

Ford Greene
Mayor

Kay Coleman
Vice Mayor



Matt Brown
Councilmember

Tom McInerney
Councilmember

John Wright
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October 14, 2016

Miriam Chion
Director of Planning and Research
Association of Bay Area Governments
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

Ken Kirkey
Director of Planning
Metropolitan Transportation Commission
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

RE: Plan Bay Area 2040 Draft Preferred Scenario Housing and Job Projections

Dear Ms. Chion and Mr. Kirkey:

The Town of San Anselmo has reviewed the *Plan Bay Area 2040 Draft Preferred Scenario*. We thank you for meeting with our staff and providing more details on the assumptions and predictions used in the Plan.

The Town has the following concerns with the assumptions in the *Draft Preferred Scenario*:

1. *The Plan is based on inaccurate Town General Plan data.* The Town General Plan map is a paper map from 1985. The shapefiles used for the *Draft Preferred Scenario* are from an unknown source and are not accurate. Staff is currently updating the Town's GIS general plan shapefiles so that you may use accurate data for the *Preferred Scenario* and future projections.
2. *The Plan assumes development of school sites and areas designated for Open Space.* ABAG/MTC includes 161 acres of land in the Town that is designated for residential use on our General Plan map but will either not be developed (protected open space or schools) or will be developed at very low densities. These sites account for 937 potential units using MTC/ABAG

projected densities, but realistic development is 133 units. We have included a spreadsheet of these larger parcels and the realistic future development capacity for these parcels.

3. *Downtown area density too high.* The Town General Plan map must be reviewed against the *San Anselmo General Plan* and Zoning Code to properly classify areas for density. MTC/ABAG has assigned a density of 20 units per acre to our "Downtown Mixed" district, which encompasses lots zoned for single-family, multi-family and commercial uses. In reality, there are only 68 parcels in this area zoned High Density Residential (20 units/acre). These lots have a potential density of 332 units and 352 units already exist on the lots.

4. *Commercial areas were not included for housing.* Our housing element encourages development of mixed residential/commercial uses in our commercial areas in order to meet our share of the Regional Housing Needs Allocations for various income levels. It appears that MTC/ABAG is not considering any of our commercial areas for any housing unit development.

To further the goals of the plan to reduce greenhouse gas emissions and vehicle miles travelled, we suggest that any reallocation of Marin housing units for the *Draft Preferred Scenario* be made to Bay Area jurisdictions with Priority Development Areas and/or Transit Priority Areas.

The employment numbers that MTC/ABAG envisions for San Anselmo do not seem unreasonable considering the 2010 base year and the number of commercial vacancies in the Town. We understand the employment data also accounts for an increase in self employed residents, which furthers the goals of the plan to reduce vehicle miles travelled and does not generate a demand for housing units.

The Town currently suffers from increasingly profound traffic congestion on our major arterial roads. We are certain that household and job growth predicted within and west of our community will result in the exacerbation of the already intolerable congestion if it is not accompanied by transportation investments to relieve congestion. Therefore, we are pleased that the Draft Transportation Investment Strategy includes \$6 million dollars for the Sir Francis Drake Boulevard/Red Hill Avenue/Center Boulevard (known as "The Hub") project development. We also support increasing funding for our local streets and roads.

Thank you for considering our concerns.

Sincerely,

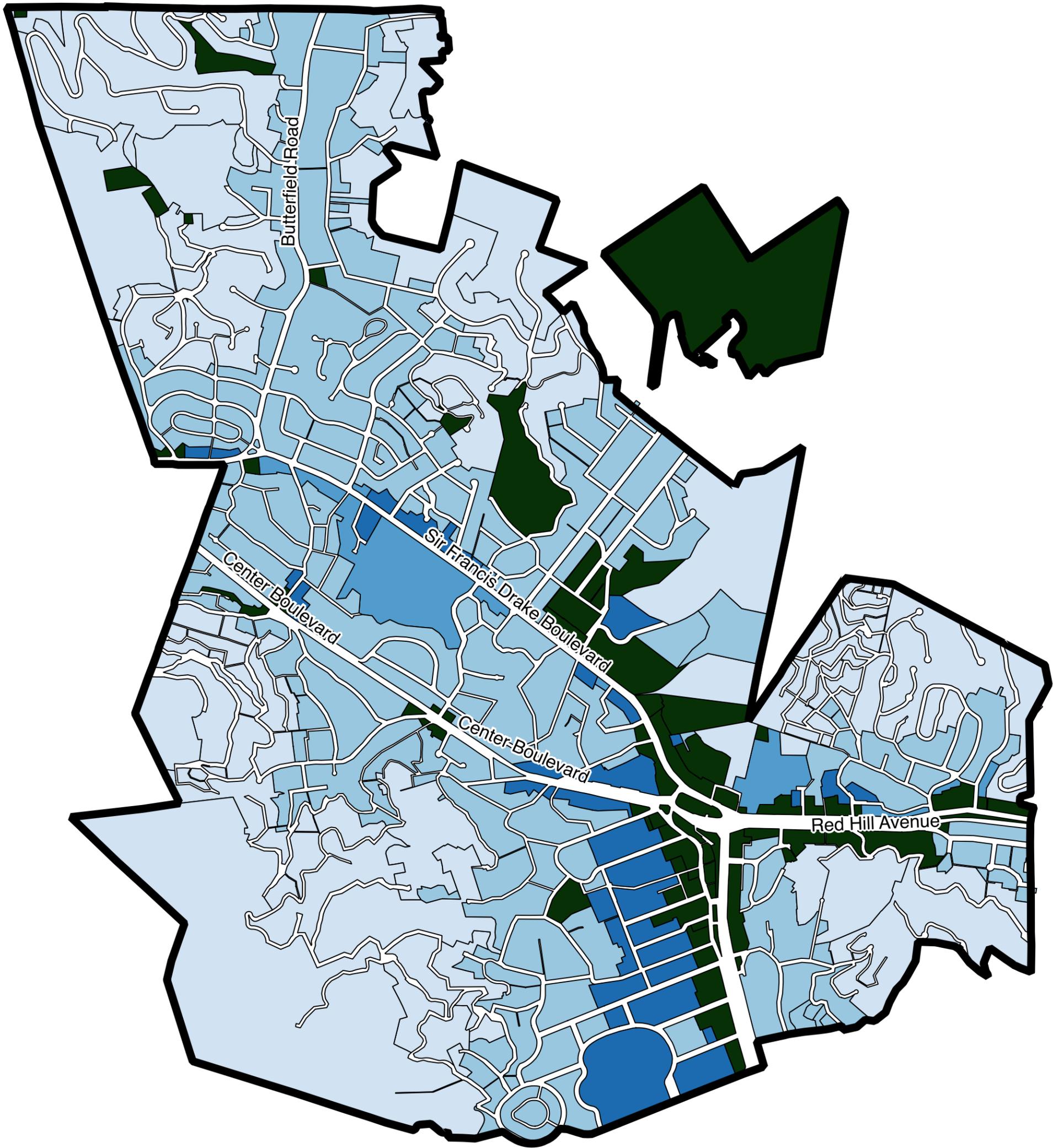


Elise Semonian
Planning Director

Attachments:

1. Spreadsheet of open space/school/low density parcels
2. Maps illustrating density

APN	Owner	Density Per ABAG/MTC Plan	Potential Units		Development Constraints	Land Area	Average Slope %
			Per ABAG/MTC Plan	Realistic Units per Town Plans			
007-071-06	Marin County Open Space District	1 Unit/Acre	10	0	Open Space	447,796	45
007-071-01	Marin County Open Space District	1 Unit/Acre	5	0	Open Space	217,200	31
007-071-02	Marin County Open Space District	1 Unit/Acre	5	0	Open Space	219,200	38
007-101-01	Marin County Open Space District	1 Unit/Acre	7	0	Open Space	304,920	45
007-360-09	Marin County Open Space District	1 Unit/Acre	8	0	Open Space	336,718	57
005-231-17	Tamalpais Union High School District - Drake High School	12 Unit/Acre	340	0	Only High School in the area	1,234,926	5
006-061-37	Tamalpais Union High School District	6 Units/Acre	30	0	Sports Field - Recently Developed	218,671	7
005-031-38	Town of San Anselmo	1 Unit/Acre	19	0	Open Space	846,370	46
005-300-15	Town of San Anselmo	1 Unit/Acre	11	0	Open Space	496,584	48
005-011-40	Town of San Anselmo	1 Unit/Acre	2	0	Open Space	82,764	51
005-081-19	Town of San Anselmo	1 Unit/Acre	1	0	Open Space	34,750	37
005-011-60	Conversano	1 Unit/Acre	9	5	Priority for Open Space acquisition. Up to 5 Units per hillside regs.	409,500	57
005-111-56	Ross Valley School Dist. - Brookside Elementary	6 Units/Acre	23	0	Elementary School - No Closure Plans	168,577	6
005-111-08	Ross Valley School Dist. - Brookside Elementary	6 Units/Acre	11	0	Elementary School - No Closure Plans	80,000	4
177-190-05	Sunny Hills Services	1 Unit/Acre	6		See 006-061-33 for units. Priority for Open Space acquisition.	272,250	42
006-061-33	Sunny Hills Services	1 Unit/Acre	25	70	General Plan Housing Element anticipates 70 units (3 units/acre)	1,093,356	27
006-061-36	Ross Valley School Dist. - Former Red Hill Middle School	6 Units/Acre	49	56	General Plan Housing Element anticipates 56 units (7 units/acre)	358,499	18
006-061-24	Sunny Hills Services	1 Unit/Acre	8	0	Area of landslide risk	356,756	48
006-091-56	Pacific Coast Title Company of Marin	1 Unit/Acre	2	1	1 Unit per hillside regs. (area of landslide risk). Priority for Open Space acquisition.	87,120	71
006-091-05	David Hood	1 Unit/Acre	3	1	1 Unit per hillside regs. (area of landslide risk)	128,147	56
007-292-03	San Francisco Theological Seminary	20 Units/Acre	312	0	Special Use Area, Master Plan Approved in 2013 and all development completed, not additional expansion	680,000	21
007-291-01	San Francisco Theological Seminary	6 Units/Acre	19	0	Special Use Area, Master Plan Approved in 2013 and all development completed, not additional expansion	136,000	5
007-261-01 and 007-281-25	Ross Valley School Dist. - Wade Thomas	6 Units/Acre	29	0	Elementary School - No Closure Plans	210,000	5
007-360-08	Marin County Open Space District	1 Unit/Acre	1	0	Open Space	23,958	25
TOTAL			937	133			



San Anselmo

Estimated Maximum Dwelling Units Per Acre	
Light Blue	1
Medium Blue	6
Dark Blue	12
Dark Blue	20
Dark Green	N/A

Illustration of Densities
Map Created by San Anselmo
October 6, 2016

