



March 23, 2021

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415.457.7656

San Rafael Planning Commission
14 Fifth Avenue
San Rafael, CA 94901

RE: Comments on Proposed Accessory Dwelling Unit Ordinance

Honorable Commissioners,
Sustainable San Rafael recommends the following modifications to the proposed ordinance, in order to further the City's affordable housing goals and compliance with RHNA standards:

1. Section C.1.a, Table 14.16.285, 'Maximum Height': "The maximum allowed in the applicable zoning district, but not less than 16 feet."

2. Section C.1.d (1), 'Maximum Number per Lot': "Not more than one accessory dwelling unit shall be permitted per legal lot, except that an additional JADU also shall be permitted, and an additional ADU if that unit participates in the Section 8 Voucher program administered by the Marin Housing Authority."

We also ask that you consider removing the owner occupancy requirement altogether, along with the additional permit review and costs for hillside lots.

Thank you for your consideration.

Sincerely,

William Carney
Board President

Copies:

Paul Jensen, Alicia Giudice