

December 5TH, 2023
VIA EMAIL

Community Development Department
1400 Fifth Ave Top Floor
San Rafael CA 94901

Re: PLAN23-081 Development application for Dominican Valley Sub Division San Rafael APN# 015-163-03

To Whom it May Concern,

SB-330 Prelim application PLAN23-081 a 54-unit residential housing project was submitted and received by the San Rafael Community Development Department on June 13, 2023. The applicant Dominican Valley LLC hereby submits a Development application for a housing project in the city of San Rafael County of Marin. This development Application hereby is submitted pursuant to the Builders Remedy of the Housing Accountability Act.

Project description.

The proposed development area including driveways, roads, pathways, common areas and undisturbed area is a total of 20.79 acres.

The Development proposes to Sub-Divide the 20.79 acres into 50 individual lots. Lot area, depth and width vary depending on the location of each parcel on the site as shown in submitted planning package.

The project consists of 50 residential housing units with 14 attached junior accessories dwellings (JADUs)

The 50 residential housing units will comprise of the following,

- 27 single-family homes ranging in size from 2612 ft.² - 3215 ft.².
- 17 townhomes ranging in size from 1150 ft.² - 1390 ft.² (T-Homes with attached junior ADUs)
- 6 Duplex units each 1705 ft.²

The project provides 86 Covered parking spaces and 33 guest spaces.

Housing affordability.

Consistent with Builders Remedy affordability requirements, the project proposes 20% + of the housing units as affordable. 14 attached junior accessories dwellings (JADUs) shall be deed restricted "affordable" for low-income households. Attached JADUs are identified on Architectural sheet (A.8) unit matrix as "D2".

Density Bonus analysis,

The project by providing 20% of units as affordable housing qualifies for two incentives / concessions (meaning reduction in development standards pursuant to California government code section 65915(d)(3) or 65915(e)) and applicant reserves the right to request as needed through the application process.

The project also qualifies for unlimited waivers or reductions to any development standard and the applicant reserves the right to request as needed through the application process.