



LAND USE	
<p>Page 11: as part of “Residential Areas” add “Downtown” subheading and related text to read:</p>	<p><u>Downtown</u></p> <p><u>Residential development in the Downtown varies considerably in size and design with residential units ranging from small apartments over commercial space to large single family homes and condominiums. Existing multi-family densities on scattered sites within the Downtown are generally in the range of 14 to 29 units an acre. The mix of residential and commercial uses is a defining physical and social characteristic of the Downtown and the intent of the General Plan is to continue to encourage an appropriate commercial and residential mix to ensure a vital and active Downtown.</u></p>
<p>Page 18: add the following in Paragraph 2 to read:</p>	<p>Finally, “Building Intensity” determines how much or how big a particular development might be. For residential development, a typical measure of building intensity is “ Dwelling units (DU) per acre (DU/ac)”, commonly known as “Density”. <u>The development review process in Mill Valley, particularly for single-family residential development, is much more familiar with another measure of building intensity known as “Floor Area Ratio (FAR)”, which is a measure of the relationship between the size of a proposed structure or structures (in square feet) and the size of the parcel on which it is located. Density is strictly a measurement of numbers of units per acre regardless of their floor area, so one of the principal benefits of using density as a measure of building intensity in the General Plan is that available residential or commercial sites for development or redevelopment over time are used more efficiently. The minimum and maximum densities described in Table 2.2 are intended to ensure that under applicable development standards and guidelines, the number of units that can be developed on a given site will not result in a project with fewer, larger units and will be appropriate to the type and scale of development established by the General Plan land use designation.</u></p>
<p>Page 21: remove Figure 2.5, Zoning Map, any references to Figure 2.5 and renumber Figure 2.6 “Sphere of Influence” as Figure 2.5:</p>	<p><i>Figure 2.5, Zoning Map, was added to the Draft General Plan to illustrate through a side-by-side comparison that the land use designations in Figure 2.4, General Plan Land Use Map, are based on the existing broad categories of City zoning (single-family residential, multi-family residential, commercial, open space, etc.) shown in Figure 2.5, Zoning. This is further illustrated in Table 2.2, which shows the corresponding existing Zoning Districts that comprise the various proposed General Plan Land Use Designations. The adoption and maintenance of the City’s “Zoning Map” is a separate legislative procedure (essentially a “rezoning” process) done by ordinance and including the Zoning Map in the General Plan will only confuse and complicate that process. Since there is no need for further illustration of the comparison of the two maps, and that by state law, the City’s zoning must be consistent with the City’s General Plan Land Use Map, there is no need to continue to have Figure 2.5 in the adopted General Plan.)</i></p>
<p>Page 22: modify Program LU.1-1 to read:</p>	<p>LU.1-1 Regularly evaluate and update residential development standards, <u>construction management oversight</u> and single-family and multi-family design guidelines to insure that new development and major residential remodels are compatible with their natural surroundings and character of the adjoining neighborhood.</p>
<p>Page 22: modify Program LU.1-2 to read:</p>	<p>LU.1-2 New residential development or major remodels should avoid a design approach or architectural features that exaggerate height, bulk or mass and create incompatibilities in relation to neighboring properties, distant public views from across a canyon or other parts of the City, or views from the public right-of-way.</p>



**MV2040 General Plan
2009-2014 Housing Element**

EXHIBIT A: Planning Commission Recommendations

<p>Page 22: modify Policy LU-2 to read:</p>	<p>LU-2 Commercial Development. Provide commercial services in a convenient, safe and attractive environment that complements the residential-small town character of Mill Valley, supports local business development and growth, and strengthens the sense of community.</p>
<p>Page 22: modify Program LU.3-1 to read:</p>	<p>LU.3-1 Establish a streamlined special events policy and process that allows for a wider range of events and sponsors on the Plaza and throughout downtown. and expands the hours and activities that are permissible.</p>
<p>Page 23: modify Goal LAN.3 to read:</p>	<p>LAN.3 Commercial Areas: Enhance the City’s principal commercial areas (Downtown, Miller Avenue, Highway 101, East Blithedale/Alto Center)</p>
<p>Page 23: modify Policy LU-4 to read:</p>	<p>LU-4 Good Neighbor Policy. Address potential conflicts between businesses and residents in or adjacent to downtown commercial areas by recognizing the need for responsible business operations and practices; by acknowledging that residents who enjoy the value and convenience of living in or near downtown commercial areas may also experience noise, odors, parking constraints, and other issues not typically found in traditional residential areas; and by recognizing that the resolution of any conflict with adjacent residents should take into account reasonable concerns, <u>and consider the importance of maintaining a vibrant commercial area</u> of but not at the expense of a vibrant downtown.</p>
<p>Page 23: modify Program LU.4-2 to read:</p>	<p>LU.4-2 Consider using Encourage neighbors to utilize neutral mediation services to resolve potential conflicts among neighbors for matters that may involve the City but do not relate to enforceable City regulations or conditions of approval.</p>
<p>Page 24: Program LU.5-1, bullet point #3</p>	<p><i>Retain existing language of the bullet point, but add the Commercial Design Guidelines from the 1989 General Plan (1989 MVGP pages 61-72) as a separate appendix in the MV2040 General Plan Appendices.</i></p>
<p>Page 25: add and/or modify bullet points in Program LU.7-1 to read:</p>	<ul style="list-style-type: none"> • Standards and process for review for proposed modifications <u>additions and/or deletions</u> to potential or listed resources. • The creation of an Historic Preservation Advisory Commission <u>that includes the representation of both historic and cultural resource interests.</u> • <u>Establish a process for consultation on and the recovery and treatment of cultural resources before commencing construction activities in areas where cultural resources may be present.</u> • <u>Define owner responsibilities for care and maintenance of designated historic properties to prevent demolition by neglect.</u>
<p>Page 25: modify Program LU.7-3 to read:</p>	<p>LU.7-3 <u>Establish development guidelines and standards that are</u> Encourage development consistent with the character and significance of designated historic districts, landmarks, or neighborhoods.</p>
<p>Page 25: modify Program LU.7-4 to read:</p>	<p>LU.7-4 Require reasonable efforts to Encourage salvage ing of architectural elements that would otherwise be transported to landfills as the result of demolition.</p>



MOBILITY	
<p>Page 31: add the following text to Paragraph 1 of to read:</p>	<p>Mill Valley has over 61 miles of roadways. The City’s “arterial” roadways—Miller Avenue, East Blithedale Avenue, and Camino Alto—account for 9.5 miles of the City’s streets, with “collector” and “local” streets comprising the other 50+ miles of streets. <u>“Arterial” streets (see Figure 3.1) are higher speed and higher capacity roadways that link the community to the larger regional roadway network. “Collector” streets (see Figure 3.1) are those streets with relatively low traffic volumes and provide circulation within and between neighborhoods, and are intended for short trips to and from the arterial network. For many years, the City maintained a local classification system of “A,B,C and D” roadways based on various, but no longer applicable, criteria such as right-of-way status and physical condition. That system was discontinued in 2010; although the City’s Department of Public Works still tracks maintenance expenditures on so-called “B” roads to comply with annual funding commitments made by the City prior to 2010.</u></p>
<p>Page 37: add the following before the first sentence below Table 3.5 to read:</p>	<p><u>The “peak hour” identified in the traffic analysis is not just one hour, but a period of time during weekday mornings, midday and evenings and weekend afternoons when traffic volumes typically reach their highest level in any given 24-hour period. This is a standard measurement and methodology used by traffic engineers when preparing a traffic study. The morning or “AM” peak is typically 6:00 to 10:00 AM; the midday peak is typically Noon to 2:00 PM (sometimes later to account for school related traffic); and the “PM” or evening peak is typically 4:00 to 7:00 PM. The weekend peak is typically measured in the afternoon between Noon and 6:00 PM.</u></p>
<p>Page 38: add the following note to Table 3.7 to read:</p>	<p><u>Note: Level of Service Delay Standards for signalized and unsignalized intersections differ. See Table 3.5 for details.</u></p>
<p>Page 40: modify the first full sentence in Paragraph 1 to read:</p>	<p>Furthermore, application of the current Level of Service policy would require additional through travel lanes along East Blithedale Avenue, and added turning lanes on Lomita Drive, Sycamore Avenue, and Camino Alto. These additional enhancements are not only physically and financially undesirable infeasible, <u>but and</u> would dramatically alter the character of Mill Valley.</p>
<p>Page 40: modify the second to last sentence in Paragraph 2 to read:</p>	<p>Class II bike lanes provide a striped lane for one-way travel on a street or highway, such as those on Miller Avenue. and include the Alto Hill path, near U.S. 101, the Mill Valley Sausalito Path and paths adjacent to Sycamore Avenue and Camino Alto. Class III bike routes provide for shared use of the vehicular travel lane, typically on lower volume roadways.</p>
<p>Page 43: delete the first sentence under “Transit Network:</p>	<p>Mill Valley residents have two different public transit options, bus and ferry. In Marin County there is local and regional bus service and ferry service to San Francisco. Table 3.9 shows the number of workers in Marin and the number and percent of Mill Valley residents that commute by bus or ferry to work.</p>
<p>Page 47: add the following paragraph to the shuttle discussion at the top of the page to read:</p>	<p><u>In 2009, the Transportation Authority of Marin examined the potential for streetcar service on the Mill Valley-Sausalito corridor as part of the Central and Southern Marin Transit Study. The study concluded that typical densities that support higher capacity transit, such as streetcar, appear limited in Mill Valley and Sausalito for the next 10 years.</u></p>



MV2040 General Plan
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<p><i>Page 51: modify Program M.2-1 to read:</i></p>	<p>M.2-1 Invite the Transportation Authority of Marin, Metropolitan Transportation Commission, Golden Gate Transit, Street Smarts Marin, local bicycle/pedestrian groups and organizations, and other transportation agency-related staff and/or board members to City Council, Planning Commission and Bicycle and Pedestrian Advisory Committee meetings, as necessary, to present information on new mobility programs and initiatives.</p>
<p><i>Page 52: modify Program M.4-1 to read:</i></p>	<p>M.4-1 Improve the efficiency and safety of the transportation network for all travel modes by using best available practices, design and technology, such as <u>traffic recognition technology</u>, transit and emergency signal priority, synchronized signal timing, improved signage, pedestrian crossings, bicycle detection at signalized intersections and real-time transit data.</p>
<p><i>Page 52: modify Program M.4-2 to read:</i></p>	<p>M.4-2 Foster safe and efficient transportation links for cars, transit, bicycles and pedestrians from Mill Valley to regional transportation services and facilities, <u>such as the implementation of the Miller Avenue Streetscape Plan.</u></p>
<p><i>Page 52, modify Program M.4-4 to read:</i></p>	<p>M.4-4 Implement bicycle, transit, and pedestrian connections, <u>pavement marking, and signage</u> that increase the use, safety, and convenience of these transportation modes.</p>
<p><i>Page 54, modify Program M.9-6 to read:</i></p>	<p>M.9-6 On East Blithedale between Camino Alto and the Highway 101 interchange, improve mobility for vehicles through traffic signal coordination and timing, <u>modification and/or expansion of lanes</u> and, where feasible, provide separated facilities for bicyclists and pedestrians.</p>
<p><i>Page 54: Modify Program M.9-7 to read:</i></p>	<p>M.9-7 <u>Consider the</u> Use the most cost-effective and environmentally sensitive landscaping and pavement treatments when making modifications or improvements to the roadway system.</p>
<p><i>Page 55: modify Program M.11-4 to read:</i></p>	<p>M.11-4 Develop guidelines for crosswalk treatments such as <u>bulb-outs</u>, paving and striping, along with guidelines for using these treatments in both controlled and uncontrolled crossing locations.</p>
<p><i>Page 56: modify Program M.11-7 to read:</i></p>	<p>M.11-7 Establish an on-going bicycle and pedestrian system in street <u>maintenance program.</u></p>
<p><i>Page 56, Modify Program M.13-1 to read:</i></p>	<p>M.13-1 Encourage bicyclists and drivers to share the road <u>by updating regulations such as “vulnerable user protection” ordinances,</u> by offering education, by providing public service announcements through various media, and through connections with local bike clubs and bike shops</p>
<p><i>Page 58: modify Program M.16-1 to read:</i></p>	<p>M.16-1 Implement <u>Study</u> parking management strategies, including but not limited to shared parking, “unbundled” parking in commercial and multi-family residential projects, maximum parking requirements rather than traditional minimum requirements, payments in lieu of providing parking, reciprocal or shared parking opportunities, credits for on-site car sharing, and variable pricing of on- and off-street parking, to ensure adequate parking during peak demand periods.</p>



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<p>Page 58: add new program after Program M.16-2 to read:</p>	<p><u>M.16-3: Provide secure bicycle parking downtown and near popular citywide destinations, including public facilities, schools, commercial and business centers, transit stops, and recreational destinations.</u></p> <p><i>Renumber remaining programs after inserted program.</i></p>
<p>Page 58: add new program M16-10 (as renumbered) to read:</p>	<p><u>M.16-10 Continue to work with Tamalpais High School and Mill Valley Middle School to encourage carpooling to reduce parking demand and traffic congestion at pick-up/drop-off.</u></p>
<p>Appendix E, Glossary</p>	<p>Add definition of “local streets”.</p>

COMMUNITY VITALITY

<p>Page 62: add the following paragraph at the top of page 62 to read:</p>	<p><u>Since 2008, City-appointed economic vitality groups such as the Business Task Force and the Business Advisory Board have researched and advocated for various economic vitality initiatives including marketing campaigns, parking management, and business regulation streamlining. More recently the revived local Chamber of Commerce, with which the City just entered a three-year service agreement, has helped the City balance the needs of residents with those of businesses and nonprofits contributing significantly to the economic, cultural, and social health and fabric of Mill Valley. These three groups have created a body of valuable research and analysis that will continue to inform local policies, priorities and implementation efforts.</u></p>
<p>Page 63: add the following sentence at the top of page 63 to read:</p>	<p><u>The Mill Valley Public Library also serves as a cultural gathering space, not just for reading books. The Mill Valley Public Library is known for its beautiful architecture in the idyllic setting of the redwoods and is an important cultural center of the City's literary, artistic and intellectual community.</u></p>



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Pages 63-64: delete text as shown and add underlined text to read:

Mill Valley also recognizes its thriving arts community and acknowledges with pride the contributions of individual artists and arts institutions to the City's history, traditions and cultural identity. In the early 20th century (1920-40), artists in all disciplines made their home in Mill Valley, including various painters (such as Ray Strong, Ann O'Hanlon); musicians (such as Ernest Bloch and Bella Resnek, J. Heifetz); and authors (such as Kathleen Norris, Clement and Evelyn Hurd).

Through the 1950's and 1970s, Mill Valley's cultural history was given structure through the formation of non-profit arts organizations, including:

- O'Hanlon's Sight & Sight Center (1942) / O'Hanlon Center for the Arts (2004)
- The Harvest Festival (1957) / Fall Arts Festival (1962)
- Mill Valley Center for Performing Arts (1966) / Marin Theatre Company (1984)
- Mill Valley Art Commission (1967)
- The Mill Valley Chamber Music Society (1973)
- The Lucretia Little Local History Room (1976)
- Mill Valley Film Festival (1978)

This culmination of artistic talent and support for the arts continues in Mill Valley today through the wide array of exceptional arts organizations, facilities and events. Mill Valley is a destination for the arts, including, for example, the Mountain Play, Fall Arts Festival, the

Marin Theatre Company, O'Hanlon Center for the Arts, 142 Throckmorton Theatre, Mill Valley Chamber Music Society, The Outdoor Art Club, Mill Valley Philharmonic, Mill Valley Film Festival and Sweetwater Music Hall. Mill Valley's public schools also provide extraordinary arts education thanks to the community's commitment and support through kiddo!, Tam High United Music Boosters (THUMB), Patrons of the Arts at Tam High (PATH), Conservancy Theatre Ensemble (CTE) and Academy of Integrated Humanities and New Media (AIM).

In the past century, Mill Valley has spawned and supported a wide array of arts institutions, facilities and events that have contributed to the City's reputation as an arts destination. These include, among others, Marin Theatre Company, O'Hanlon Center for the Arts, Throckmorton Theatre, Sweetwater Music Hall, The Outdoor Art Club, Fall Arts Festival, Mill Valley Film Festival, Mill Valley Arts Commission, The Milley Awards for Creative Achievement, Mill Valley Chamber Music Society, and Mill Valley Philharmonic. Mill Valley's public schools provide extraordinary arts education thanks to the community's commitment and support through KIDDO!, Tam High United Music Boosters (THUMB), Patrons of the Arts at Tam High (PATH), Conservancy Theatre Ensemble (CTE) and the Academy of Integrated Humanities and New Media (AIM). The City also enjoys a wealth of art galleries, visual and performing arts schools and providers.



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<p>Page 69: modify “Arts and Culture in Mill Valley” to read:</p>	<ul style="list-style-type: none"> • Mill Valley is not only an attractive place to live, it is <u>also a popular regional cultural destination for the region offering a wealth of events</u>. In addition to being a gateway community to Muir Woods, it is also the home to several major events that attract thousands of visitors annually, including, among others: <ul style="list-style-type: none"> o The Mill Valley Film Festival (11 day festival sells over 40,000 tickets) o The Dipsea Race (1558 Entrants) o The Mountain Play (4,000 seats) o The Mill Valley Fall Arts Festival (6,000 to 8,000) o The Mill Valley Shakespeare in Old Mill Park <p><u>In addition to these large attractors, the community also offers cultural venues events that engage and activate the community, including:</u></p> <ul style="list-style-type: none"> o Mill Valley Wine & Gourmet Food Tasting (over 1,000 participants) o First Tuesday Artwalk o Summer Concerts on the Plaza o Click Off o Annual Comedy Night in the Plaza o DjangoFest Mill Valley • <u>The Mill Valley community supports an array of cultural institutions that provide and support world-class theatre, music, comedy, film, fine arts exhibitions and more in our community. Notable examples include:</u> <ul style="list-style-type: none"> o <u>Marin Theatre Company</u> o The Mill Valley Outdoor Art Club o Throckmorton Theater o Sweetwater Music Hall o Milley Awards for Creative Achievement in Mill Valley o <u>Mill Valley Chamber Orchestra Music Society</u> o Celebration of Service Awards Mill Valley Philharmonic o Marin Theater Company o <u>Sequoia Theater</u> • <u>The community is deeply committed to arts education and donated well over \$2 million annually to sustain top-quality arts instruction in the public schools through such organizations and programs as:</u> <ul style="list-style-type: none"> o <u>KIDDO!</u> o <u>Tam High United Music Boosters (THUMB)</u> o <u>Patrons of the Arts at Tam High (PATH)</u> o <u>Conservatory Theatre Ensemble (CTE)</u> o <u>Academy of Integrated Humanities and New Media (AIM)</u> <p><u>In addition, Mill Valley is home to numerous organizations and businesses that provide high-quality instruction in a wide variety of visual and performing arts for all ages.</u></p> • <u>Mill Valley’s creative atmosphere has long been a magnet for a broad spectrum of artists and arts businesses that further enrich our cultural environment.</u>
<p>Page 71: modify Goal VIT.1 to read:</p>	<p>VIT.1 Economic Vitality: <u>Maintain a strong, diverse and vibrant local economy that welcomes those who want to make a positive economic impact, create sustainable commercial success, support Mill Valley’s small town character and enhance the quality of life of the community.</u></p>



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<p>Page 71: modify Policy CV.1 to read:</p>	<p>CV.1 Business Attraction and Retention. Create the a transparent, operational, informational, and regulatory framework to attract and retain businesses that have a positive economic impact, create sustainable commercial success, support Mill Valley’s small town character and enhance the quality of life of the community (including, but not limited to, local-serving businesses <u>and entrepreneurs</u> that provide goods, services, or medical, educational, cultural, artistic, entertainment, or recreational amenities for the community).</p>
<p>Page 76: modify Policy ART.4 to read:</p>	<p>ART.4 Roles and Relationships. Define and support a strong, clear role for the Arts Commission, <u>including meaningful support from appropriate City department(s) and well-defined its relationships</u> with other City entities.</p>
<p>Page 76: modify Policy ART.6 to read:</p>	<p>ART.6 Funding. Support adequate public and private funding for the continued growth of the arts. Support adequate public and private funding to sustain and grow the contribution of a robust arts sector to our local economy and identity.</p>
<p>Page 76: modify Program ART.6-1 to read:</p>	<p>ART.6-1 <u>Consider expanding the funding and staff resources for the Arts Commission. Develop necessary funding and staff support to enable the Arts Commission to effectively carry out the oversight responsibilities identified in Program ART.4.1.</u></p>
<p>NATURAL ENVIRONMENT</p>	
<p>Page 80: modify bullets to read:</p>	<ul style="list-style-type: none"> • To protect and restore the waters, <u>stream corridors</u>, marshlands and <u>maintain healthy riparian zones, such as those adjacent</u> shoreline habitats of upper Richardson Bay. • To maintain a diversity of vegetation type and wildlife habitats on the remaining open space lands, keeping the grasslands free of brush encroachment, and protecting woodlands and chaparral; <u>thereby limiting the increased threat of fire in the Wildland-Urban Interface (WUI) zone while preserving and enhancing the biodiversity and protection of our natural resources.</u>
<p>Page 88: modify Figure 5.1, Vegetative Communities:</p>	<p><i>Expand the identification of known vegetative communities within the currently designated “Urban Area” and add descriptions of identified vegetative communities in Figure 5.1 to the text of the Natural Environment Element.</i></p>
<p>Page 98: modify NE.2-5 to read:</p>	<p>NE.2-5 Preserve the ecological integrity of <u>watersheds and</u> creek corridors that support riparian resources by preserving or restoring native plants and removing invasive, non-native plants; developing “pools”, “riffles”, “cover” and “slow flow” areas; and removing or providing alternatives to barriers to fish movements.</p>
<p>Page 100: add new bullet under Program NE.4-1 to read:</p>	<ul style="list-style-type: none"> • <u>Explore options for installation of greywater systems as appropriate in City buildings and facilities.</u>
<p>Page 100: modify second bullet of Program NE.4-2 to read:</p>	<ul style="list-style-type: none"> • Partner with MMWD, conservation organizations, installers, and manufacturers to promote the installation of <u>rainwater catchment and greywater systems and support rainwater catchment systems.</u>
<p>Page 100: add new bullet under Program NE.4-2 to read:</p>	<ul style="list-style-type: none"> • <u>Explore incentives for promoting the installation of greywater systems and/or water efficient landscaping in commercial and residential properties.</u>



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<p>Page 100: modify Policy NE.4 to read:</p>	<p>NE.4 Water Quality and Conservation of Water Resources. Promote the increased use of pervious paving, rainwater storage and greywater systems to improve water quality and conserve potable water. Improve water quality by capturing source pollution, sedimentation and runoff on public and private properties and allow for conservation of water resources through rainwater storage and greywater systems.</p>
<p>Page 102: modify Program M.5-8 to read:</p>	<p>NE.5-8 Create an easy-to-use and readily identifiable system of directional and information signs along paths, trails, and creekside locations. Post signs to prohibit fishing signs that indicate prohibited activities (such as swimming, fishing, dogs off leash) due to the presence of threatened or endangered species, and Limit public access during spawning and early development stages of young fish.</p>
<p>Page 102: modify Program NE.5-9 to read:</p>	<p>NE.5.9 Encourage litter reduction programs a “pack it out” ethic to reduce litter and promote individual responsibility for helping maintain park, recreation and natural areas.</p>
<p>Page 102: modify Program NE.5-10 to read:</p>	<p>NE.5-10 Provide handouts information to new residents on local sustainability efforts, surrounding natural environment, potential hazards, and emergency preparedness.</p>
<p>CLIMATE ACTION</p>	
<p>Page 110: modify the bullets below the last paragraph to read:</p>	<ul style="list-style-type: none"> • Green building, energy efficiency, and renewable energy <u>to address the energy use and consumption of natural resources to construct, renovate, operate and maintain buildings</u> • Land use and transportation <u>to identify more efficient ways to utilize land and move about.</u> • Natural systems, sequestration, and offsets <u>to absorb or sequester greenhouse gases</u> • Waste reduction, recycling, and zero waste <u>to divert and/or eliminate all materials from landfill</u> • Water conservation • Climate change / adaptation <u>to prepare for future scenarios such as sea level rise</u>
<p>Page 112, add bullet under “Climate change is going to continue to affect the way we live” to read:</p>	<ul style="list-style-type: none"> • <u>Marin County obtains 80% of its water supply from local reservoirs and imports about 20% from the Russian River watershed. Impacts to water supply are likely to be a major result of a changing climate with higher temperatures and more erratic, and less predictable supply patterns.</u>
<p>Page 112: add bullet under “New technologies and practices will promote a more sustainable future” to read:</p>	<ul style="list-style-type: none"> • <u>Water conservation, efficiency and reuse technologies hold substantial promise for providing greater water supply security</u> <ul style="list-style-type: none"> ○ <u>Greywater systems</u> ○ <u>Low flow fixtures</u> ○ <u>Xeriscape landscaping</u>
<p>Page 115: modify Program CL.1-1, bullet #3 to read:</p>	<ul style="list-style-type: none"> • <u>Establish guidelines to encourage wiring and staging for state of the art, renewable and energy conservation technologies such as “Solar-solar ready” and “electric ready” as part of new development such as optimal roof orientation, clear access without obstructions, roof framing and design, installation of electrical conduit to accept solar electric system wiring, installation of plumbing to support a solar hot water system, and provision of space for a solar hot water storage tank in locations where a solar electric or hot water system will be cost-effective.</u>



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Page 115: modify Program CL.1-1 to add bullet to read:	<ul style="list-style-type: none"> Strongly encourage new development to achieve net zero building efficiency.
Page 115: add Program CL.1-5 to read:	CL.1-5 Improve air quality by discouraging wood burning and providing incentives to replace existing inefficient wood burning devices.
Page 116: modify Program CL.2-2 to read:	CL.2-2 Create a formula process to allow apply on- or off-site carbon offsets additional tree planting on or off site as carbon offset to new development, increased intensity of use, and/or other activities that would result in an increase in greenhouse gas emissions.
Page 116: modify Program CL.4-2 to read:	CL.4-2 Plan and fund long-term adaptation strategies to help the people, places, natural systems, and infrastructure that are most vulnerable to climate impacts.
Page 117: delete last bullet in Program CL.5-3:	<ul style="list-style-type: none"> Adopt and enforce a multi-family dwelling and business recycling ordinance.

HAZARDS & PUBLIC SAFETY

Page 121: add the following sentence as the last sentence in the first paragraph to read:	Following an earthquake the threat of fire also poses a significant risk to the community. <u>Earthquake damage can include ruptured natural gas and water lines, increasing the potential for fire while at the same time inhibiting the ability to fight those fires.</u>
Pages 125, 127, 129: modify topic heading format to be consistent:	Flooding Flooding Wildland Fire Wildland Fire Public Health Crisis Public Health Crisis
Page 128: modify the legend for Figure 7.4:	Delete references to “Very High Fire Severity Zone” and “VHFHSZ”
Page 131: add the following bullets under the heading “Living with Mother Nature” to read:	<ul style="list-style-type: none"> Over 70% of Mill Valley parcels are located in the Wildland Urban Interface (WUI) area characterized as areas with steep slopes and/or dense vegetation that can tend to cause fires to burn rapidly. The 1929 fire burned for approximately 3 days, impacting 2500 acres and 110 homes. The same 2500 acre area today contains nearly 800 homes. <p>(Source, Jeff Davidson, Mill Valley Fire Chief)</p>
Page 132: modify Goal HAZ.1 to read:	HAZ.1 Community Hazard Resilience: Minimize loss of life, property, and important elements of the natural ecosystem and maximize Mill Valley’s ability to <u>prevent, mitigate, prepare for, respond to, and recover from disaster.</u>
Page 132: modify Policy HZ.1-3 to read:	Strengthen requirements for public right-of-way improvements, fire sprinklers, vegetation management, fire-resistive construction, and other hazard mitigation programs and ensure that regulations are regularly and consistently enforced through adequate code enforcement staffing and procedures to minimize threats to life and property; <u>however all of these mitigation efforts should not be done at the expense of good design or community character.</u>



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<u>Page 132:</u> modify Policy HZ.2-1 to read:	HZ.2-1 Conduct hazard and vulnerability assessments as part of the Mill Valley Emergency Operations Plan (EOP). Maintain adequate levels of staffing. <u>Maintain adequate concentration and distribution of staff,</u> facilities, materials, and equipment to provide a timely response to demands for public safety services.
<u>Page 133:</u> modify Policy HZ.3-3 to read:	Establish a database of residents with disaster-related skills <u>and businesses with critical supplies and/or services.</u>
<u>Page 134:</u> modify Policy HZ.6-1 to read:	HZ.6-1 Maintain an ongoing fire inspection program to reduce fire hazards associated with <u>commercial and multi-family buildings,</u> older buildings, critical facilities and public assembly facilities and residential parcels in risk areas.
NOISE	
<u>Page 143:</u> modify last sentence of the first paragraph to read:	These include entertainment venues, nightclubs, outdoor dining areas, gas stations, car washes, fire stations, drive-throughs, air conditioning units, <u>residential generators,</u> swimming pool pumps, school playgrounds, athletic and music events, and public parks.
<u>Page 143:</u> modify Figures 8.6 and 8.7	Identify the various noise levels in the legend as measured in dBA.
<u>Page 152:</u> Add footnote (b) to Figure 8.8, “Auditoriums, Concert Halls, Amphitheaters” to read:	<u>(b) Assumes indoor and outdoor events, therefore exterior noise exposure is low.</u>
2009-2014 HOUSING ELEMENT	
<u>Acknowledge-ments page:</u> modify Planning Commission list to read:	<u>Heidi Richardson - Co-Chair</u> <u>John McCauley - Co-Chair</u> <u>Steve Geiszler - Vice-Chair</u> <u>Chris Skelton</u> <u>Ricardo Capretta</u>
<u>Page I-3:</u> modify second sentence, second paragraph to read:	It’s important to note, and this Housing Element reinforces that the identification of sites appropriately zoned for potential housing development to meet the City’s Regional Housing Needs Allocation (RHNA) is a requirement of state law but how that housing is ultimately developed – if it is developed during the term of this Housing Element – is entirely based on <u>property owners interest in redeveloping their property according to local housing policies expressed herein, and local zoning and development standards.”</u>
<u>Page I-6:</u> modify first check mark to read:	Senate Bill (SB) 375 passed in 2008 requires the annual submission of reports to HCD monitoring the Housing Element, changes to the Housing Element cycle from five years to eight years, and outlines consequences for the failure to adopt a Housing Element. <u>The 2009-2014 Housing Element is the last Housing Element to fall under the five year cycle. The next Housing Element Cycle (2014-2022) will be under the eight year cycle provided by SB 375.</u>



**MV2040 General Plan
2009-2014 Housing Element**

EXHIBIT A: Planning Commission Recommendations

<p><u>Page I-6:</u> add a check mark to read:</p>	<p>√ <u>The California Housing Accountability Act (Government Code section 65589.5) limits the ability of cities and counties to reject proposed housing development projects that are consistent with local plans and zoning regulations. In order to disapprove a proposed residential development that complies with all applicable objective planning and zoning criteria, the local agency must make written findings, supported by substantial evidence, that: (1) the project would have a specific adverse impact on public health or safety, and (2) no feasible means exists to satisfactorily mitigate or avoid the impact. (Gov. Code, § 65589.5.)</u></p>
<p><u>Page I-5:</u> modify the first sentence of the first paragraph to read:</p>	<p>Housing affordability is a major issue in the Bay Area, with a significant number of households in the region overpaying for housing. <u>As shown by the U.S. Census and other data in Appendix A, Housing Needs Assessment, the shortage of affordable housing particularly affects lower-income renters and first-time home buyers, and has impacted limits Mill Valley’s the ability to maintain civic workforce the choice and opportunity of many with local jobs occupations, such as public safety workers and teachers, to live in Mill Valley.</u></p>
<p><u>Page II-3:</u> modify the last sentence in Program 1 “Background” to read:</p>	<p><u>Although the guidelines were originally created for hillside single-family residential development, the City now utilizes these guidelines for all residential development. Expanding the existing residential design guidelines to better address all residential areas of Mill Valley, regardless of topography, will be developed as part of this program. and does not provide design standards more specific to “flatland” development or for multi-family (RM) development.</u></p>
<p><u>Page II-3:</u> modify first sentence under Program 1 to read:</p>	<p>The City requires a discretionary “Study Session” and a subsequent Design Review Permit for development of all new single and multi-family housing.</p>
<p><u>Page II-8:</u> add sentence to third paragraph under Program 7. “Micro-Apartment Units” to read:</p>	<p><u>Currently there are no regulations pertaining to micro-apartment units in Mill Valley.</u></p>
<p><u>Page II-10:</u> modify the first checkmark under Program 9, “Affordable Housing Overlay” to read:</p>	<p>√ Increased building height by measuring from the allowance of 35 feet, and 3 stories, measured from finished floor rather than natural grade to account for floodplain requirements.</p>
<p><u>Page II-11:</u> modify the second bullet under Program 10, “Lot Consolidation Incentives” to read:</p>	<ul style="list-style-type: none"> • Guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement <u>when the resulting project includes designated affordable units.</u>
<p><u>Page II-14:</u> modify Policy 3.1 to read:</p>	<p>Policy 3.1 Utilize the City’s Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments <u>consistent with applicable densities</u>, and to increase the availability of affordable housing throughout the community.</p>
<p><u>Page II-16:</u> modify the last sentence in Program 14, “Background”, to read:</p>	<p>Pursuant to AB 1600, a nexus study will need to be prepared to demonstrate <u>whether or not there is a feasible necessary</u> linkage between development of single-family housing and the demand for affordable units, and to establish the maximum supportable impact fee.</p>
<p><u>Page II-17:</u> modify bullet #4 to read:</p>	<ul style="list-style-type: none"> • City support assistance, where applicable, in <u>the preparation of</u> affordable housing funding applications



MV2040 General Plan
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EXHIBIT A: Planning Commission Recommendations

<p><i>Pages II-19 and II-20:</i> modify the sentence at the bottom of II-19 carrying over to the top of II-20 to read:</p>	<p>And as described in Program #6 (Mixed Use Zoning in Commercial Districts) the updated Zoning Ordinance will establish <u>multi-family residential</u> development standards for multi-family residential uses within commercial districts, and combined with the use of Multi-family Residential Design Guidelines (Program #1) will provide for a more transparent and efficient development review process.</p>
<p><i>Page II-28:</i> modify the first sentence in the first full paragraph to read:</p>	<p>The City of Mill Valley places a high priority on sustainability and will prioritize funding for residential and mixed use projects located within ½ mile or less walking distance <u>within a quarter- to a half-mile walking radius of transit stops</u> or other pedestrian amenities.</p>
<p><i>Page II-33:</i> modify “Program Objectives” to read:</p>	<p>Establish a Mill Valley Housing Advisory Committee in 2013, and define the Committee’s specific role and responsibilities <u>(including a sunset provision and term limits, if necessary)</u> in supporting Housing Element implementation.</p>