

**TOWN OF CORTE MADERA
PLANNING AND BUILDING DEPARTMENT**

MEMORANDUM

October 30, 2009

TO: Citizens' Advisory Committee for the Housing Element

FROM: Robert Pendoley, Planning Director / Assistant Town Manager

SUBJECT: November 4, 2009 Agenda

At our November 4 meeting, we will pick up where we left off with our discussion of Section 4.0 of the draft Housing Element -- the Sites Inventory and Analysis. We will also continue preparations for the November 18 workshop.

3. Continued Business

3. A. Continued discussion of draft Site Inventory and Analysis.

I have made a number of edits and additions to the draft Section 4.0, site Inventory and Analysis, for your consideration. The draft that we discussed on October 21 did not include the required discussion of "realistic development capacity" or the analysis of "zoning for a variety of housing types." The required analyses are in the enclosed revised draft of Section 4.0.

With the "realistic development capacity" analysis, the State wants us to show that we have sufficient land zoned to support our RHNA allocation of extremely low-, very low-, and low-income housing need. The zoning to support this need must allow densities of at least 20 units per acre. At this point, Corte Madera has one vacant property zoned for more than 20 units per acre: the 1.4 acre Town-owned property on Tamal Vista Boulevard across from Wornum Drive (Site #1 on table 4.2, the Available Land Inventory). The WinCup property has a General Plan designation that would allow up to 40 units per acre, but it is not yet zoned for residential development. The previous draft of Section 4.0 said that the Town would rezone the WinCup property to Planned District. After restudying the Town's rules for Planned District zoning, it appears that the better course would be to develop a new zoning district that would be called "Mixed Use Gateway" and that would have standards matching the policies set for the WinCup property by the General Plan. It is likely that the State will require the Town to implement the rezoning within twelve months as a condition for certifying the new Housing Element.

The analysis of "zoning for a variety of housing types" is required to demonstrate that the Town has zoning to allow the development of second units, multi-family rental housing, factory built housing, mobile homes, single room occupancy units, transitional housing, supportive housing, and emergency shelters. The Town's Zoning Ordinance allows multi-family housing in the R-2 district and provides strong incentives for multi-

family in the affordable housing overlay districts. The Zoning Ordinance does not have specific standards for factory built housing, mobile homes, transitional housing or supportive housing. When these have come up in the past, they have been treated the same as any other housing. One or more manufactured homes have been approved in recent memory, and San Clemente Place includes 11 supportive housing units. Single room occupancy units (SROs) are hotel rooms that are used for extended occupancy. Again, the Zoning Ordinance does not have standards for SROs, but it does have regulations that apply to the several hotels/motels in the community. The new analysis in the revised draft (beginning on page 4-14) points out that the Town does permit all of these housing types, but adds that the Housing Element will include programs to amend the Zoning Ordinance to codify what has been Town practice.

This draft does not address zoning for emergency shelters. As you know, in order to have a legally adequate Housing Element, we must show that the Town has zoning to accommodate a year-round emergency shelter to support the unmet housing needs of homeless individuals. Corte Madera has an unmet need for 13 emergency shelter beds. I am researching options to present at your November 4 meeting.

Also, I am working on a feasibility analysis for housing at the public parking lot between Montecito and Harte streets in Corte Madera Square. If the analysis is positive, we can add the property to the Available Land Inventory table.

3. B. Continued discussion of the agenda for the November 18 community workshop

I will present a detailed outline for the workshop and a draft PowerPoint presentation for the Committee's review.

Conclusion

As always, please do not hesitate to get in touch with me at rpendoley@ci.corte-madera.ca.us

Attachments

Attachment 1. Revised draft Site Inventory and Analysis

Attachment 2. Draft Meeting notes, October 21, 2009

Attachment 1

Revised draft Site Inventory and Analysis

Attachment 2

Draft Meeting notes, October 21, 2009