007-284-10		GC	C-3	0	20	0.182828329	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	71 San Anselmo Ave	94960	007-302-17		GC	C-3	0	20	0.31629105	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	7			
San Anselmo	305 San Anselmo Ave	94960	007-292-20		CC	C-2	0	20	0.7511789	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16			
San Anselmo	71 Ross Ave	94960	007-284-03		DMR	R-2	0	12	0.178095877	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	73 Ross Ave	94960	007-284-02		DMR	R-2	0	12	0.136358141	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
San Anselmo	70 Maricosa Ave	94960	007-284-34		DMR	R-2	0	12	0.149607842	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
San Anselmo	51 Ross Ave	94960	007-284-07		DMR	R-1	0	1	0.18513728	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1			
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Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

For Marin County jurisdictions, please format the APNs as follows: 999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
San Anselmo	9 Tantal Ave	94960	006-042-28	0	0	0	0	2 Shortfall of Sites	0.305196798 SF	R-1	MDR	R-2	MDR	8	12	2	Nonvacant	Educational	YES - Current			
San Anselmo	300 Sunny Hills Dr	94960	006-061-39	0	0	112	0	1 Shortfall of Sites	5.33 SF	PPDR-1	HDR	R-3/SPD	R-3/SPD	20	30	112	Nonvacant	Educational/Institution	YES - Current			
San Anselmo	1019 Sir Francis Drake Blvd	94960	006-042-05	0	0	0	0	1 Shortfall of Sites	0.28593671 SF	R-1	MDR	R-2	MDR	6	12	1	Nonvacant	Residential	YES - Current			
San Anselmo	1901 Sir Francis Drake Blvd	94960	006-042-08	0	0	0	0	1 Shortfall of Sites	0.283255343 SF	R-1	MDR	R-2	MDR	6	12	1	Nonvacant	Residential	YES - Current			
San Anselmo	8 Sata Ave	94960	006-072-13	0	0	0	0	1 Shortfall of Sites	0.247400577 SF	R-1	MDR	R-2	MDR	6	12	1	Nonvacant	Residential	YES - Current			
San Anselmo	738 Sir Francis Drake Blvd	94960	006-041-48	0	0	4	0	1 Shortfall of Sites	0.304624603 LC	SPD	LC	C-1/SPD	SPD	20	30	4	Nonvacant	Commercial	YES - Current			
San Anselmo	4 Loma Robles Dr	94960	006-091-70	0	0	0	0	6 Shortfall of Sites	0.367566462 HDR	SPD	HDR	R-3/SPD	SPD	20	30	6	Nonvacant	Residential	YES - Current			
San Anselmo	2 Loma Robles Dr	94960	006-091-69	0	0	4	0	0 Shortfall of Sites	0.21521267 HDR	SPD	HDR	R-3/SPD	SPD	20	30	4	Nonvacant	Residential	YES - Current			
San Anselmo	732 Sir Francis Drake Blvd	94960	006-091-39	0	0	0	0	1 Shortfall of Sites	0.446200876 LC	SPD	LC	R-4/SPD	SPD	20	30	2	Nonvacant	Commercial	YES - Current			
San Anselmo	129 Scouting St	94960	006-091-65	0	0	0	0	8 Shortfall of Sites	0.40570874 LC	SPD	LC	R-3/SPD	SPD	20	30	8	Vacant	Vacant	YES - Current			
San Anselmo	Scouting St and Luna Ln	94960	006-091-05	0	0	0	0	6 Shortfall of Sites	0.29 VLD	R-1-H	MDR	R-3	MDR	20	30	4	Vacant	Vacant	YES - Current			
San Anselmo	113 Scouting St	94960	006-091-15	0	0	0	0	4 Shortfall of Sites	0.327095032 HDR	R-2	HDR	R-3	MDR	20	30	4	Nonvacant	Residential	YES - Current			
San Anselmo	17 Buena Vista	94960	006-121-17	0	0	0	0	0 Shortfall of Sites	0.058539945 SF	R-1	HDR	R-3	MDR	20	30	0	Nonvacant	Residential	YES - Current			
San Anselmo	9 Buena Vista	94960	006-121-16	0	0	0	0	1 Shortfall of Sites	0.104348364 SF	R-1	HDR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	50 Evans St	94960	006-121-12	0	0	0	0	6 Shortfall of Sites	0.263878018 SF	R-1	HDR	R-3	MDR	20	30	6	Nonvacant	Residential	YES - Current			
San Anselmo	5 W. Hillside Ave	94960	006-172-02	0	15	0	0	0 Shortfall of Sites	0.718721109 VLD	R-1	HDR	G-3	MDR	20	30	15	Vacant	Vacant	YES - Current			
San Anselmo	316 Sir Francis Drake Blvd	94960	006-251-03	0	0	3	0	0 Shortfall of Sites	0.17840038 CC	C-2	CC	C-3	MDR	20	30	3	Nonvacant	Commercial	YES - Current			
San Anselmo	316 Sir Francis Drake Blvd	94960	006-251-02	0	0	0	0	0 Shortfall of Sites	0.070510138 CC	C-2	CC	C-3	MDR	20	30	1	Nonvacant	Commercial	YES - Current			
San Anselmo	300 Sir Francis Drake Blvd	94960	006-251-01	0	0	3	0	0 Shortfall of Sites	0.179604788 CC	C-2	CC	C-3	MDR	20	30	3	Nonvacant	Commercial	YES - Current			
San Anselmo	340 Sir Francis Drake Blvd	94960	006-251-05	0	0	3	0	0 Shortfall of Sites	0.151127174 CC	C-2	CC	C-3	MDR	20	30	3	Nonvacant	Commercial	YES - Current			
San Anselmo	324 Sir Francis Drake Blvd	94960	006-251-27	0	0	7	0	0 Shortfall of Sites	0.346565728 CC	C-2	CC	C-3	MDR	20	30	7	Nonvacant	Commercial	YES - Current			
San Anselmo	55 San Rafael Ave	94960	007-211-04	0	0	0	0	1 Shortfall of Sites	0.341728922 DMR	R-1	DMR	R-2	MDR	6	12	1	Nonvacant	Residential	YES - Current			
San Anselmo	43 San Rafael Ave	94960	007-211-05	0	0	0	0	2 Shortfall of Sites	0.520669613 DMR	R-1	DMR	R-2	MDR	6	12	2	Nonvacant	Residential	YES - Current			
San Anselmo	71 San Rafael Ave	94960	007-211-01	0	0	0	3	Shortfall of Sites	0.486362921 SF	R-1	DMR	R-2	MDR	6	12	3	Nonvacant	Residential	YES - Current			
San Anselmo	78 Tamalpais Ave	94960	007-211-36	0	0	0	0	2 Shortfall of Sites	0.403052529 SF	R-1	DMR	R-2	MDR	6	12	2	Nonvacant	Residential	YES - Current			
San Anselmo	206 Sir Francis Drake Blvd	94960	006-252-02	0	0	0	0	0 Shortfall of Sites	0.146549586 CC	C-2	CC	C-3	MDR	20	30	0	Nonvacant	Commercial	YES - Current			
San Anselmo	214 Sir Francis Drake Blvd	94960	006-252-03	0	0	3	0	0 Shortfall of Sites	0.149688284 CC	C-2	CC	C-3	MDR	20	30	3	Nonvacant	Commercial	YES - Current			
San Anselmo	43 Tamalpais Ave	94960	007-212-13	0	0	0	0	2 Shortfall of Sites	0.181294013 DMR	R-1	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	41 Tamalpais Ave	94960	007-212-14	0	0	0	0	1 Shortfall of Sites	0.174831305 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	50 Mariposa Ave	94960	007-284-50	0	0	0	0	6 Shortfall of Sites	0.364969623 DMR	R-2	DMR	R-3	MDR	20	30	6	Nonvacant	Residential	YES - Current			
San Anselmo	69 Tamalpais Ave	94960	007-212-07	0	0	0	0	3 Shortfall of Sites	0.228113825 DMR	R-1	DMR	R-3	MDR	20	30	3	Nonvacant	Residential	YES - Current			
San Anselmo	77 Tamalpais Ave	94960	007-212-06	0	0	0	0	3 Shortfall of Sites	0.197187107 DMR	R-1	DMR	R-3	MDR	20	30	3	Nonvacant	Residential	YES - Current			
San Anselmo	63 Tamalpais Ave	94960	007-212-09	0	0	0	0	3 Shortfall of Sites	0.177683411 DMR	R-1	DMR	R-3	MDR	20	30	3	Nonvacant	Residential	YES - Current			
San Anselmo	54 Mariposa Ave	94960	007-212-50	0	0	0	0	1 Shortfall of Sites	0.155943341 DMR	R-3	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	58 Mariposa Ave	94960	007-212-43	0	0	0	0	3 Shortfall of Sites	0.148553781 DMR	R-1	DMR	R-3	MDR	20	30	3	Nonvacant	Residential	YES - Current			
San Anselmo	38 Mariposa Ave	94960	007-212-37	0	0	0	0	2 Shortfall of Sites	0.197521682 DMR	R-2	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	30 Mariposa Ave	94960	007-212-36	0	0	0	0	1 Shortfall of Sites	0.143157688 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	69 Mariposa Ave	94960	007-213-08	0	0	0	0	2 Shortfall of Sites	0.180263731 DMR	R-1	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	73 Mariposa Ave	94960	007-213-07	0	0	0	0	2 Shortfall of Sites	0.128489954 DMR	R-1	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	41 Mariposa Ave	94960	007-213-17	0	0	0	0	1 Shortfall of Sites	0.105388546 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	43 Mariposa Ave	94960	007-213-16	0	0	0	0	1 Shortfall of Sites	0.108554194 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	47 Mariposa Ave	94960	007-213-15	0	0	0	0	1 Shortfall of Sites	0.169597159 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	158 Tamalpais Ave	94960	007-213-50	0	0	0	0	1 Shortfall of Sites	0.160982723 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	182 Pine St	94960	007-251-37	0	0	0	0	1 Shortfall of Sites	0.107202985 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	170 Pine St	94960	007-251-34	0	0	0	0	1 Shortfall of Sites	0.106921385 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	140 Pine St	94960	007-251-27	0	0	0	0	2 Shortfall of Sites	0.120261446 DMR	R-1	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	160 Pine St	94960	007-251-32	0	0	0	0	1 Shortfall of Sites	0.105383529 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	114 Pine St	94960	007-251-35	0	0	0	0	1 Shortfall of Sites	0.114534014 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	190 Pine St	94960	007-251-39	0	0	0	0	1 Shortfall of Sites	0.105489802 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	171 Pine St	94960	007-252-02	0	0	0	0	0 Shortfall of Sites	0.090952436 DMR	R-1	DMR	R-3	MDR	20	30	0	Nonvacant	Residential	YES - Current			
San Anselmo	177 Pine St	94960	007-252-01	0	0	0	0	1 Shortfall of Sites	0.090966171 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	155 Pine St	94960	007-252-06	0	0	0	0	1 Shortfall of Sites	0.105224221 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	129 Pine St	94960	007-252-13	0	0	0	0	1 Shortfall of Sites	0.113950439 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	110 Ross Ave	94960	007-281-21	0	0	0	0	0 Shortfall of Sites	0.401476096 DMR	R-2	DMR	R-3	MDR	20	30	0	Nonvacant	Residential	YES - Current			
San Anselmo	80 Ross Ave	94960	007-281-13	0	0	0	0	2 Shortfall of Sites	0.17387148 DMR	R-2	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	69 Ross Ave	94960	007-281-14	0	0	0	0	2 Shortfall of Sites	0.12552037 DMR	R-2	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	192 Ross Ave	94960	007-281-19	0	0	0	0	3 Shortfall of Sites	0.202971062 DMR	R-2	DMR	R-3	MDR	20	30	3	Nonvacant	Educational/Institution	YES - Current			
San Anselmo	68 Ross Ave	94960	007-281-12	0	0	0	0	2 Shortfall of Sites	0.121124473 DMR	R-2	DMR	R-3	MDR	20	30	2	Nonvacant	Residential	YES - Current			
San Anselmo	1 Cooper St	94960	007-281-11	0	0	0	0	1 Shortfall of Sites	0.161687454 DMR	R-2	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	61 Woodland Ave	94960	007-282-23	0	0	0	0	1 Shortfall of Sites	0.127062452 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Educational/Institution	YES - Current			
San Anselmo	30 Ross Ave	94960	007-282-13	0	0	0	0	1 Shortfall of Sites	0.096158924 DMR	R-1	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	22 Mariposa Ave	94960	007-284-22	0	0	0	0	1 Shortfall of Sites	0.097344492 CC	C-3	CC	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	19 Tamalpais	94960	007-212-30	0	0	0	0	2 Shortfall of Sites	0.118881855 CC	C-2	DMR	C-2/SPD	MDR	20	30	2	Nonvacant	Commercial	YES - Current			
San Anselmo	341 San Anselmo Ave	94960	007-252-16	0	0	0	0	4 Shortfall of Sites	0.191851504 CC	C-2	DMR	C-2/SPD	MDR	20	30	4	Nonvacant	Commercial	YES - Current			
San Anselmo	21 Ross Ave	94960	007-284-10	0	0	0	0	1 Shortfall of Sites	0.162383529 CC	C-3	CC	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	305 San Anselmo Ave	94960	007-282-20	0	16	0	0	0 Shortfall of Sites	0.75217869 CC	C-2	CC	C-3/SPD	MDR	20	30	16	Nonvacant	Commercial	YES - Current			
San Anselmo	71 Ross Ave	94960	007-284-03	0	0	0	0	1 Shortfall of Sites	0.173595677 DMR	R-2	DMR	R-3	MDR	20	30	1	Nonvacant	Residential	YES - Current			
San Anselmo	71 Ross Ave	94960	007-284-02	0	0																	

[illegible]

[illegible]

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R-1-H	Single-family residential, multi-family residential, accessory dwelling units, residential care facilities, SROs, supportive and transitional housing, extended care medical services, home occupations, small family day care, and accessory uses
R-1	Single-family residential, multi-family residential, accessory dwelling units, residential care facilities, SROs, supportive and transitional housing, small family day care, extended care medical services, public institutions, home occupations, and accessory uses
PPD/R-1	Single-family residential, multi-family residential, accessory dwelling units, residential care facilities, SROs, supportive and transitional housing, small family day care, extended care medical services, public institutions, home occupations, and accessory uses
R-2	Multi-family residential, single-family residential, accessory dwelling units, residential care facilities, SROs, supportive and transitional housing, small family day care, extended care medical services, public institutions, home occupations, and accessory uses
R-3	Multi-family residential, single-family residential, accessory dwelling units, residential care facilities, SROs, supportive and transitional housing, small family day care, extended care medical services, public institutions, home occupations, and accessory uses

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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[illegible]

[illegible]

[illegible]

[illegible]

ORDINANCE NO. 1184

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AMENDING 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, in June 2022, the Town hired a consultant, formed a Housing Element Advisory Committee (HEAC), and began working diligently towards an update to the Housing Element that is consistent with California State law; and

WHEREAS, after extensive community outreach in 2022, the HEAC, Planning Commission, and Town Council all reviewed the Draft Housing Element prior to submitting the document to HCD for the State's 90-day review on January 26, 2023; and

WHEREAS, on April 26, 2023, August 1, 2023, and October 26, 2023, the Town received Housing Element review letters from HCD requiring additional analysis in the Housing Element prior to State certification, and, in response, the Town submitted duly-noticed revised drafts of the Housing Element to HCD on June 2, 2023, August 30, 2023, and December 1, 2023 in an attempt

to address those comments and receive a notice of compliance with housing law from the State; and

WHEREAS, on August 22, 2023, the Town Council adopted Ordinance No. 1179 amending Title 10 (Planning and Zoning) of the San Anselmo Municipal Code and the Zoning Map and made the associated CEQA findings to proactively incorporate the changes prescribed in the 2023-2031 Housing Element and address State housing law; and

WHEREAS, the three review letters from HCD requiring changes to the 2023-2031 Housing Element also resulted in required amendments to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code not included in Town Council Ordinance No. 1179; and

WHEREAS, the purpose of this Ordinance is to amend certain sections of Title 10 (Planning and Zoning) of the San Anselmo Municipal Code to provide the necessary revisions identified by HCD, as stated in the Housing Element review letters addressed to the Town, and to improve the clarity of certain Zoning Code regulations, to add definitions, and to address land uses; 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 related General Plan Land Use Element and Zoning Code text and map amendments; 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 amendments and finds no significant impacts; and

WHEREAS, in accordance with CEQA Guidelines Section 15162, no supplemental or subsequent negative declaration for adoption of the Zoning Code text amendments is required because none of the circumstances requiring supplemental or subsequent negative declarations exist; and

WHEREAS, the Ordinance Amendments are consistent with the Town's 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 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, 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

WHEREAS, a public hearing notice was published in the Marin IJ on December 29, 2023 and posted in three places by December 29, 2023 pursuant to Government Code section 65090 giving notice of the Town Council's consideration of recommendation of the proposed Zoning Code Amendments contained herein; and

WHEREAS, the Town Council held a public hearing on January 9, 2024, to consider the Planning Commission recommendation and introduce the draft Ordinance; and

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

SECTION 1: The above recitals are true and correct and are incorporated as findings herein.

SECTION 2: Ordinance Amendment. Article 3. Land Use Regulations Section 10-3.302 (Land Use Regulations Table 3A) is hereby amended as follows:

TABLE 3A

[illegible]

[illegible]

[illegible]

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 3: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.402 (Development Standards Table 4A):

[illegible]

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 4: 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 5: 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 6: 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 7: 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 8: 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 9: 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 ($\frac{1}{2}$) 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- $\frac{1}{2}$ 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 10: 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 uninhabitable 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 11: 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 12: Ordinance Amendment. Title 10, Chapter 20 "Objective Design and Development Standards" is amended as set forth in **Exhibit B**, incorporated herein.

SECTION 13: 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 14: 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.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on January 9, 2024 and was adopted at a regulation meeting of the San Anselmo Council on January 23, 2024 by the following vote:

AYES: Councilmember: Burdo, Colbert, Fineman, Mayor Burke

NOES: Councilmember: None

ABSTAIN: Councilmember: None

ABSENT: Councilmember: Kullaway

RECUSED: Councilmember: None

ATTEST:


Serge Avila, Town Clerk

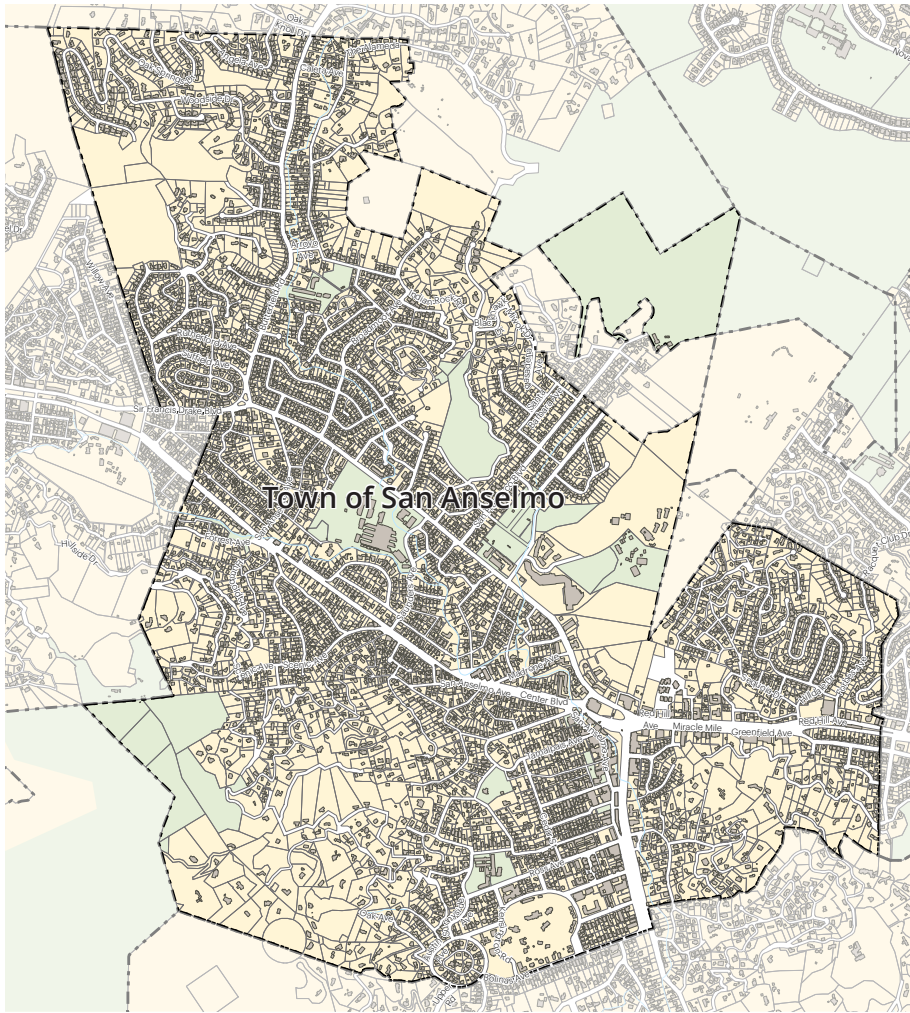
APPROVED:


Eileen Burke, Mayor

Exhibit List

A. Title 10, Chapter 20 "Objective Design and Development Standards"

EXHIBIT "A"
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



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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 Envelope¹

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 Envelope¹

Identify your zone(s), see Article 3 (Zones)

For each WNP:

Subsection 3 of the zone

a. Select your building type(s)

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

¹This 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)

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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		
2 or more residential units			5 or more residential units on commercially zoned parcel on commercial thoroughfare ³
Multi-Family Housing			
Affordable	Yes	Yes	Yes
Market Rate ³	Yes	No ²	No ³
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
Mixed-Use Development			
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 following 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.

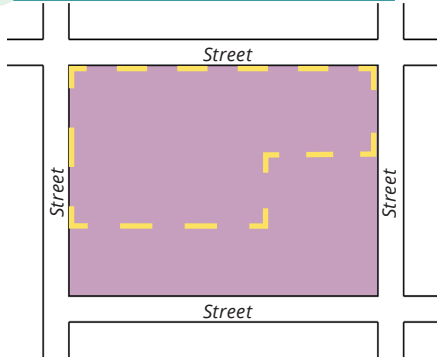
- (3) Development sites that provide all required parking in a subterranean or semi-subterranean garage are exempt from minimum development site depth.
9. Development Site. A development site is a parcel or portion of land within a parcel that is delineated from other development sites and/or parcels 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 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.	Walkable Neighborhood Plan in compliance with Section 10-20.10.030 (Walkable Neighborhood Plan)
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)

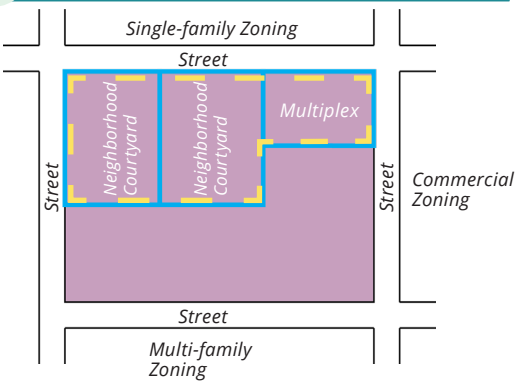
Figure 10-20.030.020.1 Example of Applying Development Sites on Existing Right of Way Network

1 Identify Zone(s)



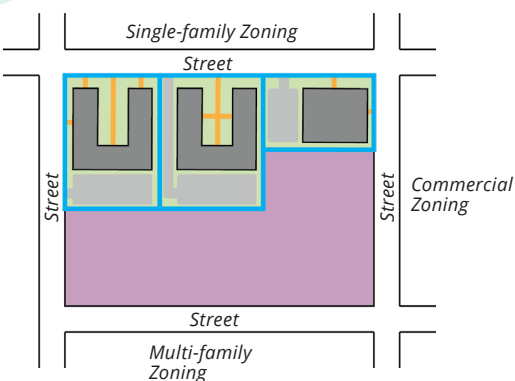
- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

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

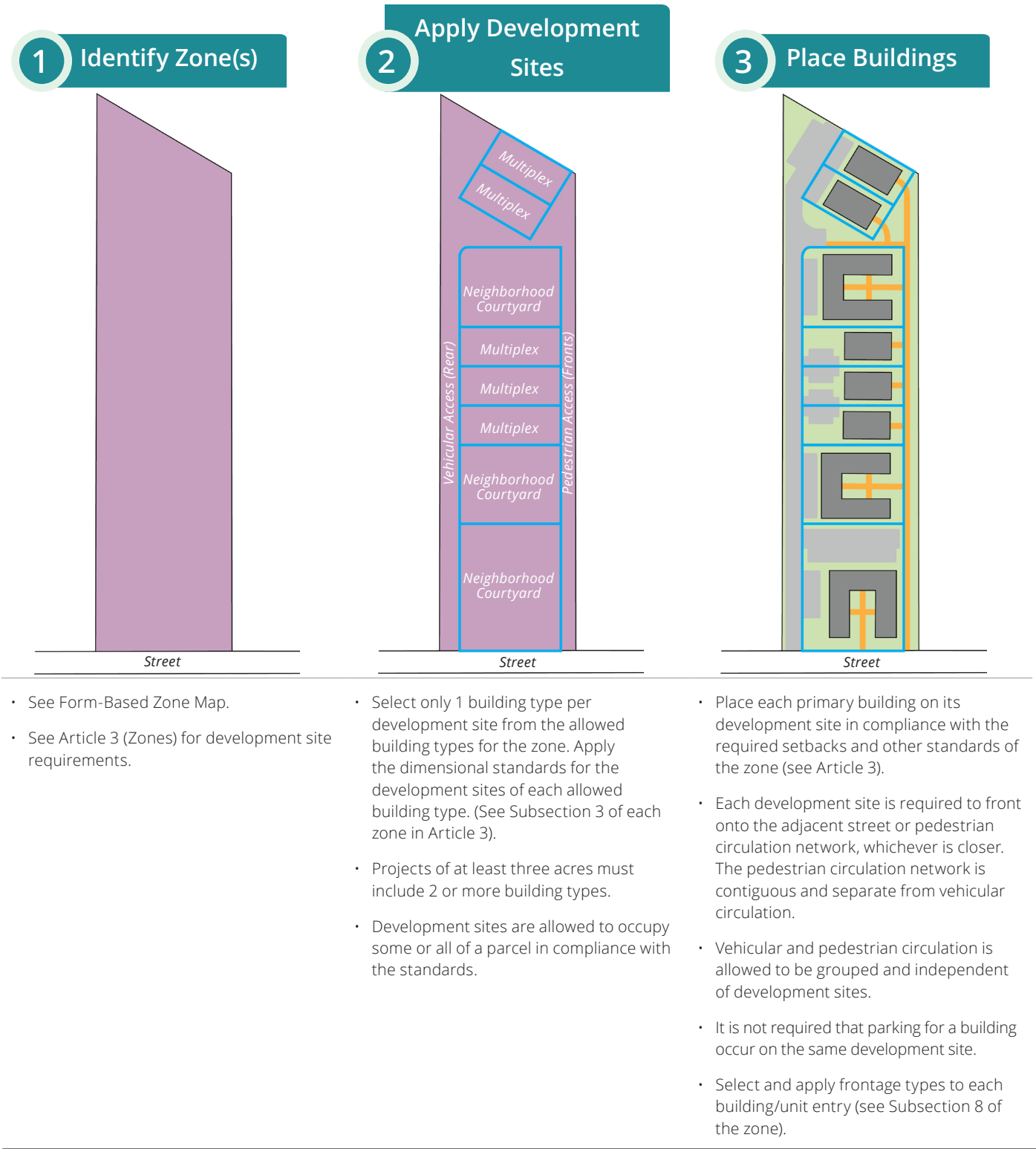


- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each building is required to front onto the adjacent street or civic space.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

Project Area	Primary Building	Vehicle Access & Parking	Landscaping
Development Site Line	Example Zone	Pedestrian Circulation	

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

Table 10-20.03.030.A: Zones Overview (Continued)



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.

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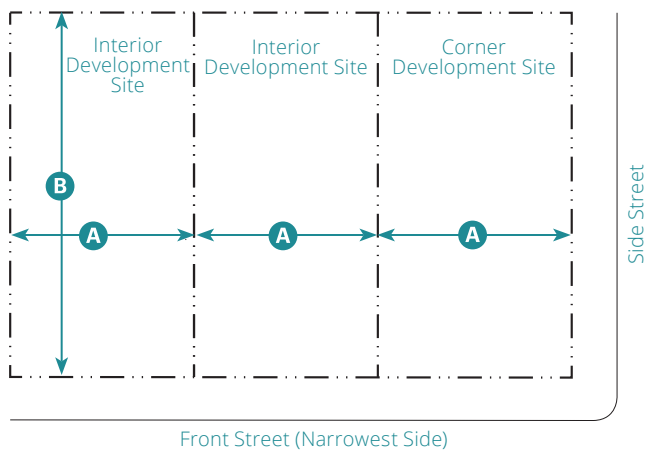
10-20.03.040 Neighborhood.Small (N.S)



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
Primarily Detached Buildings	Stacked, Cottage Court, Fourplex,
Small-to-Medium Building Footprint	Neighborhood Townhouse,
Small-to-Medium Front Setbacks	Neighborhood Courtyard, Pocket Neighborhood, and Multiplex
Small-to-Medium Side Setbacks	Porch Projecting, Porch Engaged, and
Up to 2.5 Stories	Dooryard Frontage Types; Shopfront in Open Sub-Zone

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

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
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

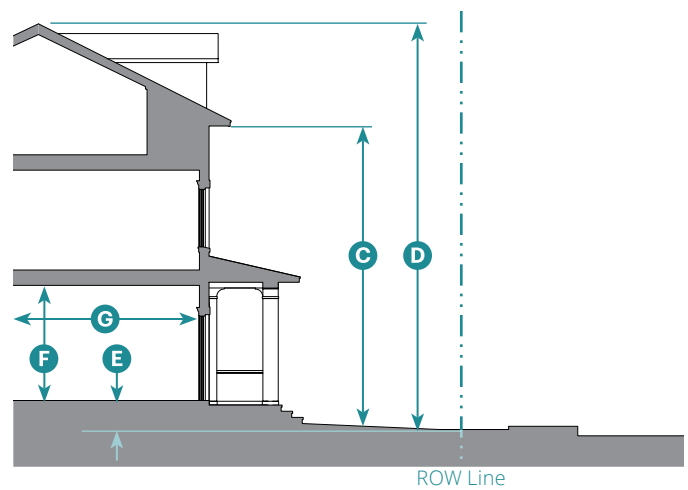
Each development site shall have only one primary building type.

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

**Key**

--- ROW Line

4. Building Form

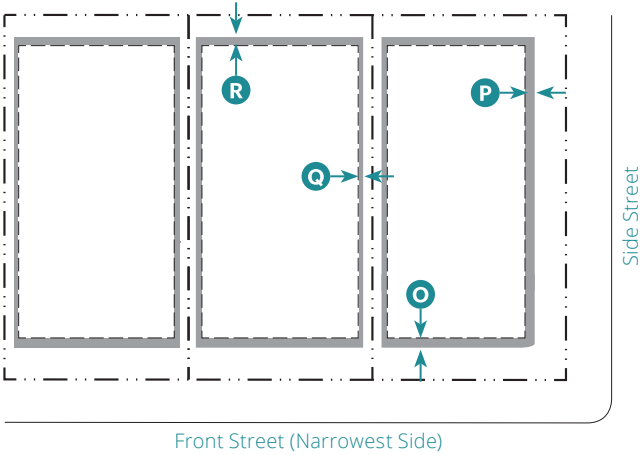
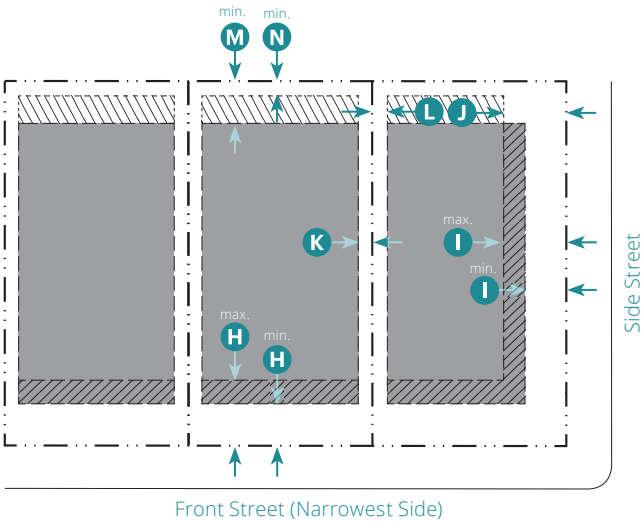
Height	
Primary Building⁵	
Stories	2.5 max.
To Highest Eave/Parapet	24' max. C
Overall	30' max. D
Ground Floor Finish Level	E
Residential	6" min. ⁶
Non-Residential	6" max.
Ground Floor Ceiling	F
Residential	9' min.
Non-Residential	12' min.
Accessory Structure(s)⁷	2 max.
Footprint	
Max. Development Site 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	Buildable Area
--- Building Setback Line	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.
Facade 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).

⁹Development sites with slopes $\geq 6\%$ shall comply with Section 10-20.05.050 (Slope Standards).

¹⁰Within N.S. 15' Front Setback Overlay, min. 15' for existing parcels

Key	
--- ROW/ Dev't Site Line	Encroachment Area
--- Setback Line	

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).

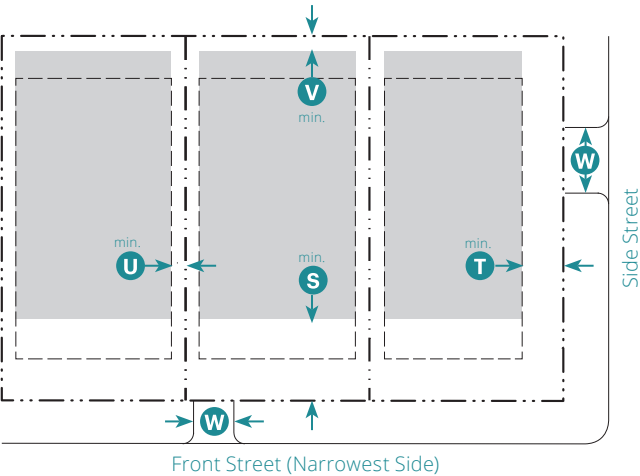
¹¹No encroachment allowed for Accessory Structures.

¹²See 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
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Key	
--- ROW/ Dev't Site Line	■ Parking Area
--- Building Setback Line	
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

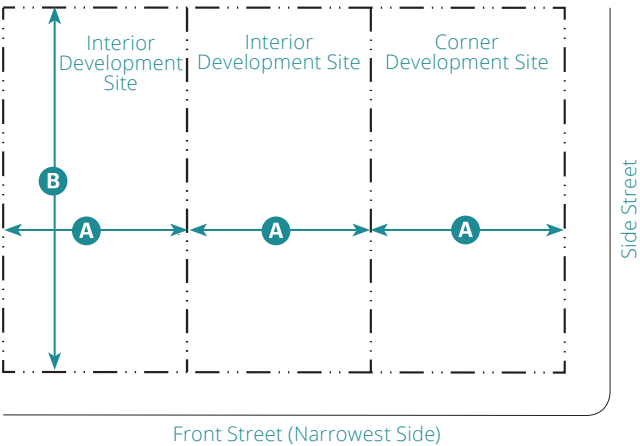
¹⁸ Open sub-zone only

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		2. Sub-Zone(s)
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.		None
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	
Small Side Setbacks	Frontage Types	
Up to 3 Stories		



Key

--- ROW/ Dev't Site Line

3. Building Types and Development Site Size

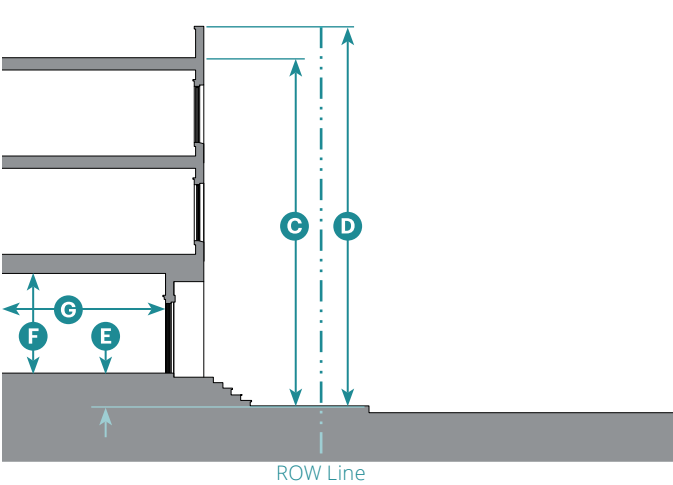
Allowed Building Types	Development Site ¹		Standards
	Width A	Depth B	
House-Scale			
Ancillary Building ²	N/A	N/A	10-20.06.040
Duplex Side-by-Side	55' min.	110' min.	10-20.06.060
Neighborhood Townhouse	18' min. ³	100' min.	10-20.06.100
Neighborhood Courtyard	70' min. ⁴	150' min.	10-20.06.110
Multiplex	75' min.	110' min.	10-20.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	10-20.06.140

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



Key

--- ROW Line

4. Building Form

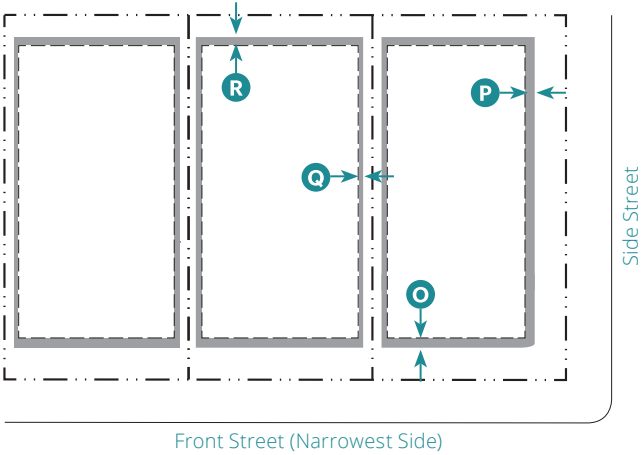
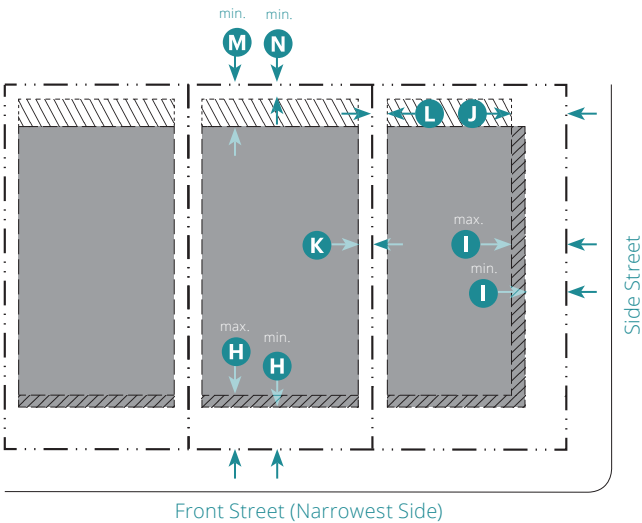
Height	
Primary Building⁵	
Stories	3 max.
To Highest Eave/Parapet	26' max. C
Overall	35' max. D
Ground Floor Finish Level	E
Residential	6" min. ⁶
Non-Residential	6" max.
Ground Floor Ceiling	F
Residential	9' min.
Non-Residential	12' min.
Accessory Structure(s)⁷	1 max.
Footprint	
Max. Development Site 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	Buildable Area
--- Building Setback Line	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.
Facade 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).

⁹Development sites with slopes $\geq 6\%$ shall comply with Section 10-20.05.050 (Slope Standards).

Key	
--- ROW/ Dev't Site Line	Encroachment Area
--- Setback Line	

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).

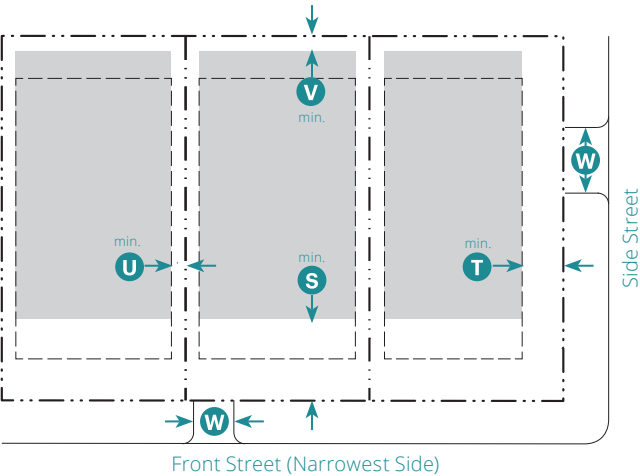
¹⁰No encroachment allowed for Accessory Structures

¹¹See 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	<div></div> Parking Area
- - - Building Setback Line	
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.

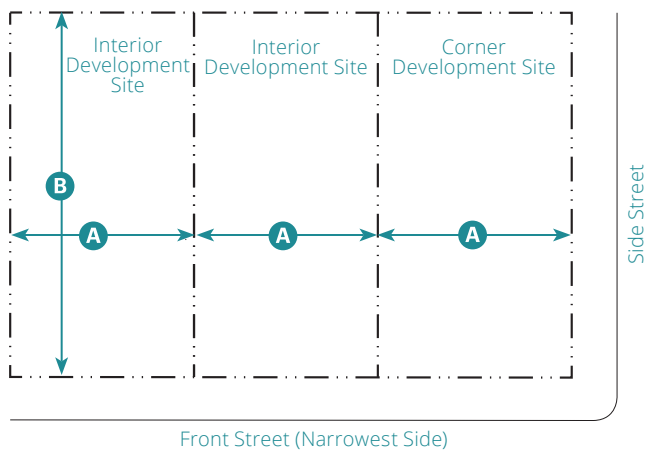
The following are generally appropriate form elements in the zone.

- Mix of House-Scale and Block-Scale Buildings
- 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, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard and Maker Shopfront Frontage Types on Side Street

2. Sub-Zone(s)

None

**Key**

--- ROW/ Dev't Site 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

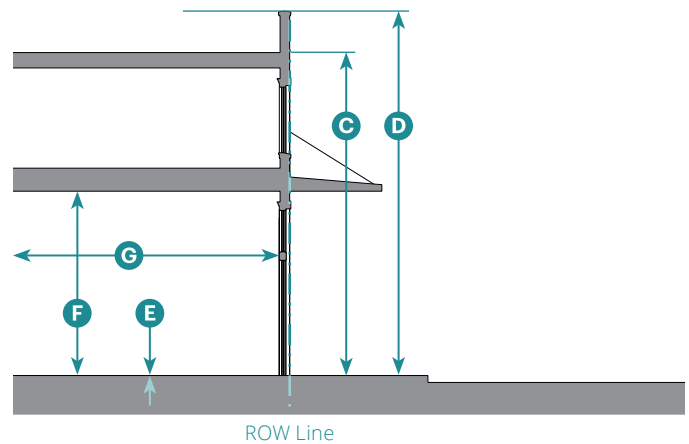
Main Street Building	25' min.	100' min.	10-20.06.140
Each development site shall have only one primary building type.			

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

**Key**

--- ROW Line

4. Building Form

Height	Historic Core	Not in Historic Core
Primary Building⁵		
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

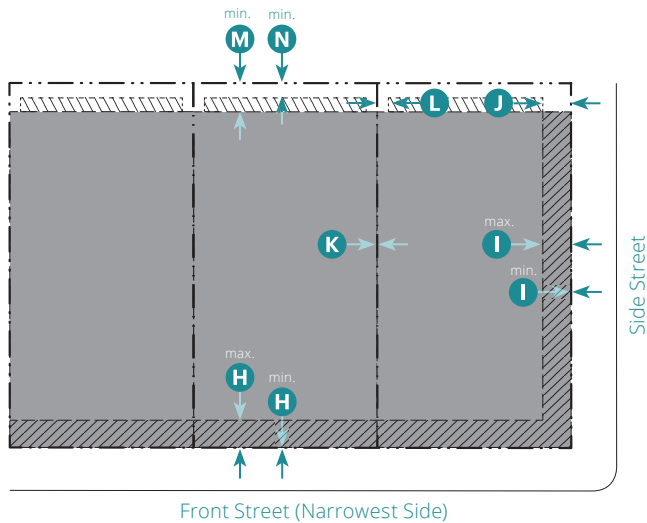
⁵ See Article 6 (Specific to Building Types) for refinements to massing and height standards.

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	Buildable Area
--- Building Setback Line	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		L
Hot Tubs	3' min.	
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

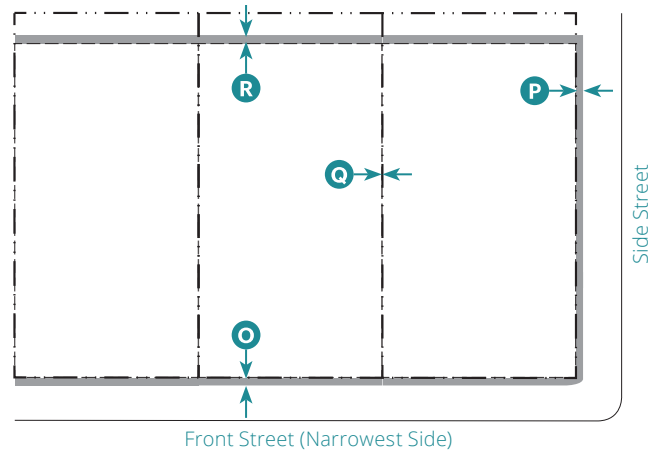
Facade Zone	Front St.	Side St.
Facade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

¹⁰ Development sites with slopes $\geq 6\%$ shall comply with

Section 10-20.05.050 (Slope Standards).
Amended January 2024



Key	
--- ROW/ Dev't Site Line	Encroachment Area
--- Setback Line	

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
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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.

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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)

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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 allowed 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 trees² 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	<i>S. lasiolepis</i>
Big-leaf maple	<i>Acer macrophyllum</i>
Bishop pine	<i>Pinus muricata</i>
Blue oak	<i>Q. douglasii</i>
Box elder	<i>A. negundo</i> var. <i>californicum</i>
California bay	<i>Umbellularia californica</i>
California black oak	<i>Q. kelloggii</i>
California buckeye	<i>Aesculus californica</i>
California nutmeg	<i>Torreya californica</i>
Canyon live oak	<i>Q. chrysolepis</i>
Chaparral oak	<i>Q. wislizeni</i>
Coast live oak	<i>Quercus agrifolia</i>
Coast redwood	<i>Sequoia sempervirens</i>
Douglas-fir	<i>Pseudotsuga menziesii</i>
Giant Chinquapin	<i>Castanopsis chrysophylla</i>
Hawthorn	<i>Crataegus douglasii</i>
Mountain-mahogany	<i>Cercocarpus betuloides</i>
Narrow leaved willow	<i>Salix exigua</i>
Shreve's oak	<i>Q. parvula</i> var. <i>shrevei</i>
Oregon ash	<i>Fraxinus latifolia</i>
Oregon oak	<i>Q. garryana</i>
Pacific madrone	<i>Arbutus menziesii</i>
Pacific yew	<i>Taxus brevifolia</i>
Red alder	<i>A. rubra</i>
Red elderberry	<i>Sambucus racemosa</i>
Red willow	<i>S. laevigata</i>
Sargent cypress	<i>Cupressus sargentii</i>
Scouler's willow	<i>S. scouleriana</i>
Service-berry	<i>Amelanchier tahensis</i>
Shining willow	<i>S. lucida</i> ssp. <i>lasiandra</i>
Silk tassel	<i>Garrya elliptica</i>
Sitka willow	<i>S. sitchensis</i>
Tanbark oak	<i>Lithocarpus densiflorus</i>
Valley oak	<i>Q. lobata</i>
Wax myrtle	<i>Myrica californica</i>
White alder	<i>Alnus rhombifolia</i>

- 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

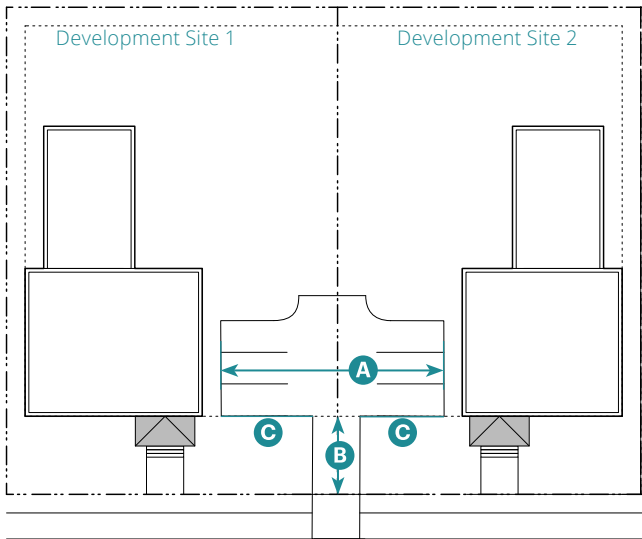
Lot Frontage (Corner Parcel Applies Same Requirements as Side Street)

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)	15' min.
		Large Parking Court (& or more spaces)	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.

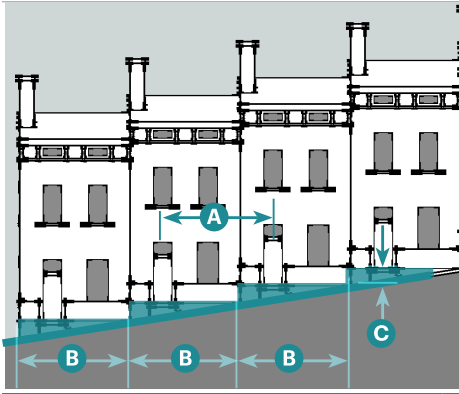
2. Building Height

- 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.

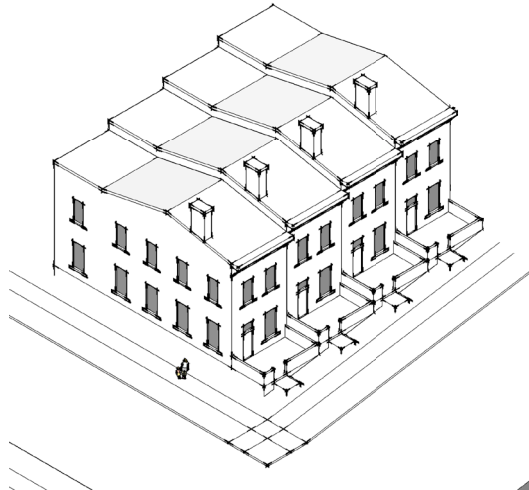
Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or development sites, and that connects each building with the adjacent street and public realm.



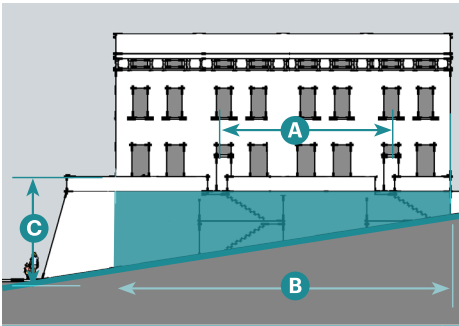
Distance between building entries on slopes greater than 6% shall not exceed 50'. **A**

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**

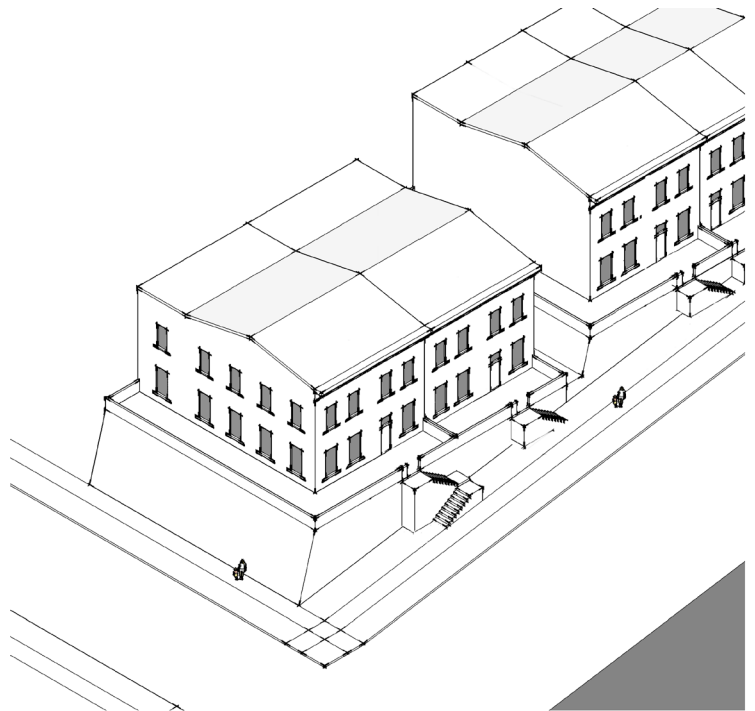
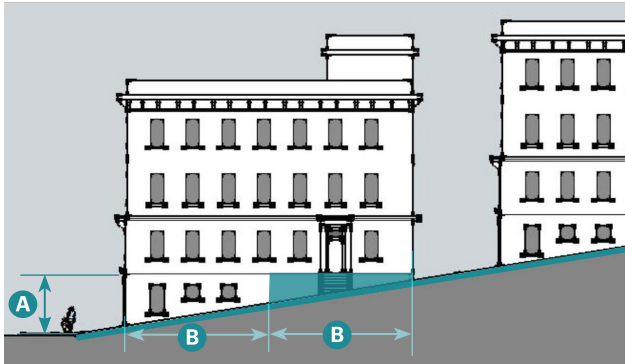


Figure 10-20.05.050.2: Site Grading for Large or Attached Building Forms

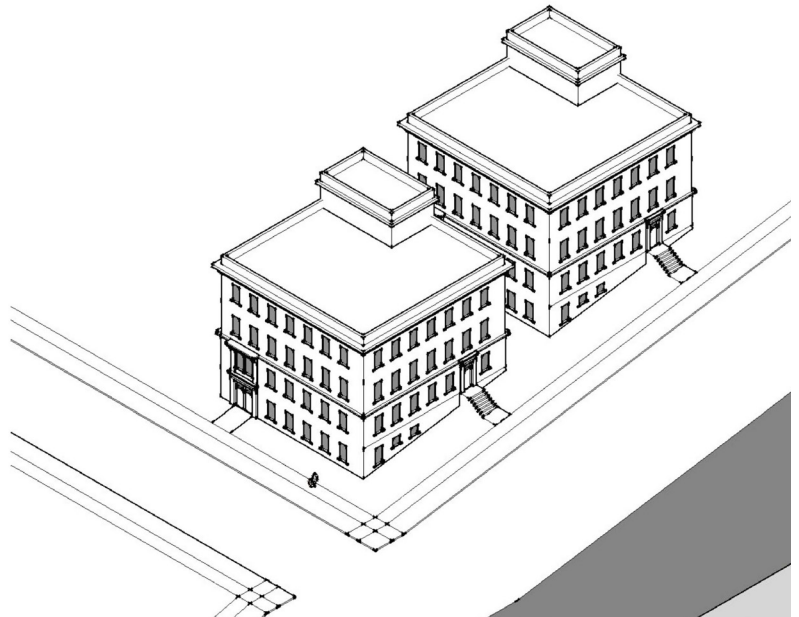
Allowed Site Grading. The following examples apply to the Multiplex and Main Street Building Types.

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.

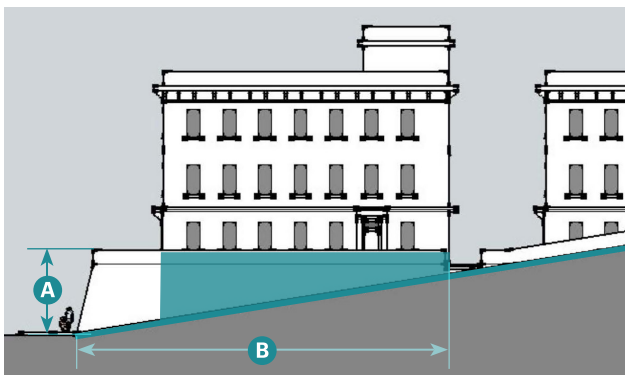


Slope is used to express the ground floor. A

Building footprint steps with slope through a partial ground story. B

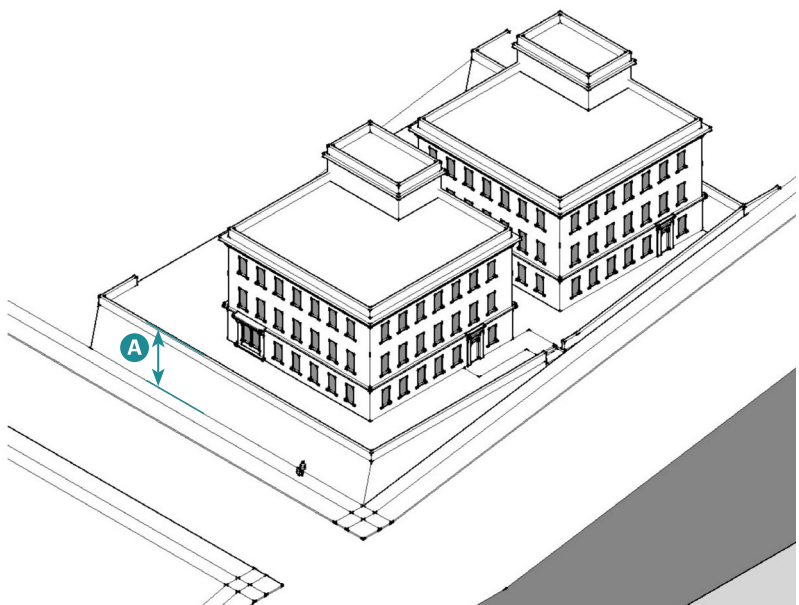


Not Allowed. Grading that disconnects new and modified building facades from the adjacent public realm, and that results in large blank retaining walls.



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.

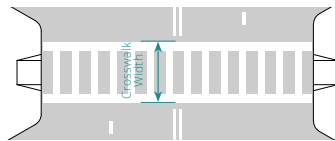
Key

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




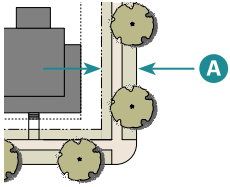
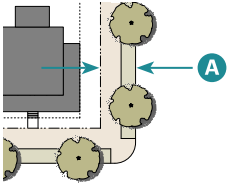
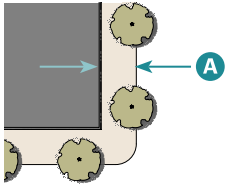
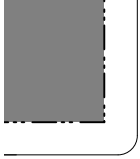
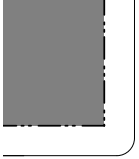
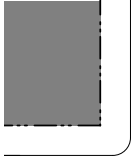
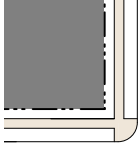
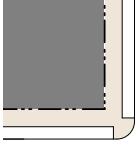
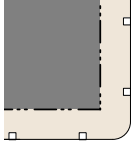
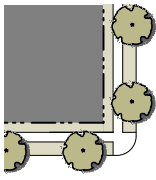
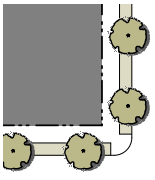
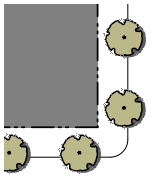
Table B (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

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
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Table 10-20.05.060.C: Public Frontage Assemblies

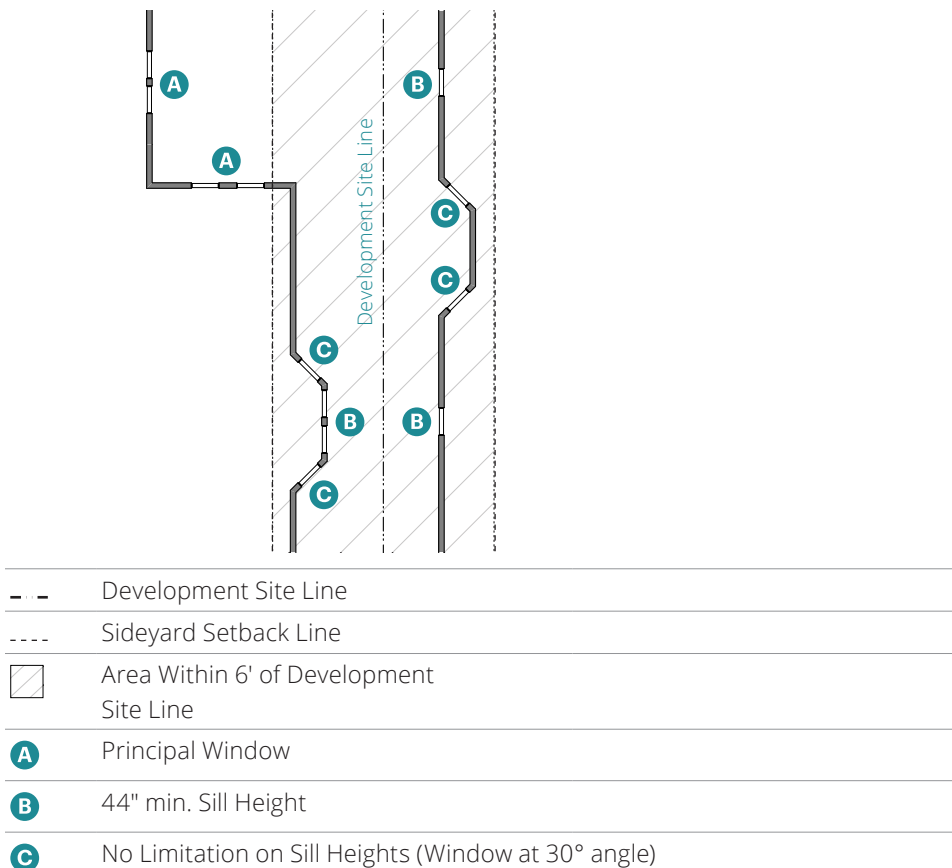
Table C (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

	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



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

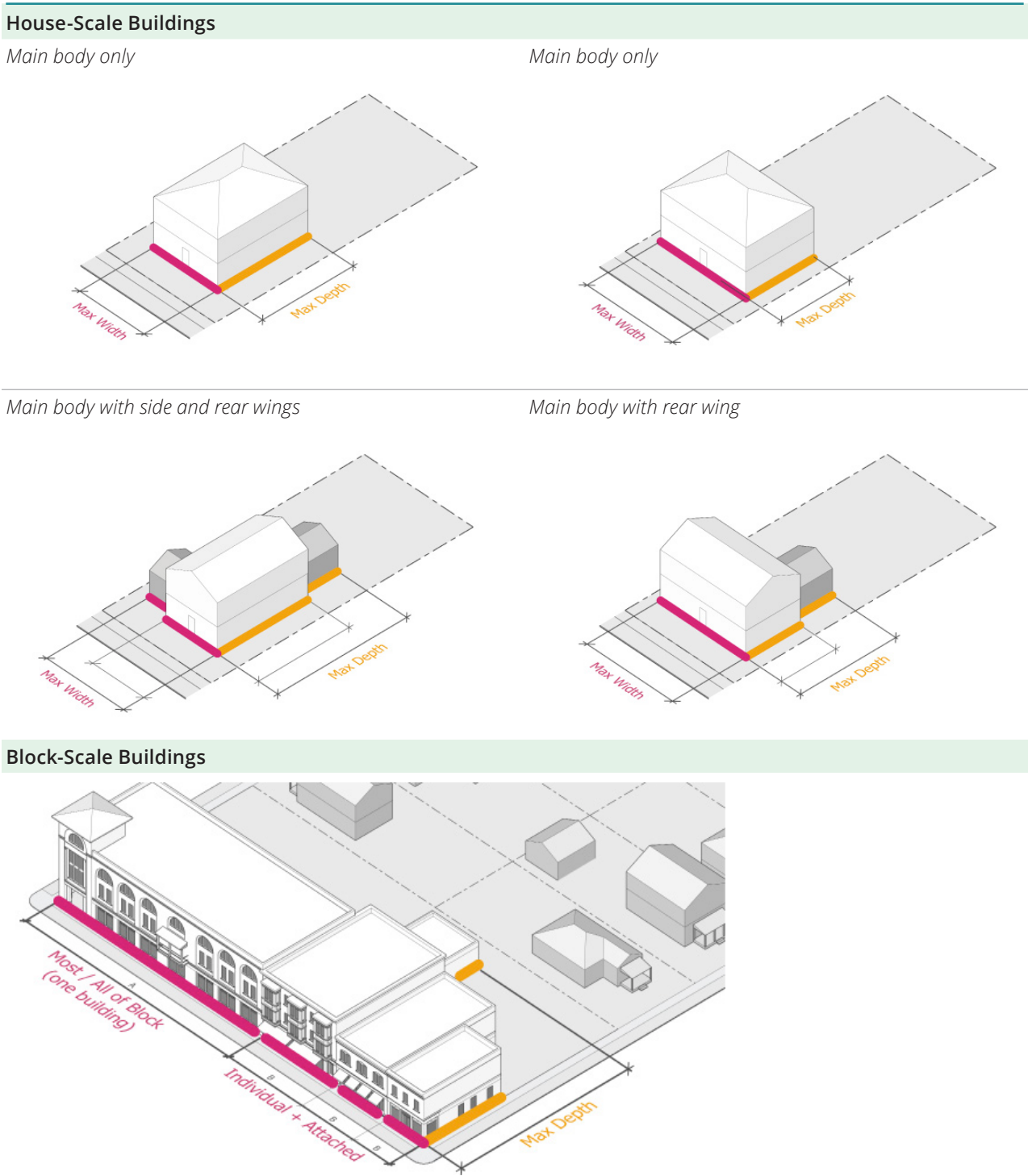
This Article provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

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



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

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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

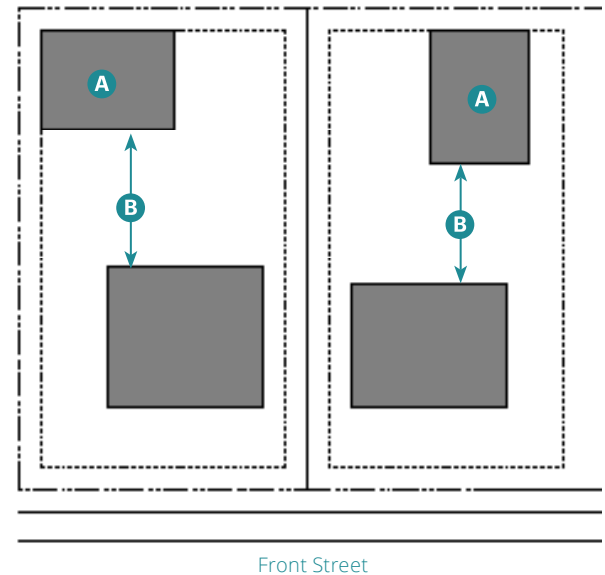
Units per Building	1 max.
--------------------	--------

Ancillary Buildings per Dev't Site	1 max.
------------------------------------	--------

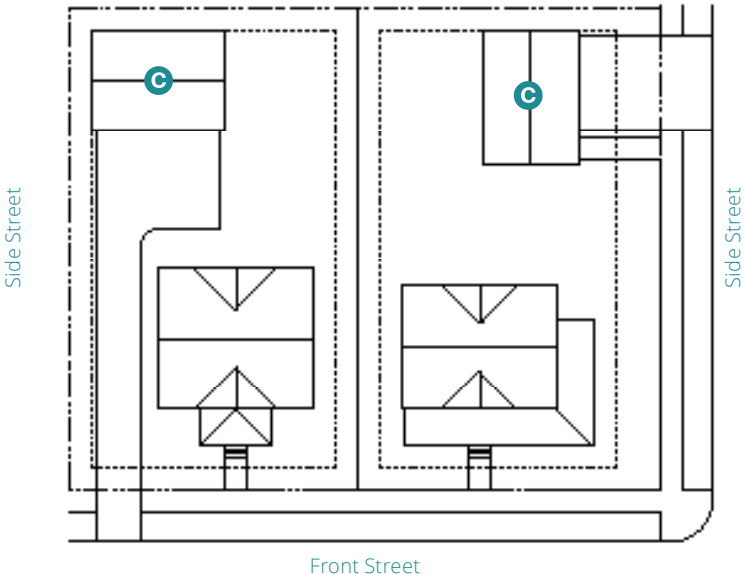
Not allowed on the development site of a Cottage Court

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 Body²

Area 1,000 sf max. **A**

Depth 24' max.

Separation from Primary Building³ 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.

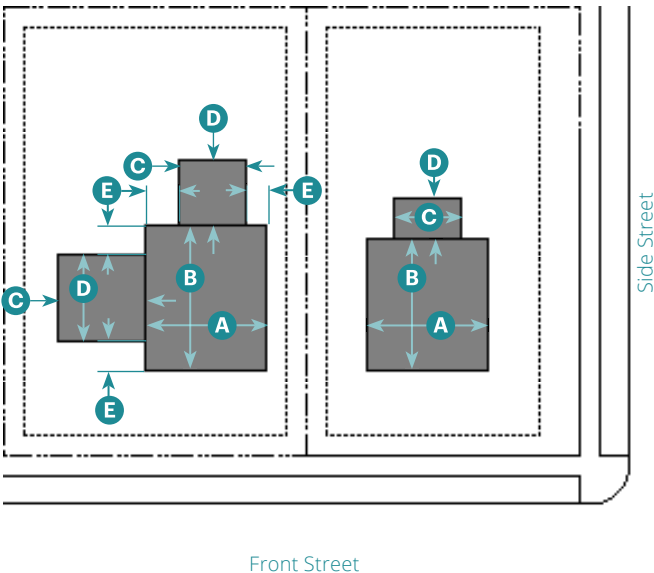
2. Number of Units

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



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height

Stories 2.5 max.

Main Body²

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

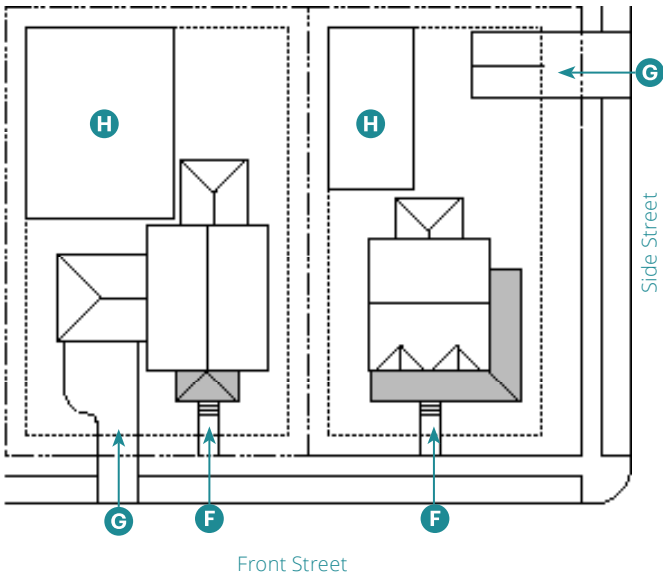
Sloped Roof L Subsection 10-20.06.150.2.C

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.

Alley access required if alley exists



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

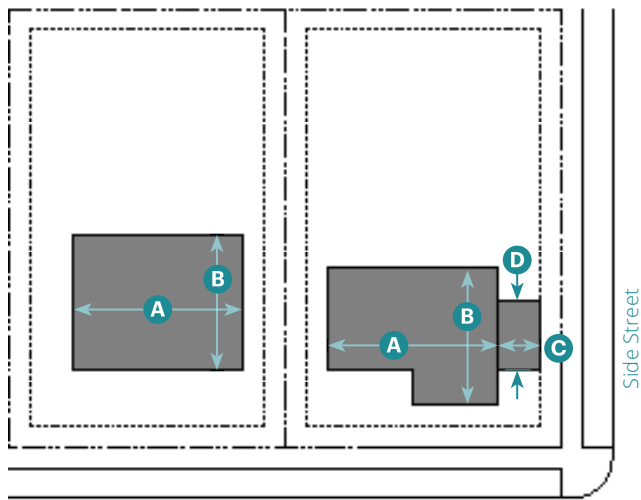
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to 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

Key

- ROW/ Dev't Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height

Stories 2.5 max.

Main Body¹

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

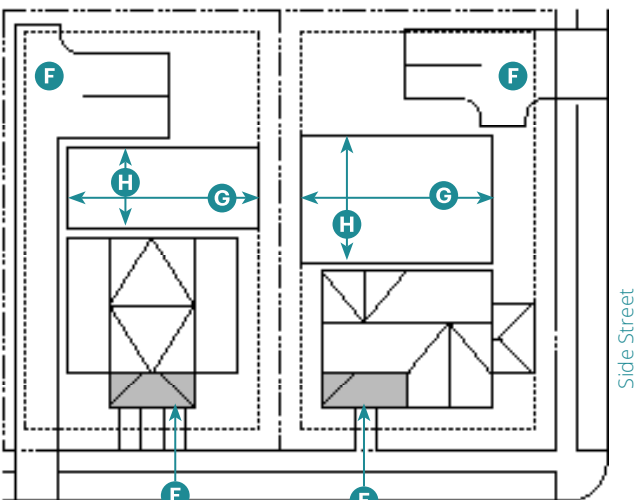
Sloped Roof Forecourt Subsection 10-20.06.150.2.D

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.

Alley access required if alley exists



Front Street

Key

- ROW/ Dev't Site Line
- Building Setback Line
- Frontage
- Private Open Space

4. Pedestrian Access

Main Entrance Location Front Street³ **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

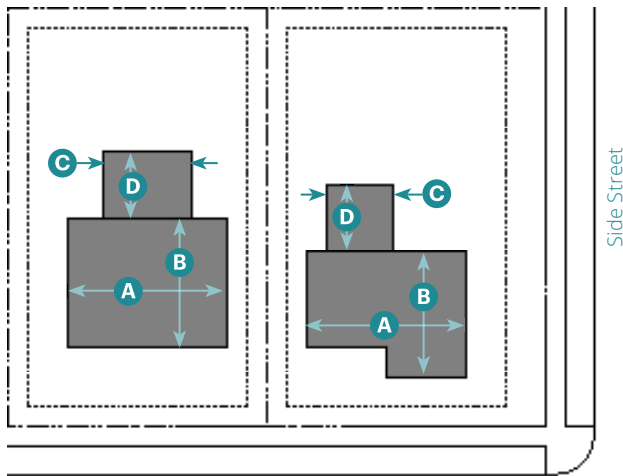
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within 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

Key

- ROW/ Dev't Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height

Stories 2.5 max.

Main Body¹

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

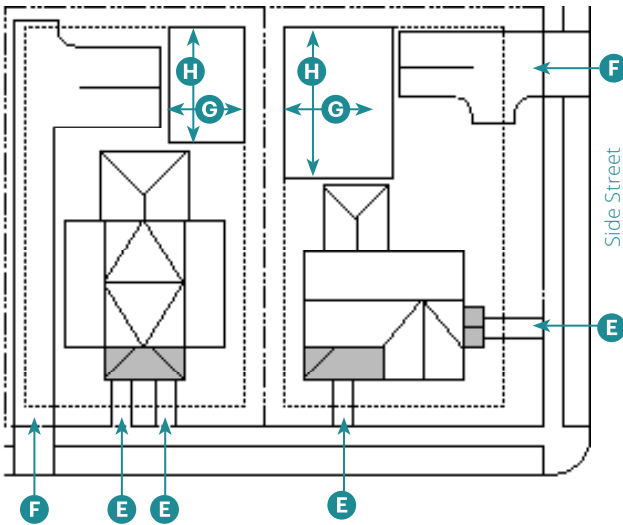
Sloped Roof L Subsection 10-20.06.150.2.C

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.

Alley access required if alley exists



Front Street

Key

- ROW/ Dev't Site Line
- Building Setback Line
- Frontage
- Private Open Space

4. Pedestrian Access

Main Entrance Location Front Street³ (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

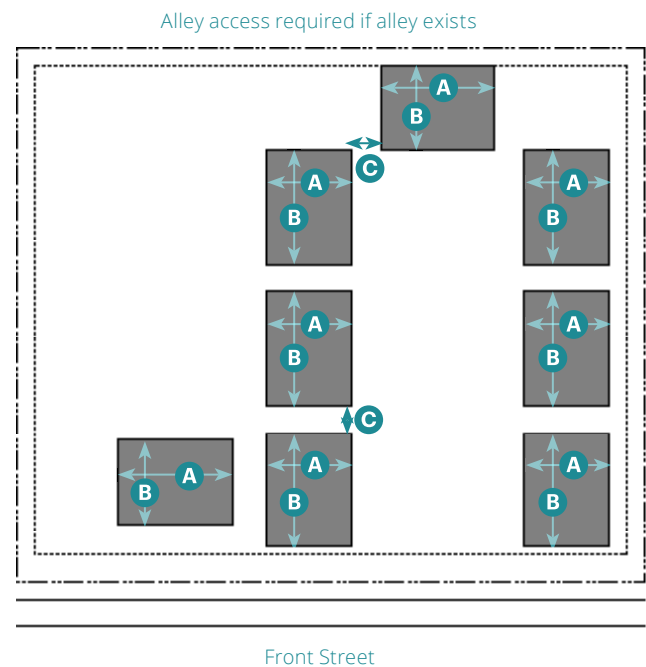
Units per Building	1 max.
Buildings per Development Site	3 min.; 9 max. ¹

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.



Key

- ROW/ Dev't Site Line
- Building
- Building Setback Line

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

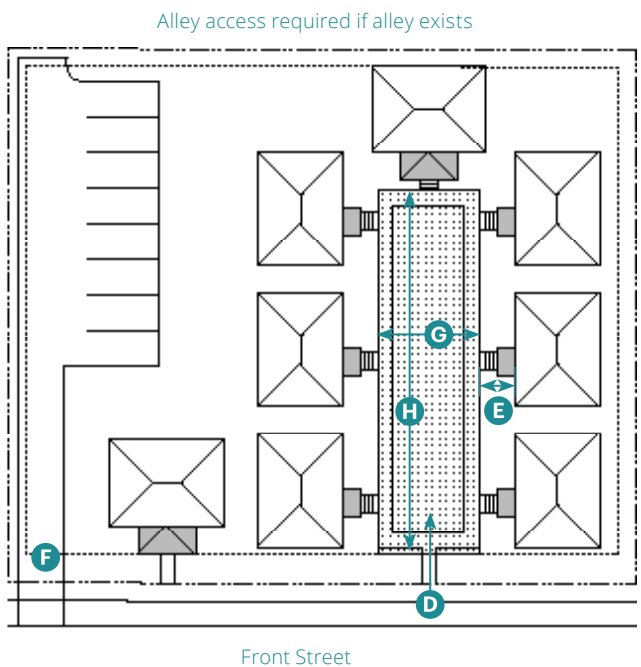
Massing Types (per Cottage)

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.	

²In compliance with Subsection 5 of the zone



Key

- ROW/ Dev't Site Line
- Frontage
- Building Setback Line
- Common Open Space

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)	H
	90' min. (5-9 units)	

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

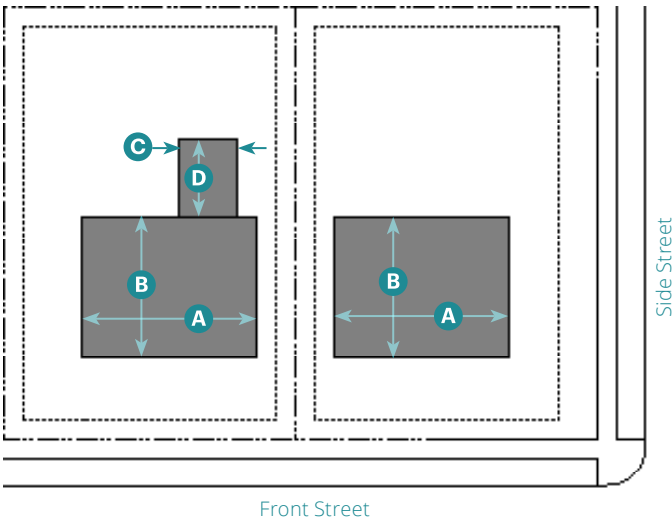
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity 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



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height

Stories 2.5 max.

Main Body¹

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

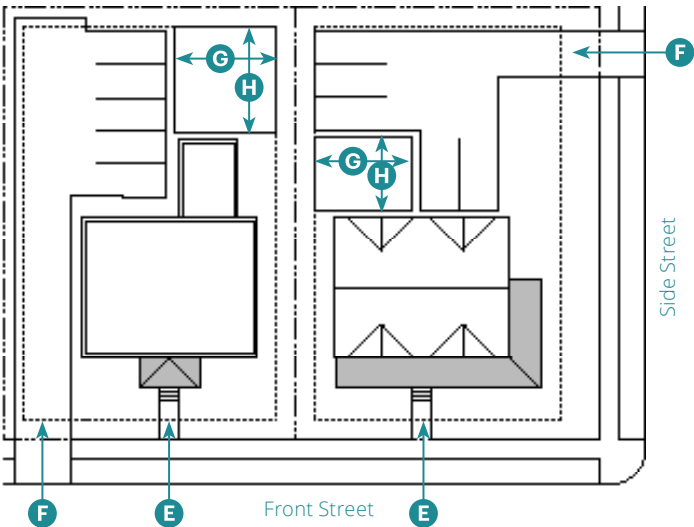
Sloped Roof Forecourt Subsection 10-20.06.150.2.D

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).

Alley access required if alley exists



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 Space³

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

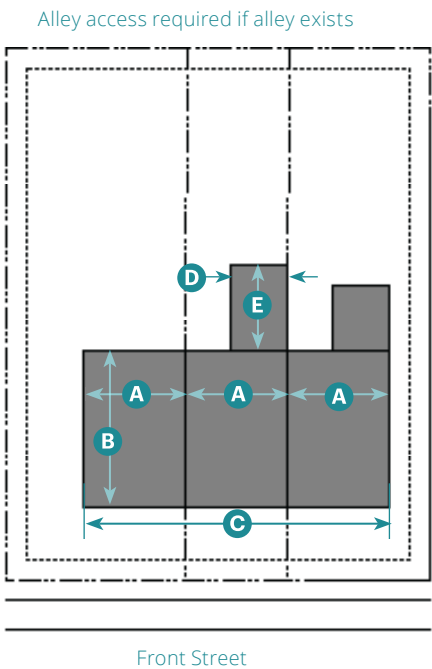
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity 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.



Key

- ROW/ Dev't Site Line
- Building
- Building Setback Line

3. Building Size and Massing

Height	N.S	N.M
	MS.S	

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 —15' min.—

Same Facade

Offset from Main Body —5' min.—

Massing Types (per Run)

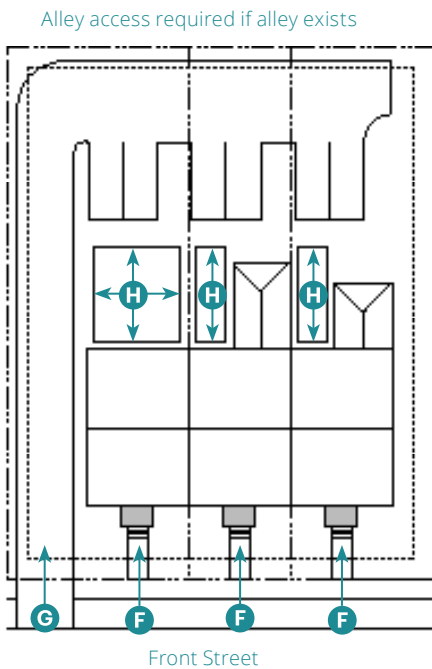
Sloped Roof Box Subsection 10-20.06.150.2.A

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
- Frontage
- Building Setback Line
- 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.

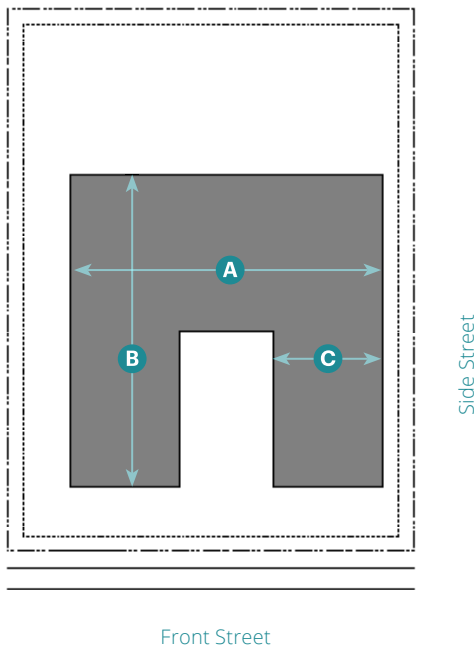
Synonym: Courtyard Apartment

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.

Alley access required if alley exists



Key

- ROW/ Dev't Site Line
- Building
- Building Setback Line

3. Building Size and Massing

Height	N.S	N.M
	MS.S	
Stories	2.5 max. ¹	3 max.
Main Body ²		
Width	100' max. A	
Depth	100' max.	120' max B
	45' max. C	

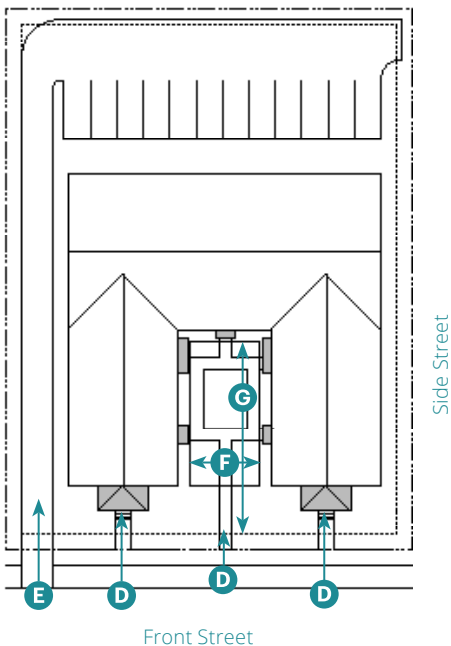
Massing Types

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

Alley access required if alley exists



Key

- ROW/ Dev't Site Line
- Frontage
- Building Setback Line
- 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.

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10-20.06.120 Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

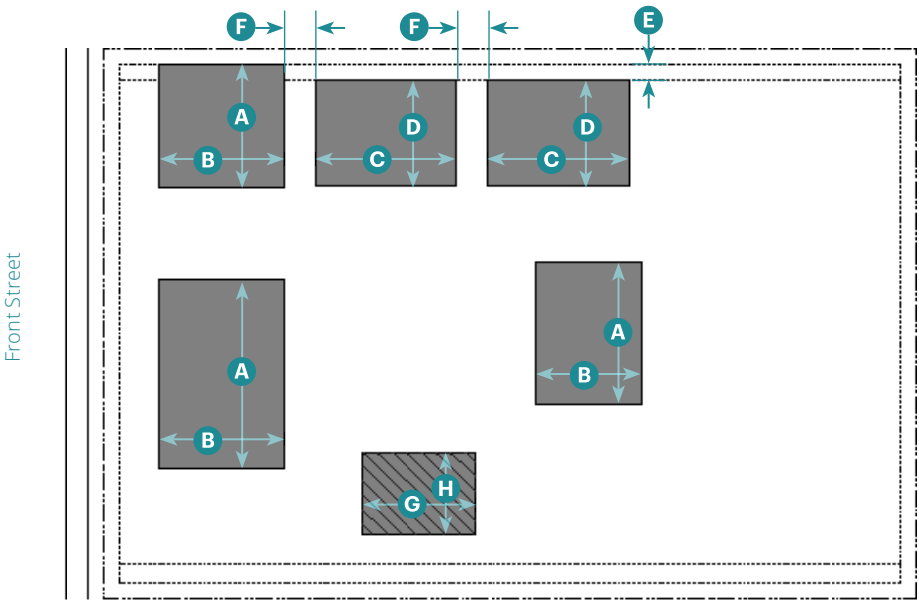
1. Description

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	1-4 Units per Building	Subsection 10-20.06.150.2.A
Box		
Sloped Roof	1-4 Units per Building	Subsection 10-20.06.150.2.B
Bar		
Sloped Roof L	1-4 Units per Building	Subsection 10-20.06.150.2.C
Sloped Roof	2-4 Units per Building	Subsection 10-20.06.150.2.D
Forecourt		

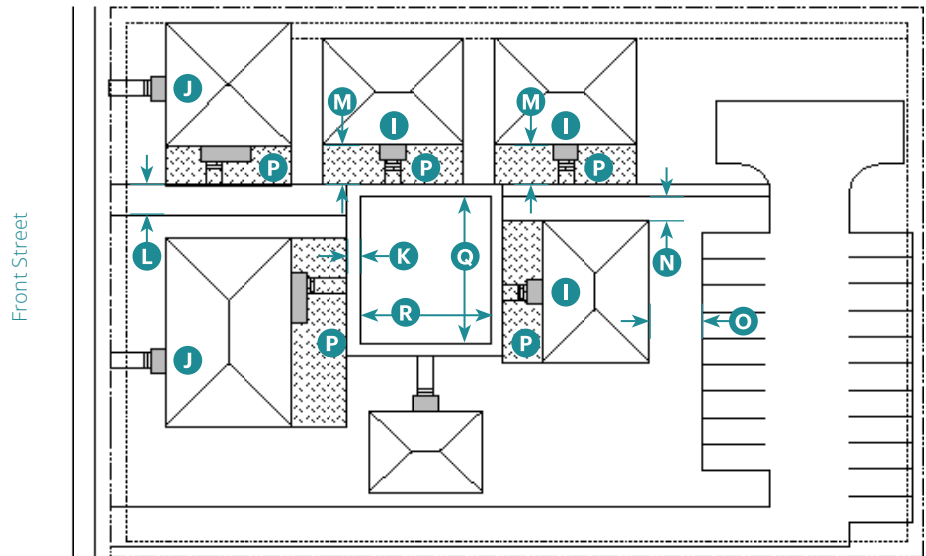
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

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 Unit⁴ 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**

⁴Max. 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.

⁵Shall provide access from front or side street

⁶Not 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.

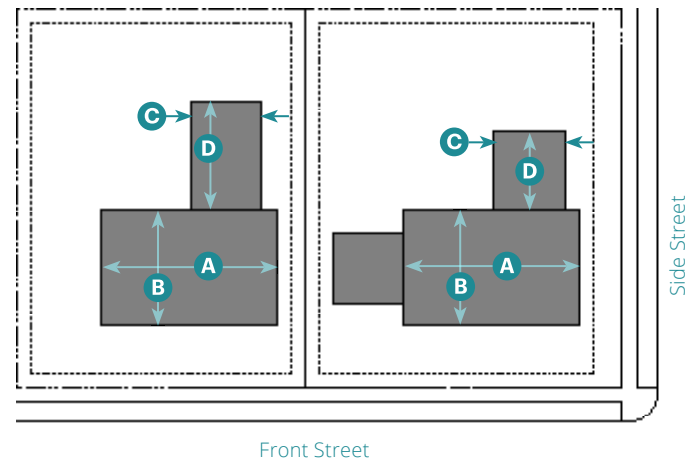
Synonym: Mansion Apartment

2. Number of Units

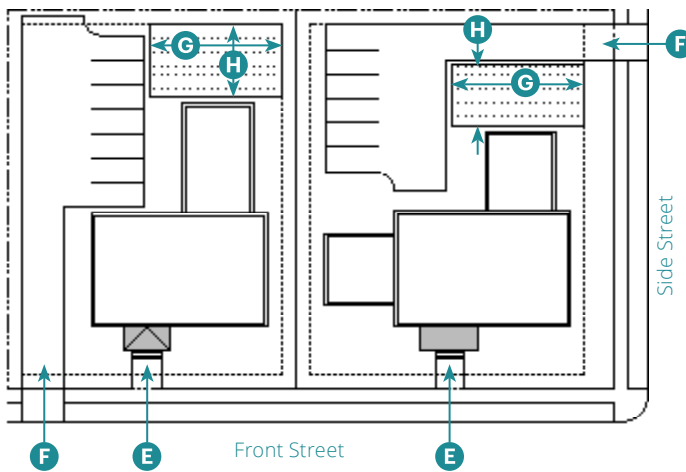
	N.S	MS.S
Units per Building	8 max.	12 max.
Buildings per Development Site	1 max.	

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	N.M
	MS.S	
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

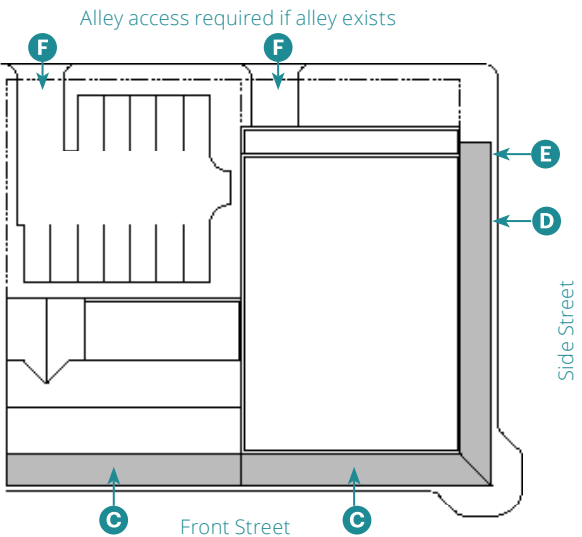
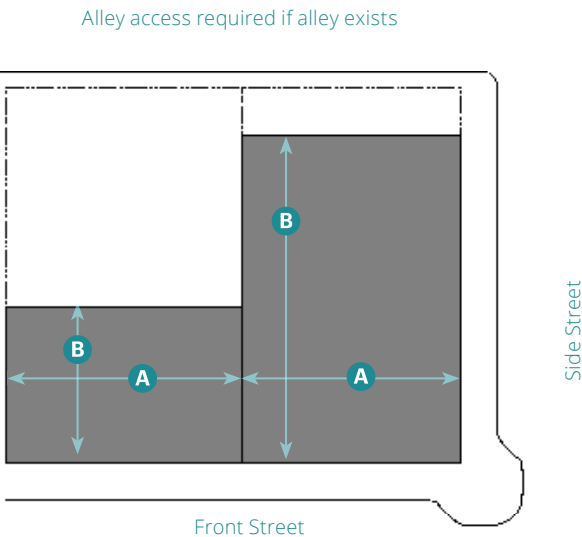
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown 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
- Building Setback Line

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
- Frontage
- Building Setback Line
- 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.

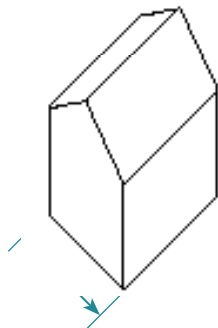
10-20.06.150 Massing Compositions

- 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.

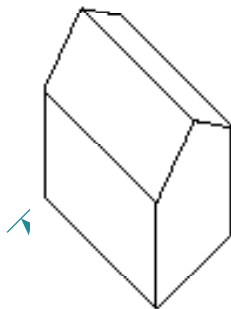
A. Sloped Roof Box



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

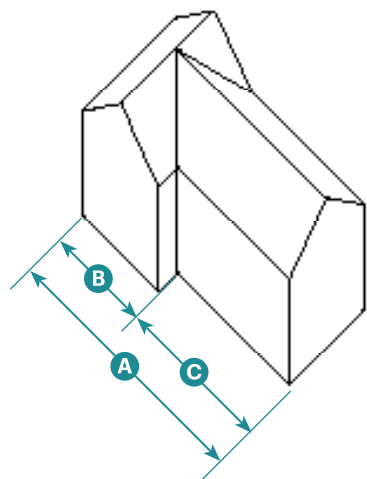


This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped, gabled, or shed.

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

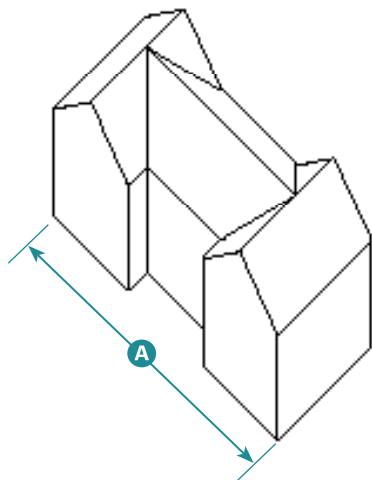


This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is sloped and may be either hipped, gabled, or shed on each volume.

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



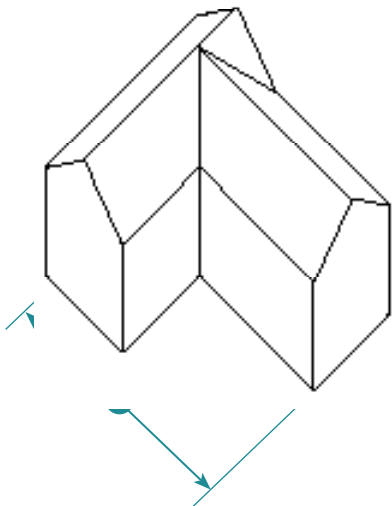
This massing type divides the façade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	B
Recessed Façade	1 bay min; 9 bays max.	C

2. Main Body Massing Types (Continued)

E. Sloped L Courtyard

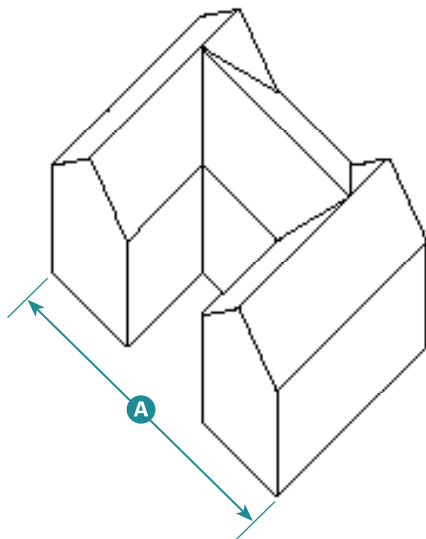


This massing type divides the façade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

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



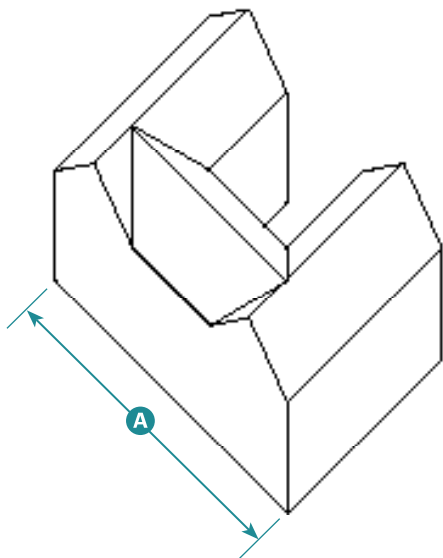
This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

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

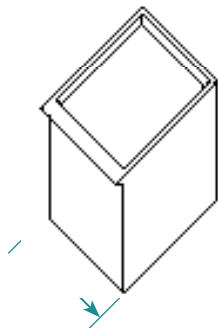


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
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H. Flat Roof Box

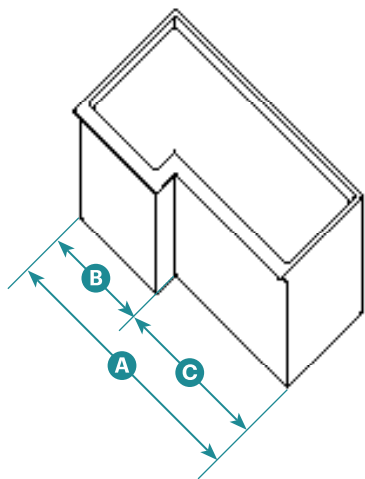


This massing type is a simple rectilinear form with a flat roof.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
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I. Flat Roof L



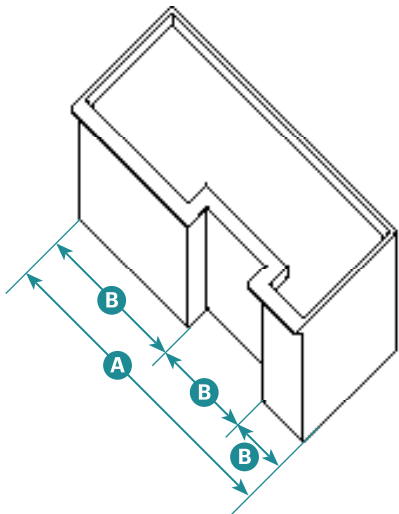
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is flat.

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)

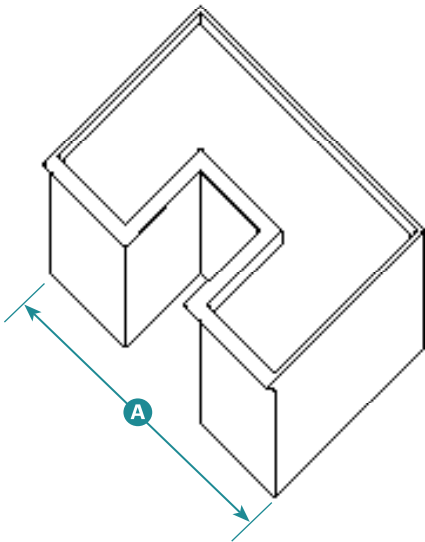
J. Flat Roof T



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

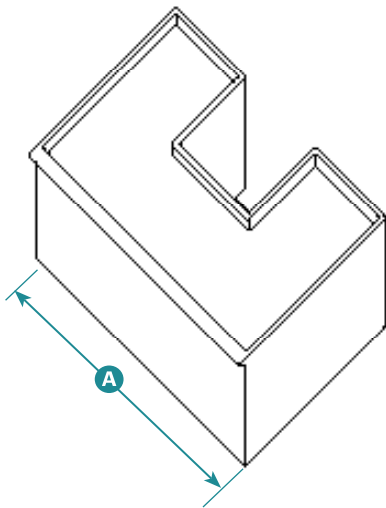


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

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

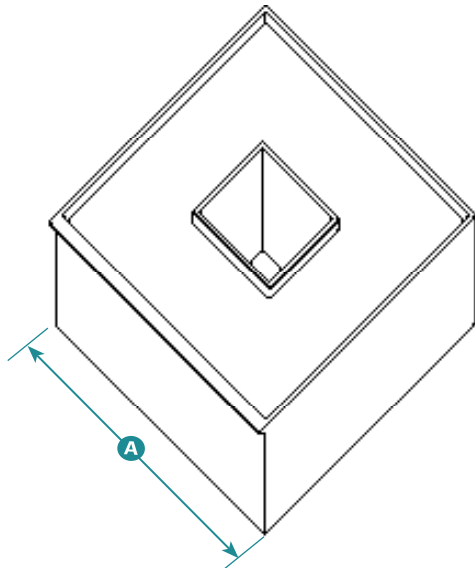


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is flat.

Main Body

Main Body Width Max. allowed by Subsection 3 **A** of this building type

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 **A** of this building type

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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

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10-20.07.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

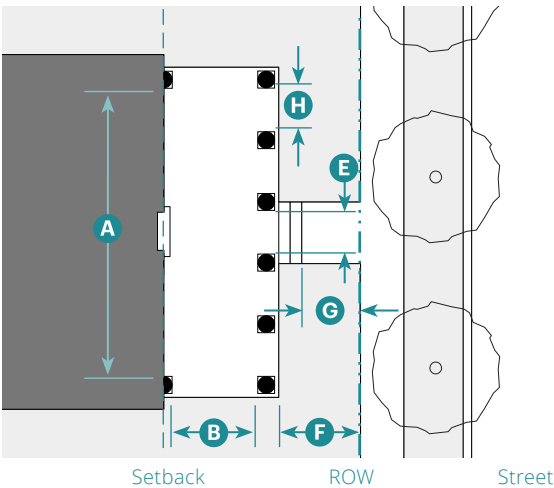
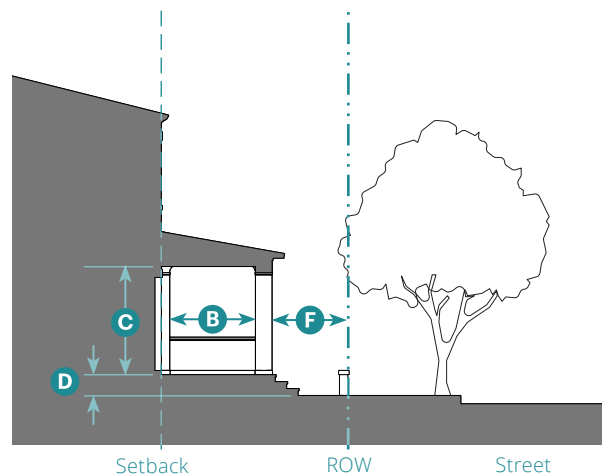


Example of a Projecting Porch

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

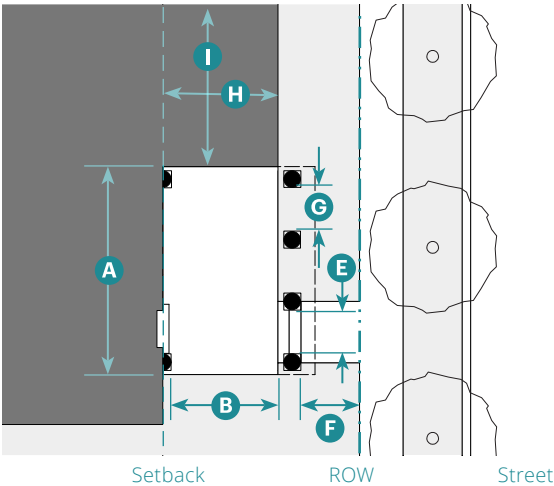
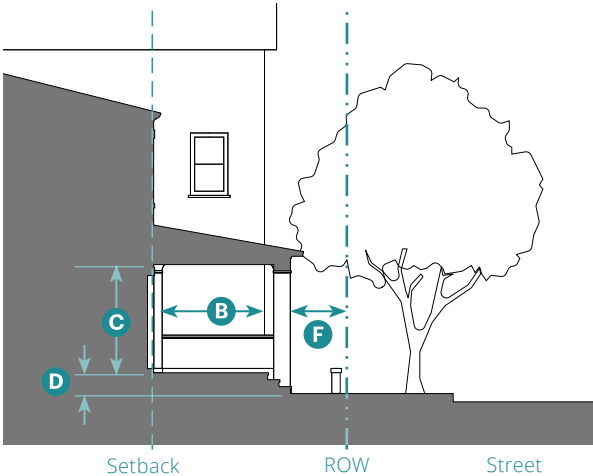


Example of an Engaged Porch

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.

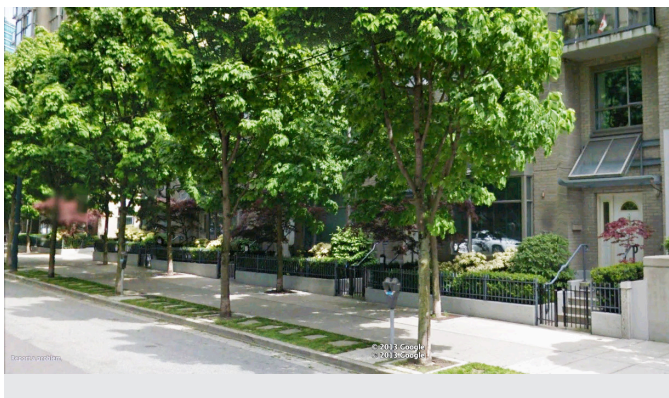
10-20.07.060 Dooryard



Example of a residential Dooryard



Example of a commercial Dooryard

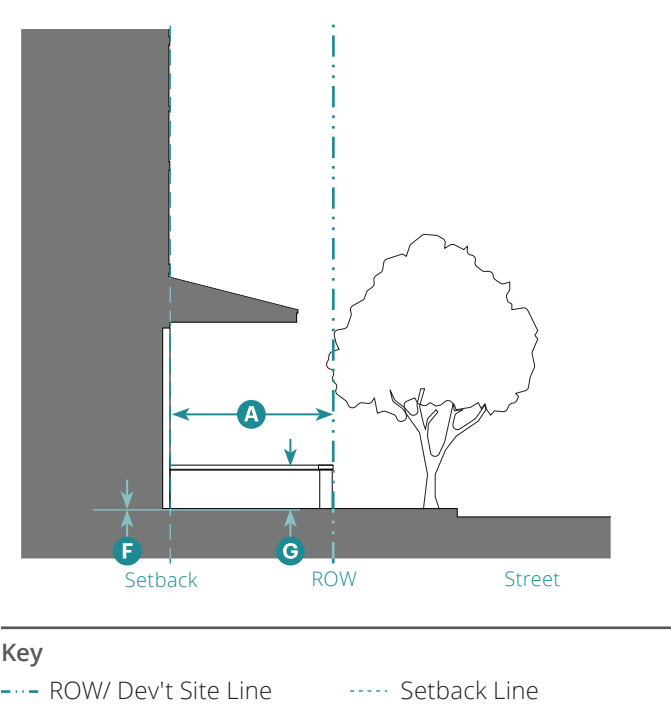


Example of a residential Dooryard

1. Description

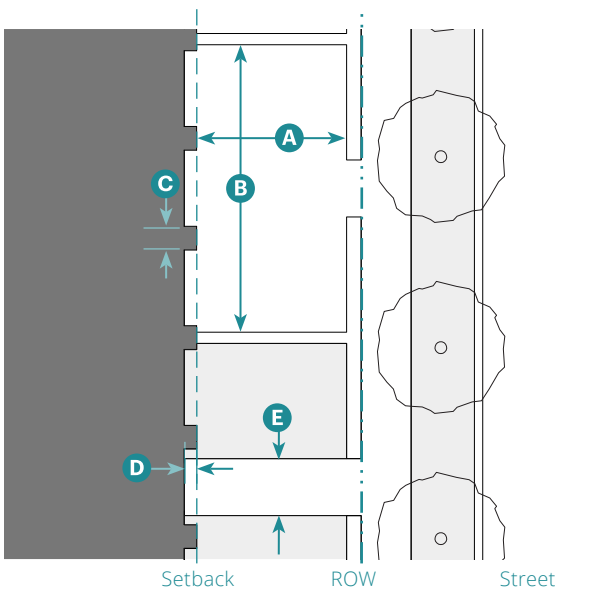
The main facade of the building is set back from the front development site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.



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

¹Common 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

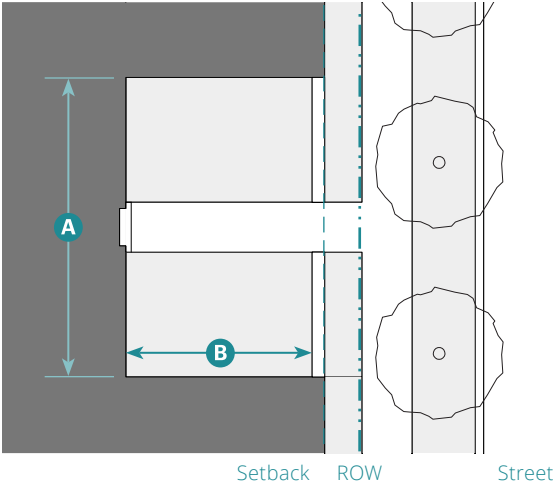
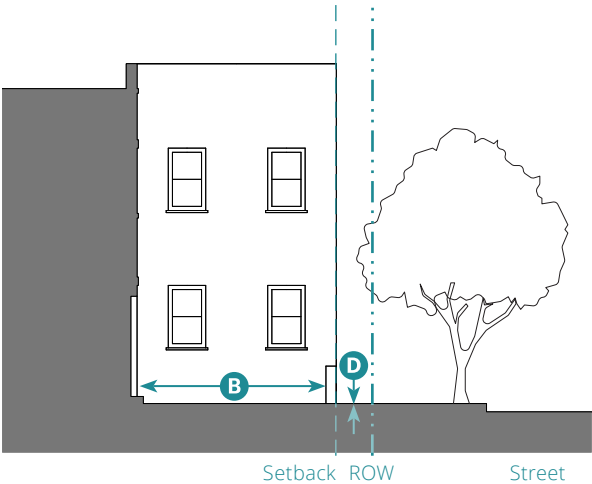


Example of Forecourt

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

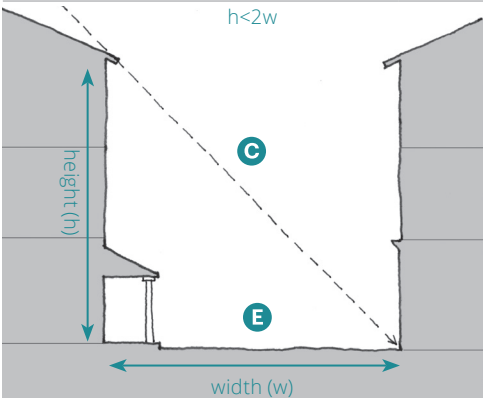
3. Miscellaneous

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

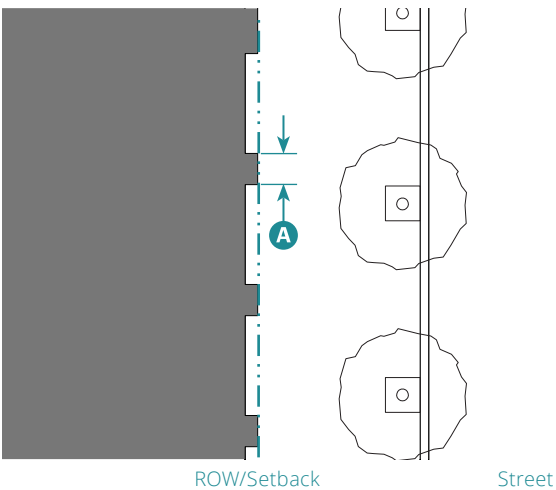
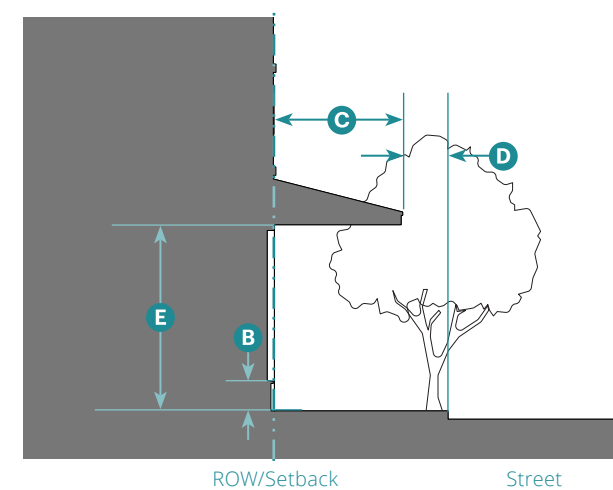


Example of a Maker Shopfront

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

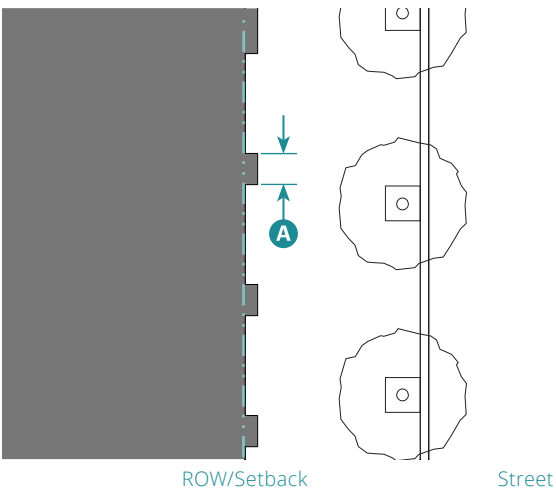
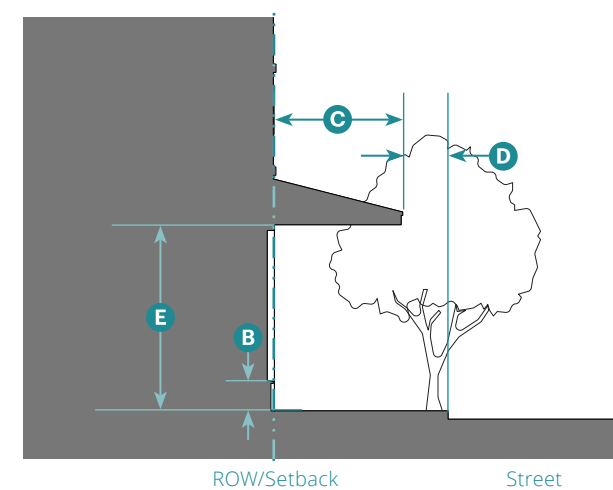


Example of a Shopfront

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).

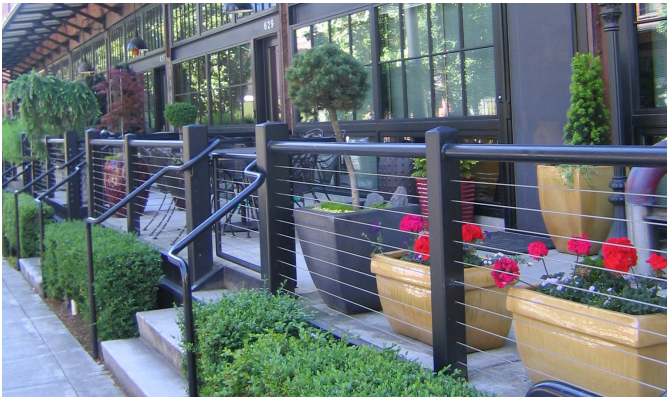
Ramps are required to be integrated along the side of the building to connect with the Shopfront.

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

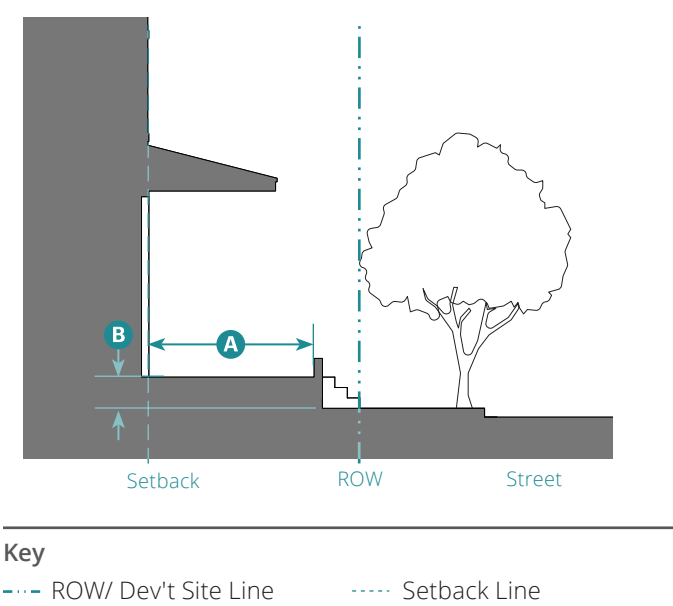


Example of a residential Terrace along a courtyard

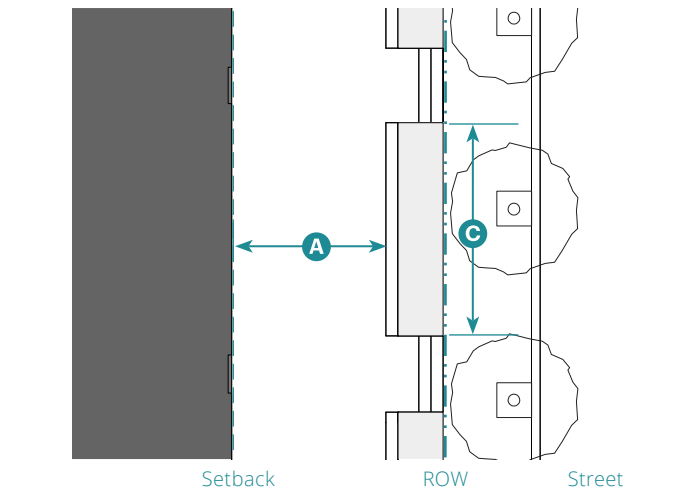
1. Description

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.



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



Source: Google Street View

Example of a two-story Gallery with an uncovered second story.



Example of a Gallery providing covered outdoor dining

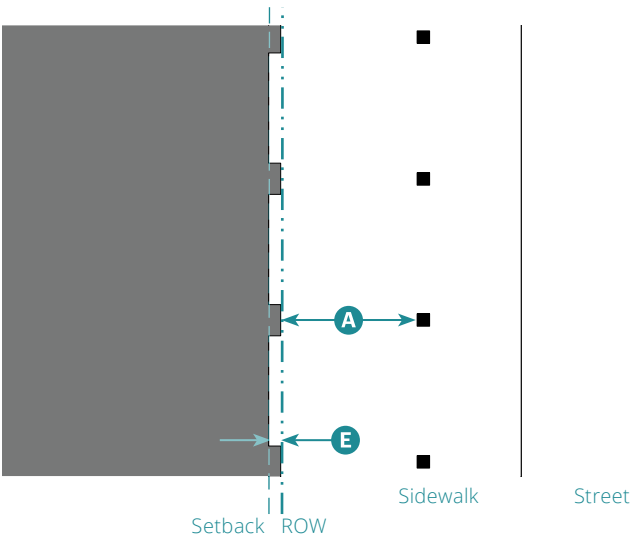
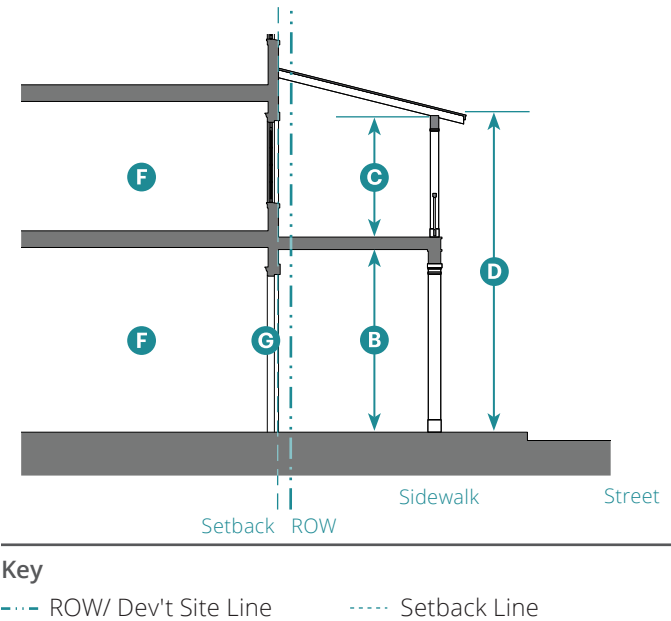


Example of a Gallery with shopfronts

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.



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.	

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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.

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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		
<div>Contemporary 10-20.08.050</div> <div></div> <div>Typical Characteristics</div> <div><p>Long, low-sloped roof forms with simple eaves with deep overhangs</p><p>Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows</p><p>Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding</p><p>Horizontally proportioned balconies and terraces with minimalist vertical supports</p></div> <div>Applicable Standards</div> <div><p>Wall</p><p>Building Roof</p><p>Rake</p><p>Eave</p><p>Parapet</p><p>Windows</p><p>Bay Windows</p><p>Dormers</p><p>Entry Doors</p><p>Balconies</p><p>Porches</p><p>Storefronts</p><p>Materials</p></div>	<div>Craftsman 10-20.08.060</div> <div></div> <div>Typical Characteristics</div> <div><p>Low-pitched roofs with deep eaves and exposed rafter tails</p><p>Horizontally proportioned openings made from ganged vertical windows</p><p>Emphasis on natural materials including wood shingles</p><p>Asymmetrical composition with wall plane broken by projecting gable ends</p></div> <div>Applicable Standards</div> <div><p>Wall</p><p>Base</p><p>Building Roof</p><p>Rake</p><p>Eave</p><p>Parapet</p><p>Windows</p><p>Bay Windows</p><p>Dormers</p><p>Entry Doors</p><p>Balconies</p><p>Porches</p><p>Storefronts</p><p>Materials</p></div>	<div>Main Street Classical 10-20.08.070</div> <div></div> <div>Typical Characteristics</div> <div><p>Symmetrical facade composition with proportions that imply load-bearing masonry structure</p><p>Prominent cornice with classical detailing and parapet or pedimented roof forms</p><p>Regular pattern of vertically proportioned openings</p><p>Brick and stucco as primary facade materials</p></div> <div>Applicable Standards</div> <div><p>Base</p><p>Building Roof</p><p>Parapet</p><p>Windows</p><p>Bay Windows</p><p>Entry Doors</p><p>Balconies</p><p>Porches</p><p>Storefronts</p><p>Materials</p></div>

Table 10-20.08.040.A: Architectural Styles Overview (Continued)

Mediterranean 10-20.08.080



Typical Characteristics

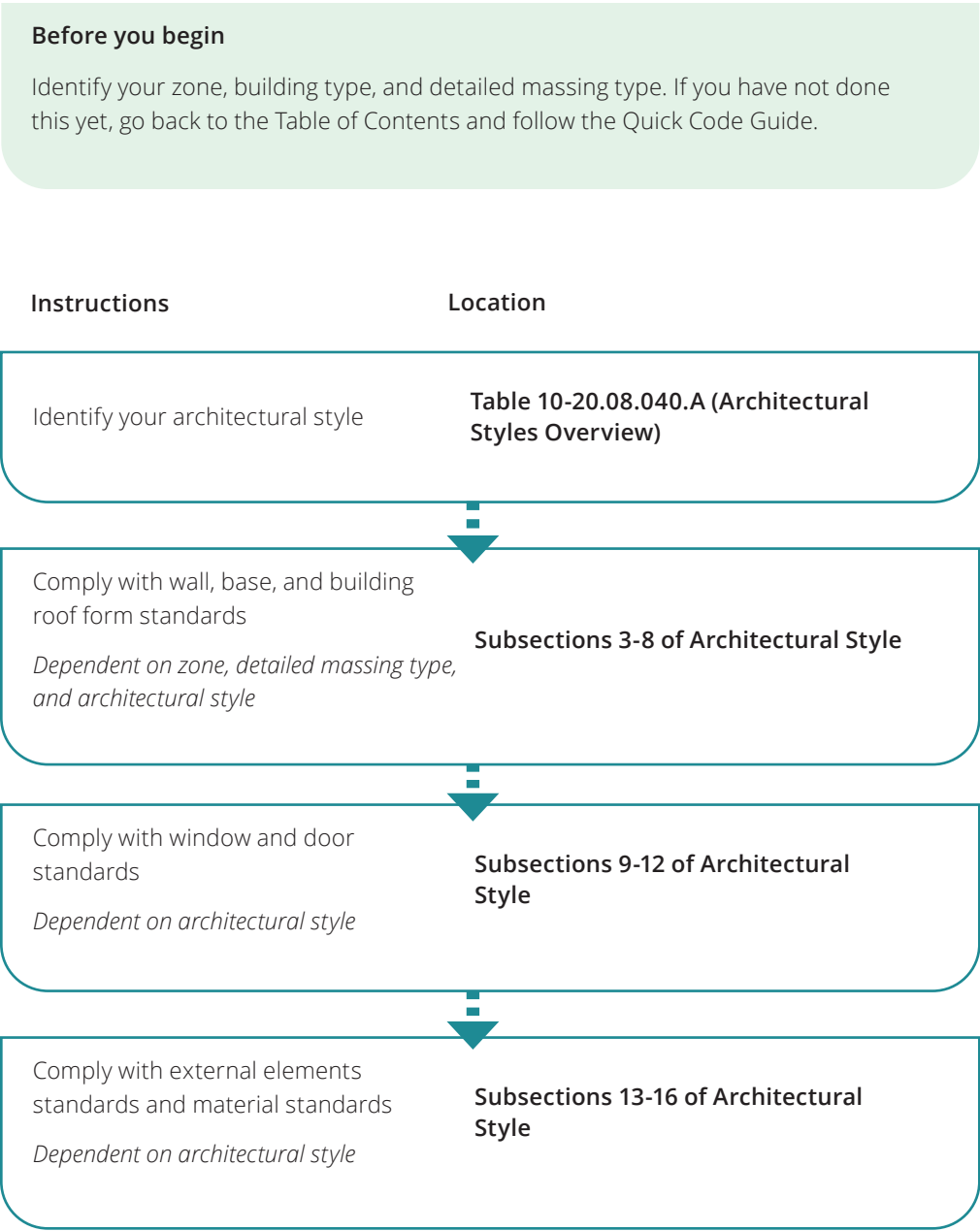
- Low-pitched gabled or hipped roofs clad in red tile with open eaves
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary facade material with stucco or wood attached elements

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.



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

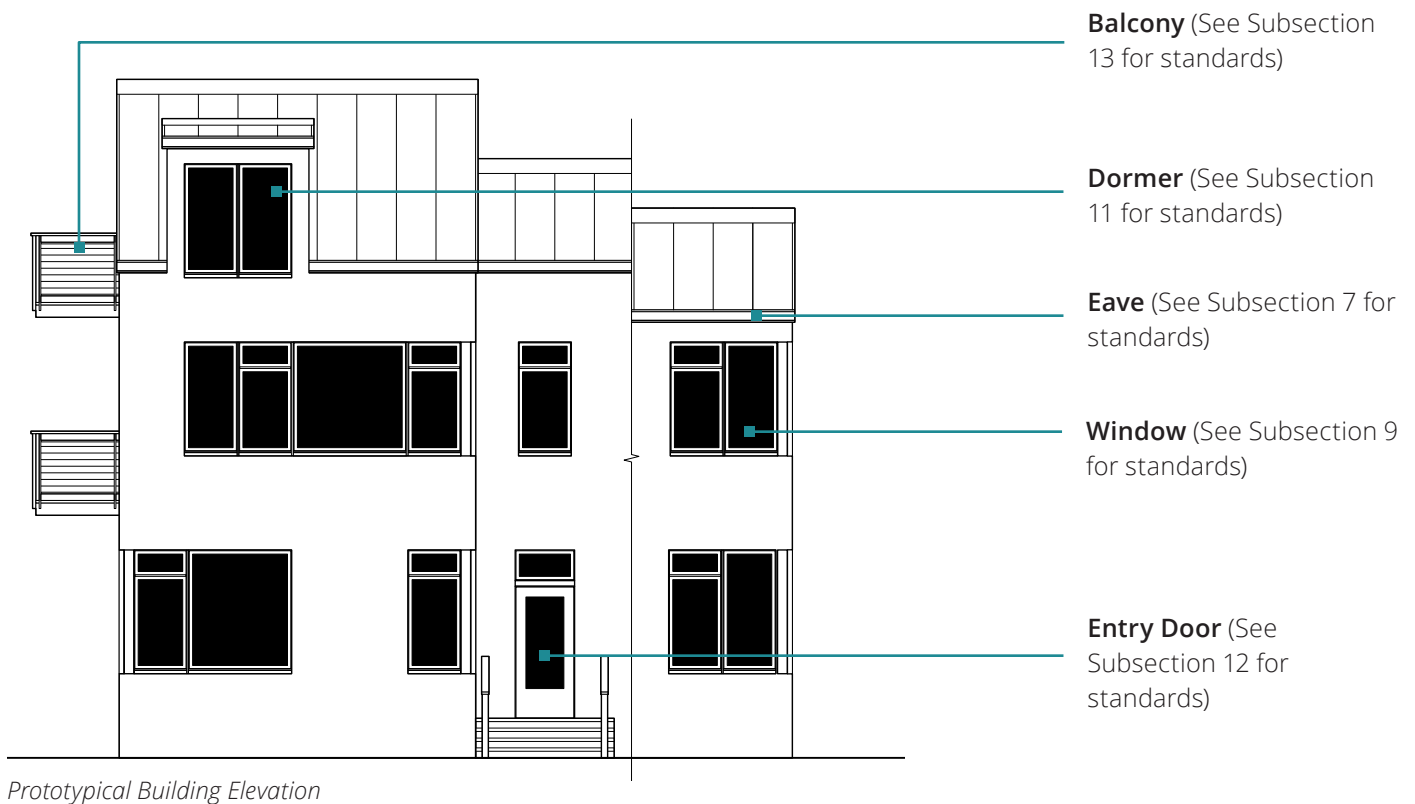
Long, low-sloped roof forms with simple eaves with deep overhangs
Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows

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

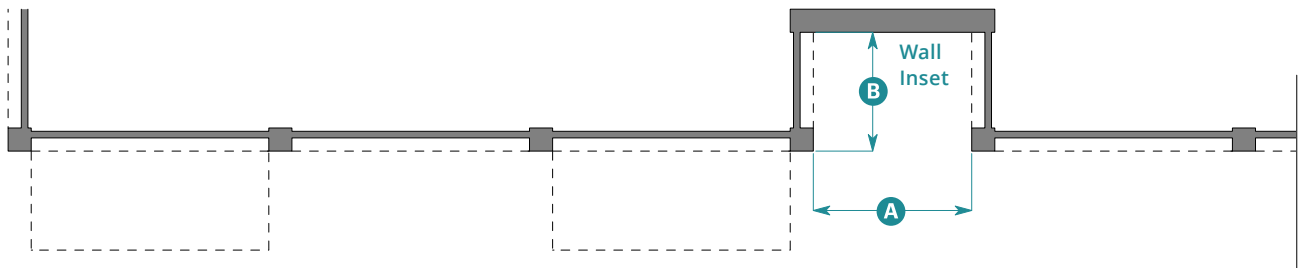
Elements of Contemporary Style – Multifamily Prototype

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.



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.

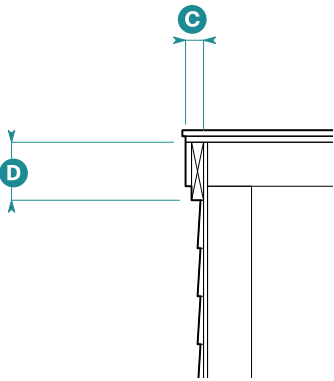
3. Wall (Continued)

Wall Inset Dimensions

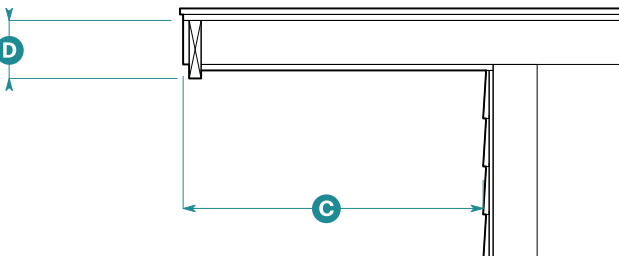
Width	8'0" min.; 12'0" max.	A
Depth	6'0" min.	B

4. Base

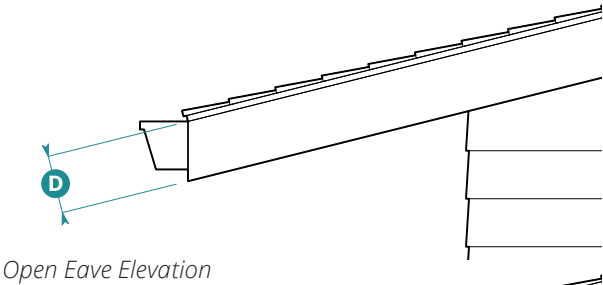
No base is required for this style.



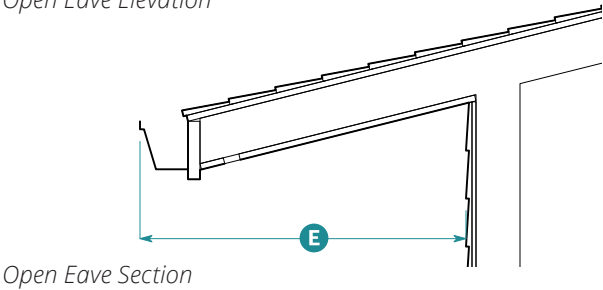
Flush Profile Rake Section



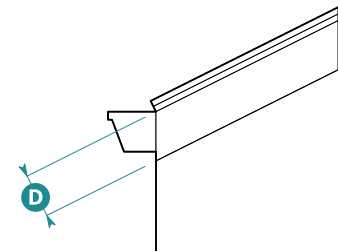
Projecting Profile Rake Section



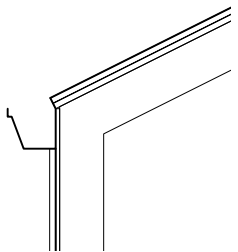
Open Eave Elevation



Open Eave Section



Closed Eave Elevation



Closed Eave Section

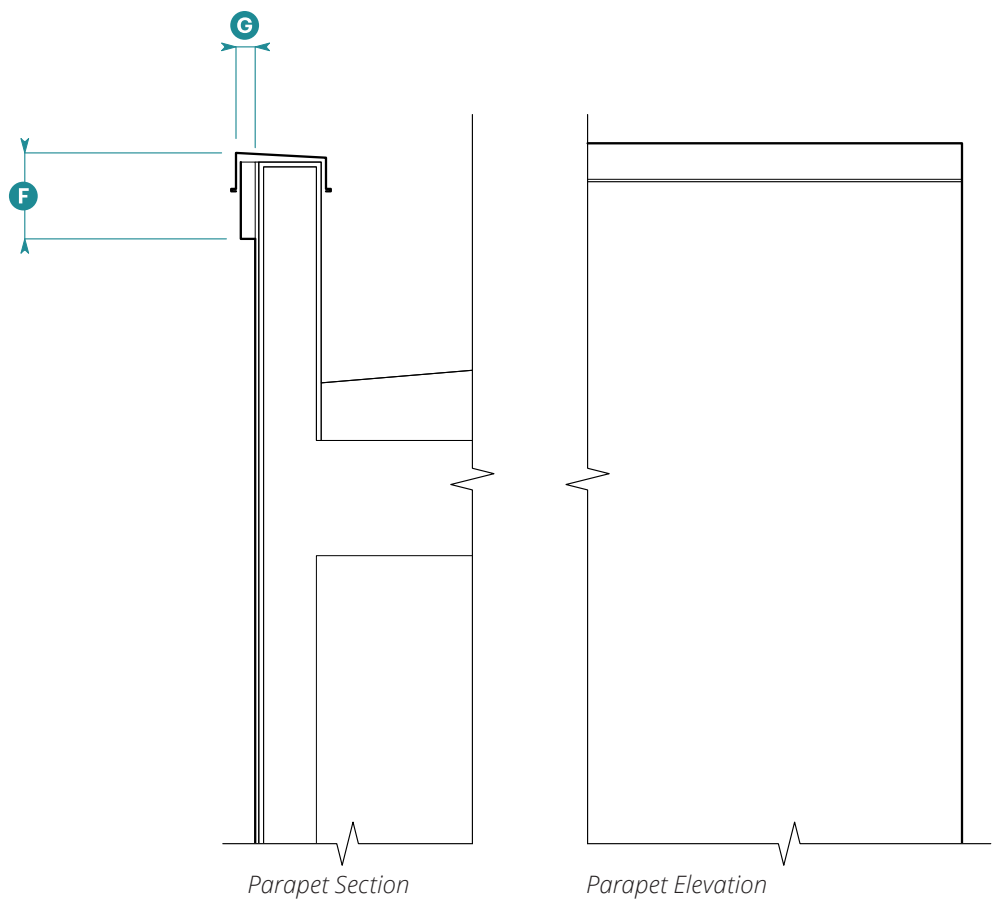
5. Building Roof		
Building Roof Standards	Buildings with Half-Story Heights	Buildings with Full-Story Heights
Roof Form		
Type	Shed	Flat
Pitch	2:12 min.; 6:12 max.	N/A
Applicable Subsections		
6. Rake	A	A
7. Eave	A	N/A
8. Parapet	N/A	A

6. Rake		
Standards	Flush Profile	Projecting Profile
Horizontal Projection	No min.; 2" max.	2'6" min.; No max.

See Subsection 7 (Eave) for height standards.

7. Eave		
Standards	Open	Closed
Height		
Fascia	6" min.	6" min.
Horizontal Projection		
Overall	36" min.; No max.	N/A

A = Applicable N/A = Not Applicable



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

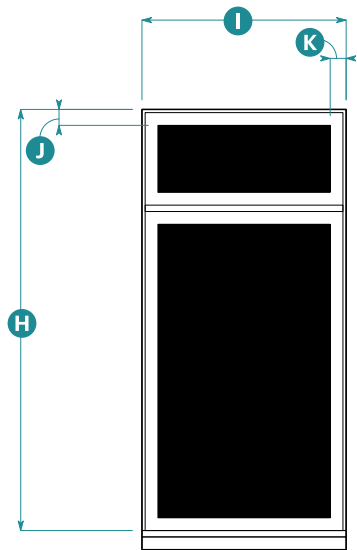
Mullions

Mullions required between ganged windows.

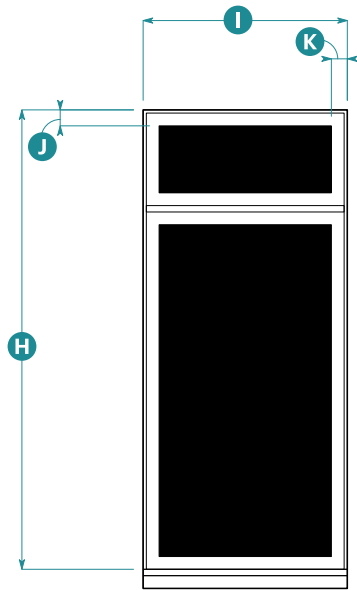
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

¹ Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

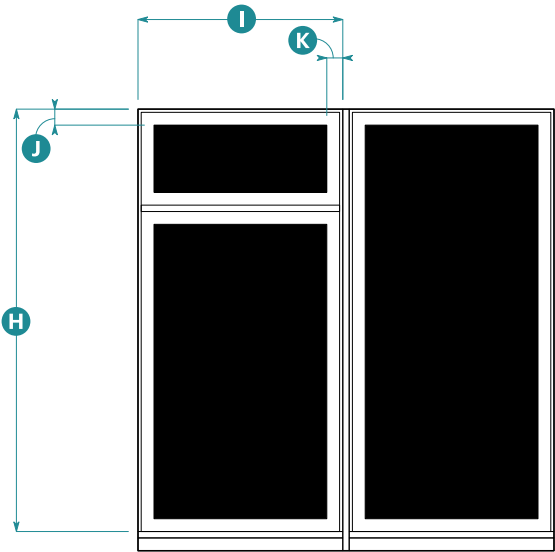
² Trim required for windows only on buildings or parts of buildings with lap siding.



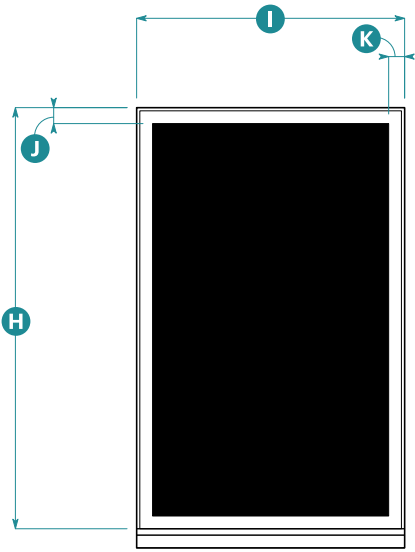
Upper Floor Typical Window Elevation



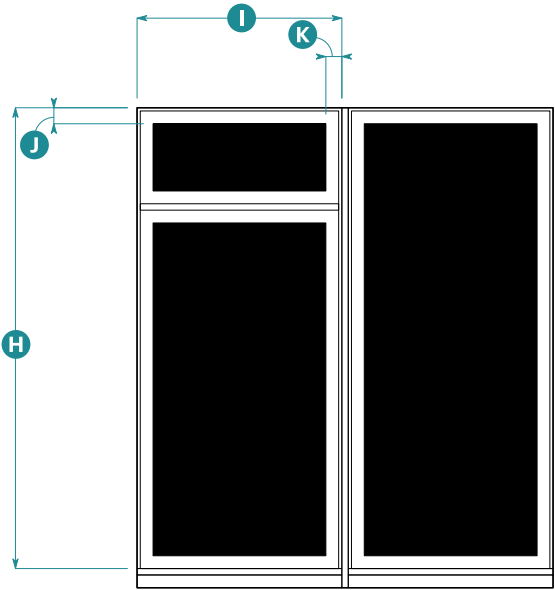
Ground Floor Typical Window Elevation



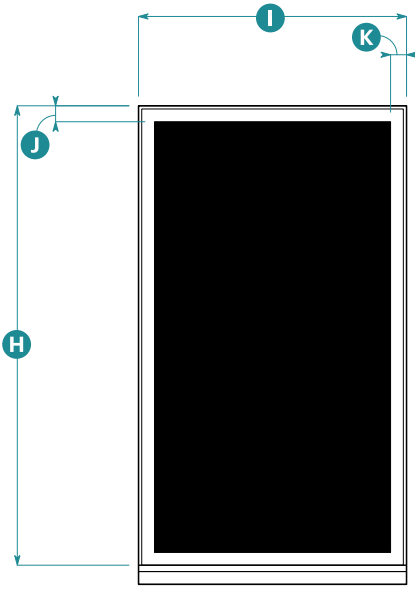
Upper Floor Ganged Window Elevation



Upper Floor Picture Window Elevation



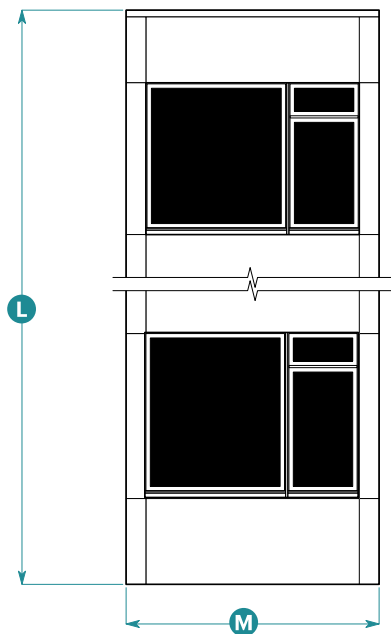
Ground Floor Ganged Window Elevation



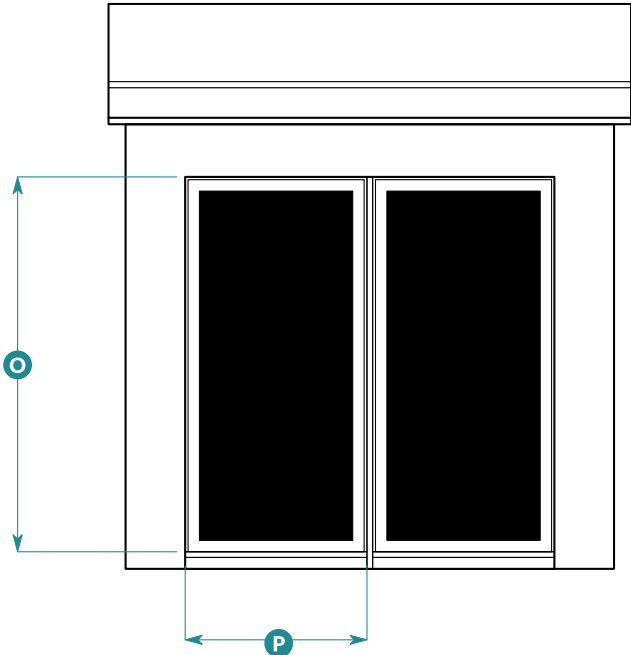
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation



Dormer Elevation

10. Bay Windows

Form

Type	Square
------	--------

Size

Height³ (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.

³On 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.
-------	----------------------

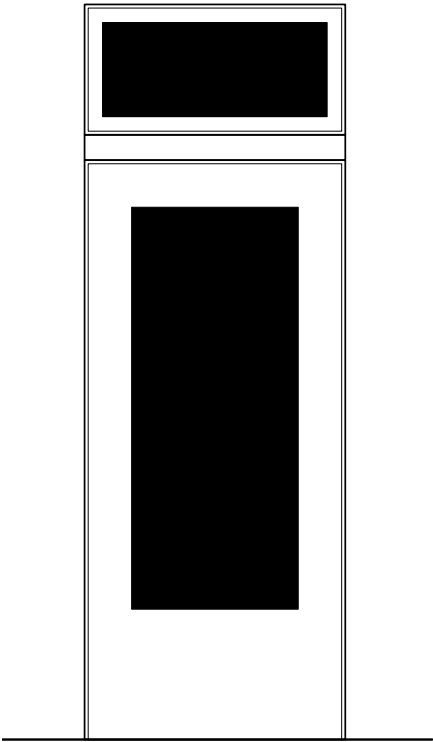
Window

Proportion, Height 2.0 min.

(O) to Width (P)

Width	3'0" min.	(P)
-------	-----------	-----

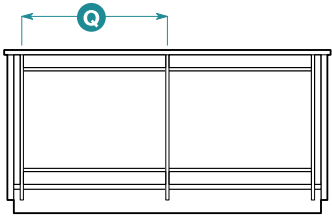
Dormers allowed only for buildings with half stories.
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.



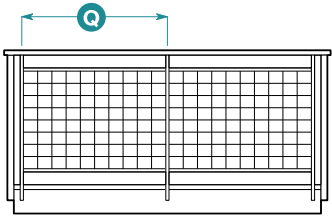
Entry Door Elevation

12. Entry Doors	
Surround ⁴	
Head Width	4" min.
Jamb Width	4" min.
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

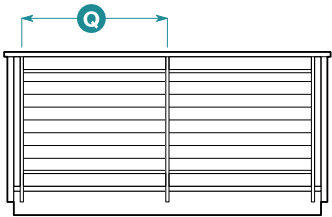
⁴Surround required for doors only on buildings or parts of buildings with lap siding.



Type 1
Panel Guardrail



Type 2
Mesh Guardrail

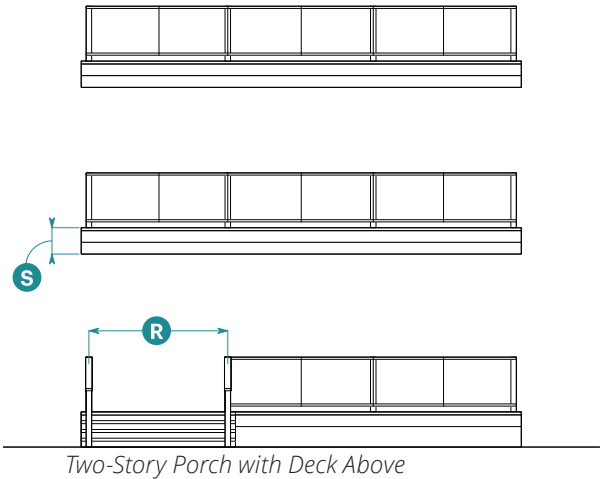
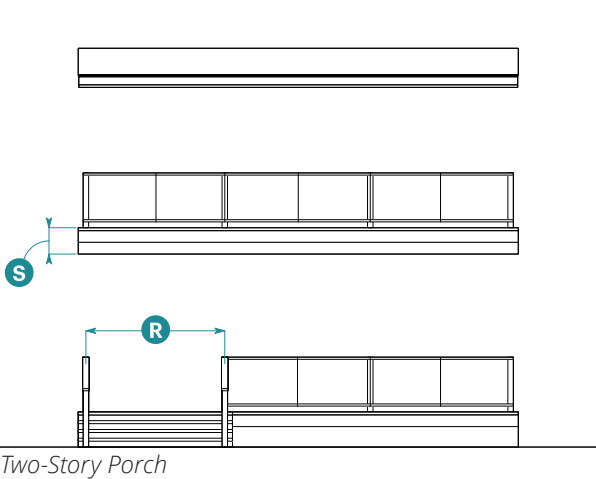
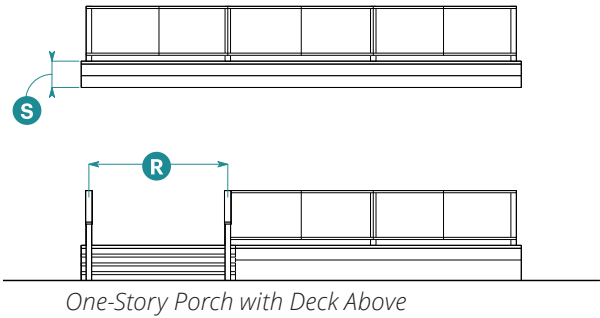
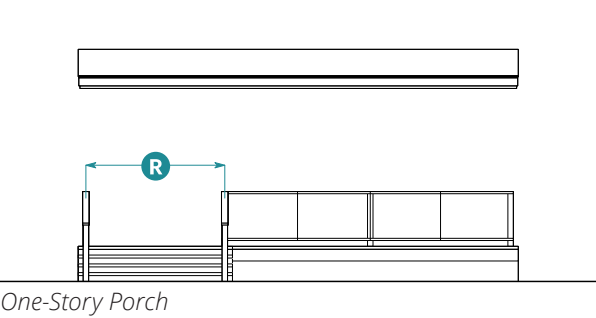


Type 3
Horizontal Guardrail

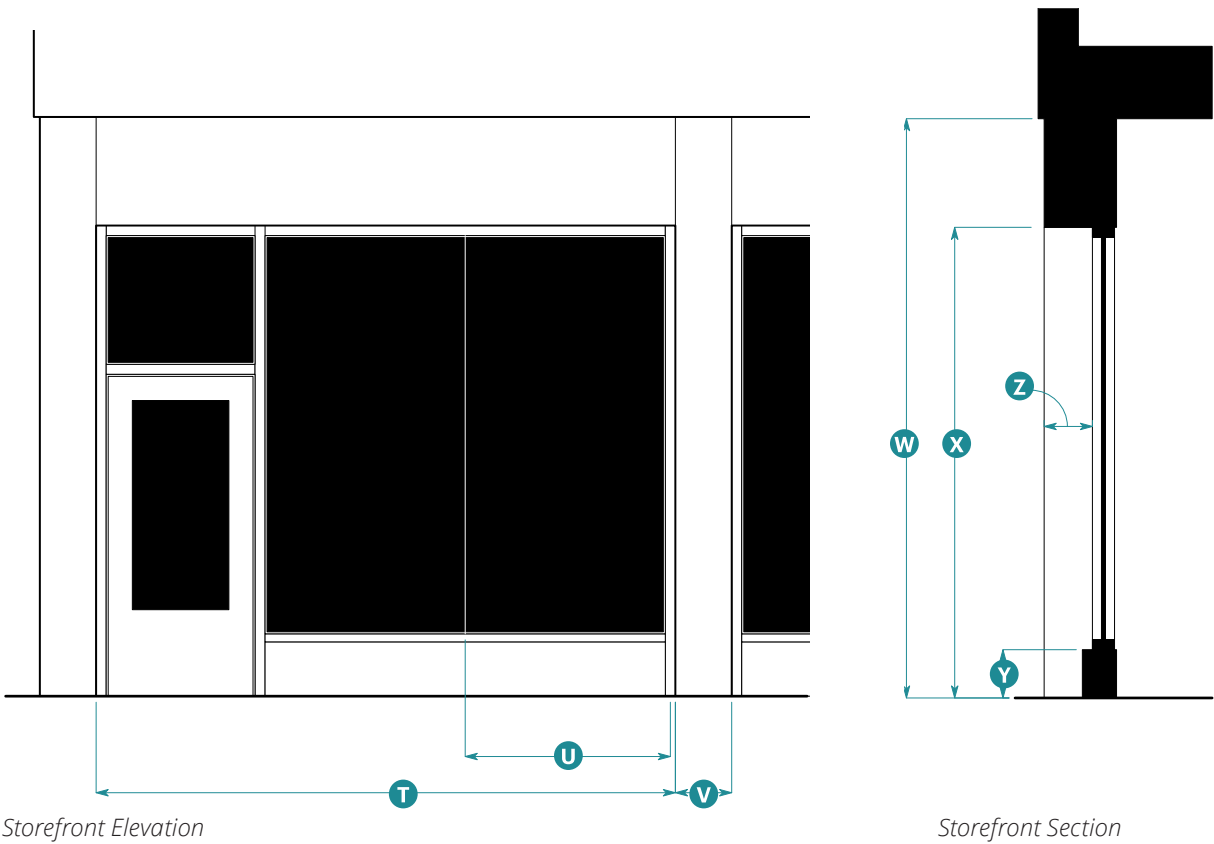
Balcony Front Elevation

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



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



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 materials: 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.	

⁵Exterior 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.



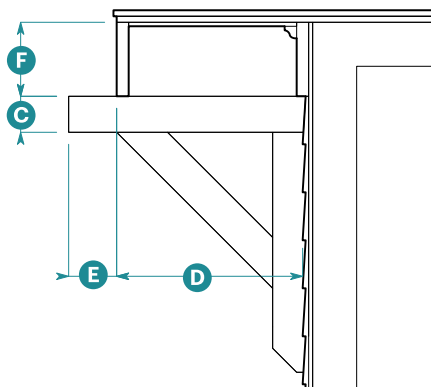
Prototypical Building Elevation

3. Wall		4. Base	
Trim ^{1, 2}		Height	1'0" min.; 1/2 story max. B
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.			

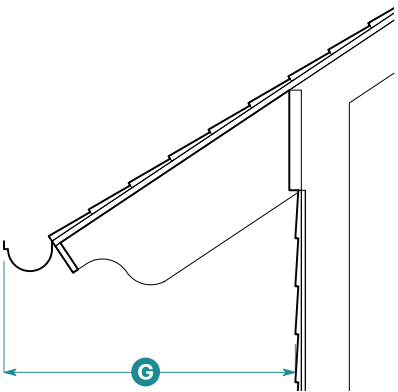
Elements of Craftsman Style – Mixed-Use Prototype

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.

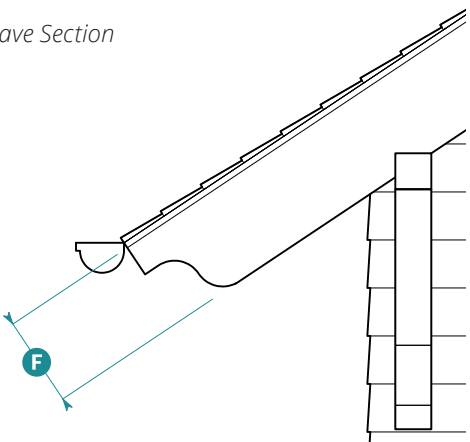




Rake Section



Eave Section



Eave Elevation

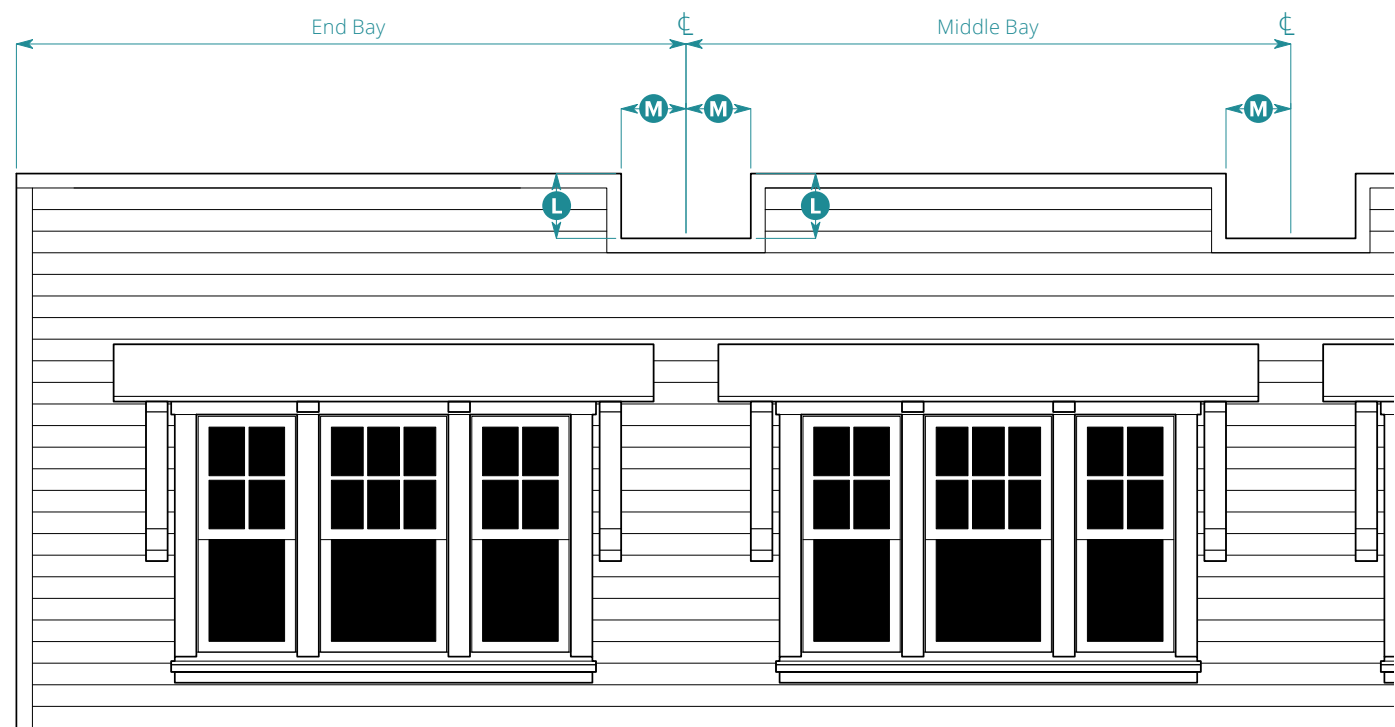
5. Building Roof		
Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 10:12 max.	N/A

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.		

A = Applicable N/A = Not Applicable

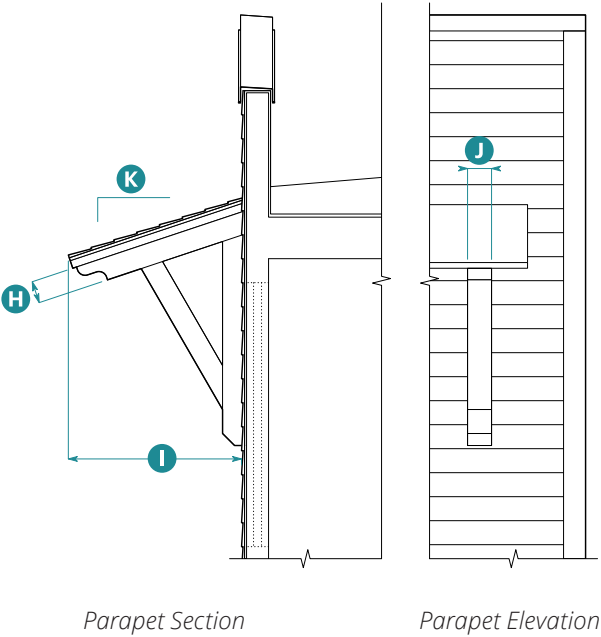
7. Eave		
Allowed Types		
Eave Types	Open	
Height		
Fascia	10" min.	F
Horizontal Projection ³		
Overall	2'6" min.	G

³Horizontal projection includes gutter.



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	1'0" min.	M
Line		
Crenel may not occur at building corner or end bays.		

⁴Horizontal projection includes gutter.



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
---------	----

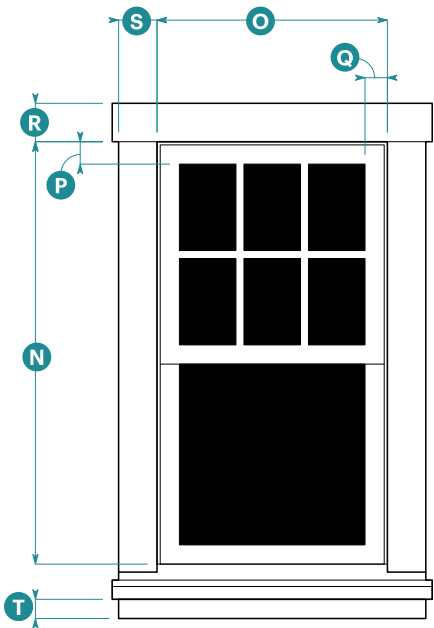
Mullions

Mullions required between ganged windows.

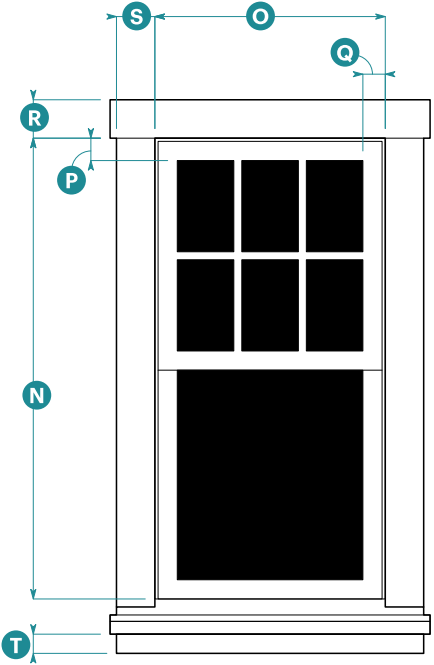
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

⁵Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

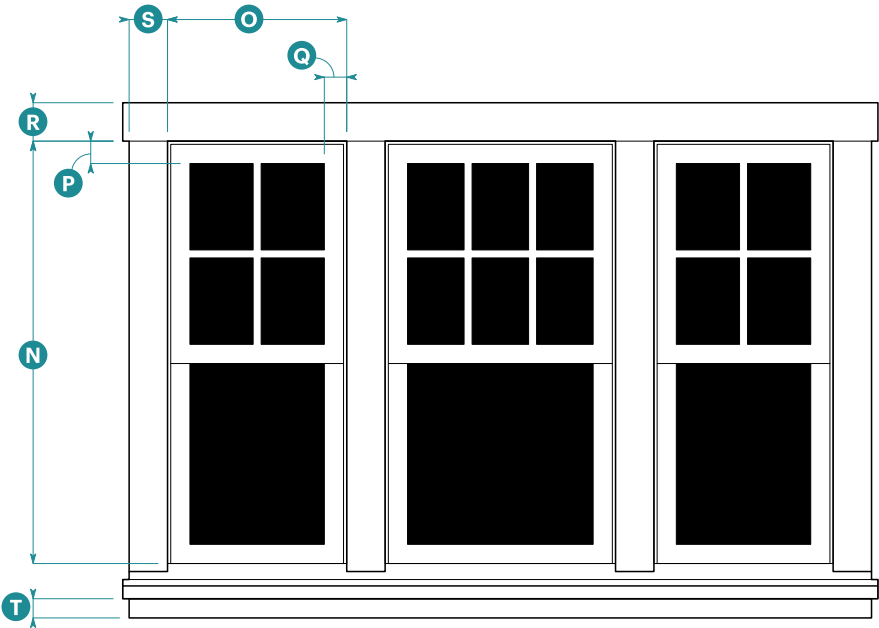
⁶Jamb shall be narrower than header



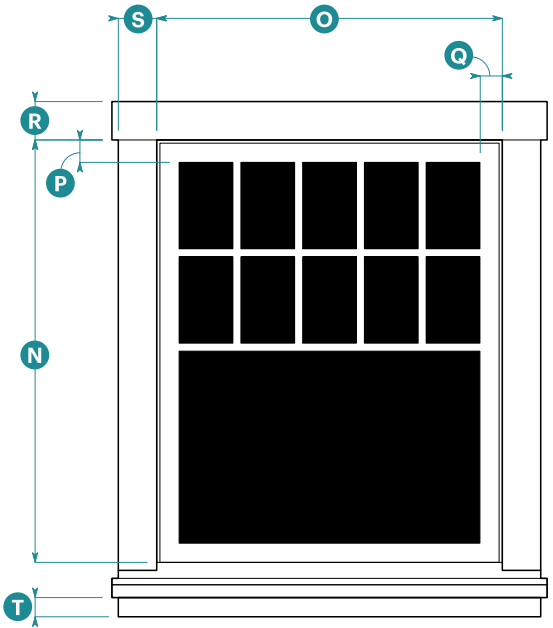
Upper Floor Typical Window Elevation
6 over 1



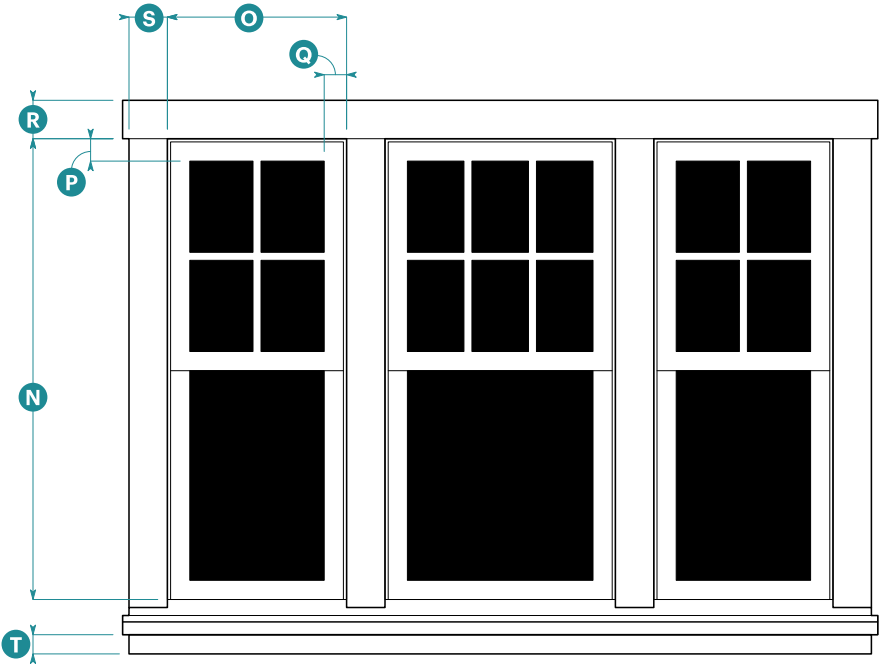
Ground Floor Typical Window Elevation
6 over 1



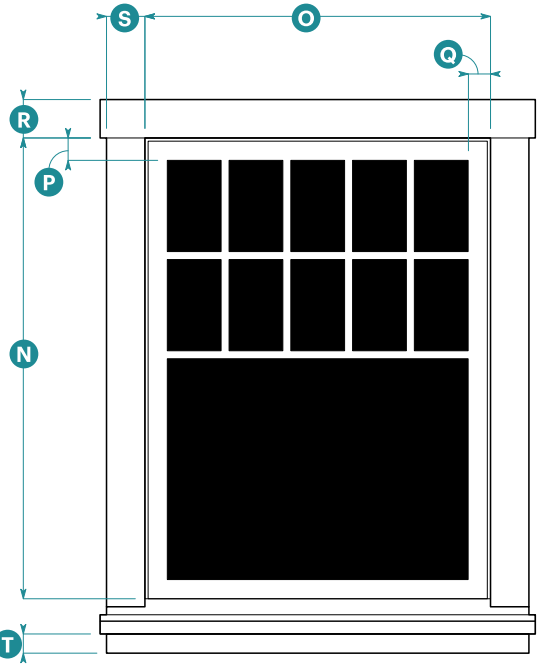
Upper Floor Ganged Window Elevation
4 over 1 and 6 over 1



Upper Floor Picture Window Elevation
10 over 1



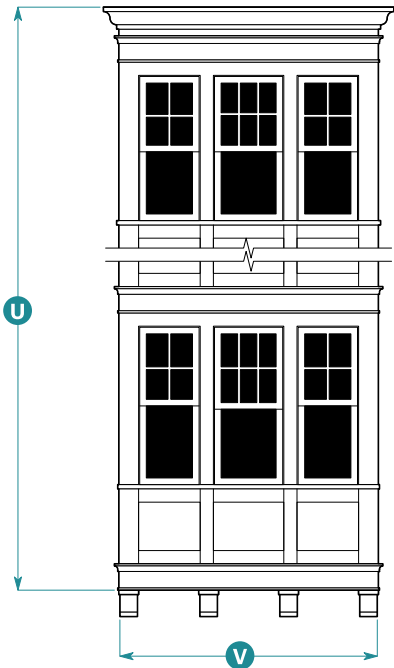
Ground Floor Ganged Window Elevation
4 over 1 and 6 over 1



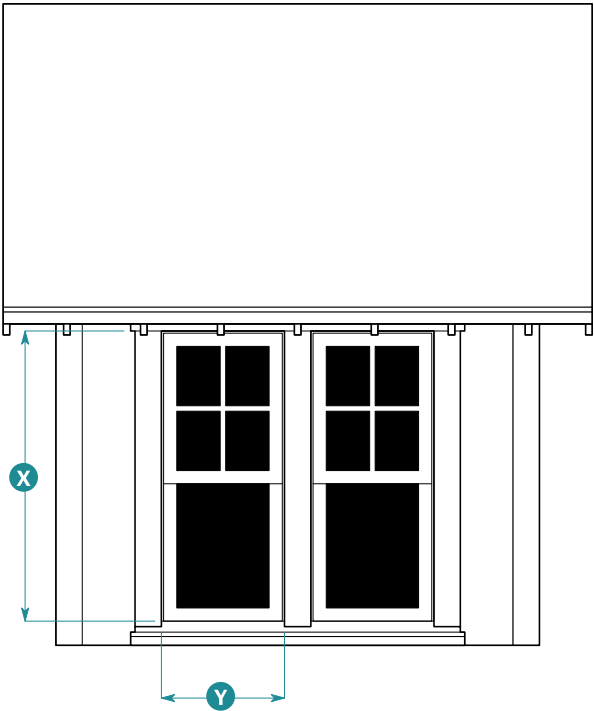
Ground Floor Picture Window Elevation
10 over 1



Bay Window Plan



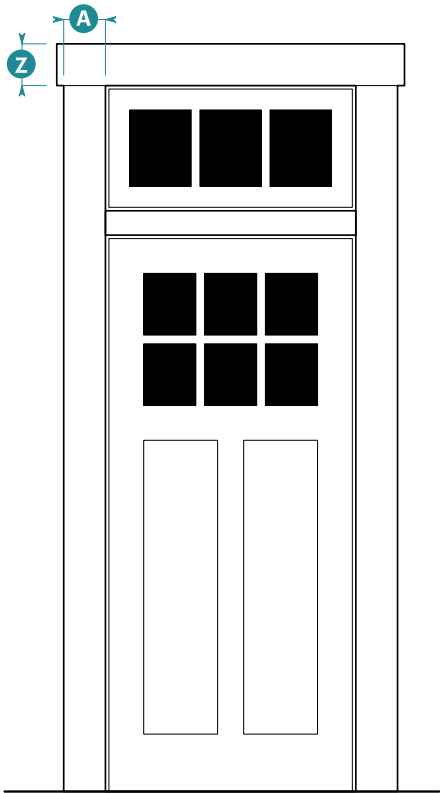
Bay Window Elevation



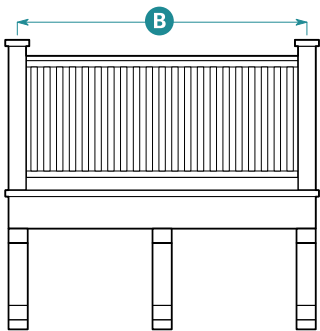
Dormer Elevation

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	1.75 min.
X to Width Y	
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

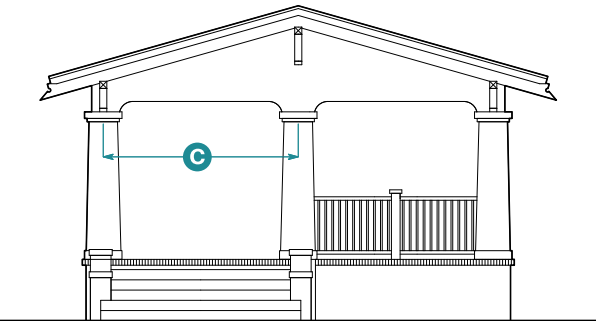


Balcony Front Elevation

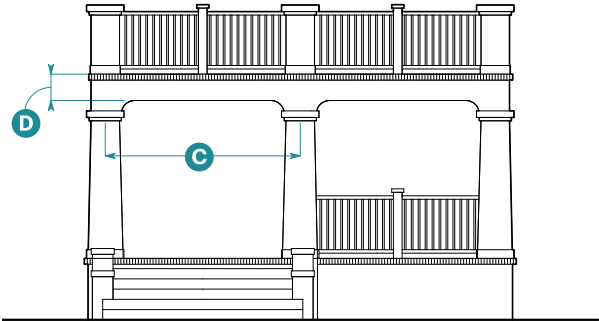
12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround ⁷		
Head Width	6" min.	Z
Jamb Width	4" min.	A
Additional Elements		
Transom	Allowed	
Pediment	Not Allowed	

⁷Jamb shall be narrower than header

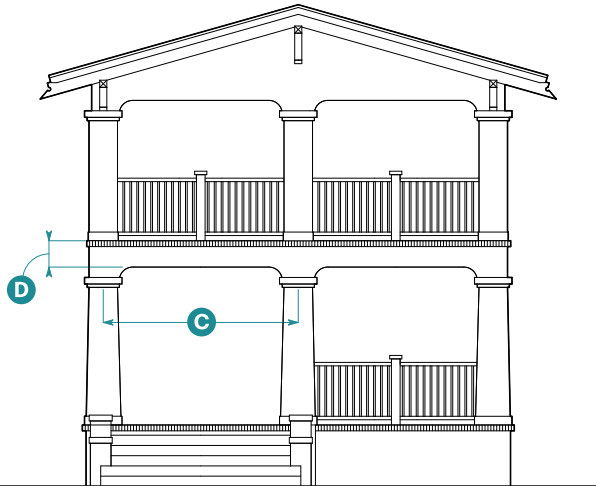
13. Balconies		
Allowed Materials		
Post, Baluster, Handrail, and Fascia	Metal, composite wood, wood	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	B



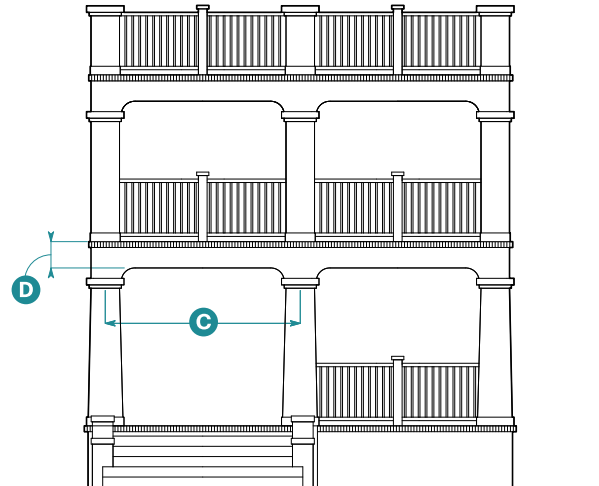
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

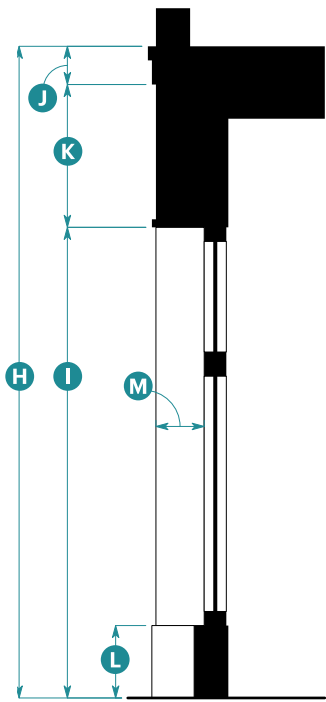


Two-Story Porch with Deck Above

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

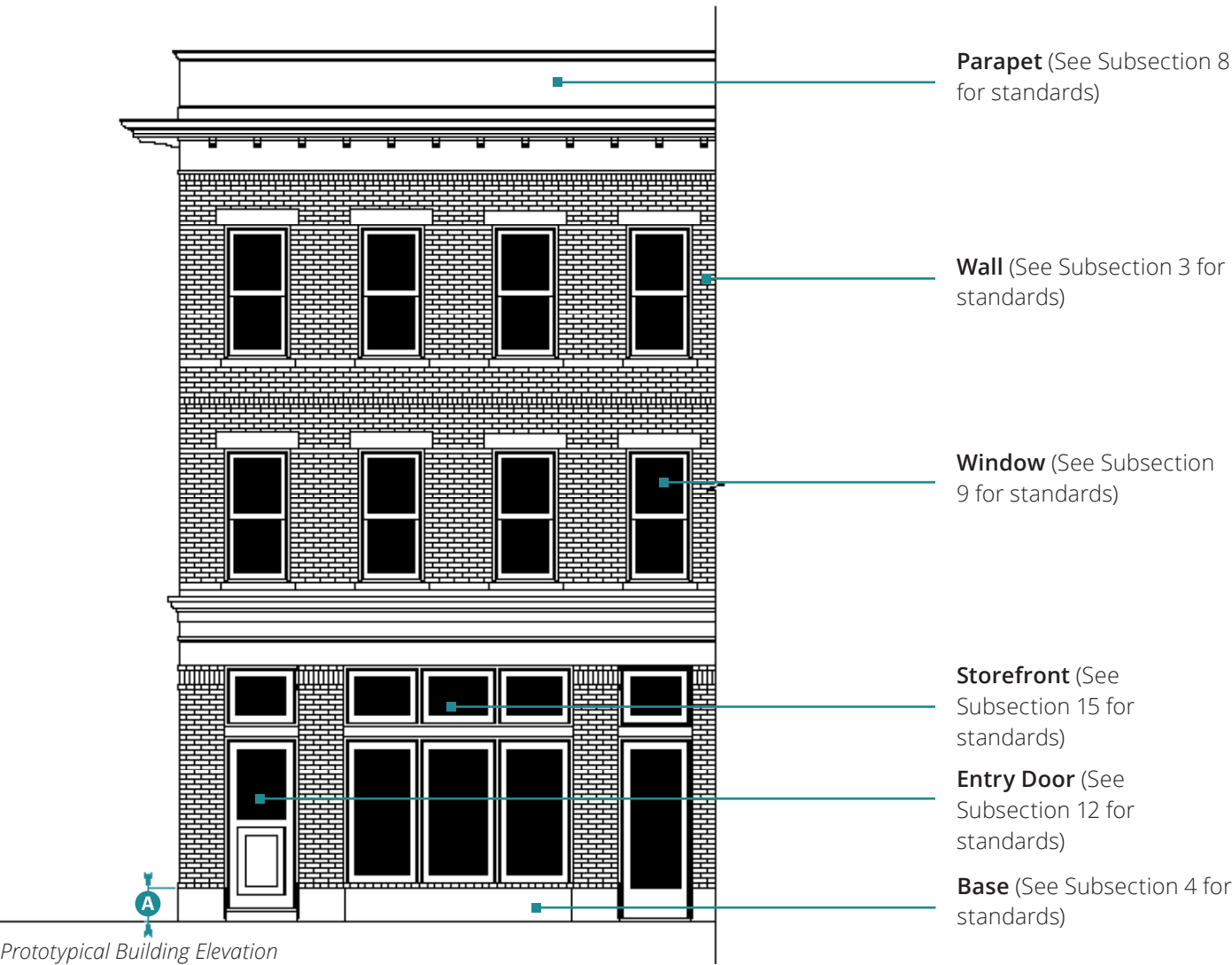
Prominent cornice with classical detailing and parapet or pedimented roof forms

Regular pattern of vertically proportioned openings

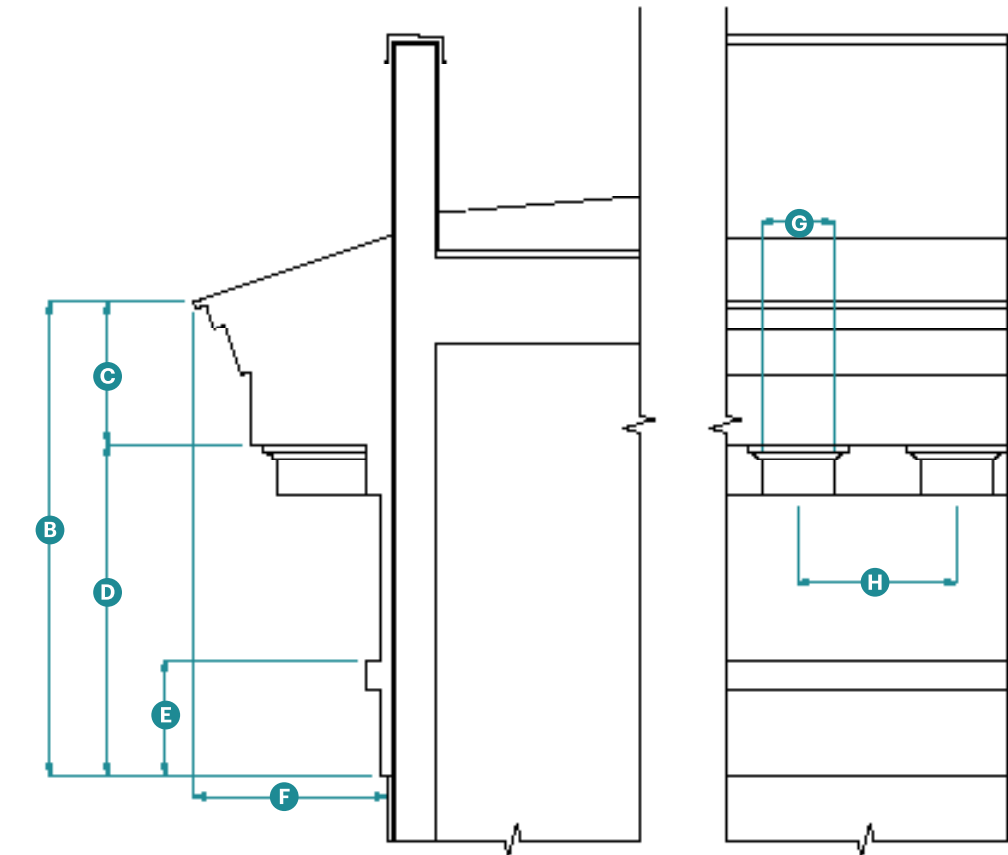
Brick and stucco as primary facade materials

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.



3. Wall	4. Base
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.	<div>Height</div> <div>1'0" min.; 2'0" max.</div> <div>A</div>



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

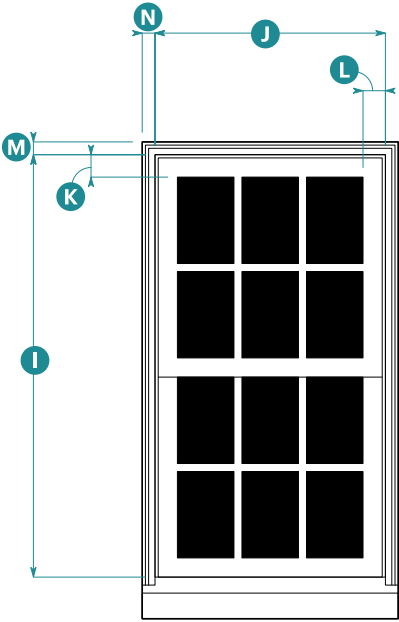
Depth	3" min.
-------	---------

Pediment

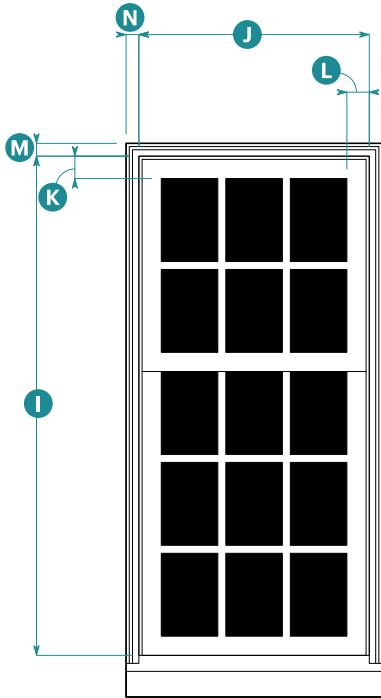
Allowed	Yes
---------	-----

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

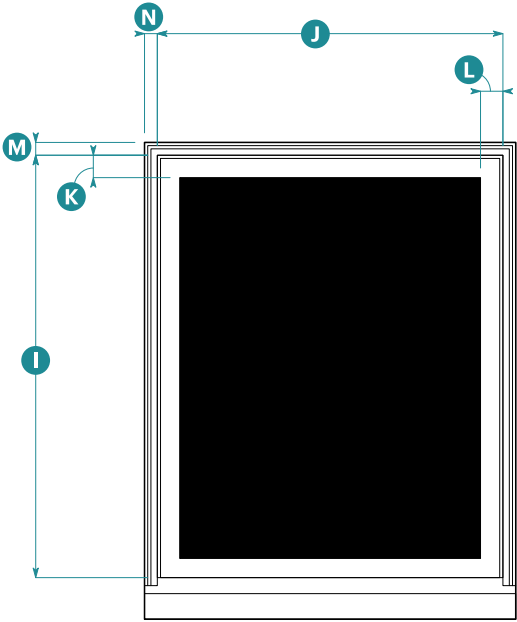
²Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



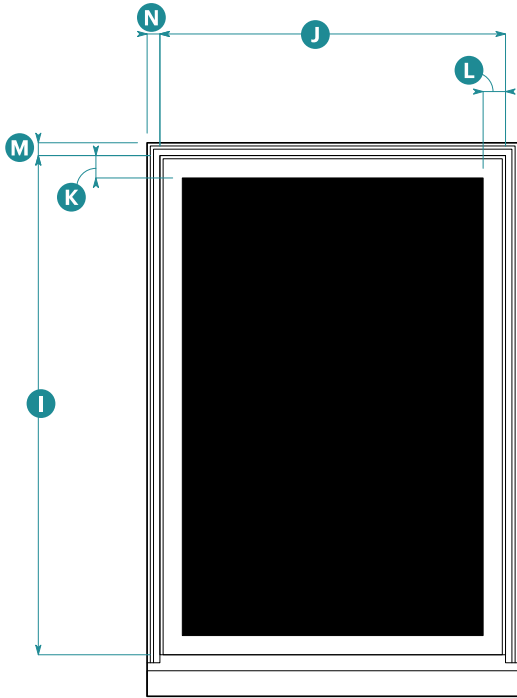
Upper Floor Typical Window Elevation
6 over 6



Ground Floor Typical Window Elevation
6 over 9



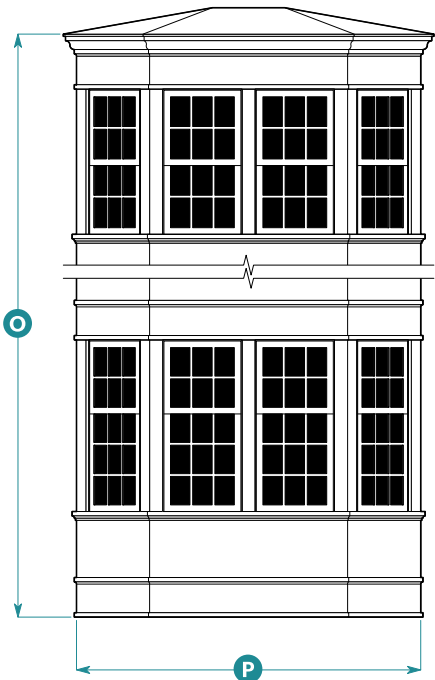
Upper Floor Picture Window Elevation



Ground Floor Picture Window Elevation



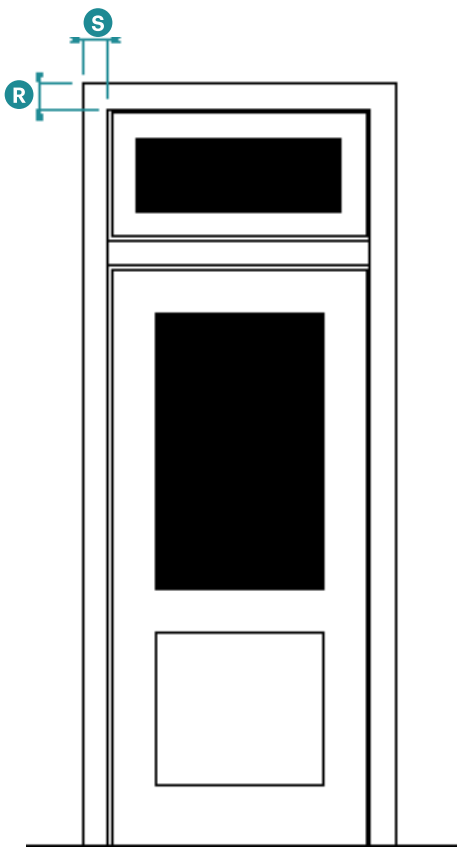
Bay Window Plan



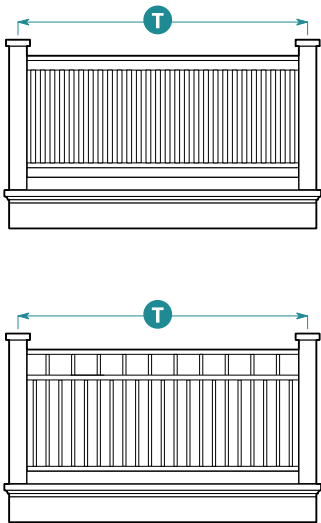
Bay Window Elevation

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



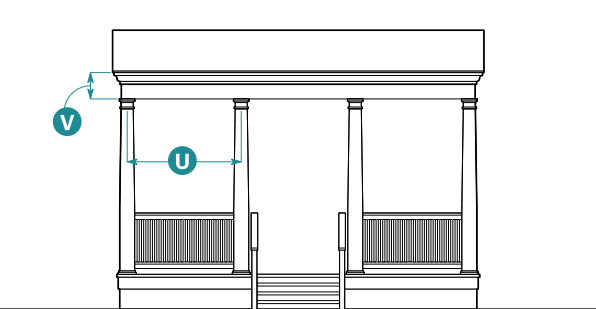
Balcony Front Elevation

Type 1
Square Guardrail

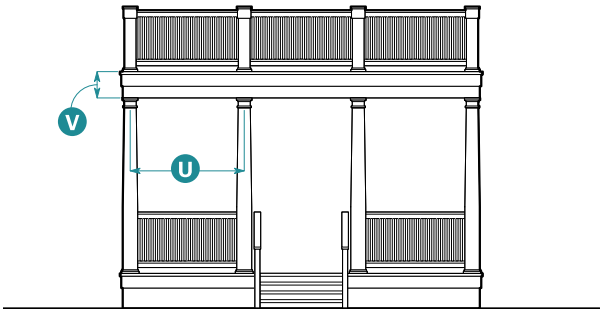
Type 2
Decorative Metal Guardrail

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	

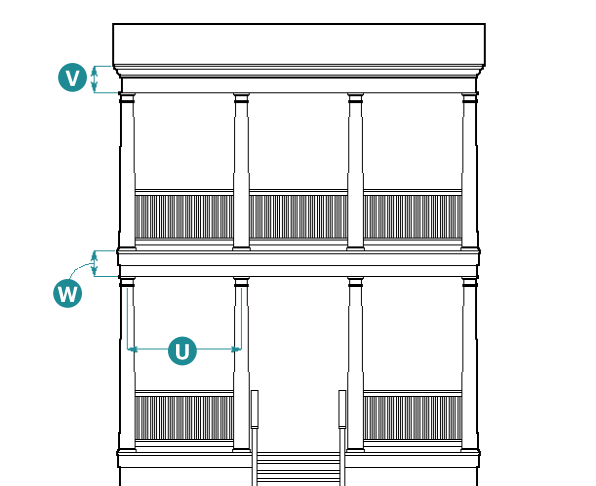
13. Balconies	
Allowed Materials	
Type 1 - Square Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 2 - Decorative Metal Guardrail	
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Baluster	Metal
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min.



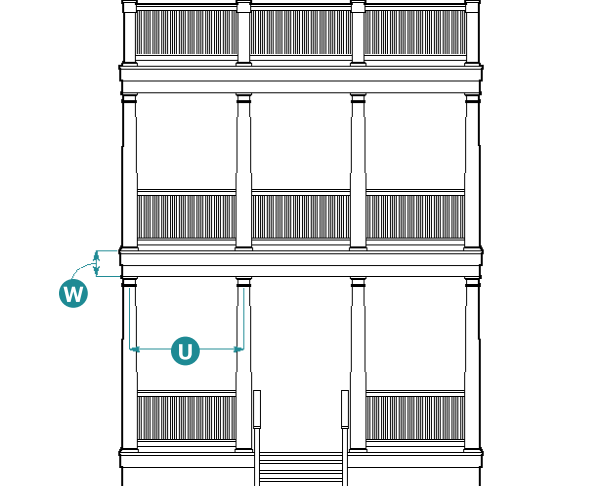
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

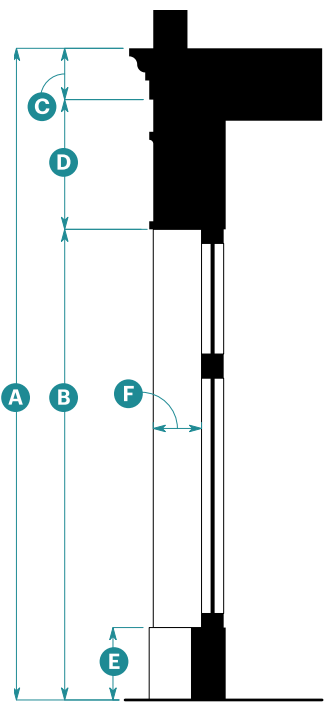


Two-Story Porch with Deck Above

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

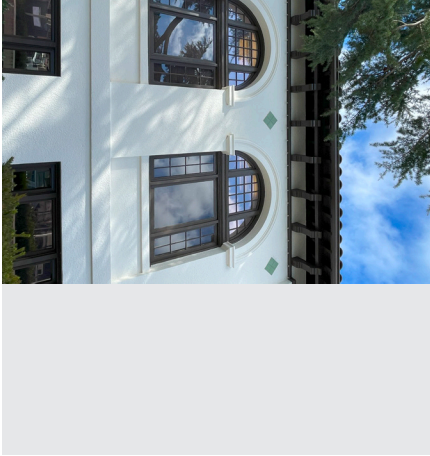
15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	X
Display Window	3'0" min.; 4'0" max.	Y
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Z
Height		
Overall	13'0" min.	A
Head Height	10'0" min.	B
Cornice	10" min.	C
Signage Band	1'8" min.	D
Base	1'0" min.; 2'0" max.	E
Horizontal 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

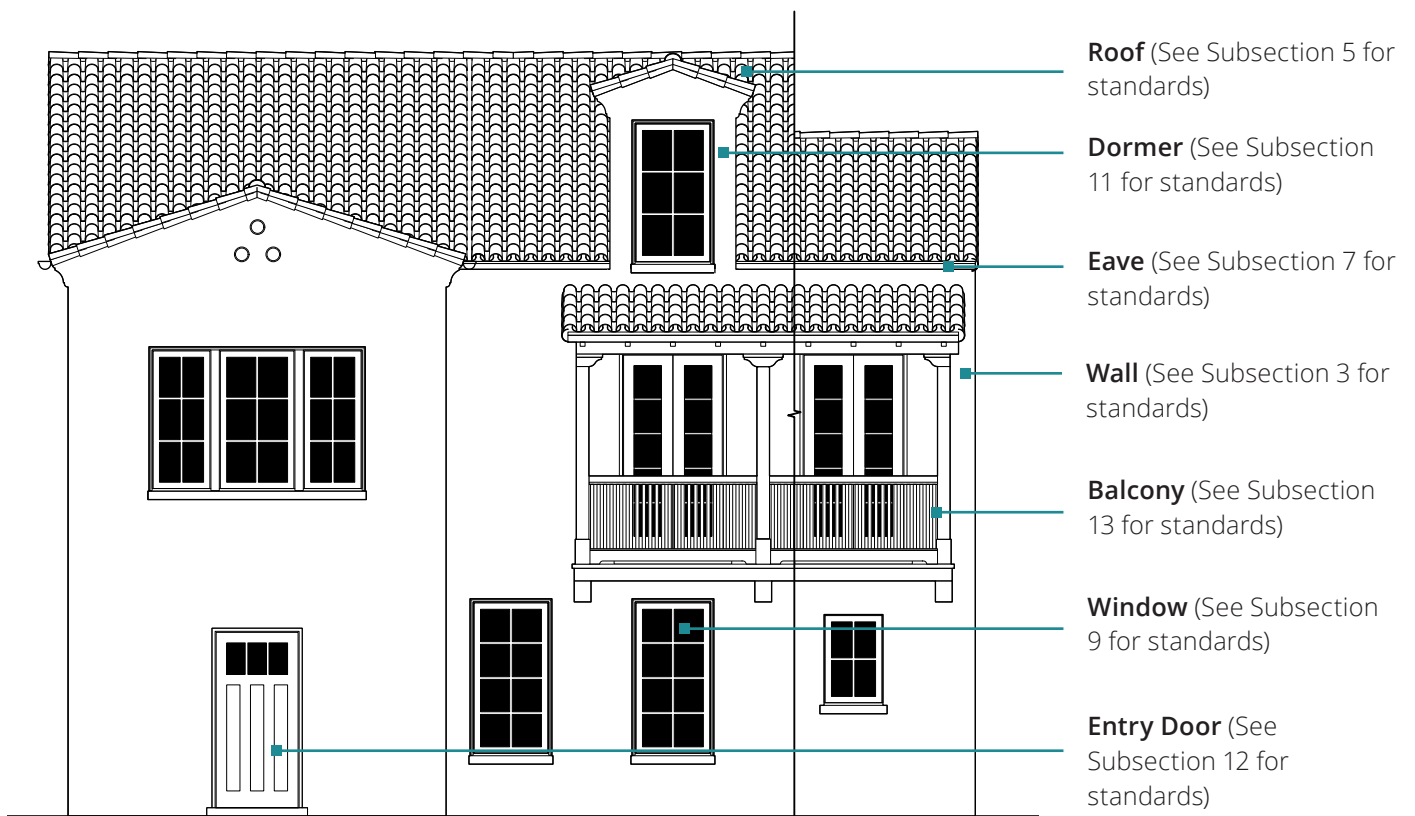
Low-pitched gabled or hipped roofs clad in red tile with open eaves

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

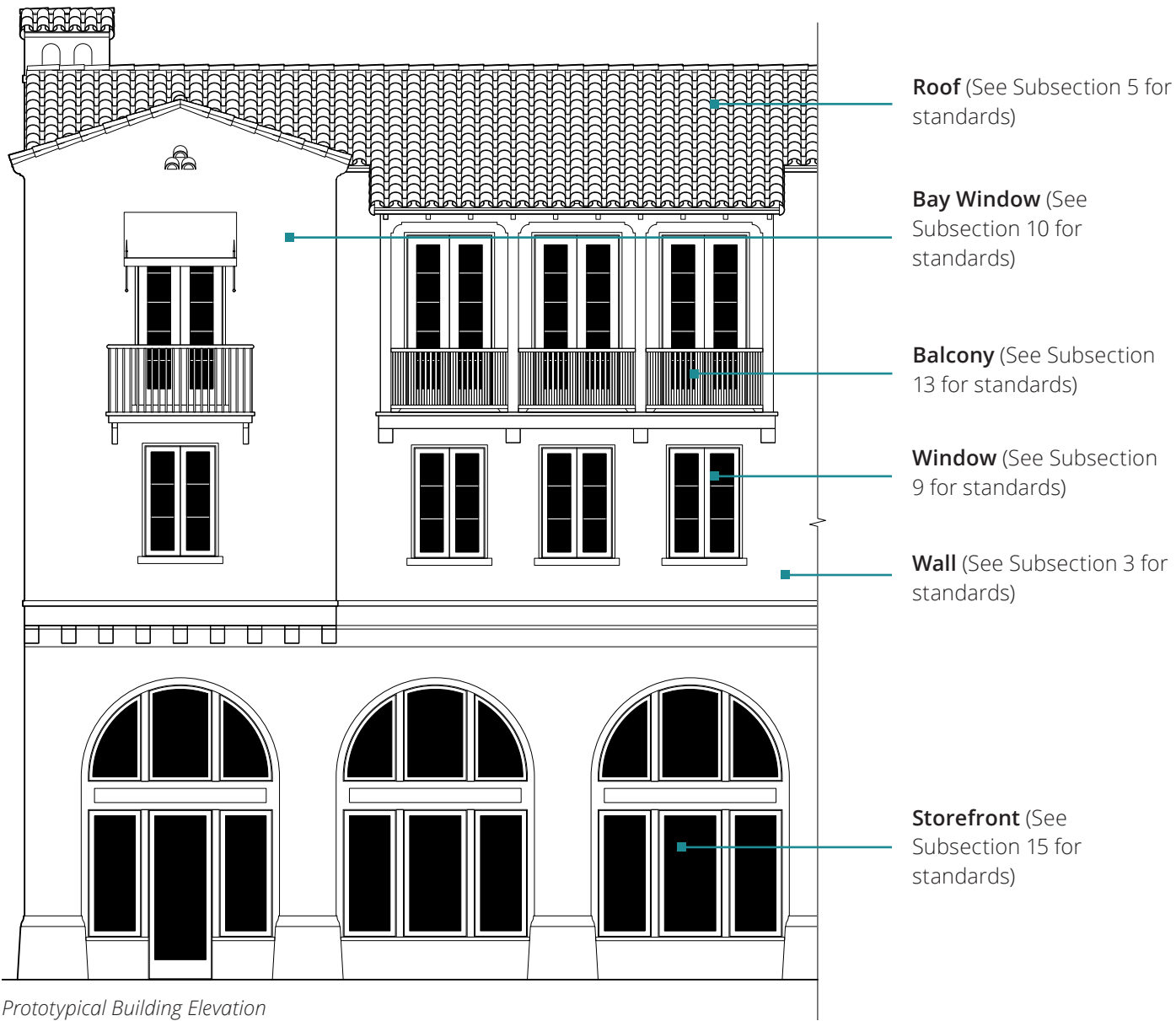
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

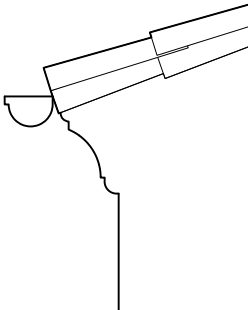
4. Base

None required

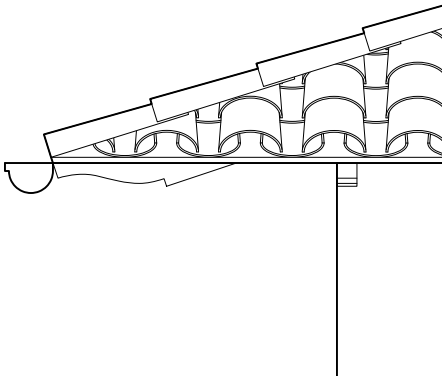
Elements of Mediterranean Style – Mixed-Use Prototype

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.

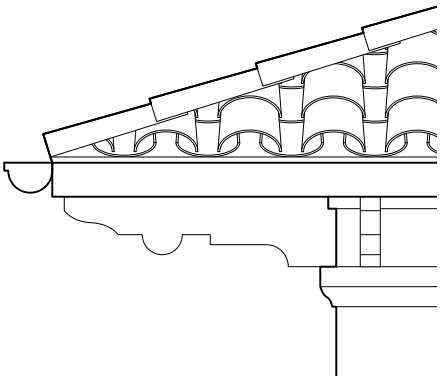




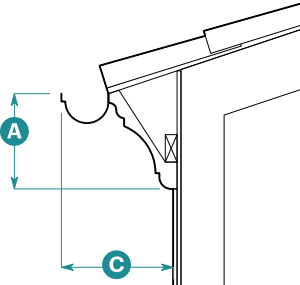
Closed Eave Elevation



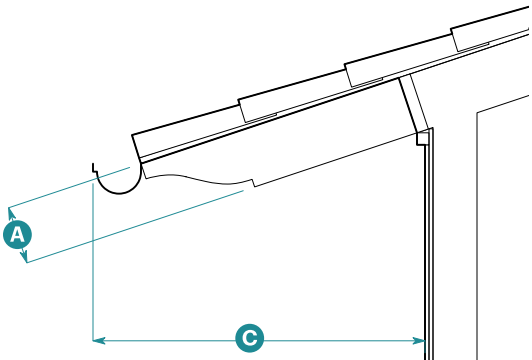
Open Eave Elevation



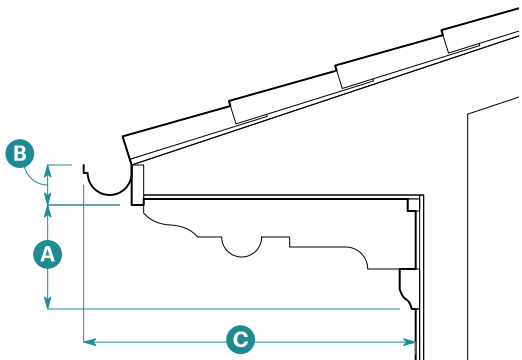
Returned Eave Elevation



Closed Eave Section



Open Eave Section



Returned Eave Section

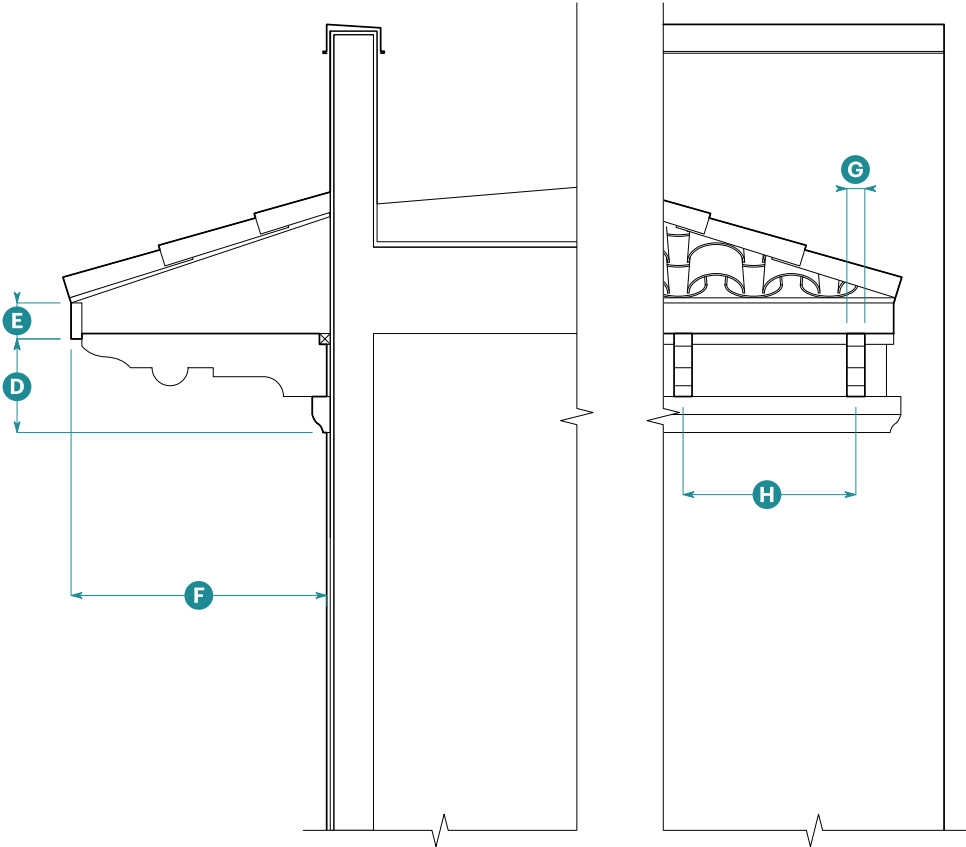
5. Building Roof		
Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 6:12 max.	N/A

6. Rake
No specialized rake profile

7. Eave			
Standards	Closed	Open	Returned
Height			
Supporting Element	1'0" min.	8" min.	1'0" min.
Fascia	None	None	6" min.
Horizontal Projection ¹			
Overall	1'0" min.	3'0" min.	2'6" min.

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	

²Horizontal 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

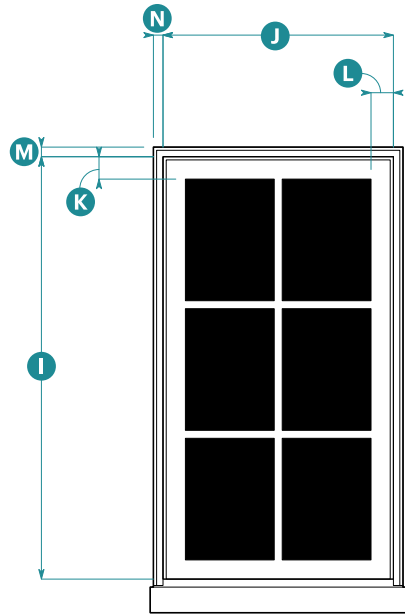
Allowed No

Mullions

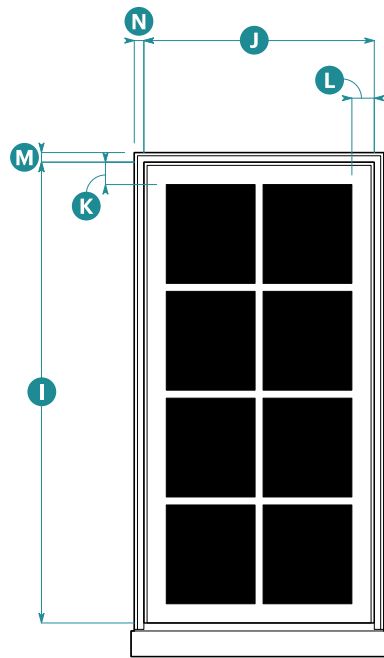
Mullions required between ganged windows.

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

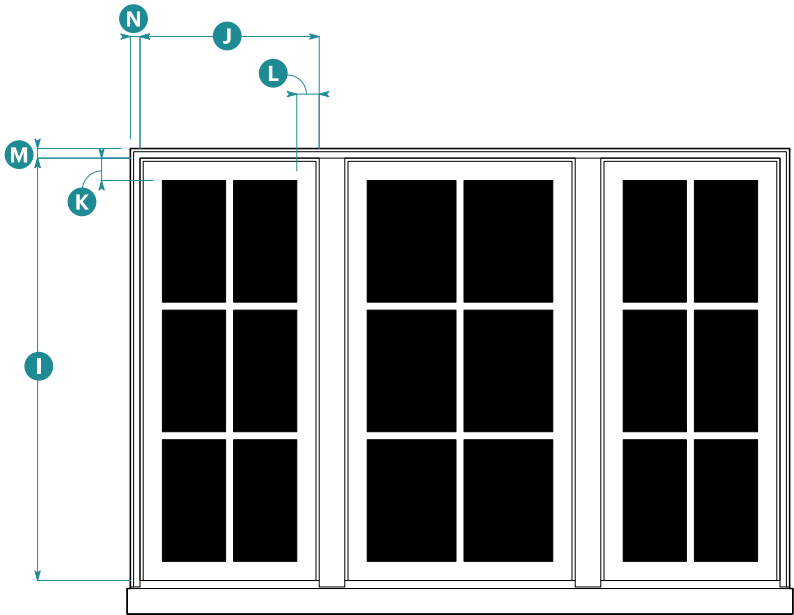
³Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



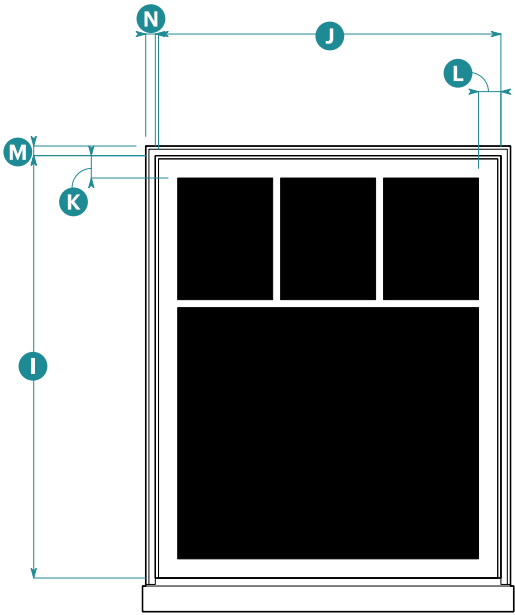
Upper Floor Typical Window Elevation
6 parts



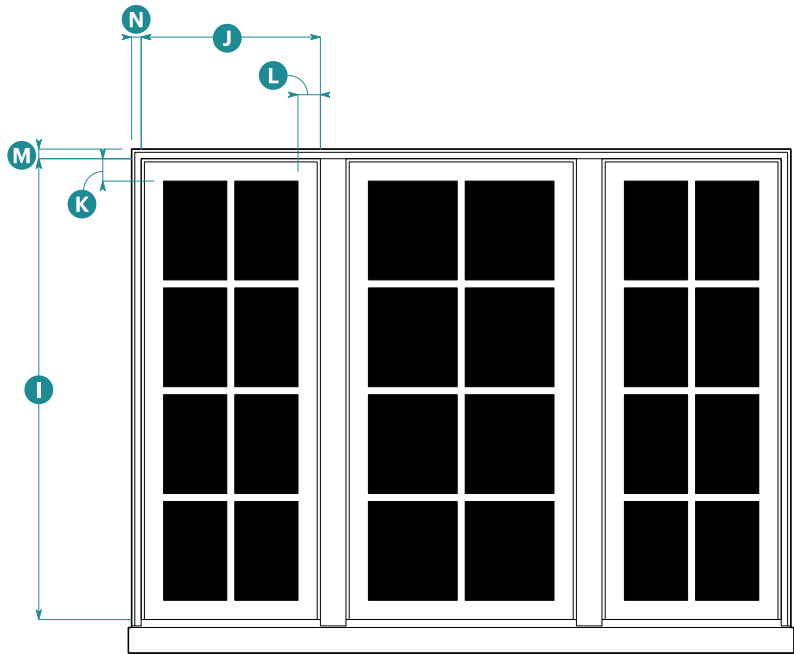
Ground Floor Typical Window Elevation
8 parts



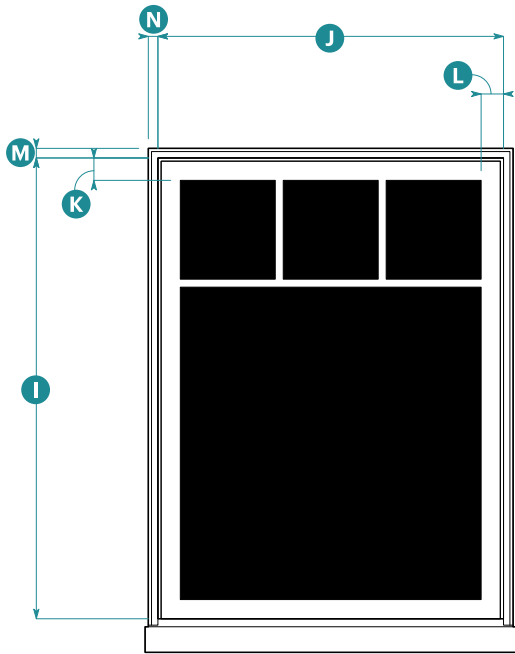
Upper Floor Ganged Window Elevation
6 parts



Upper Floor Picture Window Elevation



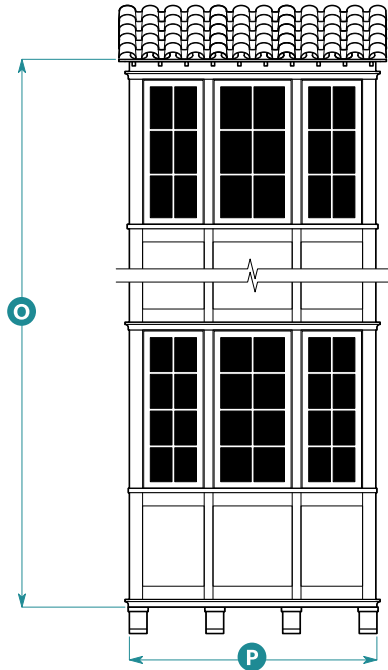
Ground Floor Ganged Window Elevation
8 parts



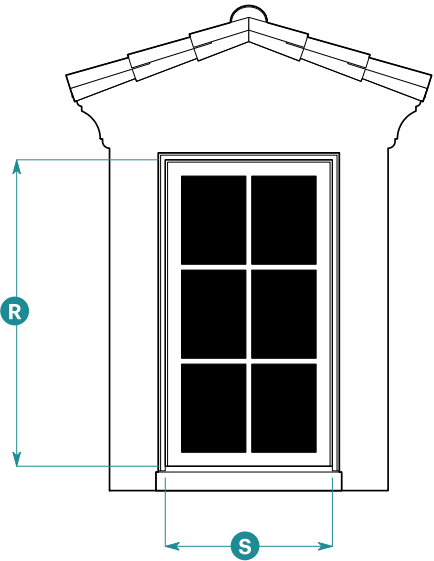
Ground Floor Picture Window Elevation



Bay Window Plan



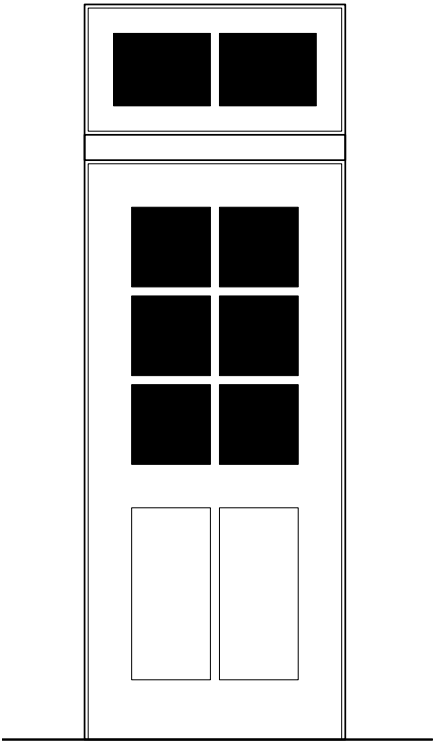
Bay Window Elevation



Dormer Elevation

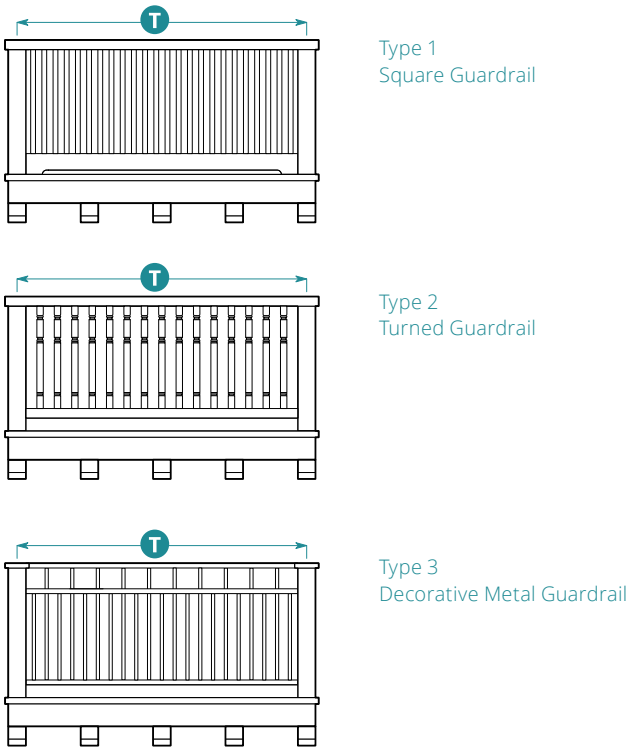
10. Bay Windows		
Form		
Type	Square	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
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	1.75 min.
R to Width S	
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.	



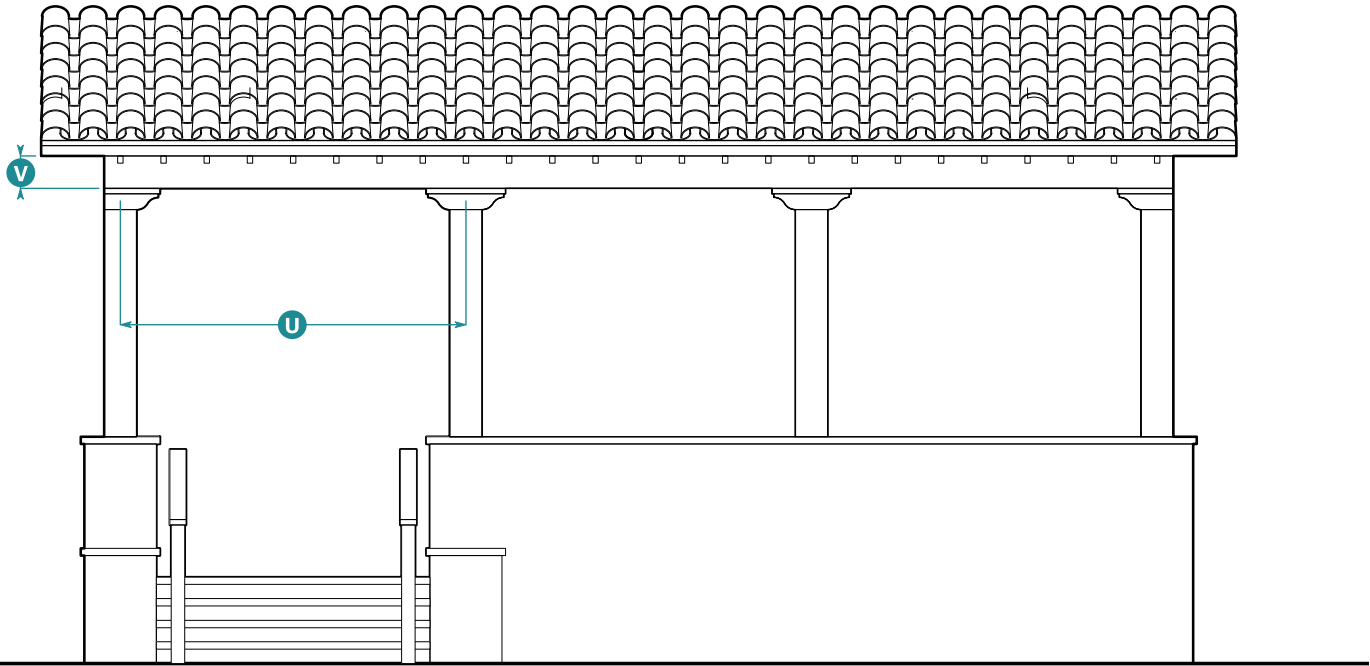
Entry Door Elevation

12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed



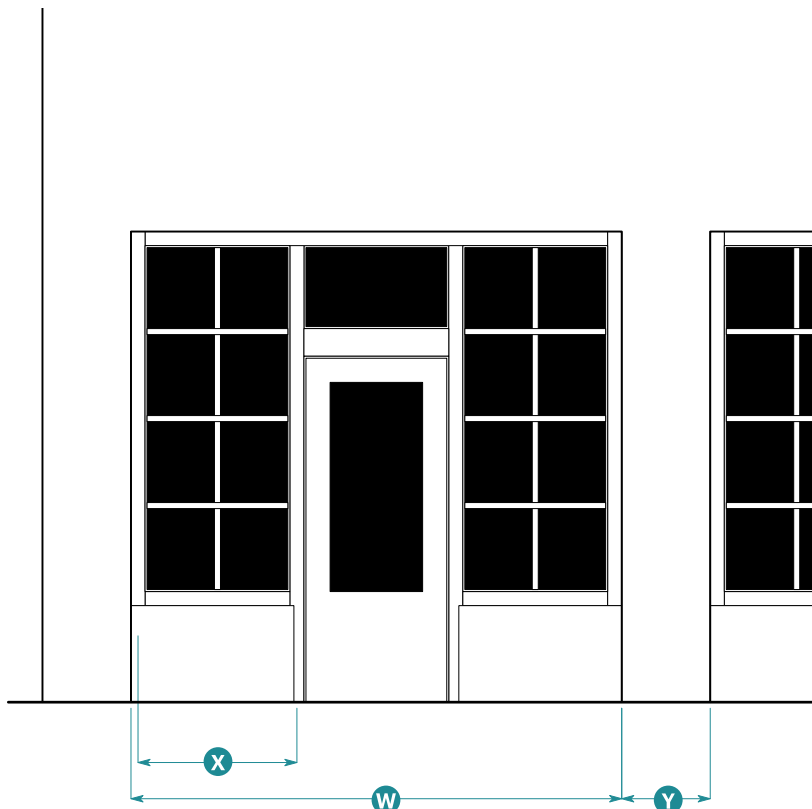
Balcony Front Elevation

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.

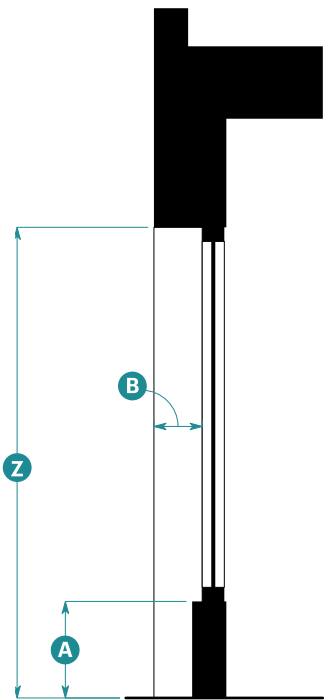


Porch Elevation

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).

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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)

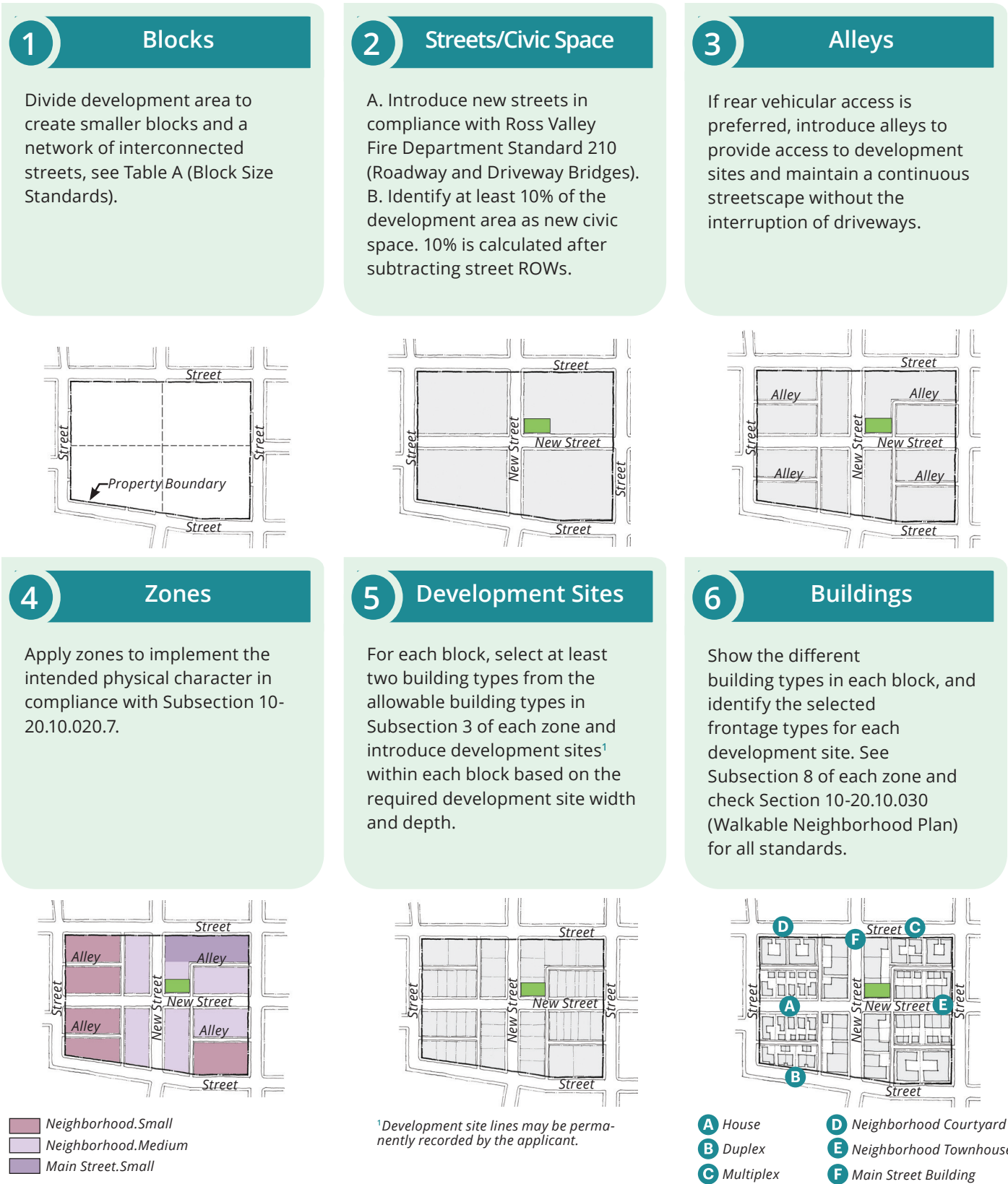
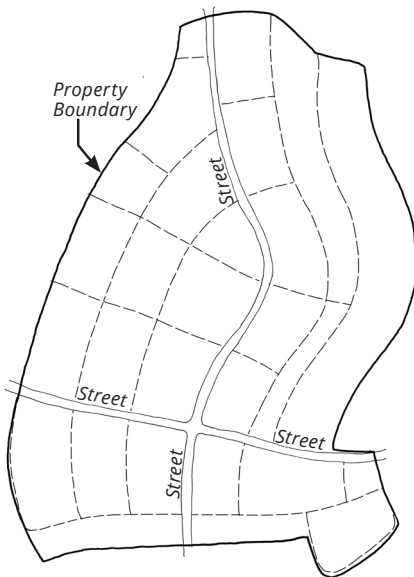


Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres)

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

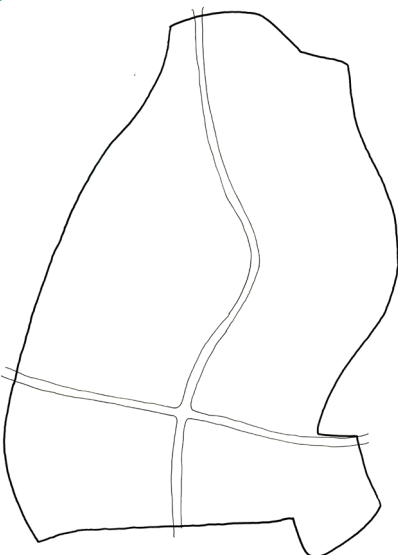
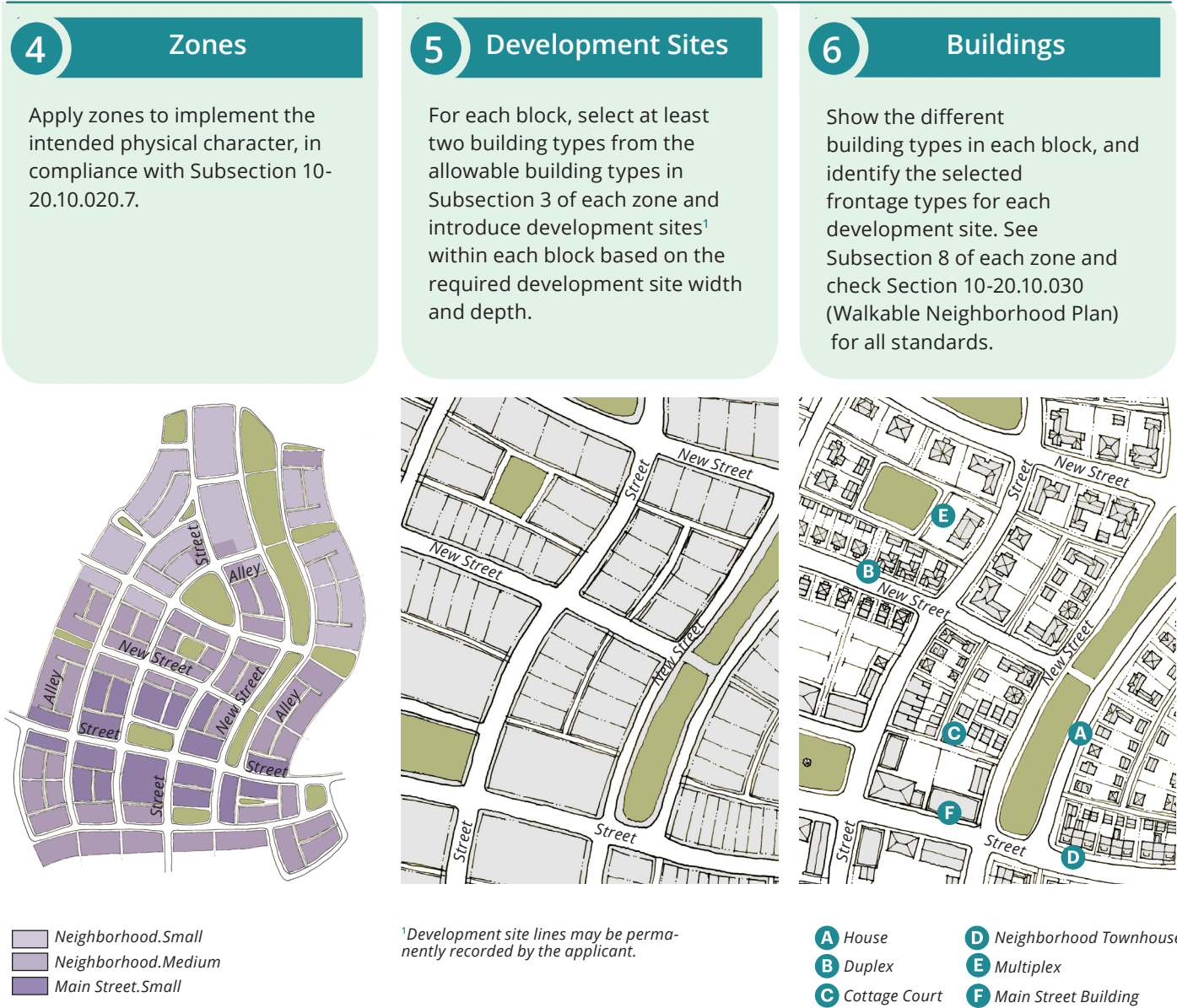


Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres)
(Continued)

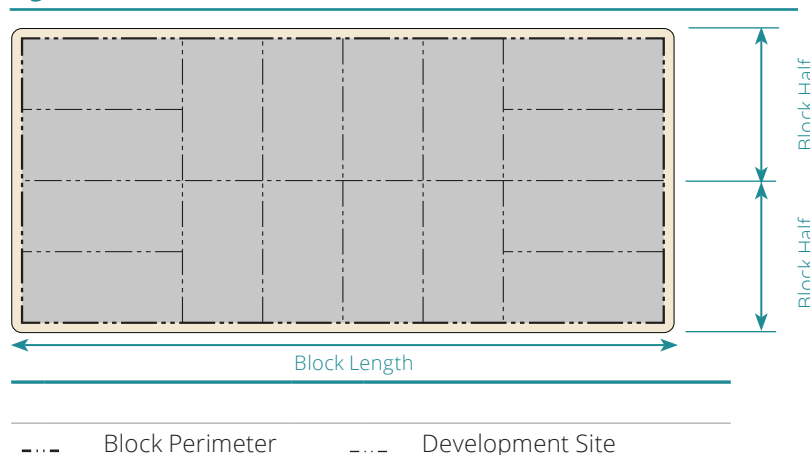


- B. Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table A (Block Size Standards), for each direction (north, south, east, and west) in which development abuts vacant land.
 - C. Right-of-way 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.

¹In compliance with the standards for a Passage in Subsection 10-20.10.040.13 (Passage)

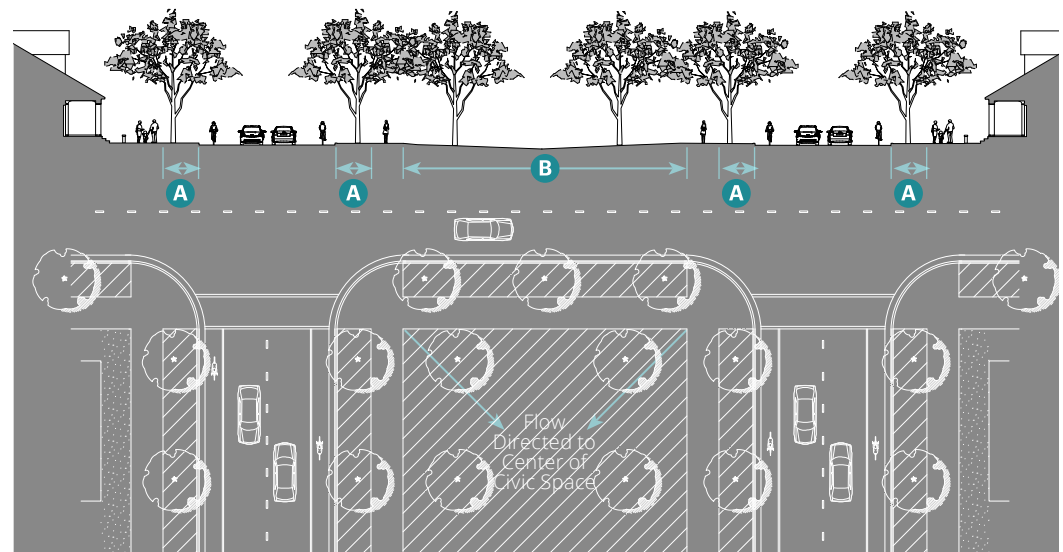
Figure 10-20.10.020.3 Block Size




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
-  Planted Swale
-  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 stop²	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.

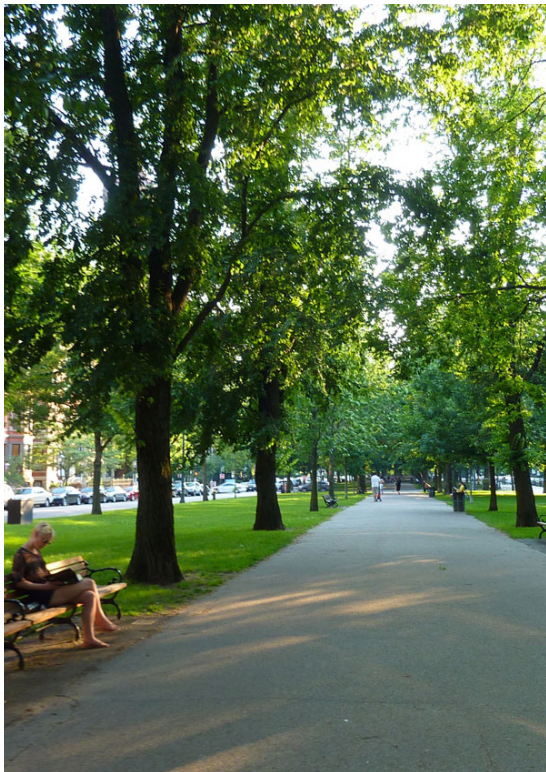
10-20.10.040 General to Civic Space

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				
Specific Standards		Zones		
		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

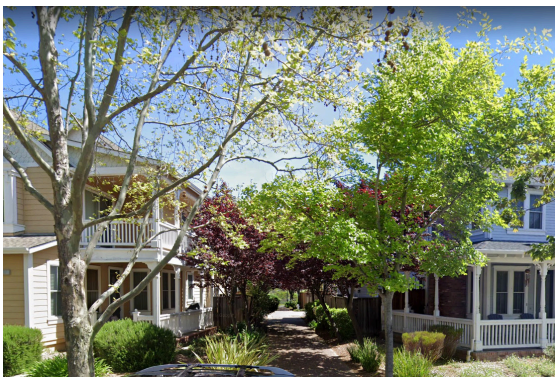
3. Size and Location

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

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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 or 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).

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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).

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Figure 10-20.11.020.1: Process for Developments Eligible for SB 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

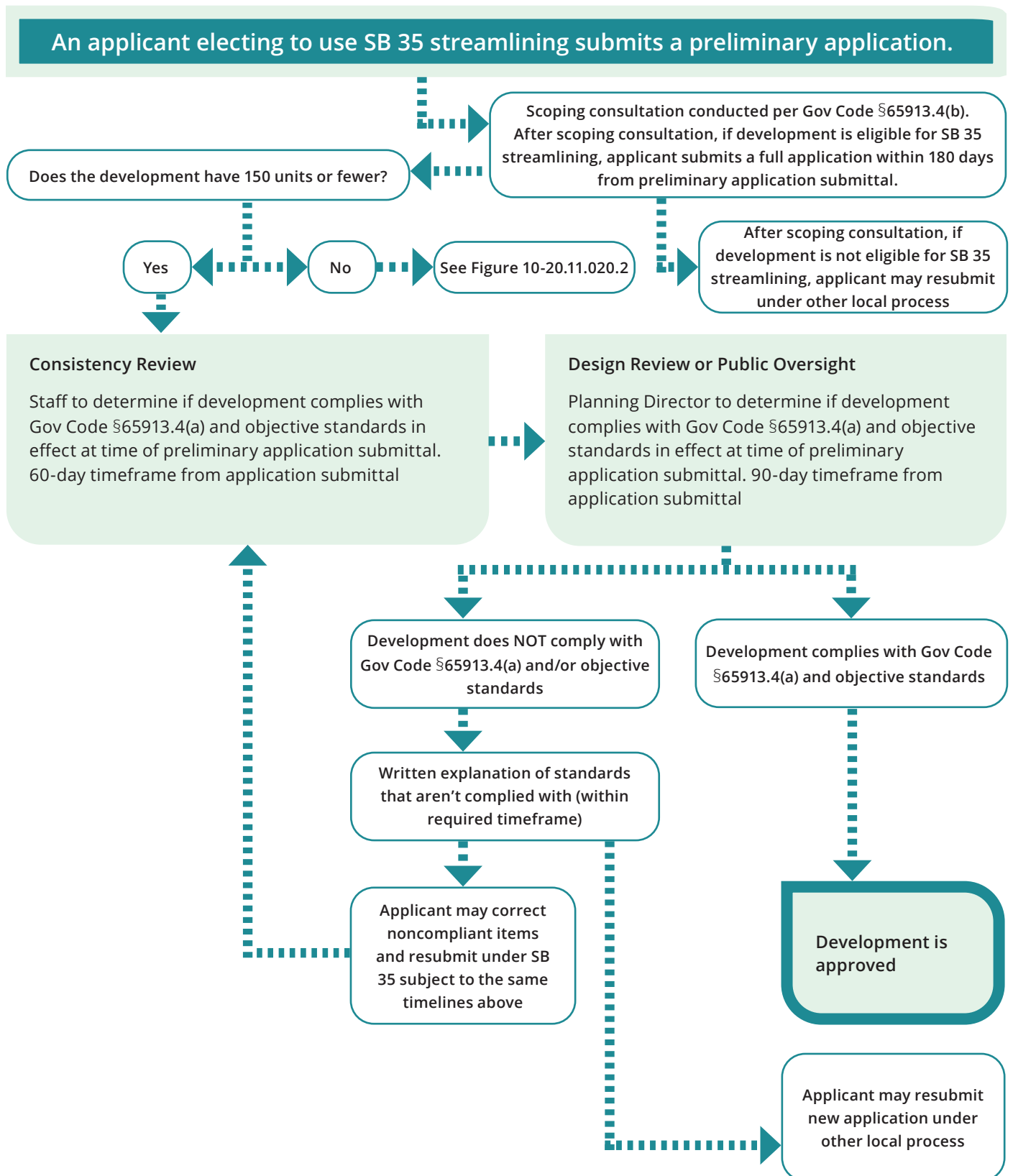


Figure 10-20.11.020.2: Process for Developments Eligible for SB 35 Streamlining with 151 units or More (Government Code §65913.4)

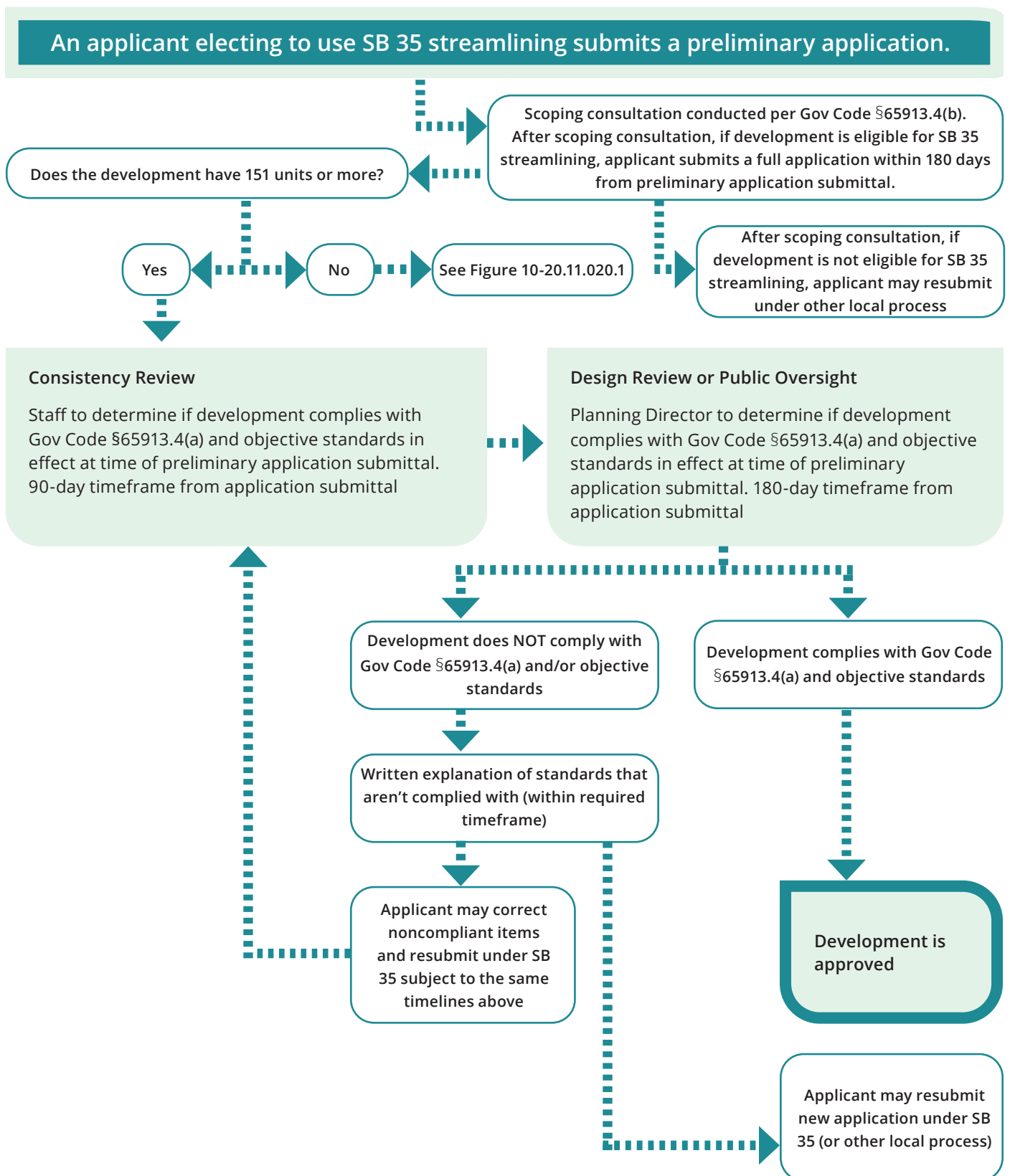
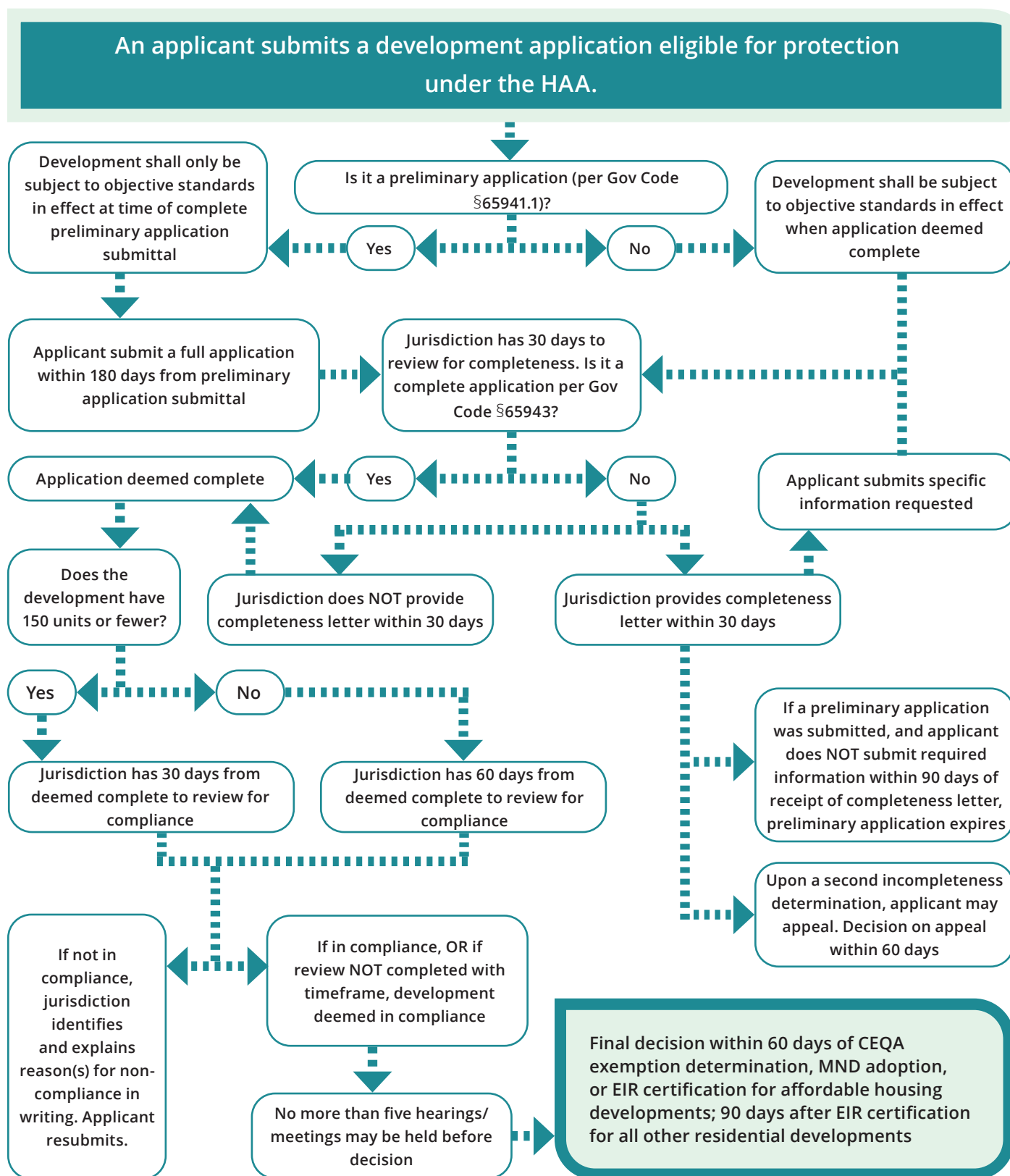


Figure 10-20.11.020.3: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



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 infrastructure) 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 development potential of the zone may not be achievable even after applying the allowed adjustments in 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. Front¹, Side Street¹, 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 Body¹ 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	Up to 10% of the standard	Subsection 3 of the building type
	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.		
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	Up to 10% of the standard when the required setback is 20' or more.	Subsection 7 of the zone; Subsection 3 of the Zone
	ii. The driveway is in compliance with the zone standards; and	Up to 20% of the standard when the required setback is less than 20'.	
	iii. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.		

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 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.	20% max. of the standard	Subsection 3 of the zone
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 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.	10% max. of the standard 25% max. of the standard	Subsection 3 of the zone
2. Building Setbacks			
a. Front¹, Side Street¹, 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 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'.	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

¹Standards 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 Body¹ 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)

¹Standards 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
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'.	

¹Standards 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).

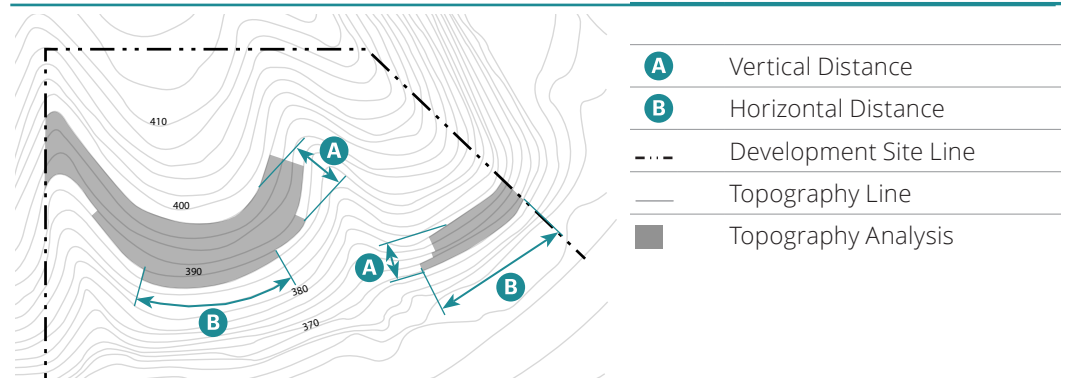
10-20.12.030 Measurement Methods

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.
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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)

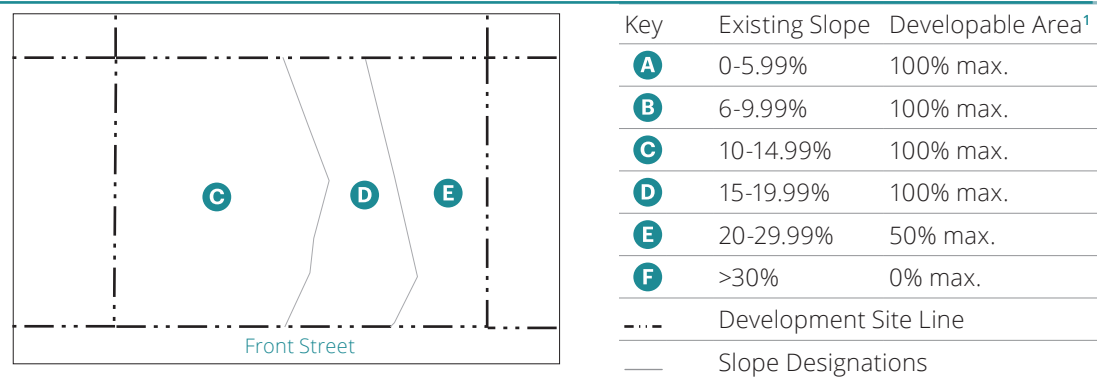
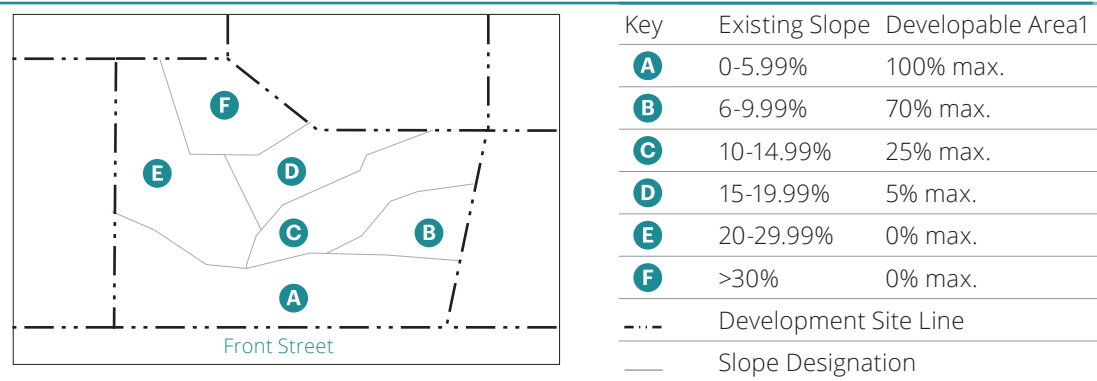


Figure 10-20.12.030.3: Example for a Sloped Development Site (>3 acres)



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) $S = ((T - B) \div \text{run}) \times 100$
 - (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) $S = (1.0029 \times I \times L) \div A$
 - (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

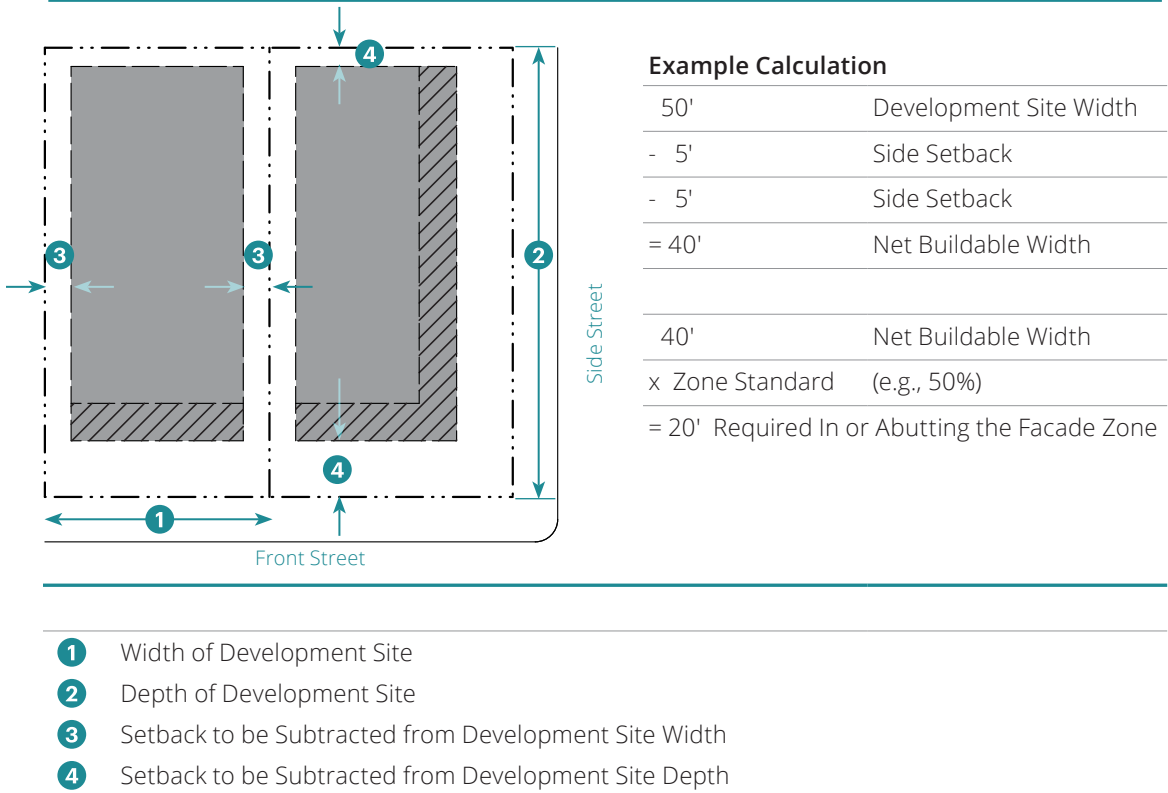
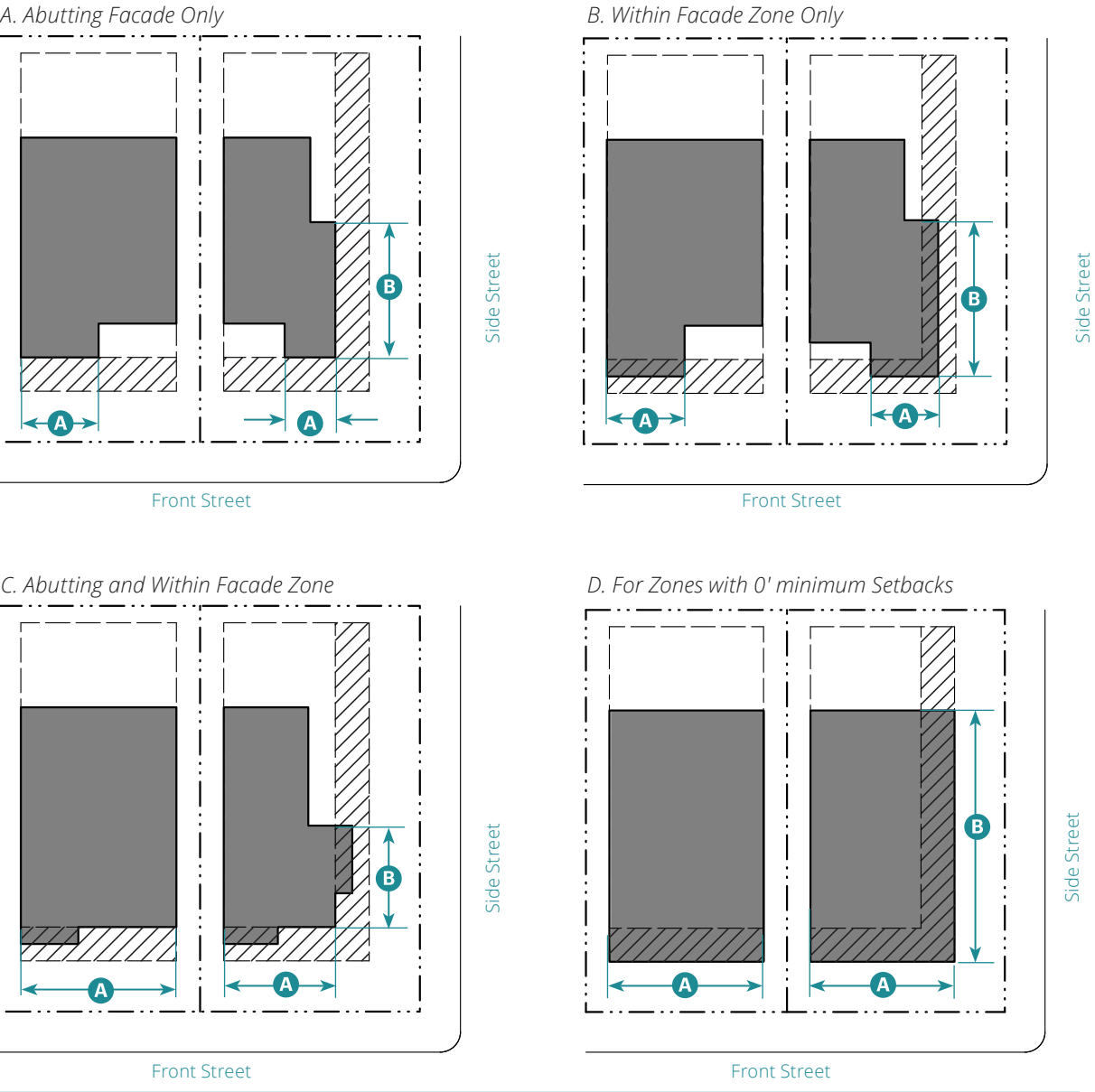






Figure 10-20.12.030.5: Applying the Required Amount to the Facade Zone



		Front Street	Side Street
	Facade Zone	50% min. ¹	50% min. ¹
	Buildable Area for Building and Frontage Type(s)		

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.

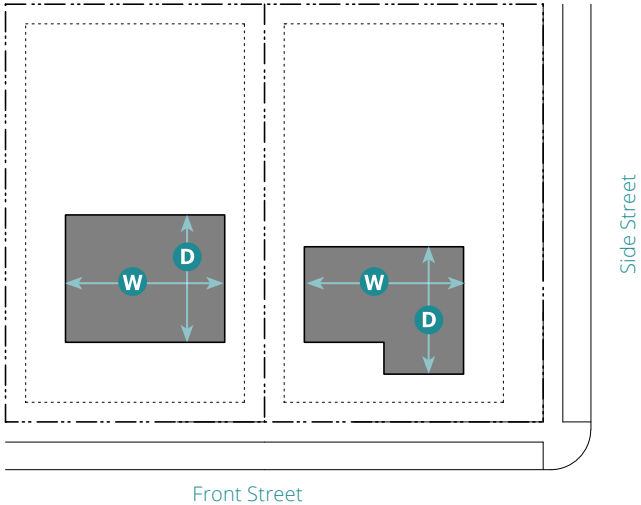


Figure 10-20.12.030.6:
Main Body

- 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.

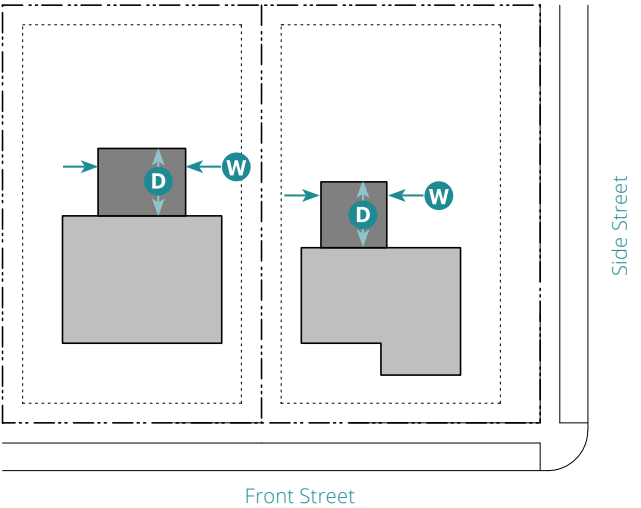


Figure 10-20.12.030.7:
Wings and Ancillary Structures

- 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.

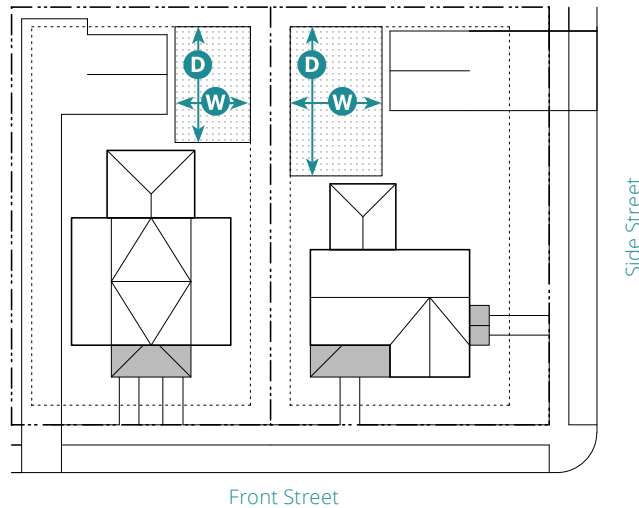


Figure 10-20.12.030.8:
Open Space(s)

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.

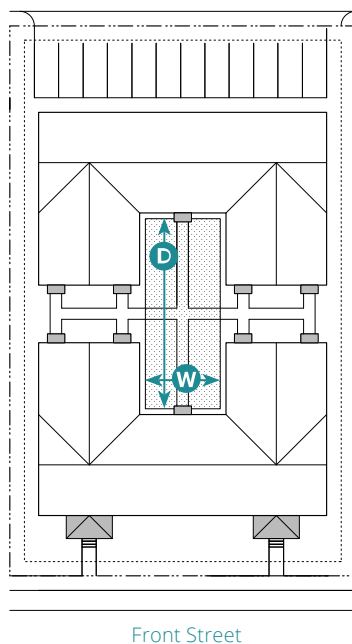


Figure 10-20.12.030.9:
Courtyard(s)

W Width
D Depth

- (5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.
- The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).
 - The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

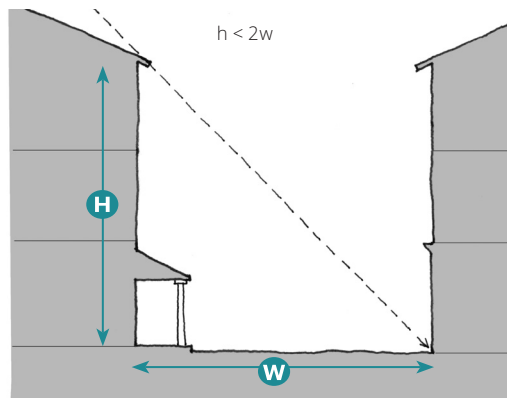


Figure 10-20.12.030.10:
Width-to-Height Ratio

- | | |
|----------|--------|
| W | Width |
| H | Height |

- (6) **Highest Eave/Top of Parapet.**
- Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
 - Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.
 - Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.
 - Highest Eave Measurement.** The measurement is to bottom of the eave assembly.
 - 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

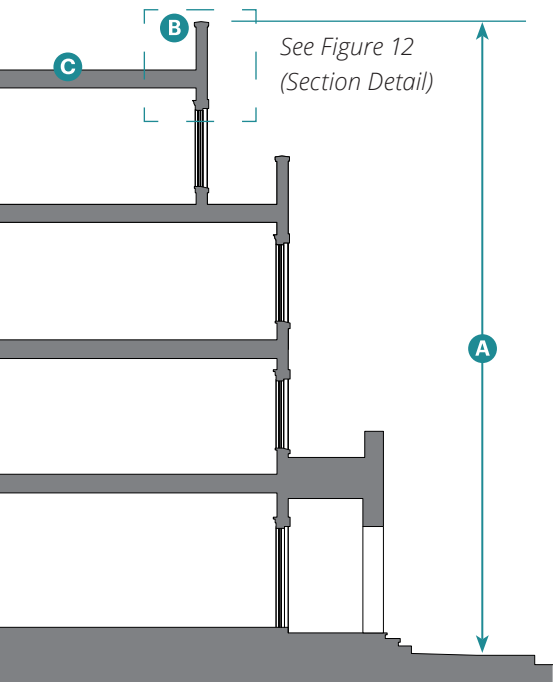


Figure 10-20.12.030.12: Section Detail of Top of Parapet and Flat Roof

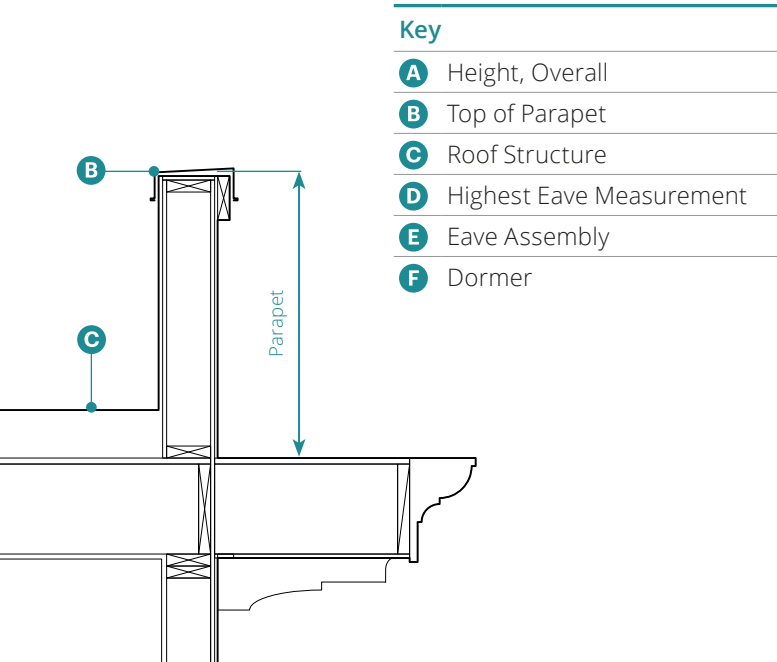


Figure 10-20.12.030.13: Highest Eave for Pitched Roof

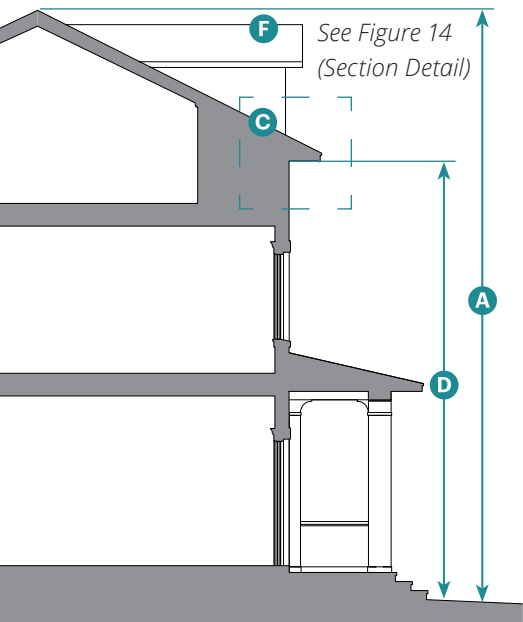
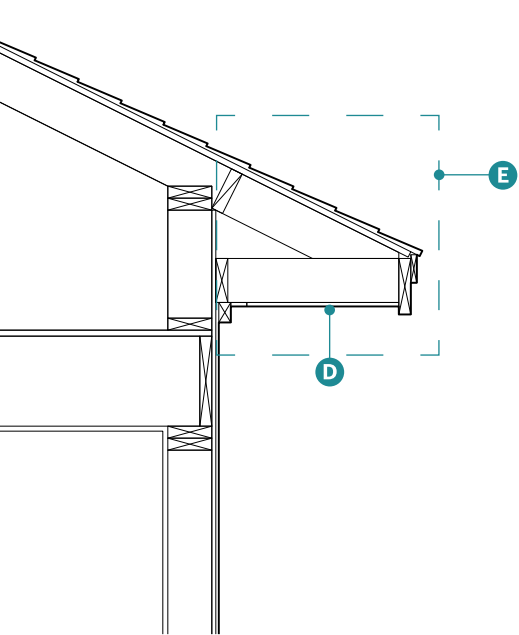


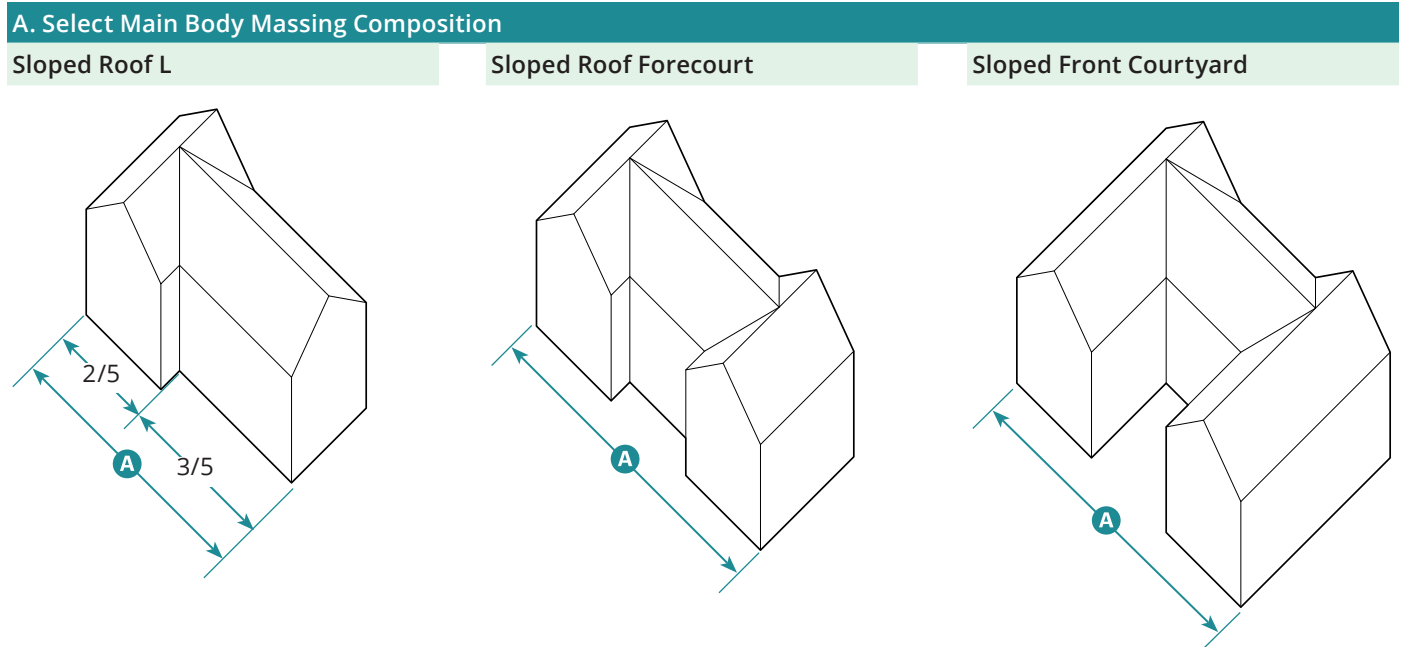
Figure 10-20.12.030.14: Section Detail of Highest Eave for Pitched Roof



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 Compositions in Compliance with Required Massing Proportions) for examples that are consistent with the intent of this standard.

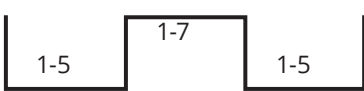
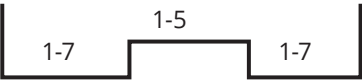
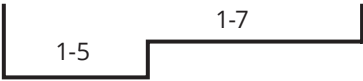
Figure 10-20.12.030.15: Example of Massing Type and Bays



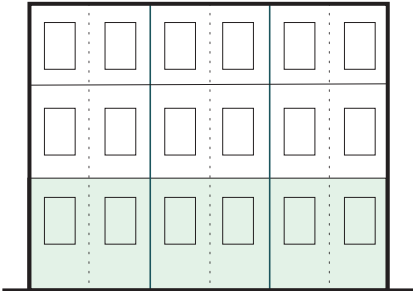
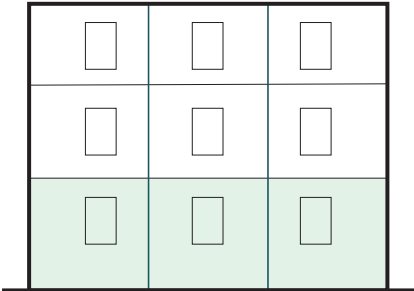
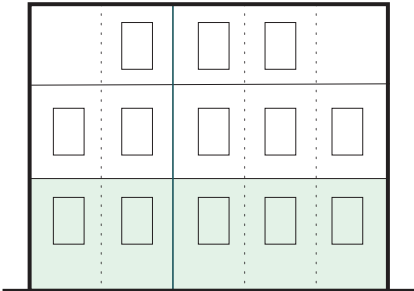
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- A** Required Massing Proportions and Number of Bays

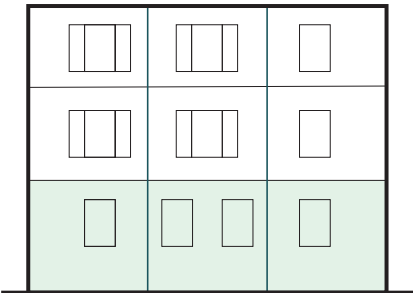
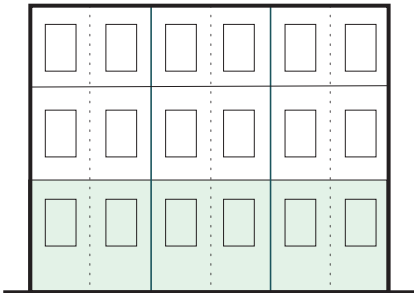
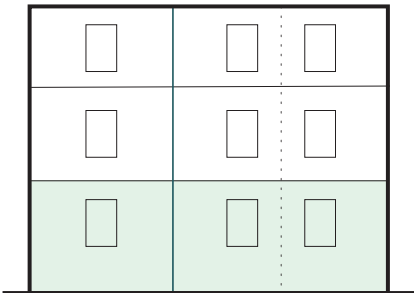
B. Identify the Allowed Range of Bays by Volume/Facade for Selected Massing Type		
Sloped Roof L: 1-5 Bays + 1-7 Bays	Sloped Roof Forecourt: 1-7 Bays + 1-5 Bays + 1-7 Bays	Gabled Courtyard: 1-5 Bays + 1-7 Bays + 1-5 Bays



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)
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Key

 Ground Floor

RESOLUTION NO. 2023-4524

RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL 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). 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.

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 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 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.

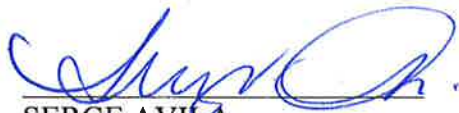
RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Town of San Anselmo on the 12th day of December 2023 by the following vote:

AYES:	Councilmember:	Burdo, Fineman, Colbert, Kullaway, Mayor Burke
NOES:	Councilmember:	None
ABSENT:	Councilmember:	None
ABSTAIN:	Councilmember:	None



EILEEN BURKE
MAYOR

ATTEST:



SERGE AVILA
TOWN CLERK

EXHIBITS

- A. Housing Element
- B. Land Use Element

EXHIBIT A: HOUSING ELEMENT

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 rezoned.
- 8.2 To rezone 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 rezoned 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:

<u>School</u>	<u>Future Use</u>
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

Seminary Lands

Saint Anselms School

Sunny Hills

Future Interim Use

Single-Family Residential/Reuse of Historic Building High-Density Residential

Single-Family Residential

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.