

**From:** [Ali Kia Shabahangi](#)  
**To:** [Heidi Scoble](#)  
**Cc:** [Amir Kia](#)  
**Subject:** Re: RHNA Allocation San Anselmo  
**Date:** Tuesday, January 3, 2023 5:50:14 PM  
**Attachments:** [Screen Shot 2023-01-03 at 5.38.09 PM.png](#)  
[Screen Shot 2023-01-03 at 5.37.39 PM.png](#)  
[Screen Shot 2023-01-03 at 5.35.03 PM.png](#)

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**CAUTION:** External Sender

Hello Heidi,

Do we still have time to comment on the latest draft San Anselmo RHNA housing report?

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.

Attached are some pictures of the area where our building is located (the small light blue building with "233" on it) to give you a visual perspective of the area.

We would be happy to have our architect present a 3 story building schematic elevation in this location to further illustrate our point if it would help build consensus around increasing the number of stories from 2 to 3.

Please let us know your thoughts.

Thank you,

Ali

Ali Kia Shabahangi  
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On Wed, Oct 12, 2022 at 3:29 AM Ali Kia Shabahangi <[ali@spiritlivinggroup.com](mailto:ali@spiritlivinggroup.com)> wrote:  
Thanks Heidi

Ali Kia Shabahangi  
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On Tue, Oct 11, 2022 at 8:53 PM Heidi Scoble <[hscoble@townofsananselmo.org](mailto:hscoble@townofsananselmo.org)> wrote:

Hi Ali:

I wanted to let you know that the next meeting that I would suggest you attend would be the November 3, 2022 Housing Element Advisory Committee meeting. Information on the meeting can be found at the [Town's Housing Element Update Website](#).

The meeting will discuss policies and programs to help facilitate and streamline housing, such as possible density increases, etc.

Sincerely,

Heidi

**Heidi Scoble, AICP**

Planning Director

Town of San Anselmo | 525 San Anselmo Ave | San Anselmo, CA 94960

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**From:** Ali Kia Shabahangi <[ali@spiritlivinggroup.com](mailto:ali@spiritlivinggroup.com)>  
**Sent:** Friday, October 7, 2022 9:34 AM  
**To:** Heidi Scoble <[hscoble@townofsananselmo.org](mailto:hscoble@townofsananselmo.org)>  
**Cc:** Amir Kia <[amir@spiritlivinggroup.com](mailto:amir@spiritlivinggroup.com)>  
**Subject:** Re: RHNA Allocation San Anselmo

**CAUTION:** External Sender

Hi Heidi,

Please let me know when the next process/meeting is and/or include me in e-mail updates/events schedule.

Thank you,

Ali

Ali Kia Shabahangi  
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On Fri, Oct 7, 2022 at 7:54 AM Heidi Scoble <[hscoble@townofsananselmo.org](mailto:hscoble@townofsananselmo.org)> wrote:

Hi Ali:

Through the next steps in the Housing Element Update process, in addition to the proposed density changes, the Town will be developing Policies and Programs to help facilitate additional housing units, such as possibly allowing additional height, densities, etc. As the Town is still in the process of developing the policies for consideration by the Town Council, I am not able to provide a definitive response to your density question related to 233 San Anselmo. I would encourage you to participate in the next process and advocate for more flexibility in the Town's policies to help allow you to develop four units on your property.

Regarding your property at 63-67 Kensington, the density for an R-1 property would still remain as single family residential with an average density of 6 units to the acre. Given the parcel already contains three units, there would be limited room for adding additional density. It does look like you may be able to add one Junior accessory dwelling units to one of the primary residences. The click on the Town's [Junior Accessory regulations](#) for more information.

Sincerely,

Heidi

**Heidi Scoble, AICP**

Planning Director

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**From:** Ali Kia Shabahangi <[ali@spiritlivinggroup.com](mailto:ali@spiritlivinggroup.com)>  
**Sent:** Thursday, October 6, 2022 7:12 PM  
**To:** Heidi Scoble <[hscoble@townofsananselmo.org](mailto:hscoble@townofsananselmo.org)>  
**Cc:** Amir Kia <[amir@spiritlivinggroup.com](mailto:amir@spiritlivinggroup.com)>  
**Subject:** Re: RHNA Allocation San Anselmo

**CAUTION:** External Sender

Hi Heidi,

Our property at 233 San Anselmo Ave. is 4,750 square feet (.11 acre) and is in a "C2" zoning district.

At 30 units an acre that would mean we could do 3.3 units (.11 x 43,560). We would like to build up to 4 units.

Can we do that, round up or find another way to add more density?

Would the Town still be limiting the number of stories to 2 along San Anselmo Avenue or would a 3 story structure be considered?

Our property at 63 - 67 Kensington is 14,000 square feet (.32 of an acre) and is in an R1 zoning district.

Would that mean we could do 9.6 units or 10 units (.32 x 43,560).

Thank you for your feedback,

Ali

Ali Kia Shabahangi  
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On Thu, Oct 6, 2022 at 5:45 PM Heidi Scoble <[hscoble@townofsananselmo.org](mailto:hscoble@townofsananselmo.org)> wrote:

Hi Ali:

Thank you for providing the information. Your property is currently on the proposed Housing Opportunity Sites list and the Town is considering upzoning the residential density on your property from 20 units to the acre to 30 units to the acre. The Town will also be working on policies and programs that will help facilitate residential development. The Town's housing Element Advisory Committee will be conducting a public meeting on November 5 to discuss programs and the Town Council will be conducting a public meeting on October 11 to confirm the proposed Housing Opportunity Sites. I encourage you to participate in the Housing Element Update

process if you are interested. Information on the Housing Element Update can be found at the following link: [San Anselmo Housing Element Update | San Anselmo, CA - Official Website \(townofsananselmo.org\)](#).

Please do not hesitate to email me if you have any additional information.

Sincerely,

Heidi

**Heidi Scoble, AICP**

Planning Director

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**From:** Ali Kia Shabahangi <[ali@spiritlivinggroup.com](mailto:ali@spiritlivinggroup.com)>  
**Sent:** Thursday, October 6, 2022 1:32 PM  
**To:** Heidi Scoble <[hscoble@townofsananselmo.org](mailto:hscoble@townofsananselmo.org)>  
**Cc:** Amir Kia <[amir@spiritlivinggroup.com](mailto:amir@spiritlivinggroup.com)>  
**Subject:** RHNA Allocation San Anselmo

**CAUTION:** External Sender

Hello Heidi,

Attached, please find two properties that we would like to include for additional housing density per your letter RE: 6th Cycle Housing Element Update - Property Development Capacity.

Please let me know if you have any questions.

We are local developers and would love the opportunity to add to San Anselmo's housing stock.

Thank you,

Ali

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