RESOLUTION NO. PC13-01

A RESOLUTION OF THE MILL VALLEY PLANNING COMMISSION RECOMMENDING THAT THE MILL VALLEY CITY COUNCIL (1) CERTIFY THE MV2040 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (FEIR); (2)ADOPT THE RELATED FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); (3) ADOPT THE MV2040 GENERAL PLAN; AND (4) ADOPT THE 2009-2014 HOUSING ELEMENT

WHEREAS, the Mill Valley 2040 General Plan serves as a basis for actions that affect many aspects of our community's daily life, reflects widely held community values and preserves Mill Valley's small town character; and

WHEREAS, the Mill Valley General Plan was last completely updated and approved by City Council in December 1989; and

WHEREAS, the Mill Valley Housing Element was last updated in 2003; and

WHEREAS, as part of the General Plan update process authorized by the City Council in January 2012, the contents of the MV2040 General Plan and the 2009-2014 Housing Element evolved over a total of more than 50 public meetings of the General Plan Advisory Committee (GPAC) and three Working Groups (Land Use & Mobility, Natural Environment and Community Vitality); and

WHEREAS, the MV2040 General Plan contains nine "elements" : Land Use, Mobility, Community Vitality, Natural Environment, Climate Action, Hazards and Public Safety, Noise, General Plan Administration and Housing, and these elements address all of the General Plan topics required by applicable California planning laws; and

WHEREAS, the 2009-2014 Housing Element is one of the nine elements of the MV2040 General Plan, but has separate timing, content and process requirements as set forth by state law, including a housing sites analysis and goals, policies and programs that conclude that the City of Mill Valley has adequate development capacity under existing zoning designations to meet its 2009-2014 Regional Housing Needs Allocation of 292 total units and related affordable housing needs for lower and moderate income households ; and

WHEREAS, the Draft 2009-2014 Housing Element has been submitted to the California Department of Housing and Community Development (HCD) for review and comment with the intention of having the state certify that said Housing Element is in compliance with state housing element law and related policies; and

WHEREAS, a Planning Commission public hearing Draft MV2040 General Plan and Draft 2009-2014 Housing Element were released for public review on July 10, 2013; and

WHEREAS, the MV2040 General Plan and 2009-2014 Housing Element have been determined to be a "project" pursuant to the California Environmental Quality Act (CEQA), and the City of Mill Valley is the lead agency for the preparation of an Environmental Impact Report for the proposed project, as defined in CEQA and State CEQA Guidelines; and

WHEREAS, the City of Mill Valley has prepared a Draft Environmental Impact Report (DEIR) to assess the potential environmental impacts of the proposed goals, policies and programs included in the Draft MV2040 General Plan and Draft 2009-2014 Housing Element; and

WHEREAS, the DEIR was made available to the public on July 10, 2013 and on that date commenced the CEQA-mandated 45-day public comment period on the DEIR; and

WHEREAS, the Mill Valley Planning Commission held three duly noticed public hearings on July 22, July 24, and July 25, 2013 on the Draft MV2040 General Plan, Draft 2009-2014 Housing Element and Draft Environmental Impact Report during the 45-day public comment period on the Draft EIR (July 10 through August 26, 2013); and

WHEREAS, "Exhibit A" to this Resolution, "Planning Commission Recommendations", includes all applicable Planning Commission and public recommendations for revisions and additions to the Draft MV2040 General Plan in response to the comments made during the three aforementioned public hearings and received in writing by the City subsequent to the last public hearing on July 25, 2013; and

WHEREAS, comments on the DEIR; a list of persons, organizations and public agencies commenting on the Draft EIR; and the response of the City of Mill Valley to comments on the DEIR will be included in the Final EIR and reviewed by City Council as part of the environmental review and certification process for the adoption of the MV2040 General Plan and 2009-2014 Housing Element.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Mill Valley, having considered all evidence in the public record, does hereby recommend that the Mill Valley City Council:

(1) Certify the MV2040 General Plan Final Environmental Impact Report (FEIR);
(2) Adopt the related Findings of Fact and Statement of Overriding Considerations as required by the California Environmental Quality Act (CEQA);
(3) Adopt the MV2040 General Plan, with the revisions and additions in attached Exhibit A; and

(4) Adopt the 2009-2014 Housing Element, with the revisions and additions in attached Exhibit A.

Motion by Commissioner:

Second by Commissioner:

THE FOREGOING RESOLUTION was adopted at Planning Commission meeting of August 26, 2013, by the following vote:

AYES:
NOES:
ABSENT:

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John McCauley, Co-Chair, City of Mill Valley Planning Commission

_____
Heidi Richardson, Co-Chair, City of Mill Valley Planning Commission

ATTEST:

_____
Mike Moore, Director of Planning & Building