



EXHIBIT A: City Council Recommendations

INTRODUCTION	
<p>Page 1-2: Amend Introduction to include demographic context:</p>	<p>Demographic Context of the General Plan</p> <p><u>While Mill Valley has experienced only modest population growth over the past several decades, analysis of the City’s demographic and household characteristics illustrates changes in the make-up of the population that may result in higher population growth. Demographic data for Mill Valley clearly indicates that senior citizens continue to represent a growing segment of the community, currently comprising 19 percent of Mill Valley residents, compared to just 15 percent a decade ago. Approximately half of Mill Valley’s seniors are age 75 and above. Most young adults depart Mill Valley in their early 20’s and are replaced by parents in their 30’s with school age children. Most significantly, however, the community has realized a noticeable increase in the school age population (5-17 years) over the past decade, growing to 18 percent of the population. The Mill Valley School District K-8 enrollment figures confirm this trend, with a 30% increase in enrollment between 2002-2011. This appears to be attributable to a “demographic shift” in existing single-family housing from elderly “empty nesters”, looking to find smaller units closer to shopping and services, to young families with school-aged children. This trend anticipates that older, single or two occupant households in existing single-family homes in Mill Valley will continue to turn over to younger households with school-aged children over the long term, thereby yielding a significant net increase in population growth. If not closely watched over the term of this General Plan, this population growth, primarily composed of school aged children, could significantly impact community facilities and services (especially traffic, schools and recreational facilities) beyond what is addressed by the Plan’s policies and programs assuming the ABAG population estimates. As such, Land Use Element Program LU.1-4 would require that the “demographic shift” and its impacts be assessed as part of each 5-year General Plan review and update called for in the General Plan Administration Element. This would give the City the opportunity to evaluate the impacts on existing General Plan goals, policies and programs and amend existing or add new policies to address identified impacts consistent with the General Plan’s Overall Goals and Community Values.</u></p>
<p>Page 4: Revise wording of Community Value associated with the natural environment</p>	<ul style="list-style-type: none"> • Preserving and enhancing creeks, marshes, woodlands and other natural resources for the health of habitat and natural species, and the use and enjoyment of by current and future generations.
<p>Page 4: Delete Planning Commission recommendation:</p>	<ul style="list-style-type: none"> • Our library, with its architecturally significant building, its commitment to providing free and equal access to information, resources and programs, and its continuing role as the center of Mill Valley's intellectual community."



EXHIBIT A: City Council Recommendations

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.</u></p>
<p>Page 15: Delete phrase under “Redwood Highway/Frontage Road” heading to read:</p>	<p><u>Redwood Highway/Frontage Road</u></p> <p><u>...This area constitutes most of Mill Valley’s frontage road on Highway 101., yet it is physically disconnected from the rest of the City.</u></p>
<p>Page 18: Modify 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, or “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>



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

EXHIBIT A: City Council Recommendations

<p><u>Page 22:</u> <i>modify Program LU.1-1 to read:</i></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><u>Page 22:</u> <i>modify Program LU.1-2 to read:</i></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>
<p><u>Page 22:</u> <i>Add New Program LU1-4 to read:</i></p>	<p>LU.1-4 As part of the 5-year General Plan Review and Update called for in the General Plan Administration Element, utilize the latest demographic and economic data available to <u>assess the extent of the impact of the “demographic shift” in Mill Valley from older, “empty nesters” to younger families with school aged children and the rate of residential development, including the availability of new and existing residential units, on traffic volumes, demand for recreational and other public services, school facilities and any other related effects. The assessment shall also include recommendations to amend existing General Plan goals, policies and programs or add new goals, policies or programs to address identified impacts as necessary, consistent with the Overall Goals and Community Values of the General Plan.</u></p>
<p><u>Page 22:</u> <i>modify Policy LU-2 to read:</i></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><u>Page 22:</u> <i>Amend Program LU.3-1 to read:</i></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 <u>and expands the hours and activities that is permissible.</u></p>
<p><u>Page 23:</u> <i>modify Policy LU-4 to read:</i></p>	<p>LU-4 Good Neighbor Policy. Address potential conflicts between businesses and residents in or adjacent to downtown <u>commercial areas</u> 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 <u>commercial areas</u> 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><u>Page 23:</u> <i>modify Program LU.4-2 to read:</i></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><u>Page 23:</u> <i>Amend Goal LAN.3 to read:</i></p>	<p>LAN.3 Commercial Areas: Enhance the City’s principal commercial areas (<u>Downtown, Miller Avenue, Highway 101, East Blithedale/Alto Center</u>)</p>
<p><u>Page 24:</u> <i>Program LU.5-1, bullet point #3</i></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>



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

EXHIBIT A: City Council Recommendations

<p><u>Page 25:</u> Amend Program LU.7-1 to read:</p>	<p>LU.7-1 Adopt and implement an historic and cultural preservation ordinance that would <u>could</u> include regulations and procedures to address:</p> <ul style="list-style-type: none"> • <u>Standards and process for review for proposed additions and/or deletions to potential or listed resources.</u> • <u>The creation of a Historic Preservation Advisory Commission 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><u>Page 25:</u> Amend Program LU.7-2 to read:</p>	<p>LU.7-2 Establish regulations to allow a stay <u>postpone the of</u> demolition of potential or listed historical cultural resources <u>while other alternatives are considered.</u></p>
<p><u>Page 25:</u> modify Program LU.7-3 to read:</p>	<p>LU.7-3 Establish development guidelines and standards that are Encourage development consistent with the character and significance of designated historic districts, landmarks, or neighborhoods.</p>
<p><u>Page 25:</u> 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>



EXHIBIT A: City Council Recommendations

MOBILITY	
<p>Page 31: Modify paragraph 1 under "Roadway System":</p>	<p>There are three <u>four</u> freeway interchange areas that connect the area to U.S. 101: East Blithedale/Tiburón Boulevard, Seminary Drive/<u>Northbound Redwood Highway Frontage Road</u>, <u>Southbound Redwood Highway Frontage Road</u> and Shoreline Highway/Miller Avenue.</p>
<p>Page 31: add the following text to Paragraph 1, "roadway system" 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 32: Revise Table 3-2 to correct heading and data errors:</p>	<p>Table 3.2 Mill Valley Residents Commuting to Work by Driving</p> <p>Change parentheses under "Drive Alone" to (Car, truck, van, <u>motorcycle</u>) and remove "motorcycle" column and percentages.</p>
<p>Page 36: Add last paragraph to Mobility "Future Traffic Volumes" Section as follows:</p>	<p><u>The above projections are based on the ABAG population growth estimates (14,800 population by 2035) which do not reflect the "demographic shift" population growth which Mill Valley has been experiencing since 2007. Therefore, the population should be continuously monitored and if the "demographic shift" population growth starts to significantly degrade the traffic conditions to the degree the levels of service identified below cannot be sustained, then the proposed goals, policies and programs in this element of the General Plan should be promptly reassessed.</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>



EXHIBIT A: City Council Recommendations

<p>Page 40: <i>modify the first full sentence in Paragraph 1 to read:</i></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, but and would dramatically alter the character of Mill Valley.</p>
<p>Page 40: <i>modify the second to last sentence in Paragraph 2 to read:</i></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. <u>Class III bike routes provide for shared use of the vehicular travel lane, typically on lower volume roadways.</u></p>
<p>Page 42: <i>Modify the second full paragraph to read:</i></p>	<p>In Mill Valley, pedestrians walk on paved, Class I paths as well as sidewalks. Existing Class I paths include the Alto Hill Path, the Mill Valley-Sausalito Path and paths adjacent to Sycamore Avenue and Camino Alto. Mill Valley has an almost complete network of sidewalks in the downtown area between Throckmorton Avenue and Camino Alto. Mill Valley is also part of the Safe Routes to School Program, which focuses on reducing school area congestion and encouraging healthy exercise and transportation habits among school aged children. This program has been very successful in both receiving funding and completing important projects aimed at education, bicycle and pedestrian facility improvements, incentives and safety enhancements.</p>
<p>Page 43: <i>delete the first sentence under "Transit Network:</i></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 45: <i>Modify Table 3.10 to read:</i></p>	<p>Bus line: <u>219</u></p>
<p>Page 47: <i>add the following paragraph to the shuttle discussion at the top of the page to read:</i></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>
<p>Page 50: <i>Mobility Trends to Watch:</i></p>	<p><i>Add footnoted references for the information in the first two bullets under the Mobility trend entitled "Our thinking on how to address parking is evolving"</i></p>
<p>Page 51: <i>Modify second paragraph under "IV. Mobility Goals, Policies and Programs" to read:</i></p>	<p>Mill Valley's diverse topographical setting, constrained land use and roadway capacity, mild climate, commuting patterns-among other characteristics-provide a framework for developing transportation policies and programs that are geared toward modifying demand for <u>additional vehicle trips by promoting alternative modes of transportation</u> rather than adding <u>vehicular capacity</u> to Mill Valley's roadways.</p>
<p>Page 51: <i>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 <u>to</u> City Council, Planning Commission and Bicycle and Pedestrian Advisory Committee meetings, as necessary, to present information on new mobility programs and initiatives.</p>



EXHIBIT A: City Council Recommendations

<p>Page 52: modify Program M.4-1 to read:</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>Page 52: modify Program M.4-2 to read:</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>Page 52, modify Program M.4-4 to read:</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>Page 53: As part of the consolidation of parking related programs, replace the language in M.7-3 with the language from M.17-6 to read:</p>	<p>M.7-3 Amend the City's parking regulations to accommodate low and zero emission vehicles, and carpool vehicles at public facilities and private development. Establish regulations that will accommodate innovations in alternative transportation, vehicles, and fuels, such as electric vehicle charging facilities and infrastructure, in public facilities and private development, including all new and redeveloped public and private parking lots.</p>
<p>Page 54: Amend Program M.9-4 to read:</p>	<p>M.9-4 Study ways to improve the flow of traffic and reduce congestion on major routes such as Miller Avenue, Camino Alto (including at the entrance to the Community Center) and East Blithedale Avenue. <u>Monitor the effect of "demographic shift" population growth on traffic conditions and levels of service and start remedial roadway improvements in a sufficient timeframe to avoid frequent gridlock situations.</u></p>
<p>Page 54, modify Program M.9-6 to read:</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, modification and/or expansion of lanes and, where feasible, provide separated facilities for bicyclists and pedestrians through:</p> <ul style="list-style-type: none"> • <u>Traffic signal coordination and timing,</u> • <u>Separated facilities for bicycles and pedestrians, where feasible, and</u> • <u>Modification and/or expansion of travel lanes from Meadow to the US101 South on ramp.</u>
<p>Page 54: Modify Program M.9-7 to read:</p>	<p>M.9-7 Consider the Use the most cost-effective and environmentally sensitive landscaping and pavement treatments when making modifications or improvements to the roadway system.</p>
<p>Page 55: Amend Program M.10-1 to read:</p>	<p>M.10-1 Update encroachment policies and regulations to prohibit walls, fences, landscaping, utility boxes, and other structures that <u>unreasonably</u> impede roadway views, safety, or access for pedestrians and bicyclists.</p>
<p>Page 55: modify Program M.11-4 to read:</p>	<p>M.11-4 Develop guidelines for crosswalk treatments <u>to address pedestrian access and safety</u> such as <u>bulb-outs</u>, paving and striping, along with guidelines for using these treatments in both controlled and uncontrolled crossing locations.</p>



EXHIBIT A: City Council Recommendations

<p>Page 56: modify Program M.11-7 to read:</p>	<p>M.11-7 Establish an on-going <u>repair and scheduled maintenance program for the City's bicycle network and pedestrian system</u> in street maintenance.</p>
<p>Page 56: Add new Program M.12-1:</p>	<p>M12-1 The City shall <u>preserve and restore its network of steps, lanes and paths. Official abandonment of any such easements or fee simple rights of way should occur only in the most extraordinary circumstances and then only by vote of City Council.</u></p> <p><i>(ReNUMBER M12 programs accordingly.)</i></p>
<p>Page 56: Amend Program M.13 -1 to read:</p>	<p>M.13-1 Encourage bicyclists and drivers to <u>safely share the road through enforcement of applicable laws, adopting regulations such as "vulnerable user protection" and by offering education, by providing public service announcements through various media, and through connections with local bike clubs and bike shops.</u></p>
<p>Page 57: Amend Program M.13-4 to read:</p>	<p>M.13-4 Ensure that educational content is <u>regularly updated</u> regularly and is consistent both with current law, and with current research and best-practice recommendations from professionals <u>in the fields including</u> of transportation and injury prevention.</p>
<p>Page 57: Amend Policy M.15 to read:</p>	<p>M.15 Local Shuttle Service. Study and plan a shuttle system that connects local neighborhoods, <u>cultural and recreational</u> facilities, services and adjacent communities.</p> <ul style="list-style-type: none"> • Pilot projects; • Dial-a-ride and on-call shuttle service programs (providing service from neighborhoods to arterial streets); • Shared use of existing community shuttle services (e.g., Redwoods shuttle); • Joint use of shuttles, such as working with schools to use shuttles in between peak times of commuter use; and • Public, private, and subscription funding sources. • Any proposed shuttle should coordinate <u>Service connections with regional transit systems.</u>



EXHIBIT A: City Council Recommendations

<p>Page 58-59: Consolidate Policy M.16 and Programs M.16-1 through M.16-8 with Policy M.17 and Programs M.17-1 through M.17-6 to read:</p>	<p>MOB.4 Parking: Recognize on- and off-street parking as a finite resource and effectively manage parking demand and capacity for all uses.</p>
	<p>M.16 Parking Standards. Establish new parking requirements for vehicles and bicycles and parking programs that enhance local economic vitality and manage parking demand and capacity.</p>
	<p>M.16-1 Study <u>Implement</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 <u>for customers, patrons or employees during peak demand periods and community activities and events, and prevent “spillover” parking into residential areas adjacent to commercial areas.</u></p>
	<p>M.16-2 Survey existing striping and curb cuts to locate opportunities for new auto, motorcycle, and bicycle parking spaces.</p>
	<p>M.16-3 Use parking management strategies and work with residents, local businesses and schools to prevent parking demand from commercial activities and special events from “spilling over” into neighboring residential areas.</p>
	<p>M.16-34 Evaluate the residential parking permit programs and fees for residential neighborhoods.</p>
	<p>M.16-45 Investigate policies that could be used to strongly encourage the use of residential parking garages for their intended purpose of vehicle parking rather than storage, work space, or other uses.</p>
	<p>M.16-56 Require new multi-family, mixed-use, and commercial redevelopment projects to include secure bicycle parking and facilities.</p>
	<p>M.16-67 Provide adequate public, on-street disabled/accessible parking spaces and an accessible path of travel to adjacent homes and shops.</p>
	<p>M.16-78 Work with Tamalpais High School to establish incentives to reduce student driving and encourage carpooling to reduce parking demand.</p>
	<p>M.17-86 Establish regulations that will accommodate innovations in alternative transportation, vehicles, and fuels, such as electric vehicle charging facilities and infrastructure, in all new and redeveloped public and private parking lots.</p>



EXHIBIT A: City Council Recommendations

<p>Page 58-59: Consolidate Policy M.16 and Programs M.16-1 through M.16-8 with Policy M.17 and Programs M.17-1 through M.17-6 to read:</p>	<p>M.17 Parking. Adopt a mix of parking regulations and management strategies that support economic vitality and recognize that public parking is a valuable and limited resource.</p> <p>M.167-91 Establish parking enforcement programs and regulations that not only provide sufficient parking meter and citation revenue but also incorporate effective parking management strategies and best practices <u>and technology.</u></p> <p>M.17-2 Address community events and activities in parking management strategies.</p> <p>M.17-3 Use the latest available parking technology and best management practices to improve customer service and convenience, including strategies to address potential impacts related to special events parking, employee parking, and residential parking adjacent to commercial areas.</p> <p>M.17-4 Establish a standard review period for parking-related programs and technology and create a fund to allow regular upgrades to parking technology.</p> <p>M.167-105 Create opportunities to allow shared and reciprocal use of public and M.17-5 Create opportunities to allow shared and reciprocal use of public and private parking spaces that serve more than a single location or use.</p> <p>M.17-6 Establish regulations that will accommodate innovations in alternative transportation, vehicles, and fuels, such as electric vehicle charging facilities and infrastructure, in all new and redeveloped public and private parking lots. <Relocated to M.7-3></p>
<p>Page 58: add new program to Policy M.16 "Parking" to read:</p>	<p>M.16-X: <u>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 to Policy M16, "Parking" to read:</p>	<p>M.16-X Continue to work with public and private schools within Mill Valley, and local schools with Mill Valley students to encourage carpooling to reduce parking demand and traffic congestion at pick-up/drop-off.</p>



EXHIBIT A: City Council Recommendations

COMMUNITY VITALITY	
<u>Global Change</u>	<u>Arts Commission to Art Commission</u>
Page 61: Modify paragraph 2 under "Existing Conditions/ Economic Well-being" to read:	<u>"Professional, scientific and technical services" "Management, business, science and arts" type of jobs are the most common (67%), followed by "health care and social assistance" "sales and office"(20%) and "retail" "service" (6%). The majority of the community's businesses provide goods and services to meet the needs of local residents. Interestingly, the vast Employment data from the 2010 U.S. Census indicates that the majority of local jobs (88%) are filled by people who live outside Mill Valley (i.e., only 518 local jobs are filled by local residents. These statistics, however, do not include the estimated 1,000 local jobs of residents who work at home.</u>
Page 62: add the following paragraph at the top of page 62 to read:	<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>
Page 63: add the following sentence at the top of page 63 to read:	<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. As noted in Marin Magazine, "Marin County librarians agree that the future of libraries lies beyond books, regardless of their format, and that each library must embrace its role as a public center of culture, learning, community, experience and imagination,"(September 2012). Mill Valley's Public Library provides access to books and physical media, as well as computer workstations and software applications. The library also serves as a gathering space for community members both informally (such as for telecommuters and tutors) and formally through library sponsored activities (such as its children's and teen program, software education program, and lecture and after hour programs). Mill Valley's public library provides access to books, media and digital content; and serves an increasingly important role as a physical space for people to gather, collaborate, create and invent in a variety of ways. Through innovative programming and creative collaborations, the Library is becoming an information commons; a natural evolution of the library's traditional mission. The Library has prominently placed itself at the intersection of inspiration and invention.</u>



EXHIBIT A: City Council Recommendations

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 Block 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 Dipsea Race, 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 art providers.



MV2040 General Plan &
2009-2014 Housing Element

EXHIBIT A: City Council Recommendations

<p>Page 65: Modify "Community Health" to add a new paragraph 1 to address demographic changes to read:</p>	<p><u>A demographic shift is underway in Mill Valley as evidenced by a noticeable increase in the school age population (5-17 years) over the past decade and growing to 18% of the population. Mill Valley School District K-8 enrollment figures confirm the trend, with a 30% increase in enrollment between 2002 and 2011. Young adults (25-44 years), however, have decreased from 28 percent of the population to 20 percent between 2000 and 2010. This has been attributed, in part, to the high cost of housing and low rental vacancy rates. Most significantly, senior citizens (66+ years) have increased from 15 percent of the population in 2000 to 19 percent in 2010. Nearly half of Mill Valley seniors are age 75 and above. From a community vitality standpoint, the young families and senior citizens typically need and demand a greater range of physical, social and mental health services, as well as opportunities for recreation, education and other high quality of life facilities and services.</u></p>
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EXHIBIT A: City Council Recommendations

Page 69: modify "Arts and Culture in Mill Valley" to read:

- Mill Valley is not only an attractive place to live, it is also a popular regional-cultural destination for the region offering a wealth of events. 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:
 - 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
 In addition to these large attractors, the community also offers cultural venues events that engage and activate the community, including:
 - 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
- 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:
 - o Marin Theatre Company
 - o The Mill Valley Outdoor Art Club
 - o Throckmorton Theater
 - o Sweetwater Music Hall
 - o Milley Awards for Creative Achievement in Mill Valley
 - o Mill Valley Chamber Orchestra Music Society
 - o Celebration of Service Awards Mill Valley Philharmonic
 - o Marin Theater Company
 - o Sequoia Theater
 - o O'Hanlon Center for the Arts
- The community is deeply committed to arts education and donates well over \$2 million annually to sustain top-quality arts instruction in the public schools through such organizations and programs as:
 - o KIDDO!
 - o Tam High United Music Boosters (THUMB)
 - o Patrons of the Arts at Tam High (PATH)
 - o Conservatory Theatre Ensemble (CTE)
 - o Academy of Integrated Humanities and New Media (AIM)
 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.
- 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.



EXHIBIT A: City Council Recommendations

Page 69: modify Library Trends to Watch (last bullet under “Arts & Culture in Mill Valley)

The Mill Valley Public Library is a hub of community culture with nearly 108,000 books, 778 programs, and a quarter million visits each year. Library programs include:

- o Shared online access to electronic books and library catalogs through the Marin Automated Resources and Information Network (MARINet)
- o Museum passes to local residents that provide free entry into Bay Area museums
- o “First Friday” after hours event, creating opportunities for an interactive dialogue with guest speakers on various topics featuring different narratives, ideas and presentations on various topics
- o Children’s program ranging in ages and activities such as movie night, Sunday specials, story time, and little sprout activities
- o Teen program including activities such as First Thursdays, creative writing workshops and book clubs
- o Arts and culture lectures
- o Lucretia Little Local History Room and Mill Valley Historical Society programs

The Mill Valley Public Library is an important cultural center and gathering place for the community – it is a place for people of all ages, backgrounds and interests to gather, connect through shared experiences, and be part of an environment that lays the groundwork for a life-long love of reading and discovery, and supports the local business community and new business development through its services and collaboration efforts. Most importantly, the Mill Valley Library continues the important legacy of public libraries by providing free and equal access to all of its innovative programs and services in order better the community as a whole.

- Over 80% of the Mill Valley population has library cards
- The library includes over 108,000 books, 778 programs and a quarter of a million visits each year.
- A constantly evolving collection, available in new formats as technology shifts, designed to meet the needs of an educated, sophisticated community to be well-read.
- An array of alternative and innovative collections that engage the public in new ways of seeing or experiencing the world around them.
- Technology education on a variety of topics to help patrons stay current and feel competent in their personal and professional lives. Programs that support and celebrate the literary arts and the spoken word including creative writing, poetry, storytelling, and reading.
- After-hours events, providing adults and teens opportunities to experience compelling lectures and performances and engage with presenters in an intimate setting.
- Access to the city’s rich heritage through the Lucretia Little History Room, which archives and showcases local history, including oral histories, paintings, local author collection, documents, maps, and over 4,000 historical photographs.
- An impressive breadth and depth of programs for children and teens supporting their development (social, literary, educational, creative) from infancy through high school.
- Access to larger collections of materials and digital content through the shared resources of library cooperatives.
- Programs that support and celebrate the visual and performing arts including performances of all kinds, art exhibits, art and theater lectures, and film.



EXHIBIT A: City Council Recommendations

<p>Page 70: Amend Trends to Watch “A Picture of Mill Valley” to include as the first bullet point:</p>	<ul style="list-style-type: none"> • <u>Mill Valley’s population has increased by 651 over the past six years (2007 to 2013) based on U.S. Census and California Department of Finance data. Since the number of occupied housing units has increased by only 60 units in the same timeframe, this growth is due primarily to a “demographic shift” in the population with young families replacing empty-nesters in existing housing. Because that growth will primarily be in school-aged children, it could have a significant impact on the City’s most constrained resources: streets, schools and recreational facilities. This trend should be closely monitored and the Plan revised as necessary if it continues.</u>
<p>Page 71: modify Goal VIT.1 to read:</p>	<p>VIT.1 Economic Vitality: Maintain a strong, diverse and vibrant local economy <u>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>
<p>Page 71: modify Policy CV.1 to read:</p>	<p>CV.1 Business Attraction and Retention. Create the <u>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</u> (including, but not limited to, local-serving businesses and entrepreneurs that provide goods, services, or medical, educational, cultural, artistic, entertainment, or recreational amenities for the community).</p>
<p>Page 72: Amend Goal VIT.2 to read:</p>	<p>VIT.2 Healthy Community Civic Vitality: Create a built environment <u>and civic structures, supported by balanced City budgets and ongoing two-way communications with the community,</u> that encourage a high quality of life, <u>promoting</u> healthy living and physical activity, and <u>strengthening</u> opportunities for social interaction and the building of community relationships.</p>
<p>Page 72: Amend Policy CV.3 to read:</p>	<p>CV.3 Community Collaboration <u>and Communication</u></p>
<p>Page 73: Amend Program CV.5-4 to read:</p>	<p>CV.5-4 Work with County Health & Human Services, local schools, and residents, <u>as appropriate,</u> to implement new policies and enforce existing proven policies to reduce alcohol abuse, tobacco use, and illicit drug use, including but not limited to targeting teen parties, expanding smoke-free spaces, and increasing prescription drug take-back.</p>
<p>Page 73: Amend Goal VIT.3 to read:</p>	<p>VIT.3 Healthy Community: <u>Maintain a broad range of public and private programs that meet diverse community needs,</u> including mental health programs, arts, recreational, intellectual, educational and cultural programs.</p>
<p>Page 73: Amend Program CV.6-2 to read:</p>	<p>CV.6-2 <u>Consider</u> E-<u>establishing a viable</u> “Youth Commission” to address safe and responsive entertainment/recreation services and facilities that meet the needs of the City’s youth, and assist in collaboration efforts between local schools and the City to better serve youth and the neighborhoods in which schools are located.</p>
<p>Page 74: modify CV.6-4 to read:</p>	<p>CV.6-4 Enhance recreational, <u>cultural</u> and educational programming to help meet the <u>needs and</u> interests of Mill Valley’s residents, workforce, and visitors by strengthening partnerships, coordination, and outreach among the nonprofit, public, and private sectors.</p>



EXHIBIT A: City Council Recommendations

<p>Page 74: Amend Policy CV.7 and consolidate Programs CV.7-1 through CV.7-8 to read:</p>	<p>CV.7 Library. Continue to support and enhance the role of the Mill Valley Library as an important cultural and intellectual center of the community and as a place that can change lives.</p> <p>CV.7-1 Advance an innovative community by providing <u>Provide</u> opportunities (physical and virtual) for collaboration, invention, and creative endeavors;</p> <p>CV.7-2 Advocate <u>advocate</u> for a literate population; by supporting the spectrum of literacy from early childhood literacy to a life-long love of learning and discovery.</p> <p>CV.7-3 Continue to provide expertise in helping the public to find books and information, do research, and to navigate the increasingly complex digital landscape.</p> <p>CV.7-4 Support the educational needs of the entire community to be technologically literate, to have the skills to advance and enrich their personal and professional lives.</p> <p>CV.7-5: Continue to help and build community through programs that help people connect, and find common ground, and engage in meaningful conversations.</p> <p>CV.7-26: Engage the public and help preserve <u>Preserve</u> the city’s cultural heritage by collecting, archiving and showcasing local history.</p> <p>CV.7-7: Collect and disseminate information that supports residents’ needs to be well-informed about their own and surrounding communities.</p> <p>CV.7-38: Regularly update a strategic plan for programs, services and facilities that keep the Library at the forefront of the community’s intellectual needs and priorities.</p>
<p>Page 74: Amend Goal VIT.4 to read:</p>	<p>VIT.4 Healthy Community: Provide a complete and integrated system of <u>community facilities</u>, public parks, open space areas throughout Mill Valley that provide opportunities for both passive and active recreation.</p>
<p>Page 74: Amend Goal CV.8 to read:</p>	<p>CV.8 Parks, and Recreation and Cultural Facilities. Design and implement parks, recreational <u>and cultural</u> facilities to meet the unique</p>
<p>Page 74: Add new Goal VIT.5, new Policy CV.9 and new Programs CV.9-1 through CV.9-3:</p>	<p>VIT.5 Healthy Community: <u>Support a complete and integrated system of youth and adult sports leagues and activities that focus on the needs of Mill Valley residents.</u></p> <p><u>CV.9 Support youth and adult sports leagues that contribute to MV’s community health and economic vitality.</u></p> <p><u>CV.9-1 Support, sustain and develop excellent sports facilities</u></p> <p><u>CV.9-2 CV.8-4 Work with local organized adult and youth sports leagues to ensure that local facilities are used efficiently, serve local demand to the greatest extent possible, and preserve the quality and safety of the facility.</u></p> <p><u>CV.9-3 Continue to establish and promote local partnerships and working relationships, such as those already created with Friends of Fields, Boyle Park Tennis Courts and Mill Valley Golf Club, that help maintain and promote local sports programs and facilities.</u></p> <p><i>(Renumber following goals, policies and programs, accordingly.)</i></p>



EXHIBIT A: City Council Recommendations

<p>Page 74: Amend heading for Policy CV.10 to read:</p>	<p>CV.910 City Budget and Prudent Fiscal Policies</p>
<p>Page 76: Amend Programs ART.3-1 and add new ART 3-4 to read:</p>	<p><u>ART.3-1 Develop gateway and informational signs and other media to support and promote the City's cultural identity and resources.</u></p> <p><u>ART.3-4 Coordinate and simplify permit procedures for signs, banners and other materials used to promote local cultural resources and events.</u></p>
<p>Page 76: Amend 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 relationships with other City entities.</u></p>
<p>Page 76: Amend goal ARTS.3 to read:</p>	<p>ARTS 3 Funding and Other Support: Provide <u>Facilitate the delivery and enjoyment of the arts through robust public and private funding for the arts.</u></p>
<p>Pages 76- 77: Amend Policy ART 6; Reassign Policy ART 7 as program ART.6-3; delete Programs ART 7-1 and ART.7-2 to read:</p>	<p>ART.6 Funding and Services. Support <u>Ensure adequate public and private funding for the Art Commission for the continued growth of the arts to sustain and grow the contribution of a robust arts sector to our local economy and identity.</u></p> <p>ART.6-1 Consider expanding the funding and staff resources for the Art Commission. Develop necessary funding and staff support to enable the Arts Commission to effectively carry out the responsibilities identified in Program ART 4.1.</p> <p>ART.6-2 Encourage the Art Commission to seek private financial support from businesses and foundations to assist artists and arts organizations and supplement available City funds. Facilitate the efforts of local artists and arts organizations to obtain private funding.</p> <p>ART .7 Services and Incentives. ART.6-3 <u>Provide supportive services and other incentives to facilitate the delivery and enjoyment of the arts, culture and arts education, where feasible.</u></p> <p>ART.7 1 When considering use of City facilities, give priority to community arts uses, when appropriate.</p> <p>ART.7 2 Consider implementing fee waivers for arts events.</p>



EXHIBIT A: City Council Recommendations

NATURAL ENVIRONMENT	
<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</u>, such as those <u>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 82: Modify paragraph 1 to read:</p>	<p>...such as introducing “exotic” <u>and invasive</u> (non-native) plants</p>
<p>Page 82: Modify paragraph 3 to read:</p>	<p>All of tThese habitats are afforded some protection under state or local laws and ordinances.</p>
<p>Page 83: Add “Richardson Bay Watershed” narrative and a new “Watershed” map to “Existing Conditions”.</p>	<p><u>Mill Valley, Tiburon, Sausalito, Marin City, Tamalpais Valley, and Belvedere are linked together by the watershed lands draining to Richardson Bay, a shallow, protected, biologically-rich wildlife preserve. Richardson Bay is considered one of the most “pristine estuaries on the Pacific Coast in spite of its urbanized periphery” (Richardson Bay Audubon 2008). The Bay is recognized as an Important Bird Area (IBA) and is located on the Pacific Flyway, an important migratory bird corridor. During the winter months, the Bay supports hundreds of thousands of waterbirds, including shorebirds and waterfowl.</u></p> <p><u>The watershed supports a number of special-status plants and animals. Of particular interest are the occurrences of species found in coastal marsh in the lower watershed. Noteworthy species include California black rail, San Pablo song sparrow, salt marsh harvest mouse, and Point Reyes bird’s-beak. At higher elevations, northern spotted owl territories occur in wooded areas along several creeks. There is a small population of California red-legged frog (CRLF), federally listed as threatened and a California Species of Special Concern, on the Tiburon Peninsula (CDFG 2008). The population was discovered in 1997 at a small pond, formerly a lagoon, at Keil Cove. A second sighting was made in 2000 in coast live oak woodland to the northwest of the Keil Cove sighting. This is probably the last remaining population on the peninsula.</u></p> <p><u>The Arroyo Corte Madera del Presidio subwatershed still supports a steelhead trout run. Old Mill and Cascade Creeks support the healthiest remaining fisheries habitat in the watershed. Due to their ephemeral nature, the small creeks draining directly to Richardson Bay do not support sustainable fisheries. The Arroyo Corte Madera del Presidio subwatershed is known to support nine fish species (seven native and two introduced). Native species include California roach, Sacramento pikeminnow, Coho salmon, steelhead trout, threespine stickleback, and staghorn and prickly sculpins. Introduced species include rainwater killifish and western mosquitofish (Leidy 2007). Recorded observations of Coho date from the 1940s to 1960s; Coho were last seen in 1981 (Leidy, et al., 2005). Steelhead, federally listed as a threatened species, continue to inhabit Arroyo Corte Madera del Presidio in reduced numbers.</u></p> <p><i>Add new Richardson Bay Watershed Map</i></p>



EXHIBIT A: City Council Recommendations

<p>Page 83: Modify paragraph 2, “Creeks and Seasonal Wetlands” to read:</p>	<p>Where portions of the creeks are exposed to close-by urban development, litter can be easily disposed of and accumulates <u>and end up in creeks</u>. Public access to the creeks is virtually impossible except in upper reaches.</p>
<p>Page 84: Modify first full sentence on the page to read:</p>	<p>Mill Valley’s creeks support many aquatic species, including three-spine stickleback (<i>Gasterosteus aculeatus</i>), river lamprey (<i>Lampetra ayresii</i>), white sturgeon (<i>Acipenser transmontanus</i>), Pacific chorusfrog (<i>Pseudacris regilla</i>), and California newt (<i>Taricha torosa</i>), <u>sculpin (<i>Cottus spp.</i>) and California roach (<i>Hesperoleucus symmetricus</i>).</u></p>
<p>Page 84: Modify first full paragraph to read:</p>	<p>...and absence is likely due to fishing pressure, <u>urban development</u>, and the alteration of Arroyo Corte Madera from its natural state.</p>
<p>Page 84: modify second paragraph to read:</p>	<p>Along with these native species, the riparian understory in Mill Valley may include non-native, invasive species such as giant reed (<i>Arundo donax</i>), wild oats (<i>Avena</i> species), <u>sedge (<i>Carex pendula</i>), or Himalayan blackberry (<i>Rubus armeniacus</i>).</u></p>
<p>Page 84: Modify paragraph 3 to read:</p>	<p>Native wildlife species that may be observed in riparian habitat in Mill Valley include red-tailed hawk (<i>Buteo jamaicensis</i>), California quail (<i>Callipepla californica</i>), tree swallow (<i>Tachycineta bicolor</i>), barn owl (<i>Tyto alba</i>), Pacific chorusfrog, common garter snake (<i>Thamnophis sirtalis</i>), California myotis (<i>Myotis californicus</i>), dusky-footed woodrat (<i>Neotoma fuscipes</i>), mule <u>Columbian blacktail deer (<i>Odocoileus hemionus columbianus</i>)</u>; <u>The North American River Otter (<i>Lontra canadensis</i>) has also returned to Mill Valley’s watersheds.</u> Native wildlife species recently extirpated from Mill Valley’s watersheds include: Pacific pond turtle (<i>Actinemys marmorata</i>), California red-legged frog (<i>Rana draytonii</i>), foothill yellow-legged frog (<i>Rana boylei</i>), <u>coho salmon (<i>Oncorhynchus kisutch</i>), California freshwater shrimp (<i>Syncaris pacifica</i>), sooty crayfish (<i>Pacifastacus nigrescens</i>).</u></p>
<p>Page 85: Modify paragraph 3 under “Shoreline and Tidal Marsh” to read:</p>	<p>In the County portions of Upper Richardson Bay, †<u>The Tamalpais Preserve (Bothin Marsh) is located in Richardson Bay in both the City of Mill Valley and County of Marin.</u> The <u>County portion</u>, near Tam Junction, extensive stands of cordgrass have developed over the past two decades following removal of tidegates and resumption of tidal action.</p>
<p>Page 86: Modify paragraph 5 to read:</p>	<p>Conservation and restoration of tidal marsh, diked marsh, shoreline and open water habitat benefit a variety of productive biological processes and resources provided by these communities. Tidal marshes and wetlands serve to purify water resources by assimilating waste and trapping pollution from urban runoff and improve air quality by sequestering greenhouse gasses and producing oxygen. Marsh vegetation can also increase the retention of storm water, thereby recharging groundwater and slowing or diminishing peak flood levels. Marshes also prevent shoreline erosion and protect the City by absorbing wave energy and storm surges. Maintaining <u>and enhancing</u> these valuable services is an important adaptation strategy as sea levels and storm events are altered by climate change. Conservation and enhancement of Bothin Marsh and the waters that contribute to it ensures that the City will continue to enjoy these free, natural services, even in the face of a dynamic climate.</p>



EXHIBIT A: City Council Recommendations

<p>Page 87: Add new section (following existing text) on “Sea Level Rise Due to Climate Change” to read:</p>	<p>Sea Level Rise Due to Climate Change</p> <p>The Richardson Bay watershed is one of the most highly susceptible areas of Marin County to the impacts of climate change. Rising tide levels in San Francisco Bay will result in more shoreline erosion as well as increased river flooding as the storm drain system is unable to drain against the rising tides. Loss of tidal marsh and upland transition zone from sea level rise will adversely impact plant and animal species. In addition, short duration rainfall intensities are anticipated to increase and will exacerbate storm water flooding as well as landslides and soil erosion in the upper watershed. See Climate Section for programs and policies to address Sea Level Rise and Climate Change.</p>
<p>Page 88-91: Revise Figures updated maps presented on September 16)</p>	<p>Review Marin Watershed Maps to verify vegetation for Figure 5.1; rename Figure 5.1 “Vegetation Communities”; Add tributaries to Figure 5.4 from Figure 5.6; rename “streams” in Figure 5.6 to “tributaries”; Figure 5.6 review steelhead location with Marin County data</p>
<p>Page 92: Modify 2nd paragraph, line 1 to read:</p>	<p>Although native grasses such as the California state grass, Purple needle grass (<i>nasella pulchra</i>) and forbs persist in Mill Valley, the City’s grasslands have not escaped the invasion of non-natives such as ripgut brome (<i>Bromus diandrus</i>) and wild oats that have come to dominate many of these communities in California.</p>
<p>Page 92: Modify 3rd paragraph, line 7 to read:</p>	<p>... Some of the large, old and more robust trees in this vegetation community are considered by the City to be heritage trees, as are those that meet the criteria in the redwood and evergreen forests. <u>Native trees that make up the towering Mill Valley forest canopy include:</u> Pacific Madrone (<i>Arbutus menziesii</i>), Arroyo Willow (<i>Salix lasiolepis</i>), Scoulter, Pacific coulter species (<i>Salix spp.</i>), Red Elderberry (<i>Sambucus Callicarpa</i>), coast redwood (<i>Sequoia Sempervirens</i>), Douglas fir (<i>Pseudotsuga menziesii</i>), Bay Laurel (<i>Umbellularia californica</i>), Giant Chinquapin (<i>Castanopsis chrysophylla</i>), California nutmeg (<i>Torreya californica</i>), Silk Tassel (<i>Garrya elliptica</i>), Red Alder (<i>Alnus rubra</i>), Bigleaf Maple (<i>Acer macrophyllum</i>), California Buckeye (<i>Aesculus californica</i>), Sargent Cypress (<i>Cupressus sargentii</i>) and the Northern California Black Walnut (<i>juqlans hinsii</i>), which is rare. There are also a variety of Oaks within Mill Valley including Coast Live Oak (<i>Quercus agrifolia</i>), Canyon Oak (<i>Quercus chrysolepsis</i>), Chaparral Oak (<i>Quercus wislizeni</i>), Leather Oak (<i>Quercus Durata</i>), California Black Oak (<i>Quercus kelloggii</i>), Oracle Oak (<i>Quercus Xmorehus</i>), and Tanbark Oak (<i>Lithocarpus densiflorus</i>)</p>
<p>Page 95: modify third bullet to read:</p>	<ul style="list-style-type: none"> • Control invasive species. Opportunities currently exist to protect vistas, wildlife corridors, unique habitats and the rare species of Mill Valley, by managing and removing species that potentially threaten the ecosystem, such as giant reed, invasive <i>Spartina</i> species, non-native broom species, sedge (<i>Carex pendula</i>), and pampas grass (<i>Cortaderia selloana</i>).
<p>Page 97: Amend Program NE.1-1 to read:</p>	<p>NE.1-1 " Create a comprehensive natural resources inventory and map of the data as described below to guide strategies...."</p>
<p>Page 98: Amend Goal NAT.2 to read:</p>	<p>NAT.2 Understanding & Sustaining and Restoring the Ecosystem: Preserve, restore or rehabilitate the integrity, function, productivity and long-term viability and resiliency of the ecosystem and its ecologically sensitive and significant natural communities and wildlife habitats.</p>



EXHIBIT A: City Council Recommendations

<p>Page 98: Amend Policy NE.2 to read:</p>	<p>NE.2 Resource Preservation and Restoration. Utilize a watershed approach (as opposed compared to a parcel-by-parcel approach) to identifying, preserving or rehabilitating natural resources in a consistent manner that support applicable flood control, storm drainage, water quality and public access values, and as a basis for identifying and applying best practices for the continued contribution of the community’s native plant and wildlife species value and aesthetic character to Mill Valley.</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 98: Amend Program NE.2-6 to read:</p>	<p>NE.2-6 Develop a Creek Master Plan and management guidelines for maintaining and enhancing all identified creeks within the City limits, <u>identify flood control measures</u>, determine preferred stream bank protection techniques, establish a more precise and functional "creek setback" and related development standards, and identify public access and park development opportunities.</p>
<p>Page 99: Amend Program NE.3-3 to read:</p>	<p>NE.3-3 <u>In conjunction with the SASM Board</u>, Assess the SASM treatment plant to attain greater efficiency, including advanced wastewater treatment capacity for water recycling and reuse on public and private properties.</p>
<p>Page 99: Amend Program NE.3-5 to read:</p>	<p>NE.3-5 Continue to implement the sewer lateral evaluation and replacement program <u>and consider the implementation of a point of sale sewer audit.</u></p>
<p>Page 100: add new bullet under Program NE.4-1:</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 Program NE.4-2 second bullet 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:</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>
<p>Page 100: modify Policy NE.4 to read:</p>	<p>NE.4 Water Quality and Conservation of Water Resources. <u>Promote the increased use of pervious paving, rainwater storage and greywater systems to improve water quality and conserve potable water.</u> 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 <u>signs to prohibit fishing signs that indicate prohibited activities (such as swimming, fishing, dogs off leash)</u> due to the presence of threatened or endangered species, and <u>Limit public access during spawning and early development stages of young fish.</u></p>



EXHIBIT A: City Council Recommendations

<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 <u>park, recreation and</u> natural areas.</p>
<p>Page 102: modify Program NE.5-10 to read:</p>	<p>NE.5-10 Provide handouts <u>information</u> to new residents on local sustainability efforts, surrounding natural environment, potential hazards, and emergency preparedness.</p>
<p>CLIMATE ACTION</p>	
<p>Page 105-106: Update legislative requirements add bullet after SB1771 under “Support for Renewable Energy”</p>	<p>Support for Renewable Energy</p> <ul style="list-style-type: none"> • SB 1078 – 2002: This bill established a Renewable Portfolio Standard requiring electricity providers to increase purchases of renewable energy resources by 1% per year until they have attained a portfolio of 20% renewable resources by 2010. • California Solar Initiative Program - 2006: This comprehensive \$2.8 billion program provides incentives for residential and commercial solar development over 11 years. • Executive Order S 21-09 – 2009: This 2009 Order directs CARB to adopt regulations increasing California’s Renewable Portfolio Standard (RPS) to 33 percent by 2020. The RPS will apply to investor-owned utilities, publicly-owned utilities, direct access providers, and community choice aggregators. • Assembly Bill (AB) 811 – 2008: This 2008 bill allows California municipalities to help citizens finance renewable and energy efficiency projects by issuing a bond to pay for initial installation costs. Repayment is stretched out over the life of the project and is made through a voluntary assessment on the building’s property tax, which transfers to the new owner at time of sale. • Senate Bill (SB) X1-2 – 2011: This bill applies to all electricity retailers in the state <u>including publicly owned utilities, investor-owned utilities, electricity service providers, and community choice aggregators. All of these entities must adopt the new goal of 20 percent of retails sales from renewables by the end of 2013, 25 percent by the end of 2016, and 33 percent by the end of 2020.</u>
<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 <u>/ adaptation to prepare for future scenarios such as sea level rise</u>
<p>Page 111; Incorporate information and data for Mill Valley from Marin Clean Energy</p>	<p><i>Incorporate current and projected Mill Valley data from Marin Clean Energy at the conclusion of the Existing Conditions section of this Element. (All of the information was not available at the time these recommendations were prepared)</i></p>



EXHIBIT A: City Council Recommendations

<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: Add new Programs CL.1-1, CL.1-2, CL.1-3, CL.1-4 to read</p>	<p>(new) <u>CL.1-1. Work with the State, County, local agencies and energy providers to increase the proportion of renewable power used by residents and business and provide financial and technical assistance for clean energy assistance for clean energy installation and energy efficiency upgrades throughout Mill Valley.</u></p> <p>(new) <u>CL.1-2 Continue to work with MEA, PG&E or other clean energy providers to encourage greater resident participation and use of greener energy supplies.</u></p> <p>(new) <u>CL.1-3 Monitor and continue efforts to reduce energy consumption and waste throughout all city facilities.</u></p> <p>(new) <u>CL.1-4 Continue efforts at SASM to pursue sustainability efforts such as exploring the use of solar applications, capturing and reusing methane, and generating electricity through waste to energy technology.</u></p> <p><i>(Renumber following programs, accordingly.)</i></p>
<p>Page 115: modify Program CL.1-1, bullet #1 and 3 to read:</p>	<ul style="list-style-type: none"> • <u>Design guidelines, and development standards, and permitting procedures to encourage emerging green building technologies;</u> • <u>Outdoor lighting standards that prevent light levels in all new development, parking lots, and street lighting from exceeding state standards; and</u> • <u>Establish guidelines for residential solar and wind energy systems 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; as part of new development establish guidelines to encourage wiring and staging to allow for “solar” and/or “electric” ready technologies.</u>
<p>Page 115: modify Program CL.1-1 to add bullet to read:</p>	<ul style="list-style-type: none"> • <u>Strongly encourage new development to achieve net zero building efficiency.</u>
<p>Page 115: add Program CL.1-5 to read:</p>	<p><u>CL.1-5 Improve air quality by discouraging wood burning and providing incentives to replace existing inefficient wood burning devices.</u></p>
<p>Page 115: Amend Program CL.2 to read</p>	<p>CL.2 Carbon Offsets. <u>Offset carbon emissions through carbon credits or allowances, and through natural sequestration methods.</u></p>



EXHIBIT A: City Council Recommendations

<p>Page 116: modify Program CL.2-2 to read:</p>	<p>CL.2-2 Create a formula <u>process</u> 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.</p>
<p>Page 116: modify Program CL.4-2 to read:</p>	<p>CL.4-2 Plan and fund long-term adaptation strategies to help the people, places, natural systems, and infrastructure that are most <u>vulnerable to the effects of climate impacts change</u>, including but not limited to sea level rise and more extreme heat and storm <u>conditions</u>.</p>
<p>Page 117: delete last bullet in Program CL.5-3 (text same as CL.5-2):</p>	<ul style="list-style-type: none"> • Adopt and enforce a multi-family dwelling and business recycling ordinance.
<p>Page 117: Amend Program CL.5-3 to read:</p>	<p>CL.5-3 Work with Marin Solid and Hazardous Waste Joint Powers Authority (JPA) and Mill Valley's hauler to increase take back, reuse and diversion, as follows:</p> <ul style="list-style-type: none"> • Join the JPA in endorsing an Extended Producer Responsibility resolution that will support product design and packaging that integrates reuse and recycling. • Negotiate <u>Revise</u> franchise agreement language with Mill Valley Refuse to encourage "greener" operations, including food waste pick-up, and to maximize diversion.
<p>HAZARDS & PUBLIC SAFETY</p>	
<p>Page 120: Modify table of "Natural", "Technological" and "Manmade" hazards</p>	<p>Dam Failure <u>Failure of Cascade Dam</u></p>
<p>Page 120: Add new language "Existing Conditions" to address the City's disaster preparedness efforts:</p>	<p><u>Working with the Fire and Police Departments. Still under development</u></p>
<p>Page 121: add the following sentence as the last sentence in the first paragraph to read:</p>	<p><u>Following an earthquake the threat of fire also poses a significant risk to the community. 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></p>
<p>Pages 125, 127, 129: modify topic heading format to be consistent:</p>	<p>Flooding <u>Flooding</u> Wildland Fire <u>Wildland Fire</u> Public Health Crisis <u>Public Health Crisis</u></p>
<p>Page 128: modify the legend for Figure 7.4:</p>	<p><u>Delete references to "Very High Fire Severity Zone" and "VHFHSZ"</u></p>
<p>Page 131: add the following bullets under the heading "Living with Mother Nature" to read:</p>	<ul style="list-style-type: none"> • <u>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.</u> • <u>The 1929 fire burned for approximately 3 days, impacting 2500 acres and 110 homes. The same 2500 acre area today contains nearly 800 homes.</u> <u>(Source, Jeff Davidson, Mill Valley Fire Chief)</u>



EXHIBIT A: City Council Recommendations

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>
Page 132: 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). <u>Maintain adequate levels of staffing, Maintain adequate concentration and distribution of staff, facilities, materials, and equipment to provide a timely response to demands for public safety services.</u>
Page 133: 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>
Page 134: 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, older buildings, critical facilities and public assembly facilities and residential parcels in risk areas.</u>
Page 135: Shift “Police Services” text on page 129:	<i>Insert narrative to precede “Police and Public Safety Goals, Policies and Programs.</i>
NOISE	
Page 143: 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.
Page 143: modify Figures 8.6 and 8.7	Identify the various noise levels in the legend as measured in dBA.
Page 152: 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>
GENERAL PLAN ADMINISTRATION	
Page 154: Modify “Community Outreach and Input” to read:	City Council <u>Member</u> on the <u>Square Plaza</u>
APPENDICES	
Appendix E, Glossary	<i>Add definition of local streets and categories of vegetative communities identified in Figure 5.1</i>
Add new Appendix H	<i>Include Commercial Design Guidelines from the 1989 General Plan (pages 61-72) as a separate appendix</i>



EXHIBIT A: City Council Recommendations

2009-2014 HOUSING ELEMENT	
<u>Acknowledgements page:</u> modify Planning Commission list to read:	Update to reflect current status and membership
<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-5:</u> modify the first sentence of the first paragraph to read:	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>
<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>
<u>Page I-6:</u> add a check mark to read:	✓ <u>The California Housing Accountability Act (Government Code section 65589.5) passed in <insert year> 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>
<u>Page II-5:</u> modify the "long-term (2014-2022) Objectives for program #2 to read:	Long term (2014-2022) Objectives: Explore attaining Certified Local Government (CLG) status to reap <u>acquire</u> State and Federal expertise and funding benefits. Explore conducting a formal survey to formalize the list of historic resource in the City.
<u>Page II-3:</u> modify Policy 1.4 to read:	Policy 1.4 Preserve Rental Housing Conserve the existing stock of rental housing through limitation on conversion to the for-sale units or non-residential uses. <u>The City will continue to prohibit the conversion of rental development to condominium ownership unless the effective vacancy rate for available rental units is more than 5%.</u>



EXHIBIT A: City Council Recommendations

<p>Page II-3: modify the last sentence in Program 1 “Background” to read:</p>	<p><u>Insert contextual language indicating design guidelines were part of design review prior to hillside guidelines</u></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 considered 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>Page II-3: 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>Page II-8: 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>Page II-9: clarify Program 8 deed restriction:</p>	<p>The City continues to review and make appropriate refinements to the second unit ordinance, and is currently evaluating the addition of deed restriction <u>for those second units that receive any square foot bonus in Floor Area</u> to ensure approved units remain as functioning second units.</p>
<p>Page II-10: 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, <u>measured from finished floor</u> rather than natural grade to account for floodplain requirements.</p>
<p>Page II-11: 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>Page II-14: modify Policy 3.1 to read:</p>	<p>Policy 3.1 <u>Update and</u> 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>Page II-16: 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>Page II-17: modify bullet #4 to read:</p>	<ul style="list-style-type: none"> • <u>City support assistance, where applicable, in the preparation of affordable housing funding applications</u>
<p>Pages II-19 and II-20: 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 development standards and for multi-family residential</u>-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>



EXHIBIT A: City Council Recommendations

<p>Page II-20: modify Program Objective #20 to read:</p>	<p>Program Objectives: By 2013, establish minimum and maximum residential densities within the General Plan and Zoning Ordinance for single-family and multi-family residential districts, and define maximum densities and development standards for residential uses within commercial districts. Establish a Land Use Map to more clearly depict the General Plan designation of each parcel in the City. <u>Conduct ongoing monitoring of the Housing Element sites inventory to ensure the continued provision of adequate site capacity to address Mill Valley’s regional housing needs by income category throughout the planning period. Should a potential shortfall be identified, redesignate additional sites as necessary.</u></p>
<p>Page II-28: 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 <u>located within ½ mile or less walking distance within a quarter- to a half-mile walking radius of transit stops</u> or other pedestrian amenities.</p>
<p>Page II-29: Amend language under last bullet of background for item 33 “Energy Conservation” to read:</p>	<p>Set up an information page on the City’s website to assist and guide Mill Valley residents to locate contractors, incentives and financial resources to install photovoltaic panels on their homes or businesses. Explore the provision of additional incentives for properties in Mill Valley that have high solar potential. Contact PG&E and MEA to learn about their solar programs and available incentives. Contact Marin Solar to learn about the County-wide program and any challenges, and explore bringing the county-wide program into Mill Valley.</p>
<p>Page II-33: 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 in supporting Housing Element implementation.</p>
<p>Page II-34 to II-40: modify Table 2.1 “Summary of Implementing Programs” to read:</p>	<p><i>Add language to “Objective” Column:</i> Establish minimum and maximum residential densities for residential districts, and maximum densities and development standards for residential uses in commercial districts. <u>Monitor to ensure adequate site to address RHNA.</u></p> <p><i>Add language to “Time Frame” Column:</i> By end of 2013. <u>Ongoing monitoring of sites adequacy in conjunction with project applications.</u></p>
<p>Page A-3: Amend Appendix A, Executive Summary, 3rd bullet under “Demographic Profile” to read:</p>	<ul style="list-style-type: none"> • Young adults (25---44 years) have decreased from 28 to just 20 percent of Mill Valley’s population during the 2000---2010 period. Factors contributing to this decline include an aging in place of young adults into middle age, and a limited number of young adults and young families moving into Mill Valley due in part to high housing costs and low vacancy rates. <u>Most young adults depart Mill Valley in their early 20’s and are replaced by parents in their 30’s with school age children.</u>
<p>Page A-3: Amend Appendix A, Executive Summary, under “Demographic Profile” to include the following bullet point as the last bullet point in this section:</p>	<ul style="list-style-type: none"> • <u>Since 2007, a “demographic shift” in existing single-family housing from older “empty nesters” to young families with school-aged children has created a population growth spurt (mostly school-aged children) which has the potential to continue for many decades. This should be monitored to determine if it is likely to continue in the long term.</u>



MV2040 General Plan &
2009-2014 Housing Element

EXHIBIT A: City Council Recommendations

Page A-9: Amend Appendix A, under "Demographic Profile/1. Population Growth and Trends" to include as a third paragraph:

However, an analysis of the City's demographic and household characteristics illustrates changes in the make-up of the population (also known as "demographic shift") that may result in higher population growth than estimated by ABAG. According to annual Department of Finance data, Mill Valley's population rose significantly from 1992 to 2001 (by 600 people) and again from 2007 to 2013 (by 651 people), with a lull following the dot.com bust in 2001 to 2007. The community has also seen a noticeable increase in the school age population (5-17 years) over the past decade. In fact, the increase in school age children was larger than the entire population increase for the City over this period. This appears to be attributable to an on-going turnover in existing single-family housing from elder "empty nesters" (looking to find smaller units closer to shopping and services) to young families with school-aged children. This "demographic shift" may become a long term trend with older, single or two occupant households in existing single-family homes being replaced by younger households with school-aged children. But the trend is too short to be proven (broken by the lull following the dot.com bust), so the ABAG population growth estimates will used in this version of the General Plan. Nevertheless, the "demographic shift" trend will be closely watched over the term of this General Plan as this population growth, predominately in school-aged children, could significantly impact community facilities and services, especially traffic, schools and recreational facilities.



EXHIBIT A: City Council Recommendations

Page C-1: Add context to describe Capacity Analysis:

Background

The following analysis was conducted in order illustrate the City of Mill Valley’s realistic housing capacity to meet the City’s Regional Housing Needs Allocation (RHNA) requirement, as mandated by State law, including:

- Section A/Approved and Built Units: Identifying the number of new units that have been approved and built during a RHNA cycle, and estimating the number of possible 2nd units that could be developed during a RHNA cycle based on previous annual construction projects.
- Section B/Capacity Analysis: Estimating the number of possible units that could be developed during a RHNA cycle based on existing zoning. State Housing Element law requires jurisdictions to provide an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

Methodology

This capacity analysis aims to meet State mandates, achieve California Department of Housing and Community Development (HCD) certification, and also reflect the values of the community. Hence, the proposed methodology for the residential capacity analysis recognizes Mill Valley’s current development patterns, existing zoning districts that allow residential development, the City’s unique small-town character, and the desire to preserve and strengthen the community’s history, character and overall sense of place.

“Default density” is a feature of state law and is a very important component of the methodology for the capacity analysis. The RHNA is divided into different income levels, as a jurisdiction needs to show its intent to provide housing for households of various income levels (the Association of Bay Area Governments, or ABAG, determines the calculation methodology and number of units per income category). In order to assess this from a planning perspective, a “default density” is assigned to determine the number of units that could be counted in individual income categories. Generally speaking, the higher the potential density of a site, the lower the income level it will be assigned to. However, this does not mean that the site will automatically be developed in the future at its assigned income level, or even at its projected density.

For Mill Valley, sites with zoning designations that allow residential development at a density of at least 20 dwelling units per acre (du/ac) are categorized as affordable to very low and low-income households. Sites with unit potentials of at least 10 du/ac but less than 20 du/ac are considered affordable to moderate income households, and sites with unit potentials lower than 10 du/ac are considered affordable to above-moderate income households only.

This analysis does not imply that any of the units would be built in the future, or that any of the sites or units are “pre-approved” for development. All future projects must go through planning and environmental review (California Environmental Quality Act) processes as established by the City and the State. This capacity analysis is a strategy that looks at the community as it is today, applies the existing development rules, and calculates the resultant number of housing units that could reasonably be provided. While this analysis assumes no change in existing zoning designations or standards, policies and programs included in the Housing Element could potentially include changes in development standards.



EXHIBIT A: City Council Recommendations

<p><u>Appendix C: Housing Capacity Analysis, Page C-5:</u> Add New Section 6 “Additional Site Potential”</p>	<p><u>6. Additional Site Potential</u></p> <p>As part of the public review process and in consultation with HCD, the Mill Valley Affordable Housing Committee (MVAHC) submitted an additional site list to the City of Mill Valley for consideration. The City and its consultants have conducted a detailed review of the proposed sites and have determined that eight sites appear to have reasonable potential for multi-family development in the future. These sites are identified below and remain separate from the Capacity Analysis, as they do not meet all of the filtering criteria utilized in developing the suitable sites inventory (refer to Section B.1 in Appendix C).</p> <p>Table C.2 identifies each of the eight sites. The potential unit calculation for these eight sites differs from Table C.1 and the Capacity Analysis as Table C.2 identifies the maximum number of units each site could yield. (Table C.1 and the Capacity Analysis only show 75% of maximum allowable units for Multi-Family Zoning Districts, and 50% of lot size on Commercially-zoned parcels for Residential). Eliminating these assumptions, and assuming 100% of potential build-out under existing Zoning, these eight additional sites could accommodate a net increase in 50 multi-family units, with further assessment required in the future based on individual site characteristics. Table C.2 is included as these eight sites do offer additional potential to ensure the continued provision of adequate site capacity to address Mill Valley’s regional housing needs by income category throughout the planning period should a potential shortfall be identified. Based on the default density threshold of 20 units/acre for sites suitable for development of housing affordable for lower income households, and 10 units/acre for sites suitable for development of moderate income housing, the eight additional sites yield 25 potential units in the moderate income category, and 25 units in the lower income category.</p> <p>Similar to the sites identified in the Capacity Analysis, which meet all of the site suitability filtering criteria in Section B.1, the site characteristics of the following eight parcels reflect reasonable potential for multi-family development.</p>
<p><u>Appendix C: Housing Capacity Analysis, Page C-6:</u> Add New Table C.2 “Additional Potential Sites”</p>	<p><u>See Below</u></p>

Table C.2 Additional Potential Sites

No	APN	Zoning & Land Use	Development Assessment and Existing Condition	Walk score	Address	Parcel Size (sf)	Exist. Units	Pot. Units	Resulting Density (du/acre)	Income category
<u>1</u>	<u>028-187-01</u>	<u>RM-3.5</u>	This seems to be a suitable flat site for housing. Currently occupied by Rainbow Montessori of Marin, so near-term development potential is unknown. Parcel size is based on Assessor’s Parcel Map and GIS data. GIS data shows 1 existing unit on this property, with the potential for 6 additional units.	<u>83</u>	<u>270 Miller Ave.</u>	<u>26,310</u>	<u>1</u>	<u>6</u>	<u>11</u>	<u>Moderate</u>
<u>2</u>	<u>028-222-73</u>	<u>RM-3.5</u>	This flag lot is currently occupied by a landscape architecture firm. There is a long driveway that has parking	<u>86</u>	<u>225 Miller</u>	<u>27,696</u>	<u>0</u>	<u>7</u>	<u>11</u>	<u>Moderate</u>



MV2040 General Plan &
2009-2014 Housing Element

EXHIBIT A: City Council Recommendations

No	APN	Zoning & Land Use	Development Assessment and Existing Condition	Walk score	Address	Parcel Size (sf)	Exist. Units	Pot. Units	Resulting Density (du/acre)	Income category
			on the side for more than 10 cars. This site appears to be suitable for housing. The maximum number of units allowed on this site is 7.		Ave.					
3	028-012-15	C-N	Financial investment firm occupies this 1-to-2-story building opposite the Fire station. Building is in excellent condition. The site has no existing units and 4 potential additional units.	89	25 Corte Madera Ave	6,852	0	4	26	Very Low/Low
4	028-186-01	RM-3.5	Site has many mature trees. Back of site is not visible from aerial. Front of site has a single-story single-family home structure that is being used as a therapist office. The site has 3 existing units and has the potential for 4 additional units.	83	240 Miller Ave	26,728	3	4	11	Moderate
5	028-016-15	RM-2.5	A convent building occupies this site (Our Lady of Mount Carmel Convent). The building is suitable for housing, however near-term plans for the convent are unknown. There may also be existing residents. The site has the potential for four units.	92	34 Buena Vista Ave	Approx 12,200	0	4	14	Moderate
6	028-016-18	RM-2.5	Site at the prominent junction of Blithedale, Throckmorton, and Buena Vista Ave. This site has two grades, with shops on the Blithedale streetfront and parking on top of the shop, with driveways from Buena Vista. There could be housing built on top of the existing buildings and parking. The site has no existing units and can accommodate 4 additional units. However, there are multiple buildings and uses on the site, and unless buildings are consolidated it may not be possible to add units on the site.	92	11 E. Blithedale Ave	12,438	0	4	14	Moderate
7	028-213-27	C-N	Suitable site for housing, mostly graded flat, between a Chevron station and a warehouse converted into a marketing/branding office. In front of housing that is on a hillside. If this site redevelops, 2 stories could be built without blocking rear property's view. Currently a one-	82	338 Miller Ave	7,500	0	5	29	Very Low/Low



MV2040 General Plan &
2009-2014 Housing Element

EXHIBIT A: City Council Recommendations

No	APN	Zoning & Land Use	Development Assessment and Existing Condition	Walk score	Address	Parcel Size (sf)	Exist. Units	Pot. Units	Resulting Density (du/acre)	Income category
			story building. Site has no existing units, and has the potential for 5 units.							
8	028-222-70	P-A	L shaped site off Miller Ave with creek running through the back. At least half the site is now a parking lot shared between two 2-story offices and a 3-story office building (with parking on the ground floor). This site appears to have some potential for redevelopment into housing. Buildings are in good to excellent condition. GIS data shows that the site has 3 existing residential units. There is a potential for 16 additional units.	82	15 Willow St.	28,656	3	16	29	Very Low/Low

Note: The potential unit calculation for these eight sites differs from Table C.1 and the Capacity Analysis as Table C.2 identifies the maximum number of units each site could yield, and further assessment is required in the future based on individual review of the project and site.