



San Anselmo Housing Element Update

# HEAC MEETING #3

4:00pm

September 1, 2022

# Meeting Agenda

- Public Workshop Feedback Overview
- Preliminary Opportunity Sites Yield Analysis and Discussion
- Next Steps
- How to Spread the Word
- Q & A





# **PUBLIC WORKSHOP FEEDBACK OVERVIEW**





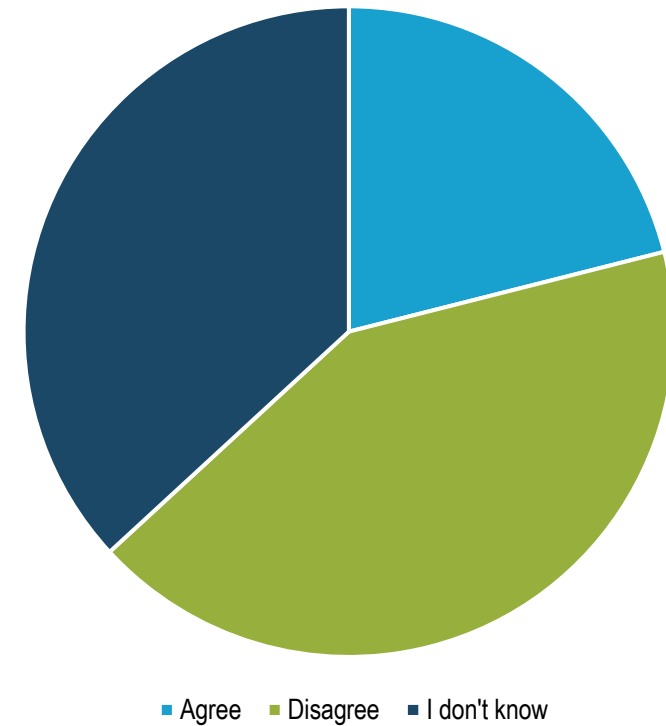


# Public Workshop Process

- Housing Element Overview
- Housing Opportunity Sites Introduction
  - *Site Suitability Factors Overview and Poll*
- Map Exercise and Discussion
  - *Commercial Areas*
  - *Downtown*
  - *R-1 Areas*

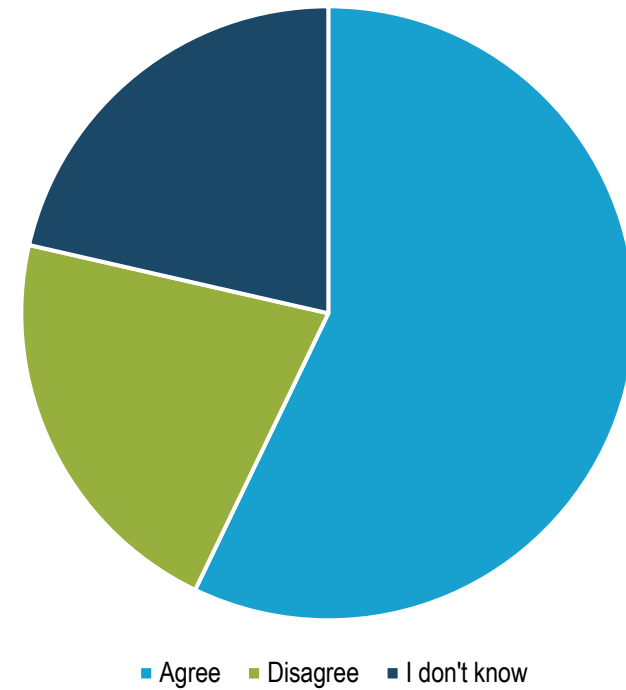
# Site Suitability Factors Poll

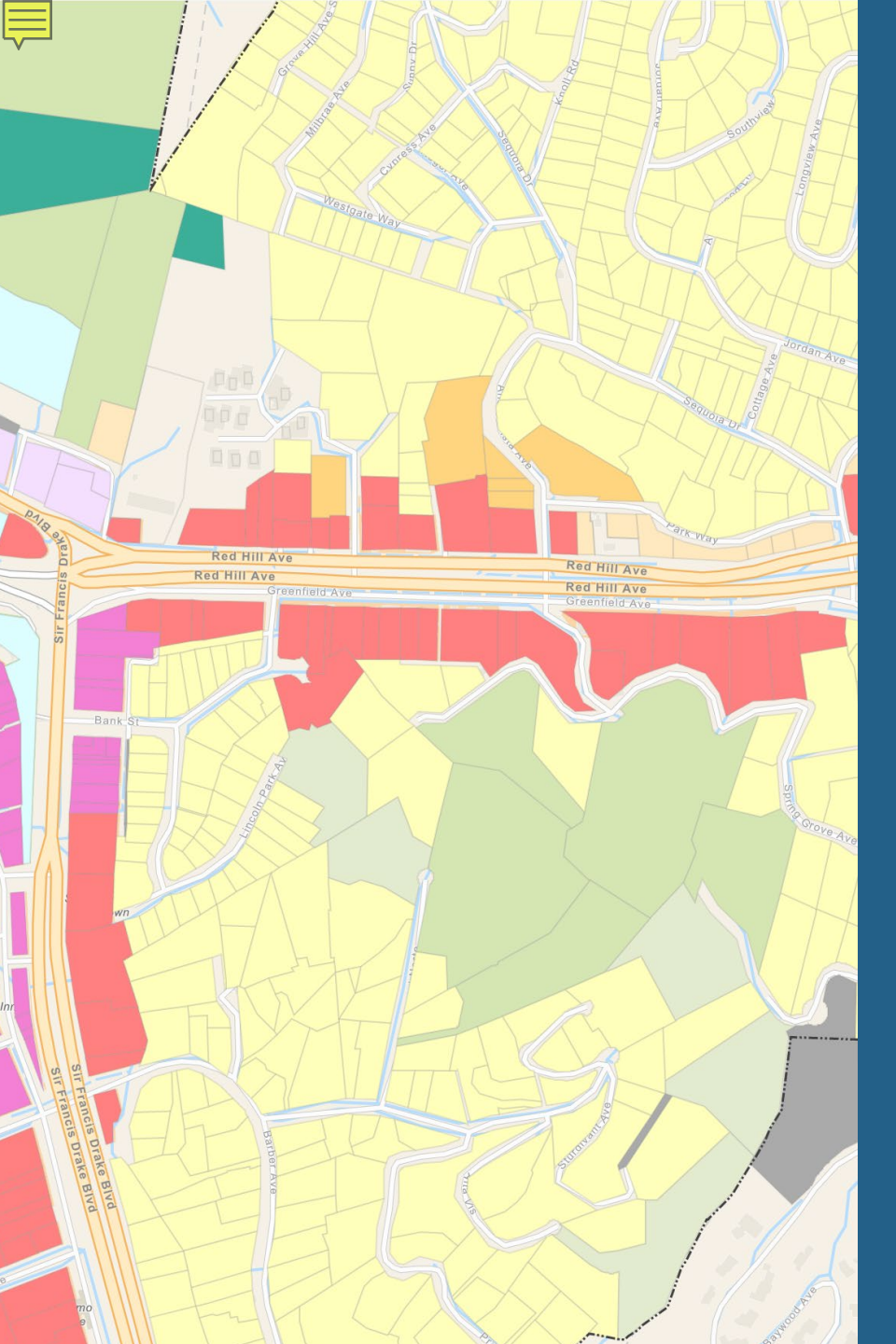
- Question 1: The appropriate site suitability factors were considered in the analysis of housing opportunity sites.
  - *Agree* (8)
  - *Disagree* (3)
  - *I don't know* (3)



# Site Suitability Factors Poll

- Question 2: The appropriate amount of weight was given to each site suitability factor.
  - *Agree (4)*
  - *Disagree (8)*
  - *I don't know (7)*



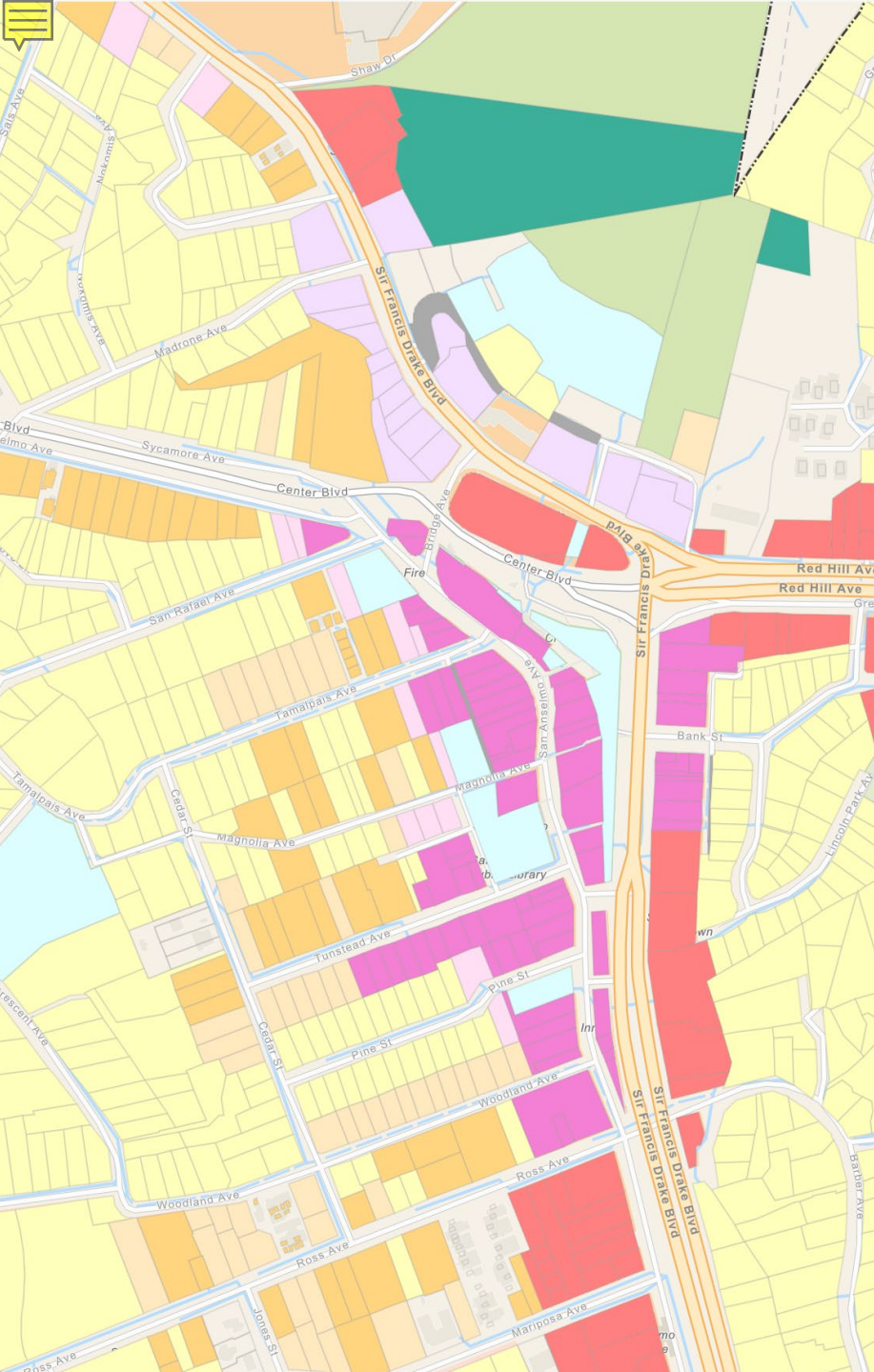


# Map Exercise and Discussion

## ■ Commercial Areas

- *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
- *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*



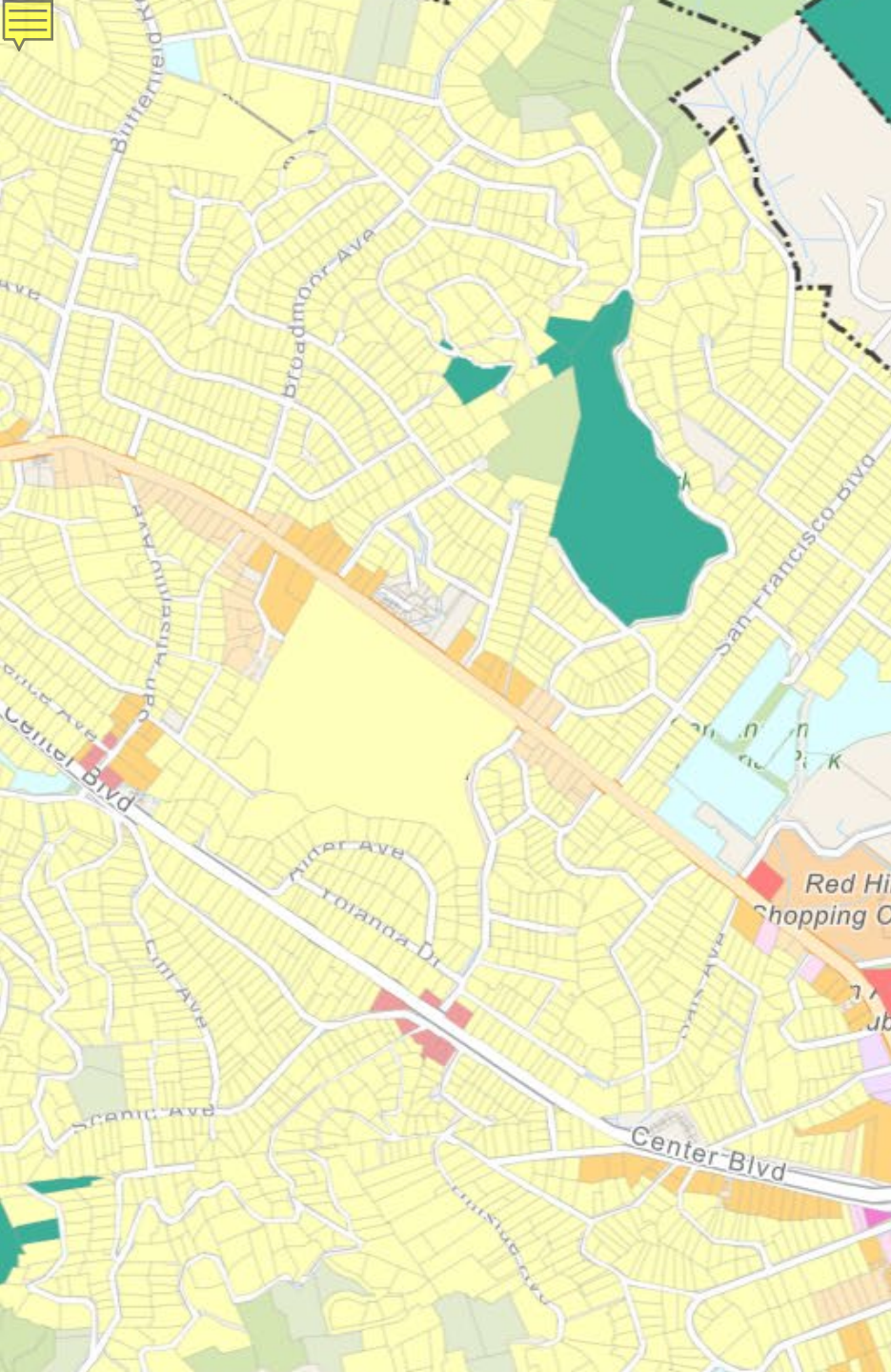


# Map Exercise and Discussion

## ■ Downtown

- *In your opinion, are these areas a good location for new housing in the community? Why or why not?*
- *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*





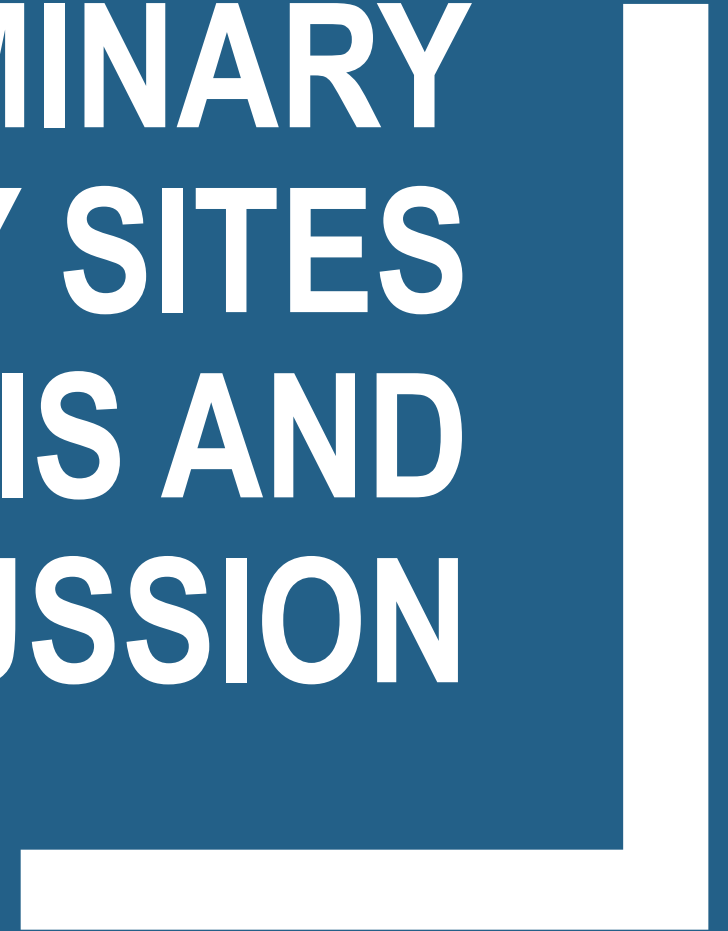
# Map Exercise and Discussion

## ■ R-1 Areas

- *In your opinion, are these neighborhoods a good location for additional housing in the community? Why or why not?*
- *If you think these areas are a good location for new housing, do you think higher density housing should be considered? Why or why not?*
- *If you think these areas are a good location for new housing, do you think other “missing middle” housing types such as duplexes, triplexes, quadplexes, or townhomes should be allowed? Why or why not?*

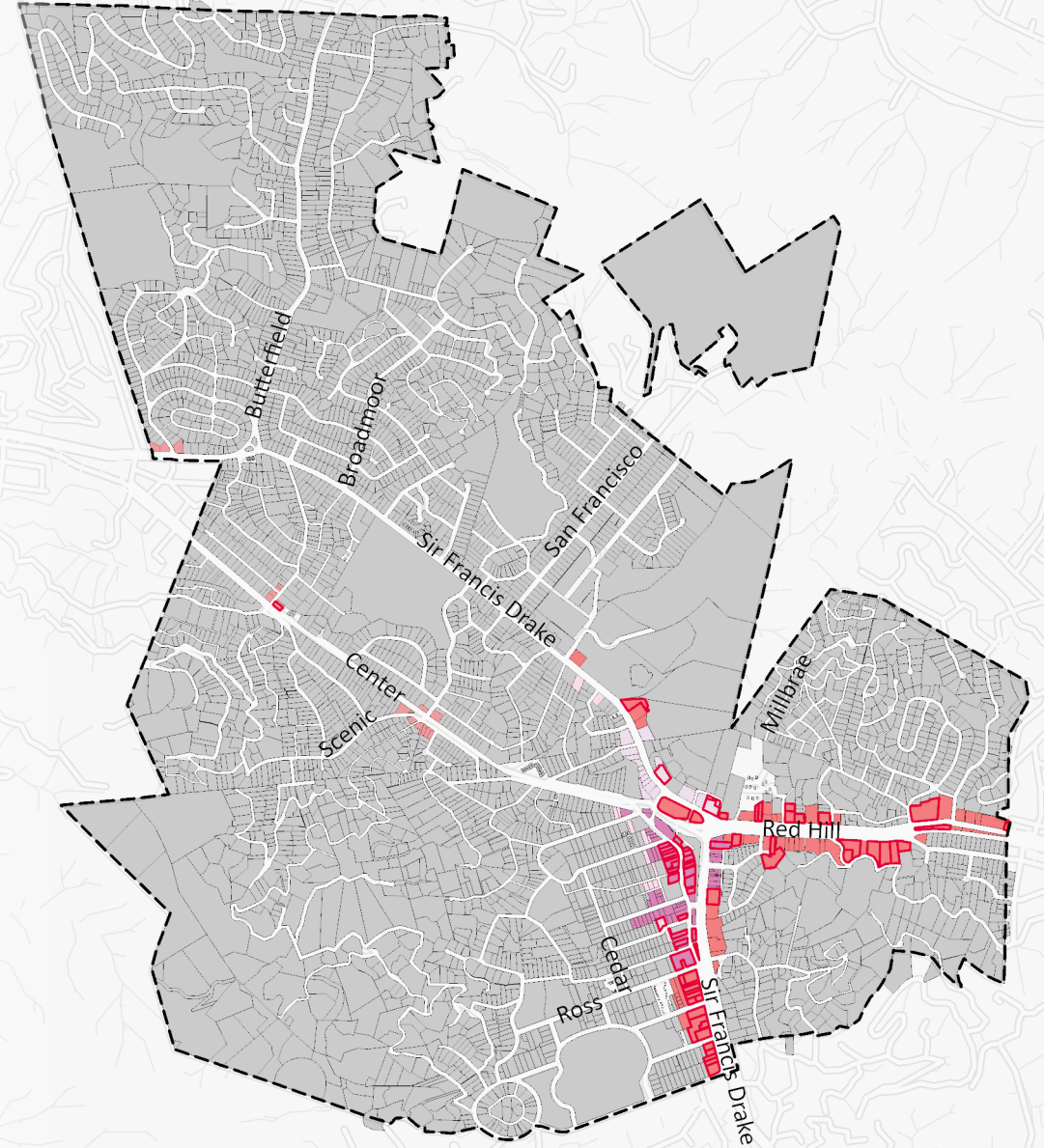


# **PRELIMINARY OPPORTUNITY SITES YIELD ANALYSIS AND DISCUSSION**



# Commercial Opportunity Sites

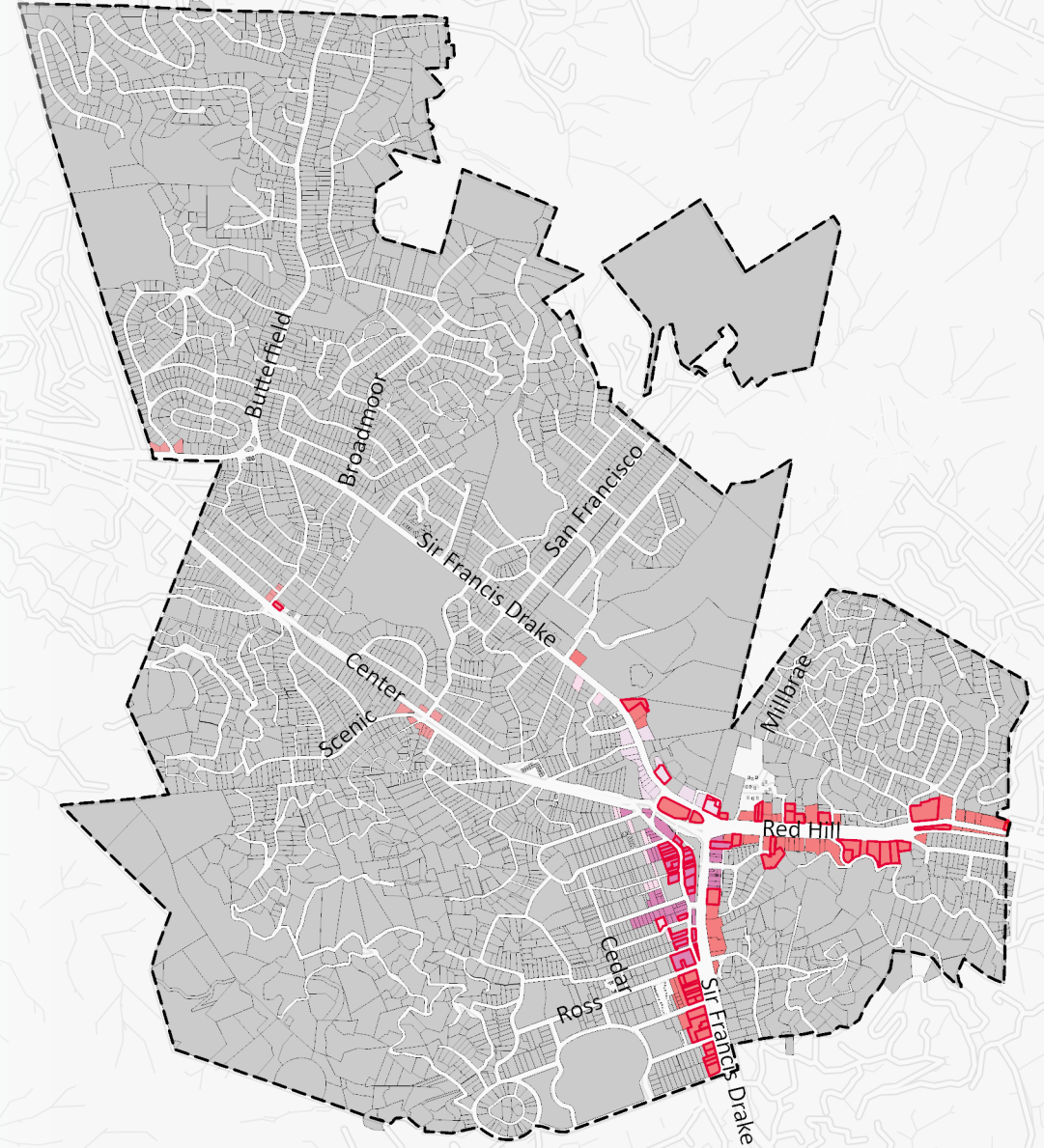
- Existing Conditions
  - 20 du/acre allowed with conditional use permit
  - No data on existing number of residential units, 0 assumed





# Commercial Opportunity Sites

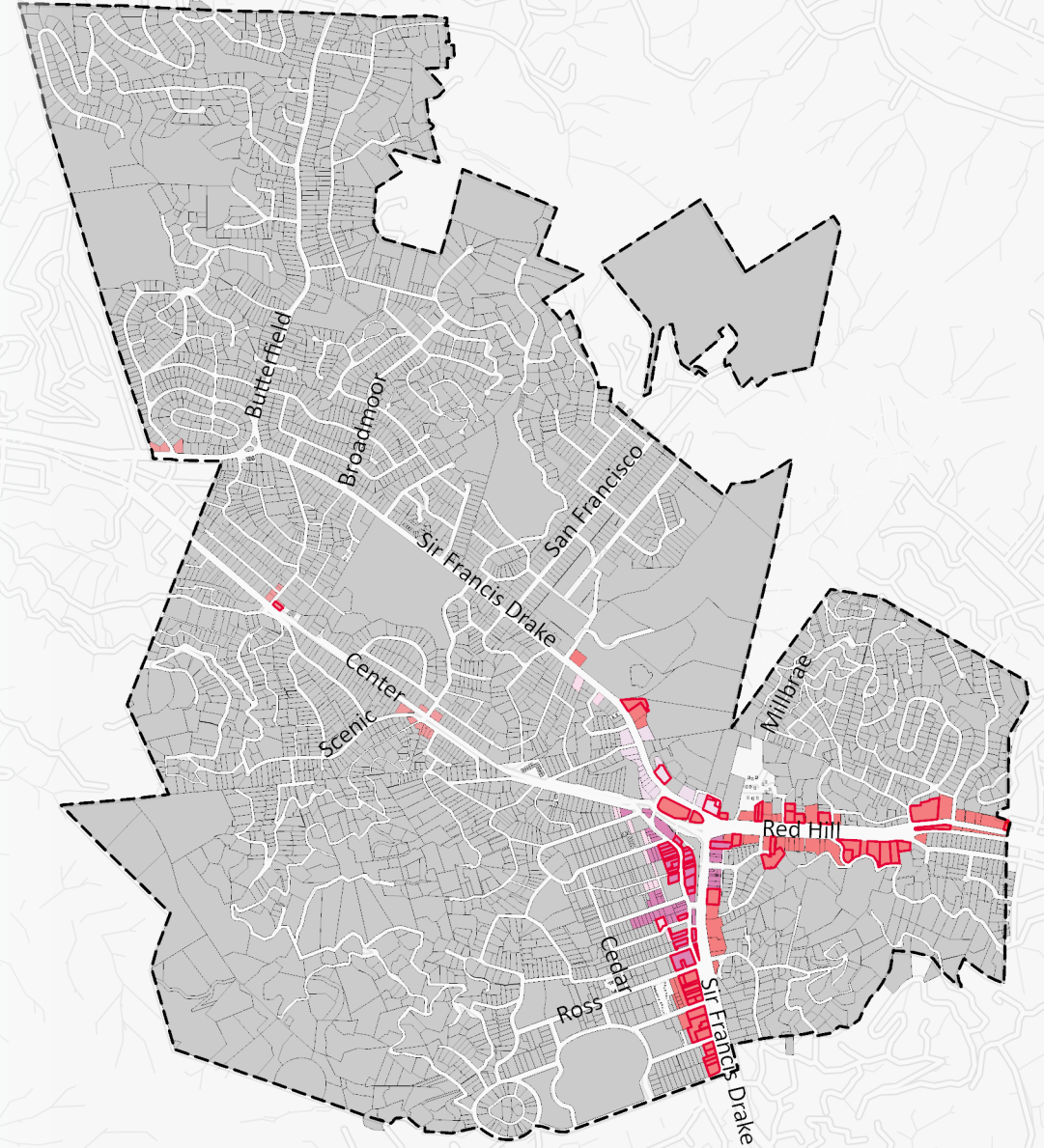
- Existing Conditions
  - 20 du/acre allowed with conditional use permit
  - Data on existing number of residential units forthcoming
- Yield Under Existing Conditions
  - 20 du/acre: 527 new units





# Commercial Opportunity Sites

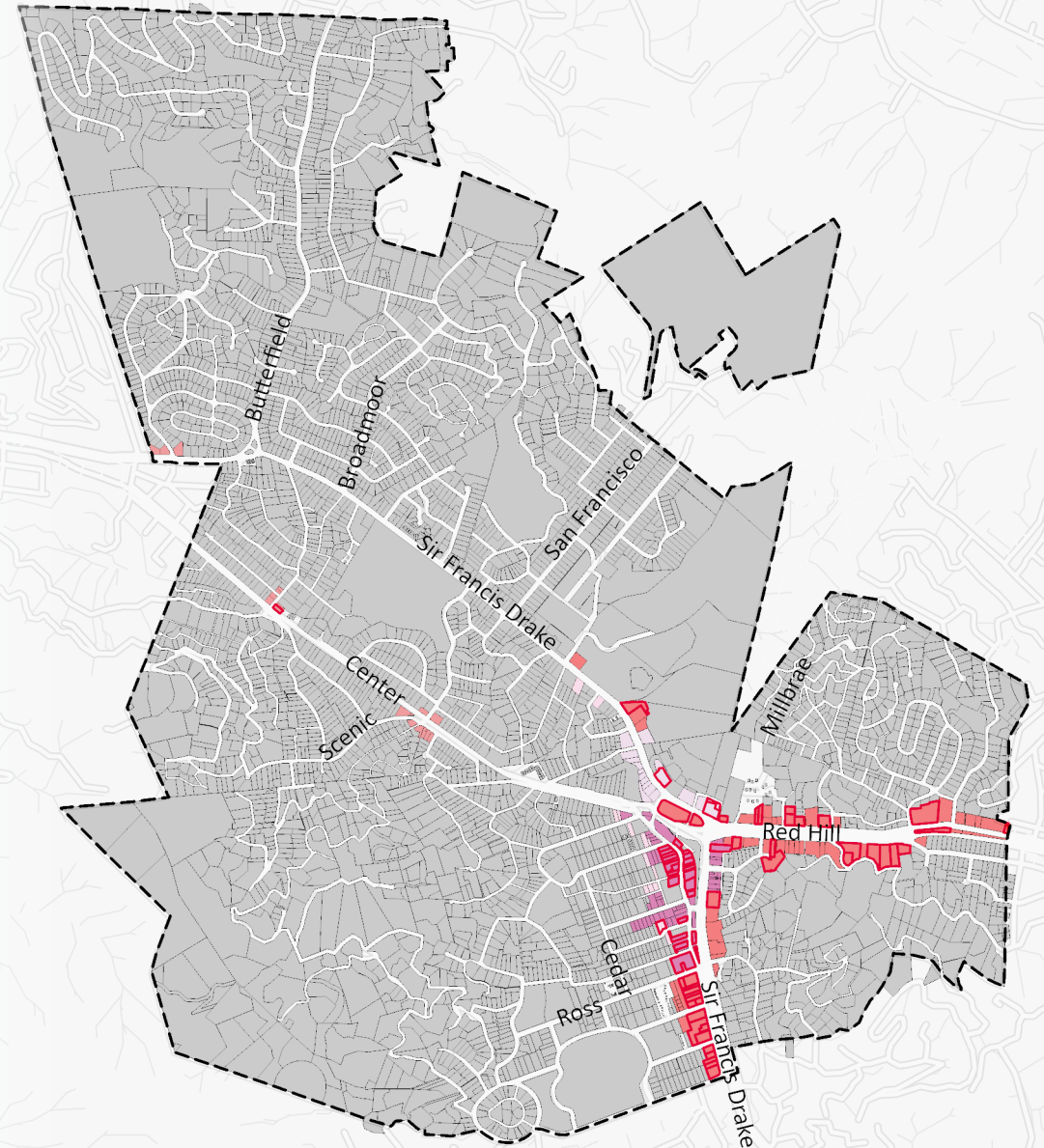
- Yield Under Existing Conditions
  - 20 du/acre: 527 new units
- Yield Under Alternative Conditions
  - 25 du/acre: 659 new units
  - 30 du/acre: 793 new units
  - 35 du/acre: 927 new units
  - 40 du/acre: 1,068 new units



# Commercial Opportunity Sites

- Yield Under Existing Conditions
  - 20 du/acre: 527 new units
- Yield Under Alternative Conditions
  - 25 du/acre: 659 new units
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  - 35 du/acre: 927 new units
  - 40 du/acre: 1,068 new units

Should the Town consider allowing more than 20 du/acre in commercial areas? If yes, are all commercial areas appropriate?

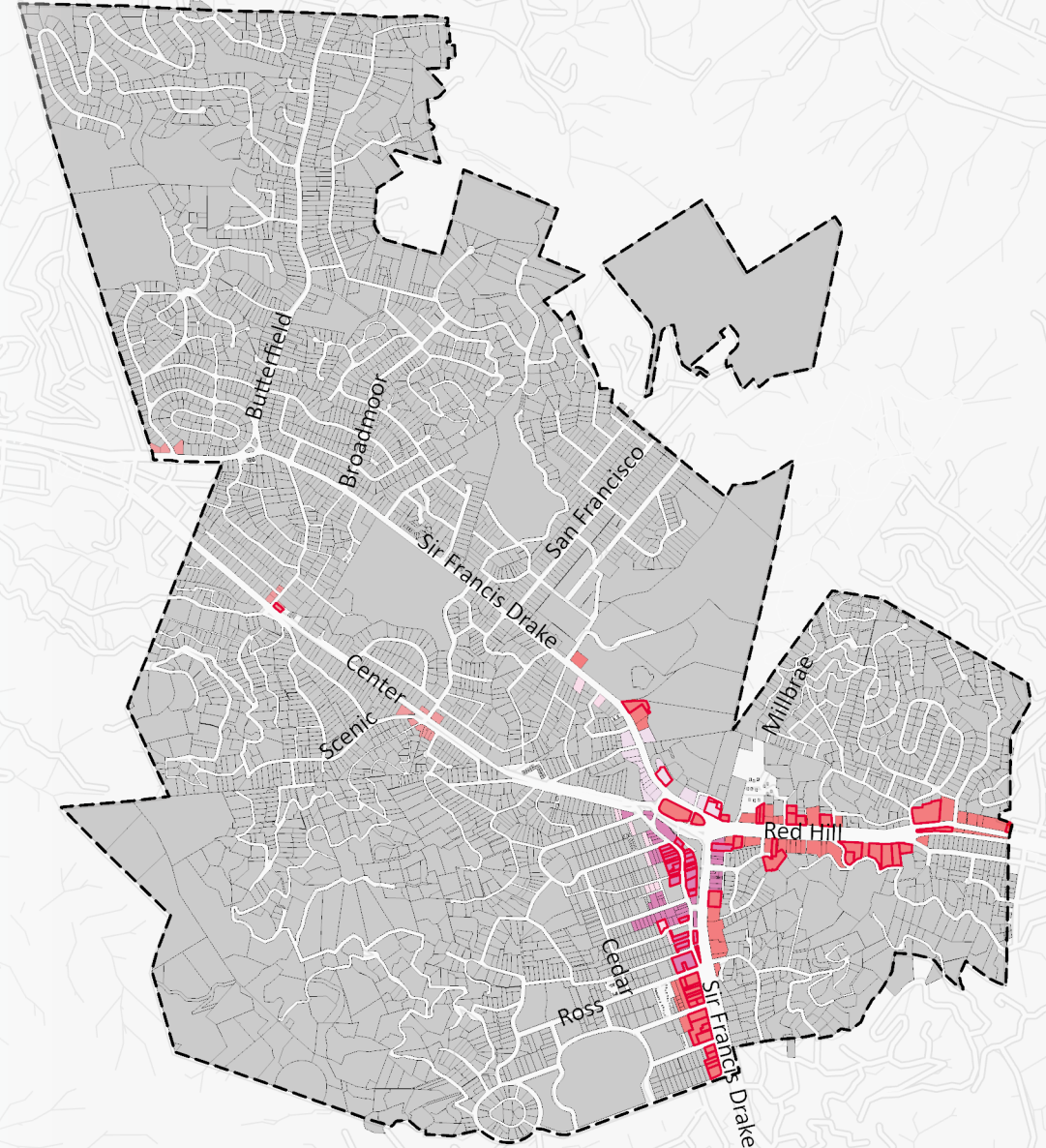




# Commercial Opportunity Sites

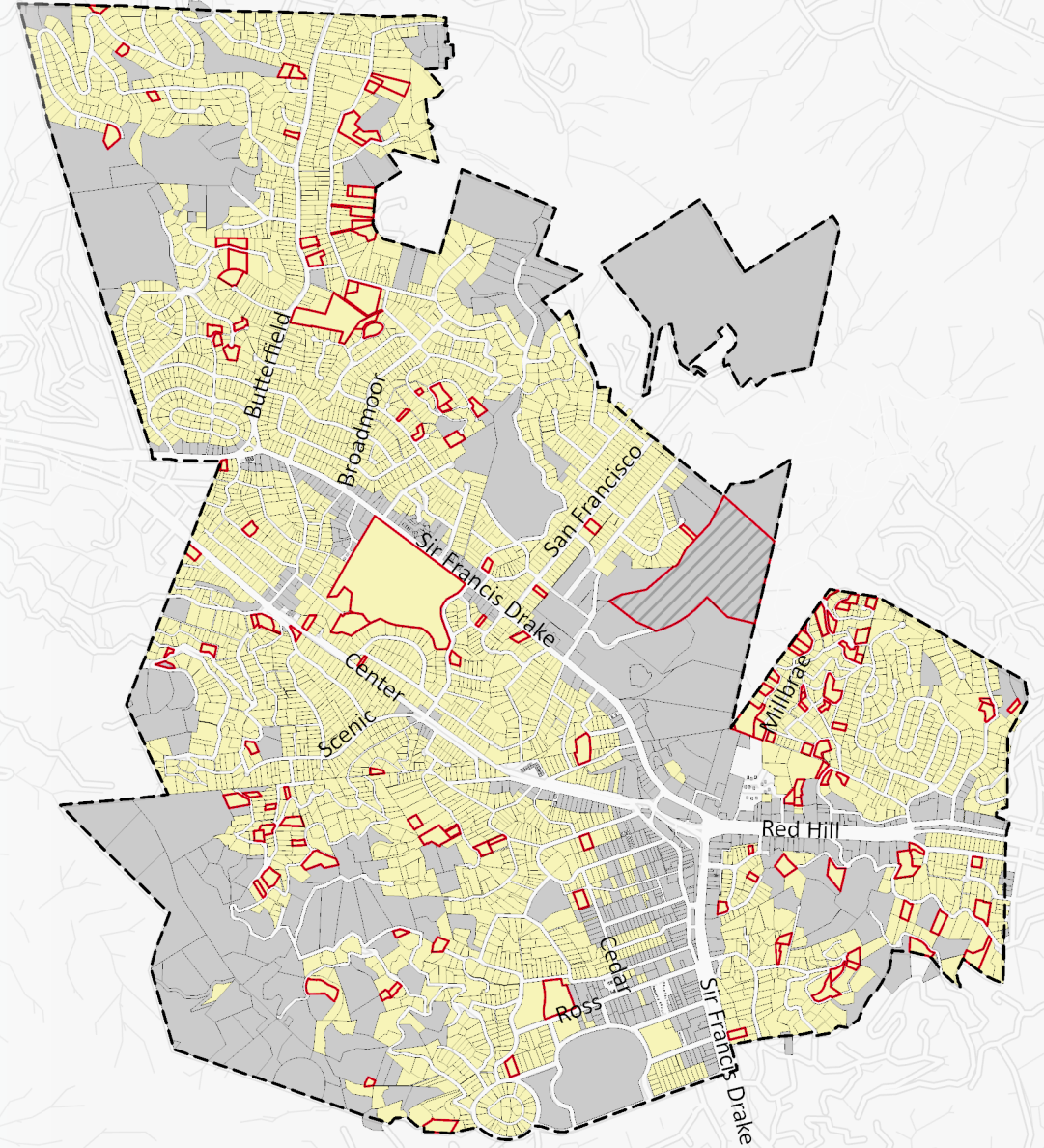
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Should commercial buildings be allowed to be taller than 2 stories? If yes, are all commercial areas appropriate?



# R-1 / PDD R-1 District Opportunity Sites

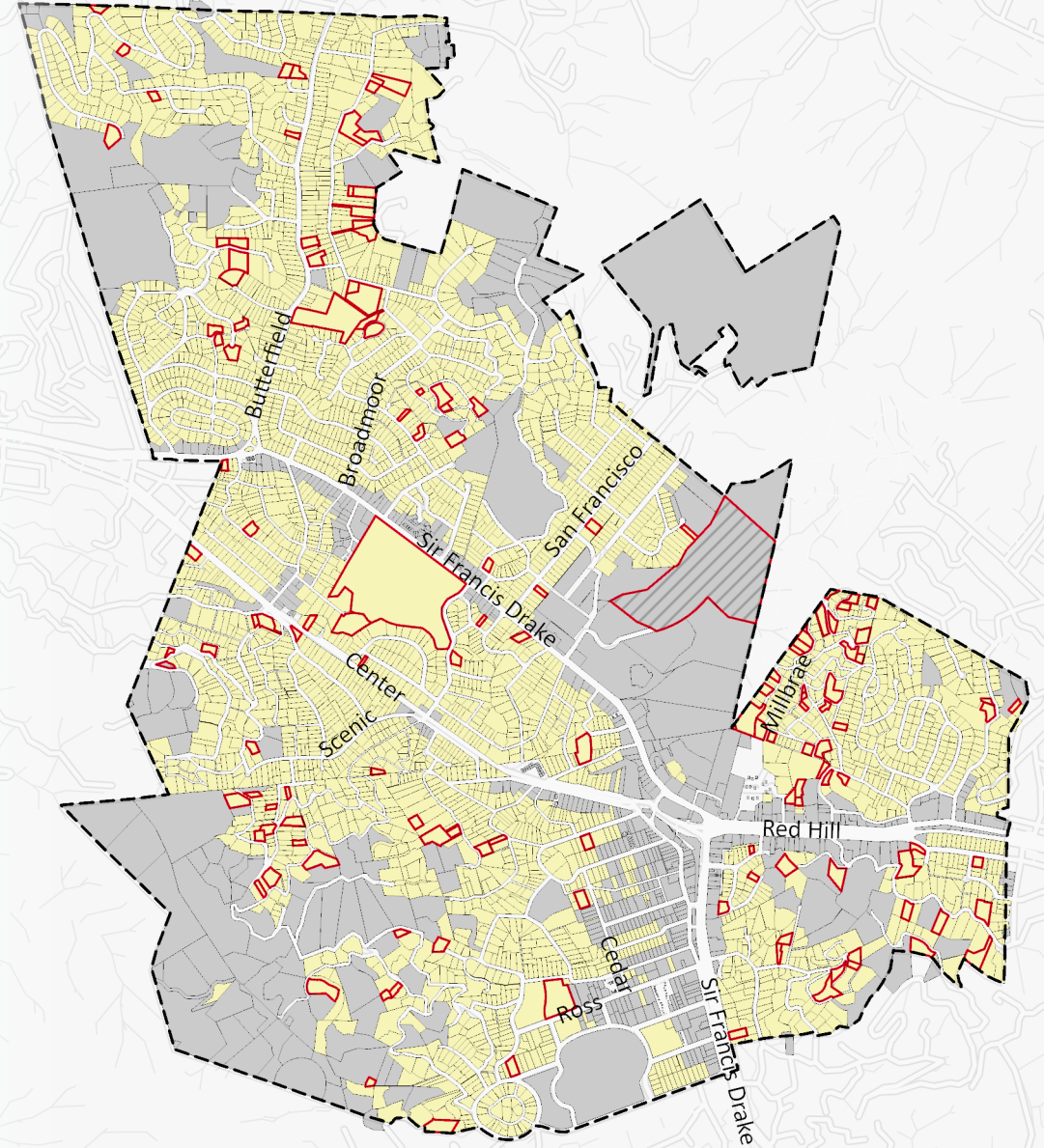
- Existing Conditions
  - 6 du/acre allowed
  - 112 existing units





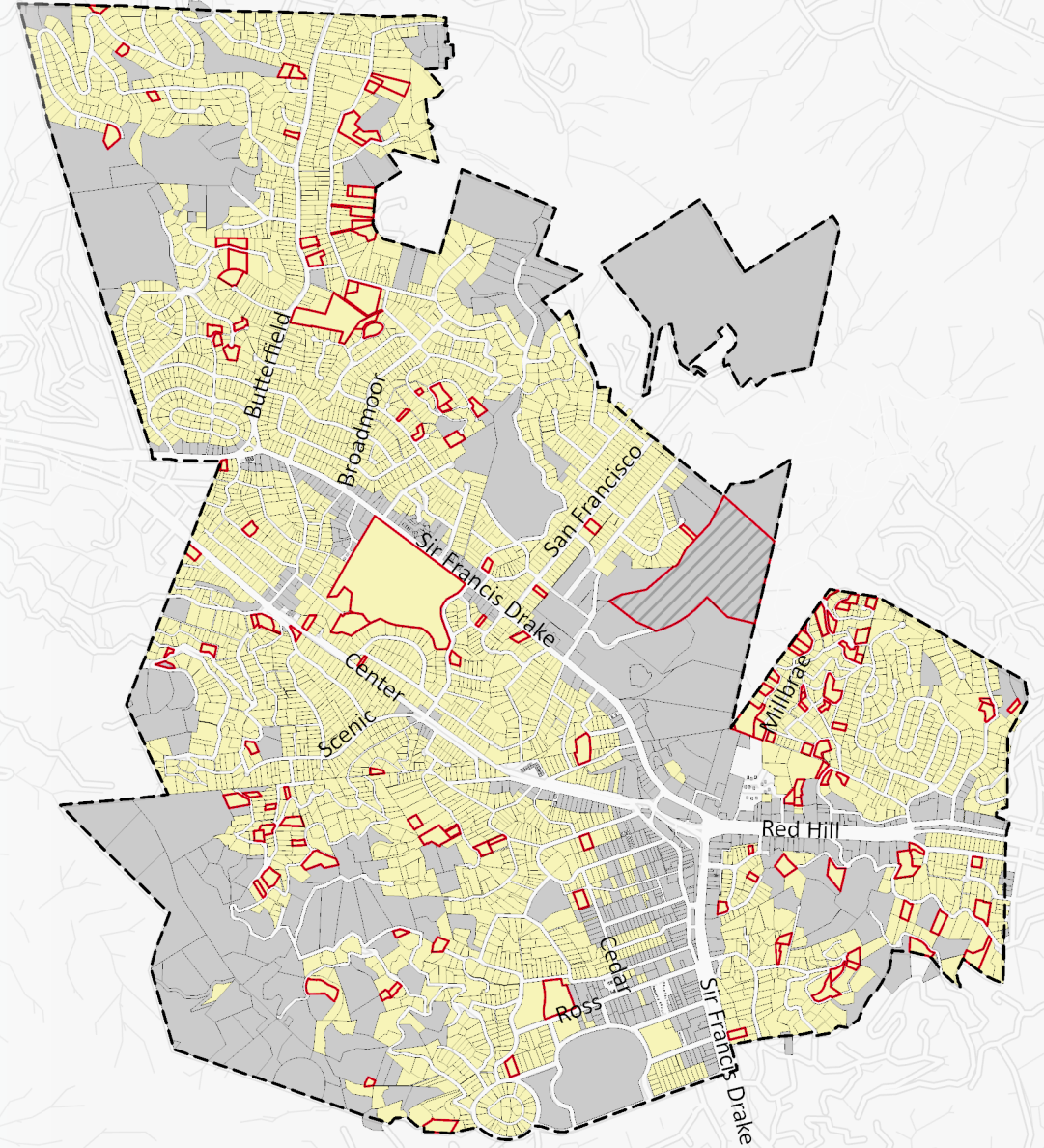
# R-1 / PDD R-1 District Opportunity Sites

- Existing Conditions
  - 6 du/acre allowed
  - 112 existing units
- Yield Under Existing Conditions
  - 6 du/acre: 83 new units



# R-1 / PDD R-1 District Opportunity Sites

- Yield Under Existing Conditions
  - 6 du/acre: 83 new units
- Yield Under Alternate Conditions
  - 12 du/acre (R-2): 774 new units

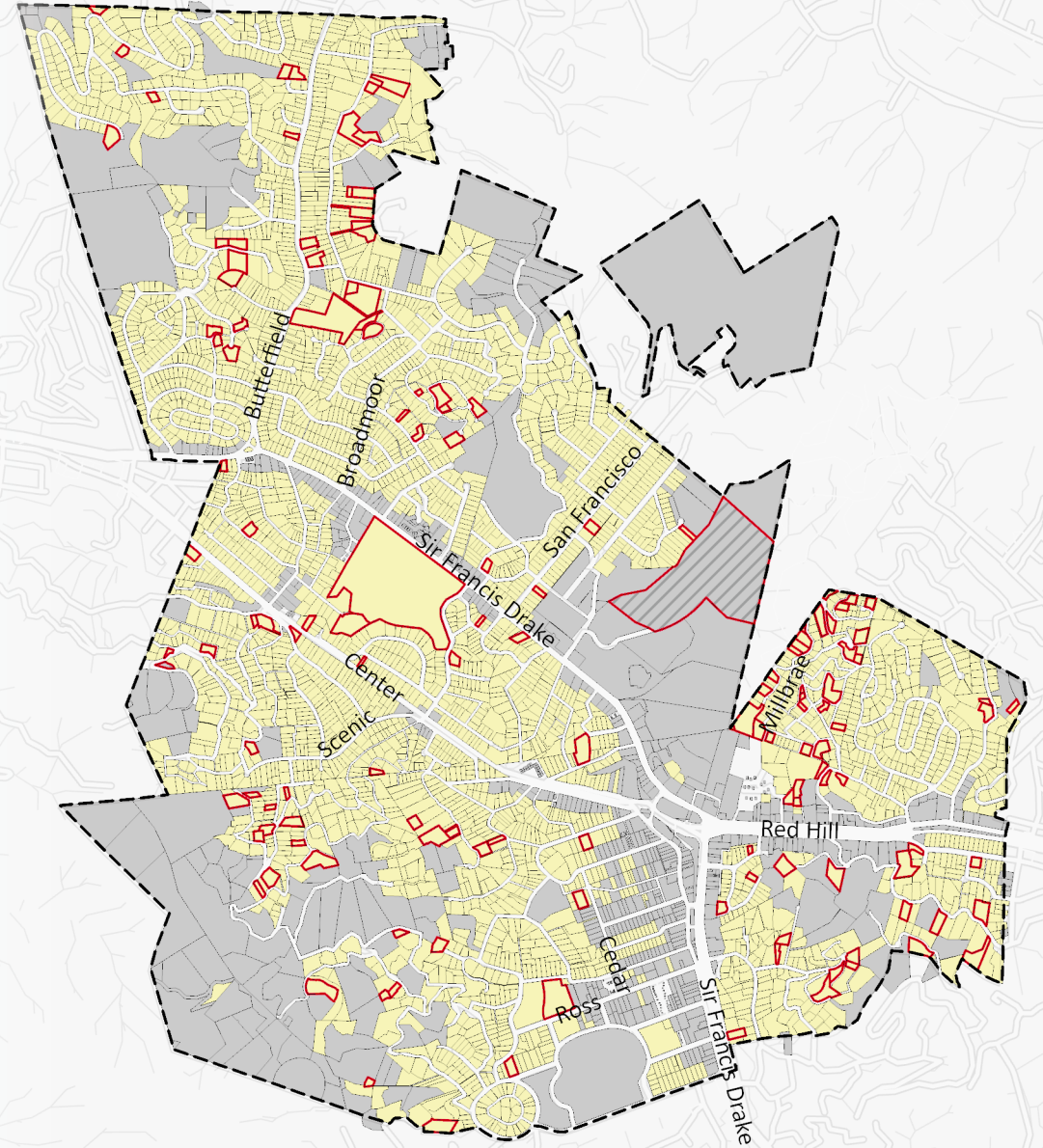




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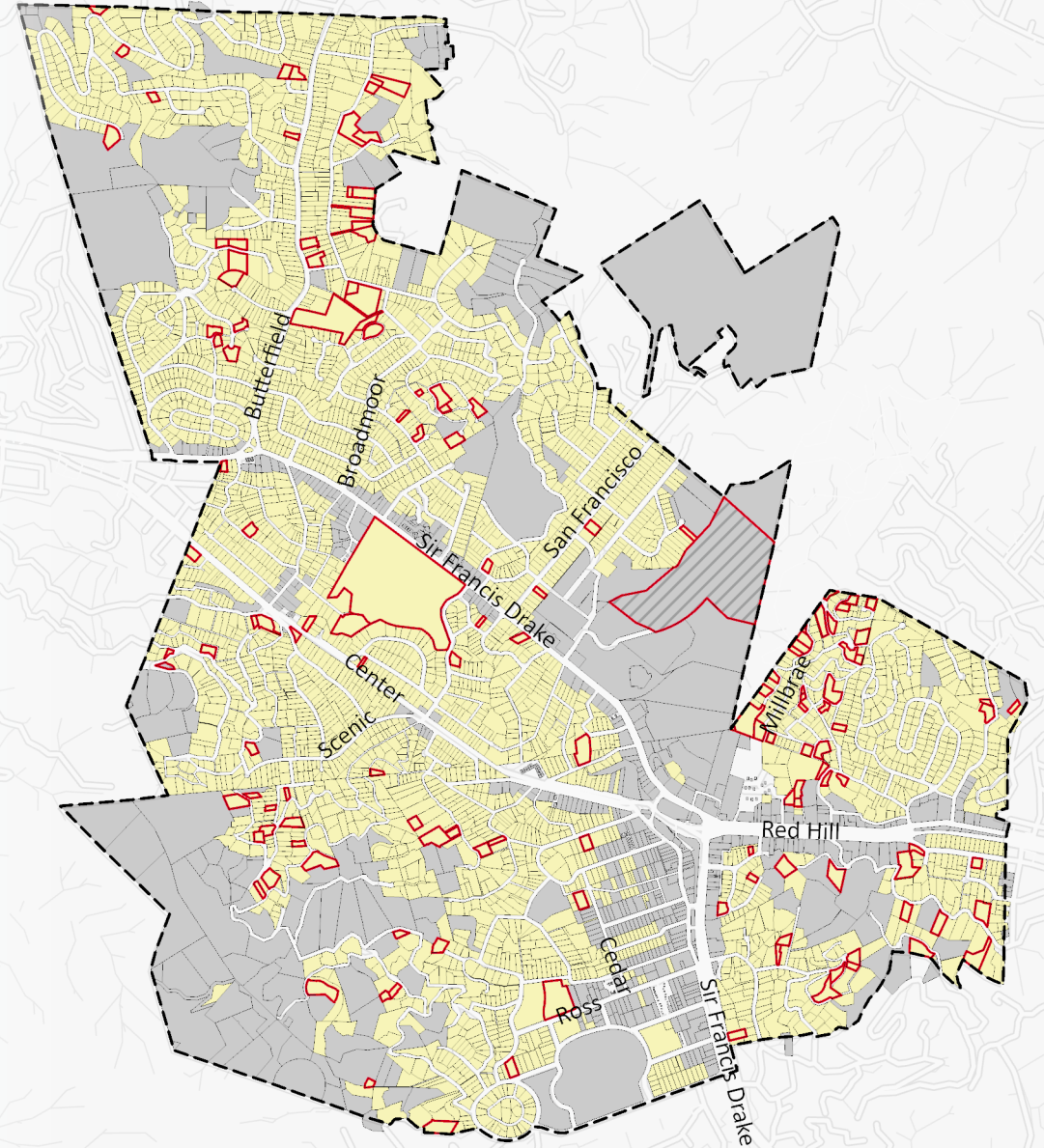
Should the Town consider rezoning R-1 areas to R-2? If yes, are all R-1 areas appropriate?



# R-1 / PDD R-1 District Opportunity Sites

- Yield Under Existing Conditions
  - 6 du/acre: 83 new units
- Yield Under Alternate Conditions
  - 12 du/acre (R-2): 774 new units

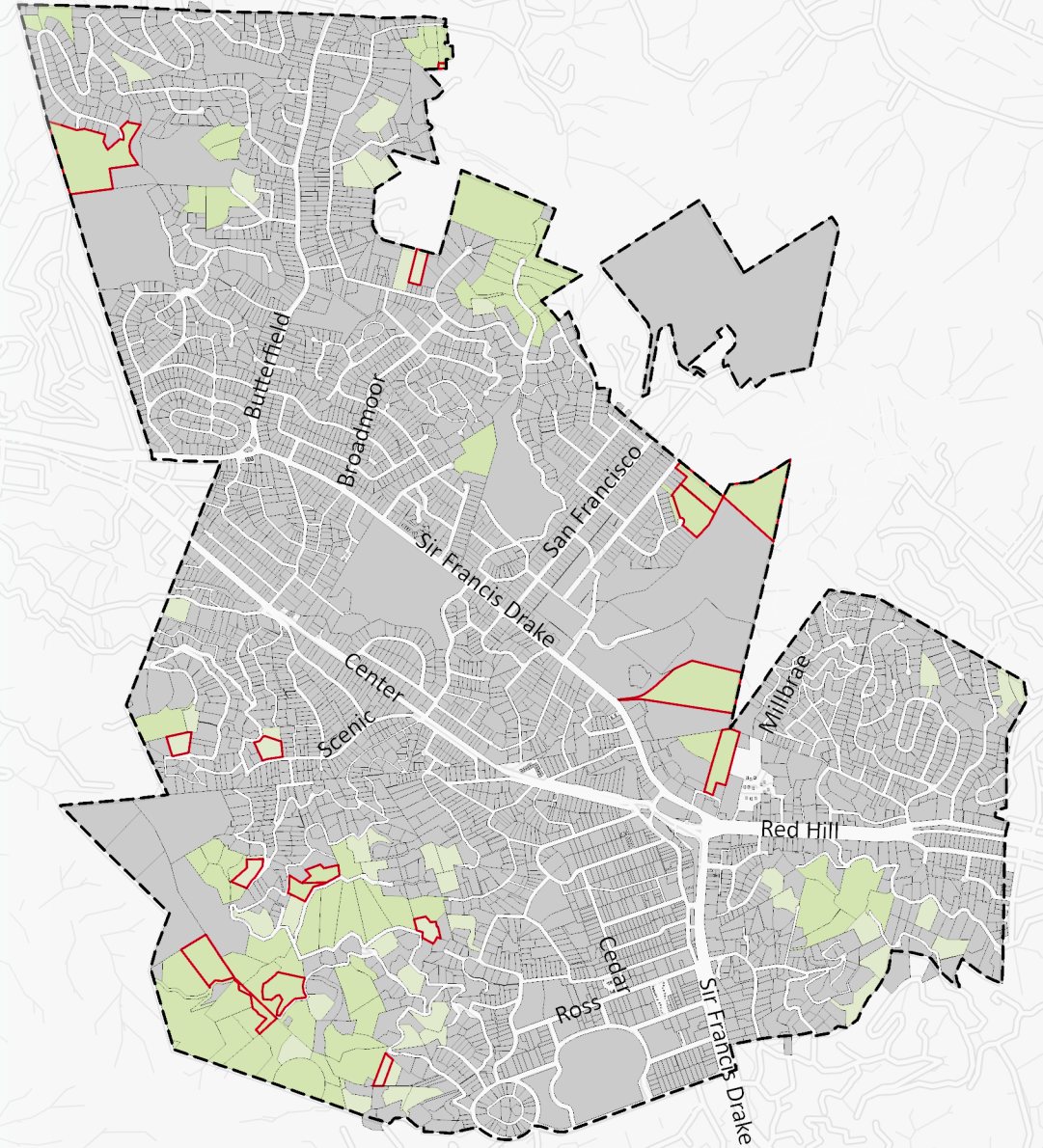
Should the Town consider “missing middle” housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1 areas? If yes, should they be allowed in all R-1 areas?





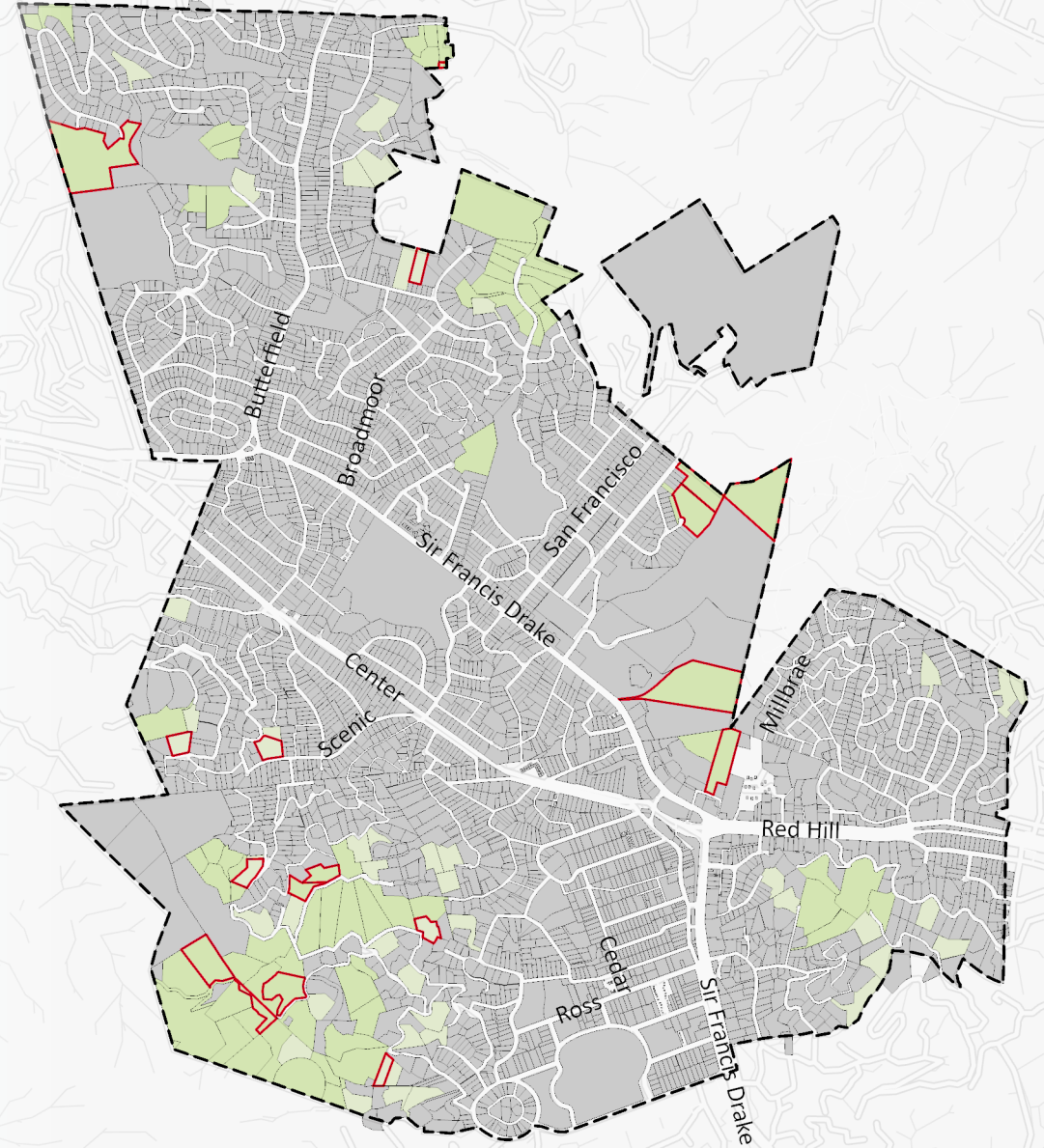
# R-1C / R-1H District Opportunity Sites

- Existing Conditions
  - 1 du/acre allowed
  - 10 existing units



# R-1C / R-1H District Opportunity Sites

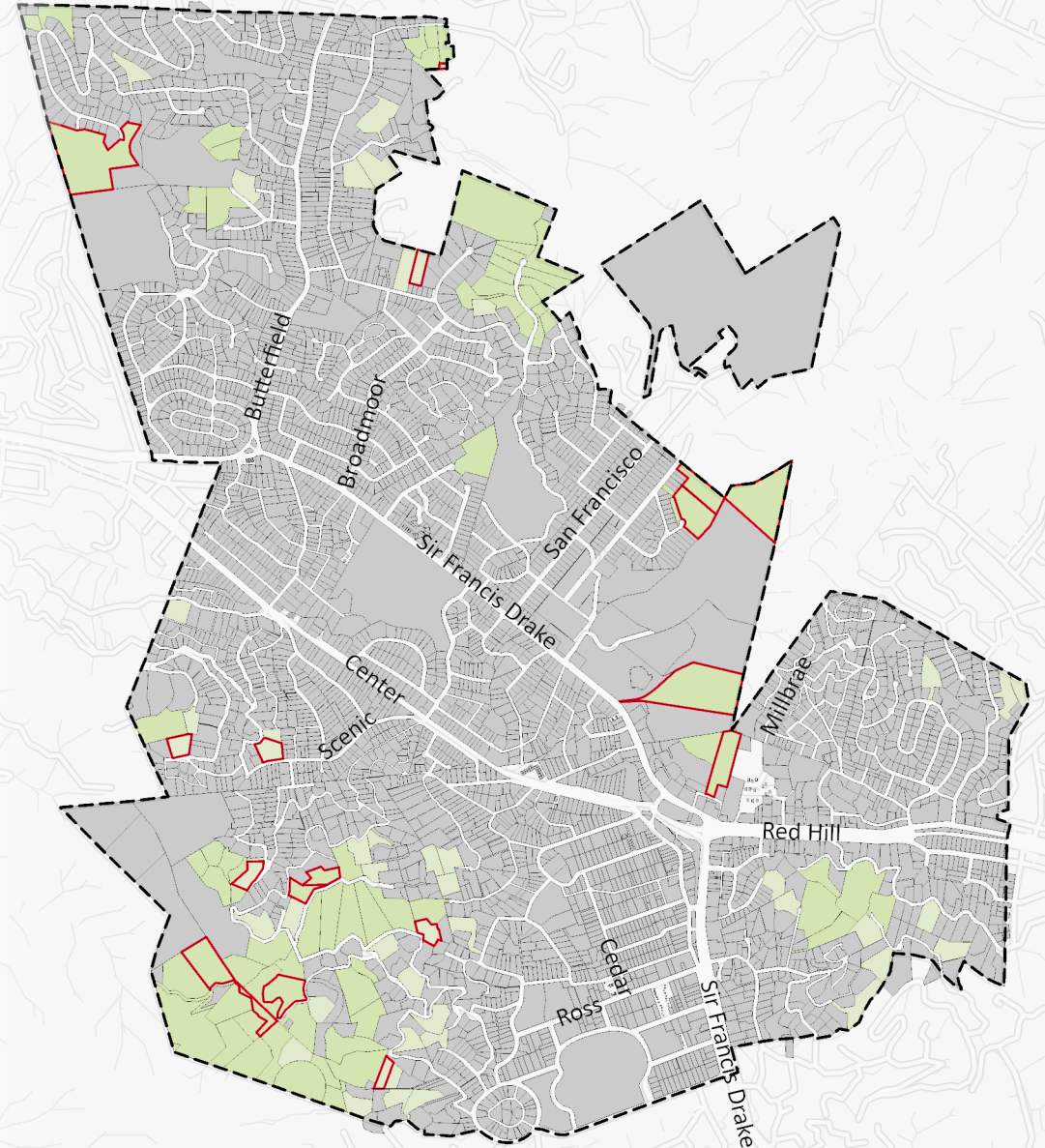
- Existing Conditions
  - 1 du/acre allowed
  - 10 existing units
- Yield Under Existing Conditions
  - 1 du/acre: 56 new units





# R-1C / R-1H District Opportunity Sites

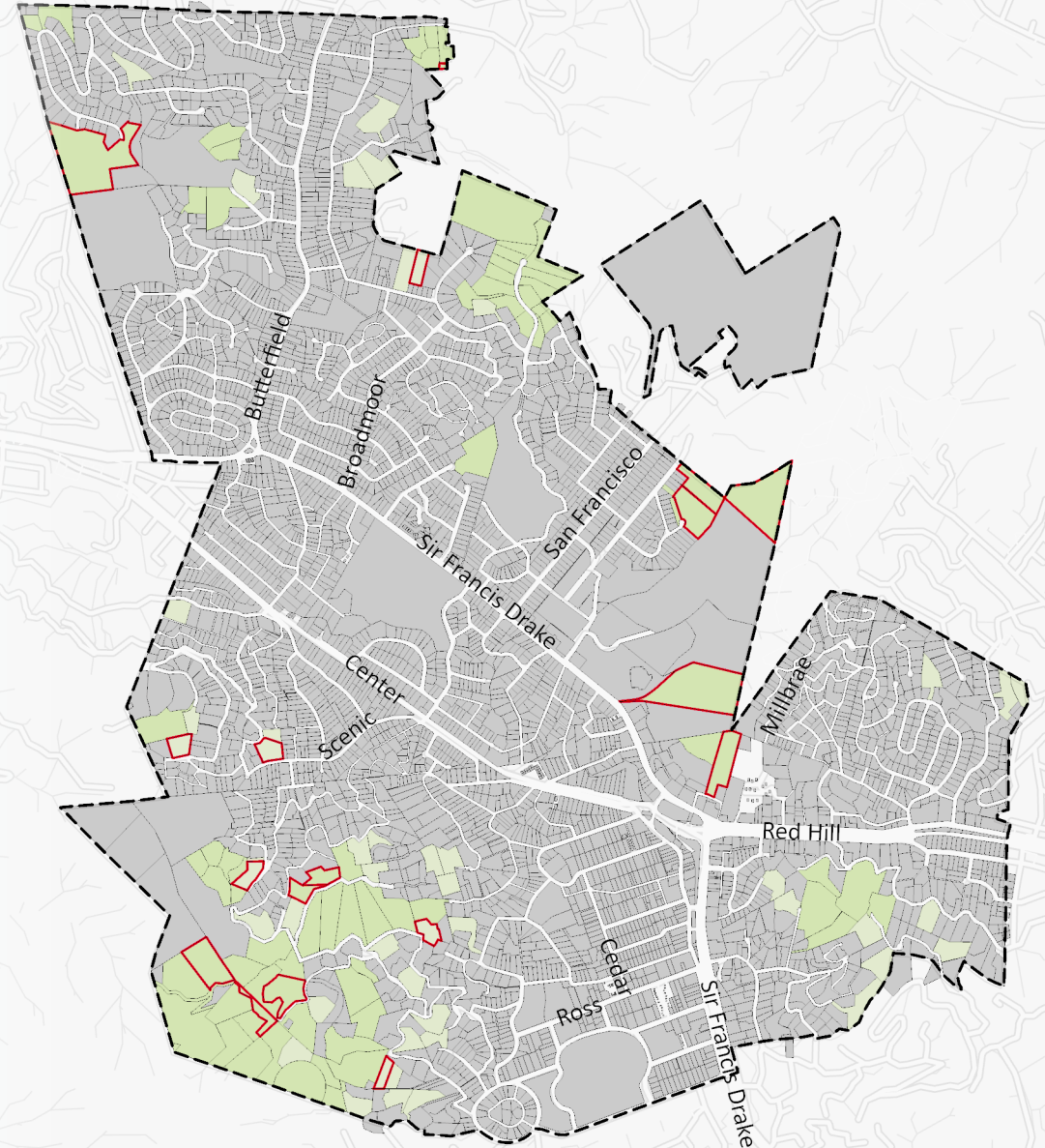
- Yield Under Existing Conditions
  - 1 du/acre: 56 new units
- Yield Under Alternate Conditions
  - 2 du/acre: 122 new units
  - 3 du/acre: 188 new units
  - 4 du/acre: 254 new units
  - 5 du/acre: 320 new units
  - 6 du/acre (R-1): 386 new units



# R-1C / R-1H District Opportunity Sites

- Yield Under Existing Conditions
  - 1 du/acre: 56 new units
- Yield Under Alternate Conditions
  - 2 du/acre: 122 new units
  - 3 du/acre: 188 new units
  - 4 du/acre: 254 new units
  - 5 du/acre: 320 new units
  - 6 du/acre (R-1): 386 new units

Should the Town consider allowing higher density housing in the R-1C and R-1H districts? If yes, are all R-1C and R-1H areas appropriate?

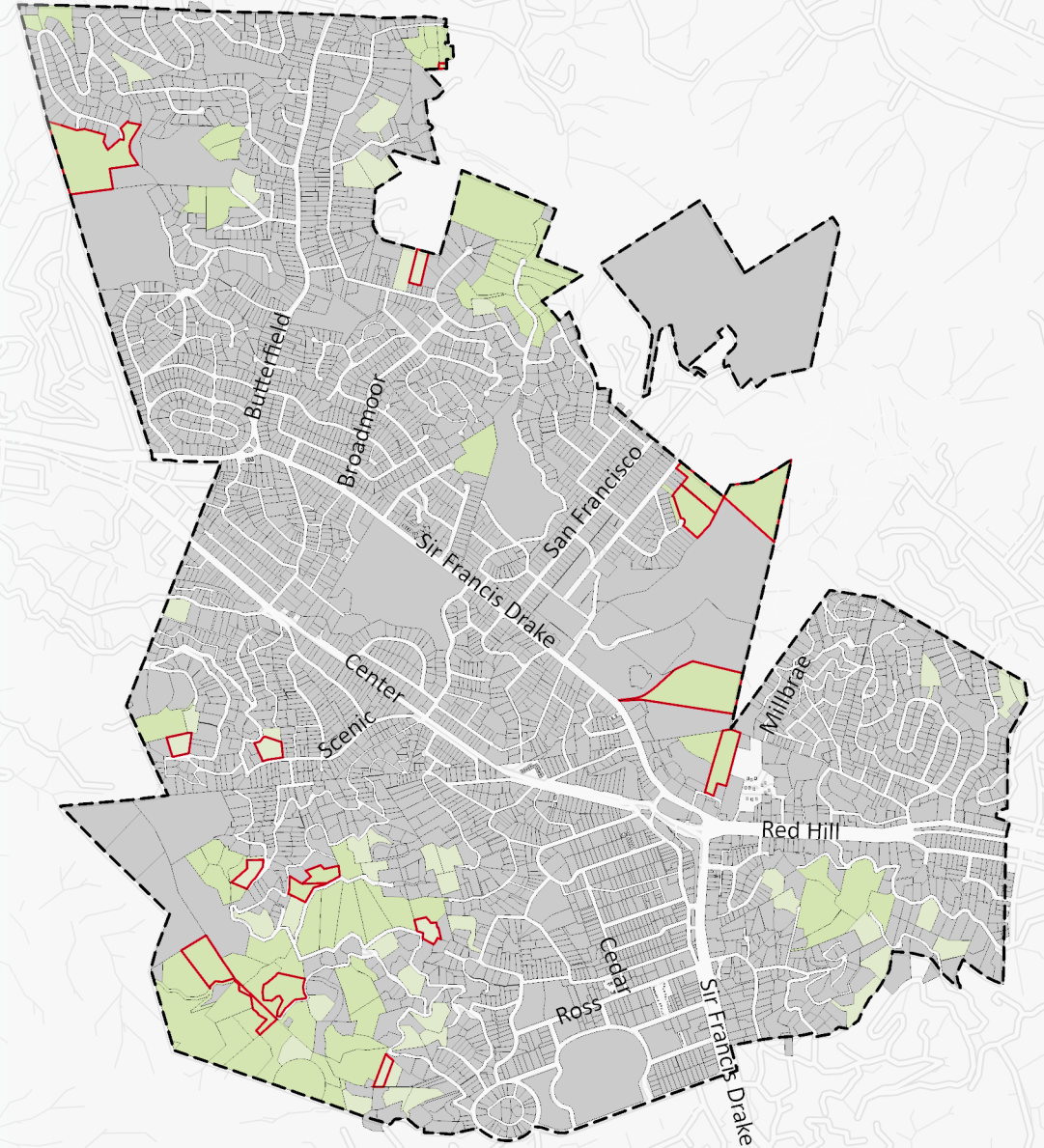




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Should the Town consider “missing middle” housing types such as duplexes, triplexes, quadplexes, or townhomes in R-1C and R-1H areas?  
If yes, should they be allowed in all areas?



**NEXT STEPS**



# Upcoming Meetings

- **September 26:** HEAC Meeting #4
  - *Finalize Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- **October 11:** Town Council Meeting
  - *Confirm Housing Opportunity Sites and Proposed Rezoning to Accommodate RHNA*
- **November 3:** HEAC Meeting #5
  - *Discuss Draft Policies and Programs*



In the Spring of 2022, an online questionnaire was made public and a consultant was hired to help with the update.

During the Fall of 2022, the housing opportunity sites will be finalized and preliminary goals, policies, and actions will be crafted and refined with HEAC and public input.



In the Winter of 2022, the Town began the process to update the Housing Element.

During the Summer of 2022, the HEAC was established and began meeting and virtual public meetings were held to gather input on appropriate locations for new housing.

In the Winter of 2022-2023, the updated Housing Element will be made available to the public and State for review and comment and the refined document will be adopted by the Town.

**STAY INFORMED &  
SPREAD THE WORD**

# How to Stay Involved

- **Visit the Housing Element Update Webpage:** San Anselmo Housing Element Update | San Anselmo, CA - Official Website ([townofsananselmo.org](https://townofsananselmo.org))
- **Attend Housing Element Advisory Committee Meetings:** Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website ([townofsananselmo.org](https://townofsananselmo.org))
- **Sign up to review notifications:** Notify Me • San Anselmo • CivicEngage ([townofsananselmo.org](https://townofsananselmo.org))
- **Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property:** [heac@townofsananselmo.org](mailto:heac@townofsananselmo.org)



**THANK YOU!**