



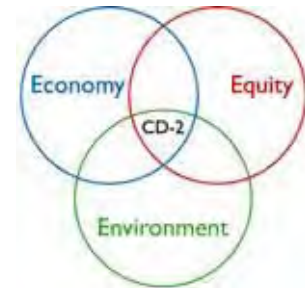
BUILT ENVIRONMENT ELEMENT

CD-1.h *Consider Future Threat of Sea Level Rise.* Consider revising Policy CD-1.3 to include properties threatened by sea level rise as more information about the sea level rise threat becomes available.

What Are the Desired Outcomes?

GOAL CD-2

Balanced Communities. Maintain balanced communities that house and employ persons from all income groups and provide the full range of needed facilities and services.



Policies

CD-2.1 **Provide a Mix of Housing.** The range of housing types, sizes, and prices should accommodate workers employed in Marin County. This includes rental units affordable to lower-wage earners and housing that meets the needs of families, seniors, disabled persons, and homeless individuals and families.

CD-2.2 Policy CD-2.2 has been intentionally deleted. ¹

CD-2.3 **Establish a Housing Overlay Designation.** The Housing Overlay Designation (HOD) is established, as shown on Maps 3-2a and 3-2b. The purpose of the HOD is to encourage construction of units to meet the need for workforce housing, especially for very low and low income households, and for special needs housing, in the City-Centered Corridor close to transit, employment, and/or public services. Sites for the HOD include reuse of existing shopping centers or other underutilized sites. Development on sites designated as both mixed use and as suggested HOD sites shall be developed pursuant to the HOD Policy and Program and not per mixed-use land designation criteria. Each square foot of market-rate HOD housing shall be offset by an equal reduction in the square footage of the permissible commercial development. Up to 658 housing units may be approved within the HOD, subject to a discretionary approval process.

The criteria used in establishing the Housing Overlay Designation include the following:

Designated by the Countywide Plan as Multifamily (MF), General Commercial (GC), Neighborhood Commercial (NC), Office Commercial (OC), Recreation Commercial (RC), or Public Facility (PF). Located within

- ◆ the unincorporated portion of the City-Centered Corridor;

¹This policy was deleted during the EIR process as part of a policy decision.



MARIN COUNTYWIDE PLAN

- ◆ one-half mile of a transit node or route with daily, regularly scheduled service; and
- ◆ one mile of a medical facility, library, post office, or commercial center.

The area to be developed

- ◆ does not exceed an average 20% slope and is not within the Ridge and Upland Greenbelt;
- ◆ is not within a Wetlands Conservation Area or Streamside Conservation Area;
- ◆ is not a park or public open space area; and
- ◆ is not primarily located within the 100-year flood plain.

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

Based on the above, the potential HOD suggested sites and unit allocations by traffic impact areas are listed in Figure 3-3 and shown in Map 3-2c.

Figure 3-3 HOD Unit Allocations by Traffic Impact Areas

Traffic Impact Areas as Determined by Screenlines and HOD Site Criteria (See Map 3-2c)	HOD Unit Potential for Traffic Impact Areas (Including Density Bonus Units)	Suggested Qualifying Sites Within Traffic Impact Areas
Screenline 7:	Up to 110	<ul style="list-style-type: none"> ◆ Marinwood Shopping Center (50 to 100 units) ◆ Idylberry School (up to 10 units) ◆ Other qualifying sites
Screenline 8:	Up to 25	<ul style="list-style-type: none"> ◆ Gallinas Elementary School ◆ Other qualifying sites
Screenline 23:	Up to 88	<ul style="list-style-type: none"> ◆ College of Marin (up to 25 units – limited to student or workforce employees of the College) ◆ Marin General Hospital (up to 50 total units if associated with reconstruction or reuse, of which up to 25 units must be designated senior housing and up to 25 units designated for affordable, workforce employees, or special needs housing) ◆ Toussin (up to 13 units) ◆ Other qualifying sites
Screenline 22:	Up to 10	<ul style="list-style-type: none"> ◆ Oak Manor ◆ Other qualifying sites
Screenline 13:	Up to 50	<ul style="list-style-type: none"> ◆ California Park (San Rafael) ◆ Other qualifying sites



BUILT ENVIRONMENT ELEMENT

Traffic Impact Areas as Determined by Screenlines and HOD Site Criteria (See Map 3-2c)	HOD Unit Potential for Traffic Impact Areas (Including Density Bonus Units)	Suggested Qualifying Sites Within Traffic Impact Areas
Screenline 17:	Up to 100	♦ Strawberry Shopping Center ♦ Other qualifying sites
Screenline 19:	Up to 50	♦ Fireside Motel
Screenline 21:	Up to 150	♦ Marin City Shopping Center ♦ Other qualifying sites
	Up to 583	Units on named HOD sites
	Total: Up to 658	Total Potential HOD Units including Density Bonus Units

- CD-2.4 Offer a Range of Jobs.** Encourage economic development that provides jobs for Marin residents at all income levels, especially in areas with low jobs-to-housing ratios.
- CD-2.5 Locate Housing Near Activity Centers.** Provide housing near jobs, transit routes, schools, shopping areas, and recreation to discourage long commutes and lessen traffic congestion.
- CD-2.6 Focus Intensive Development at Nodes.** Concentrate commercial and higher density residential development in areas with high transit accessibility and service capacity, such as the central business districts of the City-Centered Corridor. Discourage strip development along roadways and big box retailers unless specifically authorized in an approved community, master, or specific plan.
- CD-2.7 Enhance Existing Commercial and Industrial Areas and Businesses.** Enhance functioning commercial areas, especially historic downtowns, so that they continue to define community identity, while also encouraging mixed-use development.
- CD-2.8 Limit Development in Resource or Hazard Areas.** Discourage development in areas with high natural resource value or threats to life or property, and restrict development in such areas to minimize adverse impacts.
- CD-2.9 Promote Community Land Trusts.** Encourage local efforts toward the establishment and operation of community land trusts that secure affordable access to land and housing for the benefit of the community.
- CD-2.10 Expand Countywide Efforts to Increase Workforce Housing Rather Than Full Commercial Build-Out.** Provide technical assistance and collaborate with Marin’s towns and cities to provide increased opportunities for affordable and workforce housing – especially on sites near employment centers and public transportation. Provide model planning and regulatory language, and otherwise strongly encourage Marin County, cities, and towns to revise their land use planning and regulatory documents to enable more affordable and workforce housing and mixed uses rather



MARIN COUNTYWIDE PLAN

than the theoretical full build-out of nonresidential uses allowed in their respective community and general plans.

CD-2.11 Promote Diverse Affordable Housing Strategies. Promote a diverse set of affordable housing strategies to convert existing market rate units to permanently affordable units in addition to building affordable housing in appropriate locations.

Why is this important?

Only 10% of Bay Area residents and workers can afford a home in the Bay Area, while approximately 60% can buy a home in surrounding cities and counties. This has created an increasing number of home buyers outside of the Bay Area, contributing to long commutes, worsening traffic, and a host of health problems. When a wider range of housing choices is created, more residents will have the opportunity to live, work, raise their families, and grow old in the same community.

Environment: Balanced communities allow residents to fulfill shopping, business, recreational, and educational needs within a reasonable distance of their homes, and reduce greenhouse gas emissions and congestion on roadways. Communities can pursue open space protection and development objectives through the clustering of development activity away from sensitive natural areas.



“The strongest principle of growth lies in human choice.”
— George Eliot

Economy: Concentrating jobs near commercial centers increases financial opportunities for all segments of the population and contributes to healthy and vibrant mixed-use, self-sustaining communities. New housing construction can be an economic stimulus for existing commercial centers that are currently vibrant during the workday, but suffer from a lack of foot traffic and consumers in evenings or weekends.

Equity: Nationally, housing prices have jumped 50% in the past five years. In Marin, median home prices doubled between 1997 and 2004. Integrating single- and multi-family structures in new housing developments can support a more diverse population and allow more equitable distribution of households of all income levels across the region. Using mixed-use development to provide a range of housing choices allows all households to find their niche — whether it is a garden apartment, a rowhouse, or a traditional suburban home — and accommodate sustainable growth at the same time.

How will results be achieved?

Implementing Programs

CD-2.a Increase the Affordable Housing Supply. Utilize all available methods to create affordable housing, including redevelopment of commercial areas for mixed use, air rights over parking areas for housing, residential duets on corner lots, upper-story housing over one-story commercial buildings, and Transfer of Development Rights (TDR) programs. (See **CD-2.d**, **CD-5.b**, **DES-2.a**, **DES-3.a**, **DES-2.c**, **HS-3.n** through **HS-3.t**, and **TR-3.e**.)



BUILT ENVIRONMENT ELEMENT

- CD-2.b** *Provide a Variety of Housing Types and Prices.* Employ the County inclusionary zoning provisions and master plan review process to facilitate new projects that provide a variety of housing types affordable to special needs, very low, low, and moderate income households.
- CD-2.c** *Enact Zoning Changes.* Amend the Development Code for residential and commercial land uses to
- ◆ rezone lands at appropriate locations for a mix of housing types and densities;
 - ◆ encourage nodes of commercial and higher-intensity residential development at locations near existing employment bases that can be served efficiently by transit;
 - ◆ designate areas that allow for expansion or nearby relocation of existing businesses in a manner sensitive to environmental constraints, desired community character, and the ability to provide services;
 - ◆ require new commercial developments (including major remodels of shopping centers) to integrate housing that will reduce the need for commuting and expand the opportunities for residential development;
 - ◆ guide development away from areas with environmental hazards and areas with high natural resource value, or, if other threats to life or property exist, to minimize adverse impacts to buildings and their occupants; and
 - ◆ allow residential duets at appropriate locations on corner lots in single-family zones.
- CD-2.d** *Implement the Housing Overlay Designation Program.* The reviewing authority may allocate HOD units to suggested qualifying sites or other qualifying sites within Traffic Impact Areas shown on Map 3-2c up to a total of 658 units, including any applicable density bonus units. Housing Overlay units within identified Traffic Screenlines may be allocated to suggested HOD sites listed in Figure 3-3 if the HOD project meets the following standards:
1. Developer is encouraged to maintain ownership interest in the project.
 2. High-quality building and site design that fits with the surrounding neighborhood and incorporates attractive and usable common/open space areas must be utilized, consistent with design guidelines.
 3. Affordability levels as follows:
 - For rental developments:
 - a. At least 49% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 60% or less of area median income, adjusted for family size.
 - For ownership developments:
 - a. At least 60% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 80% or less of area median income adjusted for family size, *or*



MARIN COUNTYWIDE PLAN

- b. At least 49% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 60% or less of area median income, adjusted for family size.
4. Affordable ownership and rental units shall be deed restricted in perpetuity or for a period of not less than 55 years to ensure a stock of affordable ownership and rental units.
5. Housing densities of at least 30 units per acre (except for sites designated Neighborhood Commercial/Mixed Use where at least 25 units per acre applies) on the portion of the site developed for housing.
6. Projects that qualify for the designation and meet the affordability requirements may be entitled to development standard adjustments, such as parking, floor area ratio, height and fee reductions, and other considerations.
7. Additional “units” of senior housing on an HOD site may be permitted if
 - a. the additional “units” are affordable to low and very low below-market households; and
 - b. projected peak-hour traffic impacts of the entire project site, including the traffic impacts of the additional “units” of senior housing, fall within the maximum peak-hour traffic generated by the permissible development on the site, based on a traffic study to verify reduced trips and reduced parking.
8. Parking requirements may be adjusted on a case-by-case basis for senior and affordable housing, using criteria established in the URBEMIS model to encourage transit-oriented development. Trip reduction credits may be obtained through utilization of a variety of mitigation measures: locating development close to transit, or in a location where the jobs/housing balance will be optimized; commitments from the developer to implement demand management programs, including parking pricing and leased parking for market-rate units; use of tandem parking and off-site parking, among other measures to permanently reduce parking need. Reduction of parking requirements is subject to discretionary approval and may require a parking study to verify reduced parking demand.
9. Potential impacts are mitigated to the maximum extent feasible.
10. Occupancy or resident preferences for HOD projects should be analyzed for appropriateness in each project, taking into consideration applicable traffic impacts, jobs/housing balance opportunities, and fair housing laws.

Application can be made by a property owner to the County for the designation of a new HOD site that meets all of the criteria identified in Policy CD-2.3. In such cases, the review authority may designate an additional HOD site and reallocate units “assigned to” HOD sites within the same Traffic Impact Area and within the 658 total HOD units. Funding shall be pursued to prepare master plans and related environmental review documents to facilitate development on HOD sites. The Marinwood Plaza Conceptual Master Plan approved by the Board of Supervisors provides an example of a community-based planning process that meets the goals of the Housing Overlay Designation.



BUILT ENVIRONMENT ELEMENT

The County's inclusionary housing ordinance (Marin County Code Chapter 22.22) shall be amended to exempt from inclusionary housing requirements any project developed with affordable housing as outlined in the HOD program.

The inclusion of workforce housing, especially for very low and low income households and for special needs housing, will be strongly encouraged at the time of commercial or other expansion and major remodeling proposals.

CD-2.e *Evaluate Residential Land Use Designations.* Evaluate residential land use designations and associated zoning to determine whether the following conditions exist:

- ◆ Planned multifamily designations are appropriately located.
- ◆ Minimum densities or other requirements would enable the development of more affordable housing rather than the construction of large, single-family homes on sites planned for multifamily residential development.

CD-2.f *Encourage the Formation of Community Land Trusts.* The Community Land Trusts should be encouraged to do the following:

- ◆ Provide affordable housing for lower income residents in the community
- ◆ Promote residential ownership and control of housing
- ◆ Capture the value of public investment for long-term community benefit
- ◆ Build a strong base for community action

CD-2.g *Identify and Plan Mixed-Use Sites.* Work with local cities and towns and the proposed City-County Planning Committee, the Marin Environmental Housing Collaborative, and similar collaborative venues to find sites suitable for mixed-use development (such as existing retail centers where housing can be added), and to establish appropriate site-specific standards that accommodate mixed use (such as increasing allowable building height). Seek funding to prepare specific plans and related environmental documents to facilitate mixed-use development at selected sites, and to allow these areas to serve as receiver sites for transfer of development rights away from environmentally sensitive lands. (See **CD-2.a**, **CD-5.b**, **DES-2.a**, **DES-2.c**, **DES-3.a**, **HS-3.n** through **HS-3.t**, and **TR-3.e**.)

CD-2.h *Promote Redevelopment of Sites.* Continue to redevelop blighted sites through the Redevelopment Agency, and promote other opportunities for reuse or intensification of marginally developed properties within existing communities.

CD-2.i *Conduct a 10-Year Countywide Homeless Plan.* Prepare a countywide plan to end homelessness in Marin County, including the following

- ◆ Gathering data and program information on existing emergency shelter, transitional housing, and interim housing availability
- ◆ Promulgating standards to guide the development of permanent housing



MARIN COUNTYWIDE PLAN

- ◆ Converting existing emergency shelter and transitional housing to better coordinate jail and mental health hospital discharges

- CD-2.j** *Allow Temporary Emergency Homeless Shelters.* Amend the Development Code to allow places of worship and public facilities to be used as temporary emergency homeless shelters.
- CD-2.k** *Analyze Affordable Housing Preferences.* Occupancy or resident preferences for affordable housing projects should be analyzed for appropriateness in each project, taking into consideration applicable vehicle impacts, jobs/housing balance opportunities, and fair housing laws.
- CD-2.l** *Analyze Additional HOD Sites During the Housing Element Update.* Ensure that other potential Housing Overlay Designation sites are analyzed and considered during the update of the Marin County Housing Element.
- CD-2.m** *Evaluate Affordability Rates of the HOD.* Monitor and update the affordability rates required in Program CD-2.d, *Implement the Housing Overlay Designation*, to advance the HOD goals of providing rental housing to our low income workforce, seniors, and special needs populations.
- CD-2.n** *Processing on Affordable Housing Projects.* The County will provide technical assistance and priority process affordable housing projects that meet established requirements for very low and low income housing as determined by State and federal criteria and HOD projects. The Community Development Agency director may waive fees or transfer In-Lieu Housing Trust funds to pay for up to 100% of the Community Development Agency fees for qualifying projects. The amount of fee waiver or transfer will be determined based on the proportion of the project that is below-market-rate housing and the length of time the housing shall remain affordable.
- CD-2.o** *Revise Affordable Housing Regulations to Retain Housing Stock.* During the Housing Element update process, evaluate and revise the Housing Element as appropriate in order to preserve the affordable housing supply, such as establishing in-lieu fees for residences converted to nonresidential use, requirements for replacement housing, and strategies for maintaining legal nonconforming affordable units, such as requiring rebuilt units to be deed restricted as affordable housing. To aid the evaluation, economic information and reasons why units are nonconforming should be provided.
- CD-2.p** *Encourage Community-Based Planning for Issues of Community-Wide Interest* Encourage and support a community-based planning approach for projects with broad community-wide interest. The community-based planning process should promote cooperation and collaboration.
- CD-2.q** *Identify Affordable Housing Sites in Community Plans.* Community plans should include additional sites that are appropriate for and qualify as affordable housing sites.