



SAN RAFAEL
THE CITY WITH A MISSION

**INTER-DEPARTMENTAL
MEMORANDUM**

Community Development Department – Planning Division

DATE: June 8, 2021
TO: Chair Paul and Design Review Board Members
FROM: Steve Stafford, Senior Planner
SUBJECT: [UP21-006, ED21-022] Additional Public Comments; Height Bonus Request
800 Mission Ave. Project (APNS: 011-184-08 & -09)

Planning staff has received additional public comments on the 800 Mission Ave. project after the distribution of staff's report to the Design Review Board (Board). Please find attached written comments from the San Rafael Chamber of Commerce who supports the requested height bonus, stating the design continues to be iconic and the proposed additional height/scale to be reasonable.

SAN RAFAEL CHAMBER

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May 17, 2021

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City of San Rafael
Planning Commission
1400 5th Avenue
San Rafael, CA 94901

Re: Approval of Additional Units at 800 Mission Avenue


Dear Mr. Stafford:

On behalf of the San Rafael Chamber of Commerce, which represents 625 Marin County businesses with over 26,000 employees, I write to express our support for the additional 26 units for the previously approved senior assisted living facility proposed at 800 Mission Avenue. The proposed project offers a significant contribution to the City's Affordable Housing Fund, additional well-paying jobs and economic stimulus to Downtown and fits with the surrounding neighborhood, only rises 5' above the adjacent building, and the architecture is outstanding.

As you are well aware, the Chamber has a long-standing policy to support workforce housing. It is of our belief that, "without more workforce housing, we will be subject to a shrinking middle class, a struggling economy, loss of tax revenue, and less options for goods and services while paying more and more for what we need" in Marin. So, it does not come easy for us to support something other than workforce housing on this site. Many factors played into our decision; the need for the Chamber to support a full range of housing including housing for our aging population; the fact that we could not find anywhere within city code that states the parcel must be workforce housing only; and the fact that this project is consistent with the values of the general plan.

The lot at 800 Mission Avenue has sat vacant for several years and we now have an operator ready to build a much-needed ALF for our aging seniors that will provide economic benefits to our downtown businesses. The San Rafael Chamber of Commerce supports this project and respectfully asks the approval by the Design Review Board and the San Rafael Planning Commission.

Sincerely,



Joanne Webster, President and CEO

cc via email: Chamber Board of Directors