

**TOWN OF SAN ANSELMO
STAFF REPORT
November 5, 2012**

For the Meeting of November 13, 2012

TO: Town Council
FROM: Diane Henderson, Interim Planning Director
SUBJECT: Draft Housing Element

RECOMMENDATION

That Council adopt the attached resolution adopting the Negative Declaration and the Updated Housing Element.

BACKGROUND

State law requires each city and county to adopt a General Plan containing at least seven elements including a Housing Element. Rules regarding Housing Elements are found in the California Government Code Sections 65580 through 65589.8. Housing Elements must be updated on a regular basis. The City's current Housing Element was adopted in 2004 and certified by the State of California Department of Housing and Community Development (HCD). The Updated Housing Element builds upon the 2004 Housing Element as an important starting point.

Housing Element Subcommittee

In 2008 the San Anselmo Town Council created a 5-member Housing Element Subcommittee, consisting of two Town Council members, two Planning Commissioners and a local housing advocate. The Subcommittee meetings were advertised and were attended by staff, Housing Element Consultant Jeff Baird, and interested citizens.

The Housing Element Subcommittee met 6 times, including an organized walking tour of potential affordable housing sites. The Subcommittee meetings provided an opportunity for members of the public to offer comments and suggestions for the items being discussed and the public was also encouraged to provide written comments.

Planning Commission Workshop

The Planning Commission held a Housing Element Workshop on July 30, 2009 to solicit ideas for the Housing Element Update. Discussion included the community's vision for housing, identification of possible housing strategies, barriers and opportunities for the

development of affordable housing, and identification of possible housing policies and programs.

DISCUSSION

The project is a proposed update of the Town of San Anselmo General Plan Housing Element as required by California law. The proposed Housing Element establishes housing objectives, policies and programs in response to community housing conditions and needs. The Housing Element Update is a comprehensive statement by the Town of San Anselmo of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The Housing Element is a policy level document which provides direction for the implementation of various programs to accommodate the housing needs of projected population growth, and to encourage the production of housing units in a range of prices affordable to all income groups.

As a result of community comments, Planning Commission direction, and Subcommittee direction, the Preliminary Draft Housing Element was prepared and in 2009 and 2010 the Planning Commission held hearings on it and recommended that the Council forward the Draft Housing Element to the State of California, Department of Housing and Community Development (HCD) for consideration. The Council subsequently held a public hearing on the Preliminary Draft Housing Element and voted to send it to the State for review and comment. For nearly two years, Staff has been working with HCD staff to further revise the Housing Element to a point that Director of HCD felt that it met the intent of State law and could be certified. While the State was generally supportive of the draft document forwarded by the Town, there was a considerable amount of "tweaking" and "fine-tuning" that was necessary to meet the State's requirements.

The revised document being considered at this time is essentially the same document that was previously considered by the Planning Commission and Town Council with some wordsmithing for clarification and the addition of information to specifically identify sites in the Town that could accommodate future residential units. The Preliminary Draft Housing Element referred to opportunities to provide mixed use development Downtown and along Greenfield Avenue. When HCD staff reviewed the preliminary Draft, they requested that the Town specifically identify, on a parcel-by-parcel basis, where such mixed-use development might be possible. This has been done and is described on pages 85-91 of the Draft Housing Element.

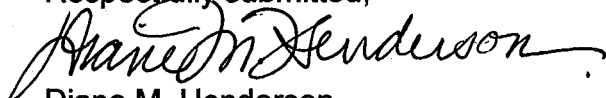
On October 1, 2012, the Planning Commission held a public hearing on the Updated Housing Element and found that it is consistent with the adopted Town of San Anselmo General Plan. The Commission voted unanimously to recommend that the Town Council adopt the Negative Declaration and the Updated Housing Element and forward it to HCD for certification. No development is being permitted under the proposed Housing Element where it is not currently permitted, and all new development under the proposed Housing Element is proposed in areas already designated for residential or mixed use development.

CONCLUSION

The Town's housing goal is to promote the social and economic diversity of the Town by encouraging safe and affordable housing for all social and economic segments of the

community. Pursuant to the recommendation of the Planning Commission, staff has prepared the attached resolution and recommends that the Council adopt the Negative Declaration and Updated Housing Element. Following adoption of the Housing Element by the Town Council, it will be sent to HCD for certification.

Respectfully submitted,



Diane M. Henderson
Interim Planning Director

Attachment 1--Resolution Adopting the Updated Housing Element

Attachment 2--Excerpt from Planning Commission Minutes of October 1, 2012

Attachment 3--Draft Initial Study and Negative Declaration*

Attachment 4--Draft Housing Element*

**To access attachments 3 and 4 above: go to townofsananselmo.org, click on "Public Meeting Information" on the left side of the page and then click on "Planning Commission Meeting Packets" and scroll down to October 1, 2012. If you need assistance contact Diane Henderson at 415-258-4636 or dhenderson@townofsananselmo.org.*

RESOLUTION NO.

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF SAN ANSELMO
ADOPTING AN UPDATE OF THE SAN ANSELMO GENERAL PLAN HOUSING
ELEMENT**

WHEREAS, since 2008 the Town of San Anselmo has undertaken a comprehensive update of the Housing Element of the San Anselmo General Plan; and

WHEREAS, the Town of San Anselmo conducted a public participation program including six meetings with the Town Council-appointed Housing Element Subcommittee, a walking tour and a public workshop; and

WHEREAS, the Planning Commission and Town Council have held public meetings to solicit public input on the Housing Element Update; and

WHEREAS, a Revised Draft of the Housing Element, dated March 30, 2012, has been prepared and released for public review; and

WHEREAS, the Planning Commission held a duly noticed and advertised public hearing on October 1, 2012, at which it considered any testimony received from the public; and

WHEREAS, an Initial Study and Draft Negative Declaration have been prepared for the project pursuant to the California Environmental Quality Act, and the Planning Commission considered said documents in making its recommendation to the Town Council; and

WHEREAS, notice of the public hearings on the Housing Element Update were published in the Marin Independent Journal newspaper and other noticing was provided as required by law; and

WHEREAS, the Town Council held a duly noticed and advertised public hearing on November 13, 2012, at which it considered any testimony received from the public as well as the recommendation of the Planning Commission; and

WHEREAS, the Town Council finds that an Initial Study of Environmental Impact was prepared for the Housing Element Update and a Draft Negative Declaration released for public review and comment on September 20, 2012. The Town Council finds that, based on the record, no substantial evidence to support a fair argument that a significant adverse impact would result from the Housing Element Update has been presented; and

WHEREAS, the Town Council finds that the Updated Housing Element would be consistent with and would further the objectives of the other elements of the San Anselmo General Plan; and

WHEREAS, the Town Council finds that the Updated Housing Element complies with California Government Code sections pertaining to housing elements.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of San Anselmo does hereby adopt the Negative Declaration for the Housing Element Update.

BE IT FURTHER RESOLVED that the Town Council of the Town of San Anselmo does hereby adopt an Updated Housing Element, to be dated November 13, 2012.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of San Anselmo held on November 13, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom McInerney, Mayor

ATTEST:

Barbara Chambers, Town Clerk

Excerpt from
Planning Commission
Minutes 10/1/12

Negative Declaration and Draft Housing Element To consider a recommendation to the Town Council regarding the negative declaration and draft Housing Element, a required element of the San Anselmo General Plan (Staff person: Henderson).

Interim Planning Director Henderson presented the staff report, informing the Commission that this is essentially the same document that the Commission previously recommended approval of, with some fine tuning and wordsmithing at the request of the State Department of Housing and Community Development (HCD). Following approval by the Town Council, the Housing Element will be returned to HCD for certification, as required by State law.

Commissioner Overberger commented that the family unit is changing and the Housing Element includes policies to accommodate those changes, including allowing seniors to move into second units and rent out the main residence that they have occupied for years.

Sisich opened the public hearing. As there was no one to speak, Sisich closed the public hearing.

M/s, Brasler/Krebs, to recommend to the Town Council that they find that the draft Housing Element is consistent with the General Plan and approve the negative declaration and the draft Housing Element.

AYES: Brasler, Krebs, Overberger, Sisich
NOES: None
ABSTAIN: None
ABSENT: Brown, Schinner, Zwick

ITEMS FROM PLANNING COMMISSION

Commissioner Brasler informed the Senior Planner Boyle that he would like to attend the Planning Commissioners Workshop at Sonoma State in December.

Senior Planner Boyle asked the Commissioners about their availability for the Planning Commission meeting on October 15. As there appears to be a potential problem with having a quorum on that night, Senior Planner Boyle indicated that he would look into alternative dates and send out an email to Planning Commissioners on Tuesday.

ADJOURN TO THE MEETING OF OCTOBER 15, 2012

Sisich adjourned the meeting at 7:32 p.m.

Respectfully submitted,
Diane Henderson