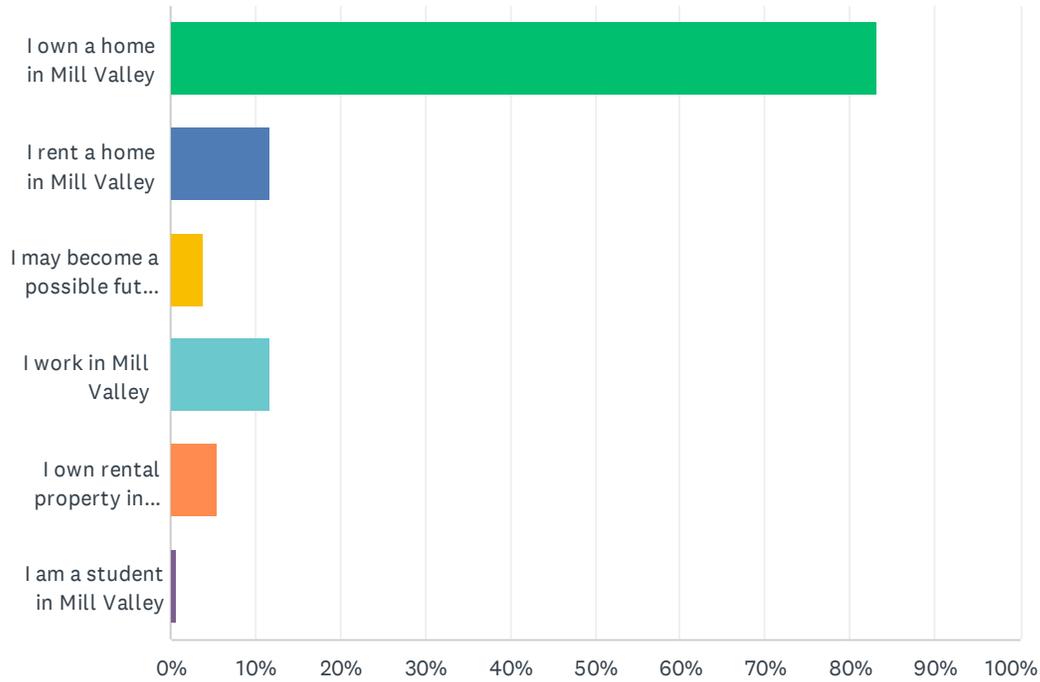


Q1 1. Please indicate all that apply to you.

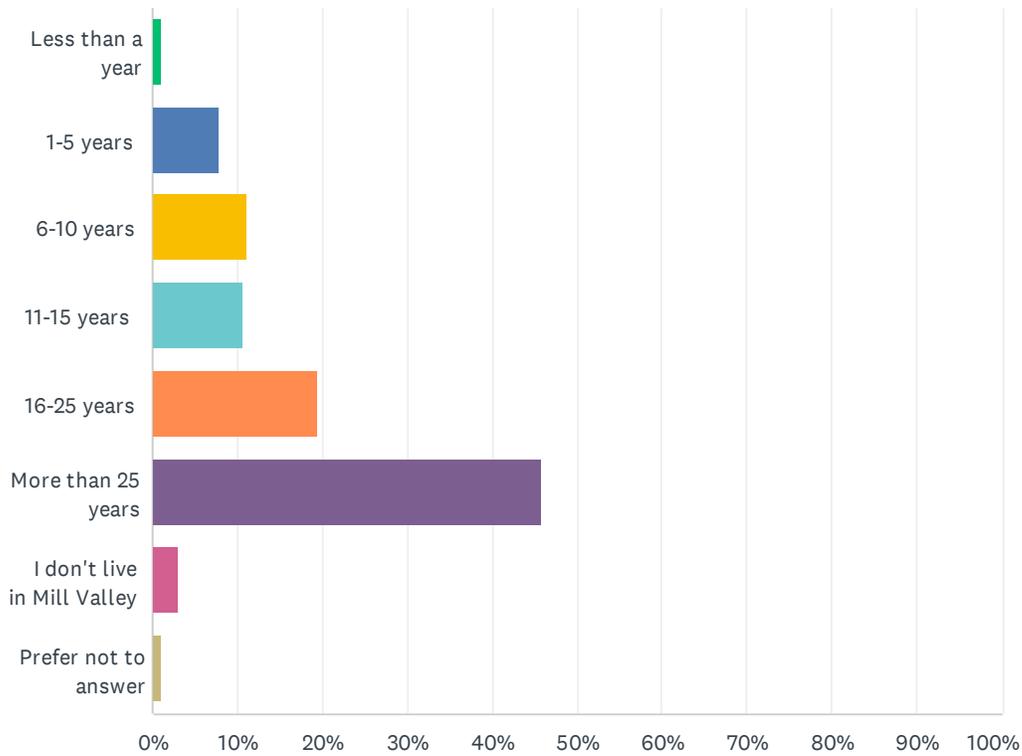
Answered: 1,039 Skipped: 6



ANSWER CHOICES	RESPONSES	
I own a home in Mill Valley	83.06%	863
I rent a home in Mill Valley	11.65%	121
I may become a possible future resident	3.85%	40
I work in Mill Valley	11.74%	122
I own rental property in Mill Valley	5.49%	57
I am a student in Mill Valley	0.58%	6
Total Respondents: 1,039		

Q2 2. How long have you lived in Mill Valley? (Choose one)

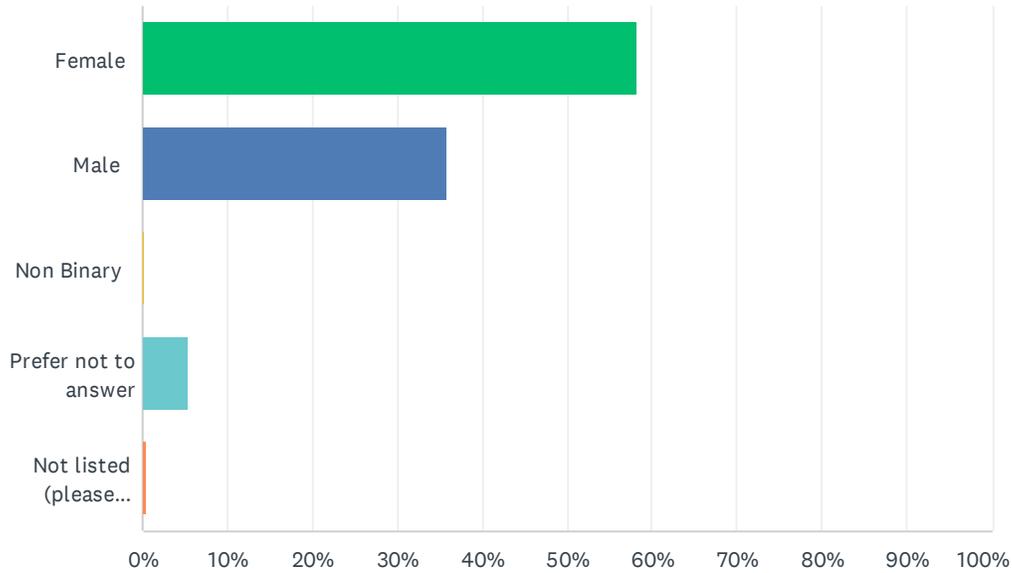
Answered: 1,034 Skipped: 11



ANSWER CHOICES	RESPONSES	
Less than a year	1.06%	11
1-5 years	7.93%	82
6-10 years	11.12%	115
11-15 years	10.74%	111
16-25 years	19.34%	200
More than 25 years	45.94%	475
I don't live in Mill Valley	2.90%	30
Prefer not to answer	0.97%	10
TOTAL		1,034

Q3 3. I identify as...

Answered: 1,029 Skipped: 16

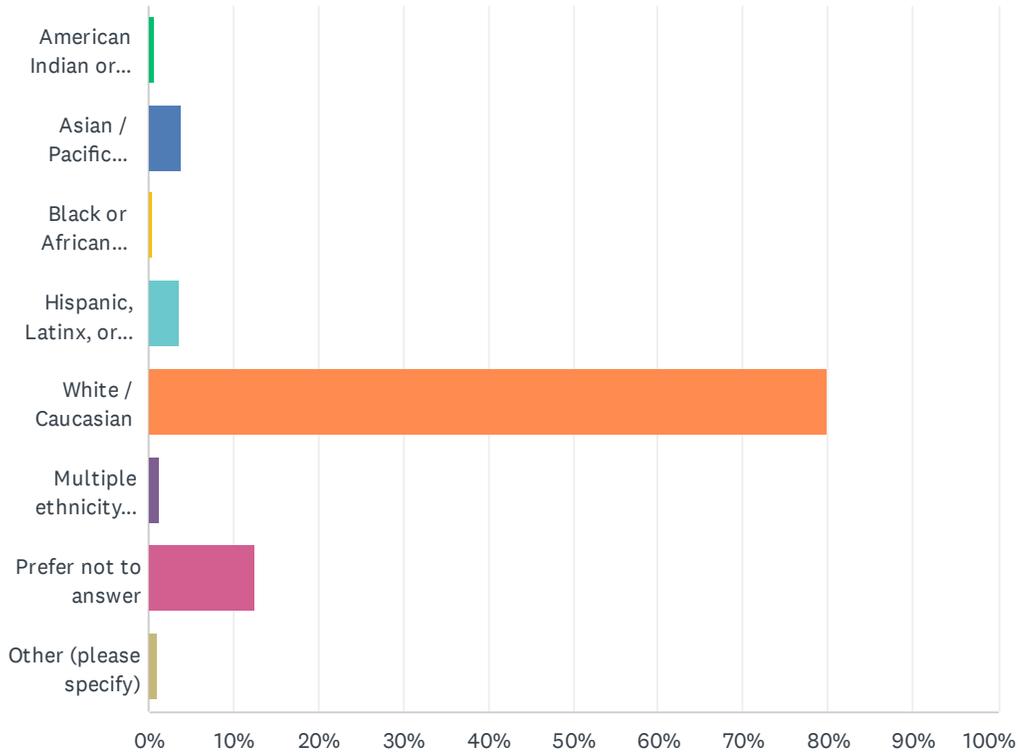


ANSWER CHOICES	RESPONSES	
Female	58.21%	599
Male	35.86%	369
Non Binary	0.29%	3
Prefer not to answer	5.25%	54
Not listed (please specify)	0.39%	4
TOTAL		1,029

#	NOT LISTED (PLEASE SPECIFY)	DATE
1	Married couple	1/24/2022 10:53 AM
2	human	1/22/2022 9:05 AM
3	I AM a male.	1/22/2022 6:13 AM
4	Female but why in the hell do you care and you're expected to serve all of us regardless	1/20/2022 2:40 PM

Q4 4. Which race/ethnicity best describes you?

Answered: 1,025 Skipped: 20



ANSWER CHOICES	RESPONSES	
American Indian or Alaskan Native	0.59%	6
Asian / Pacific Islander	3.80%	39
Black or African American	0.49%	5
Hispanic, Latinx, or descendant of Latin American or Hispanic countries	3.61%	37
White / Caucasian	79.90%	819
Multiple ethnicity (please specify below or check all that apply)	1.37%	14
Prefer not to answer	12.59%	129
Other (please specify)	1.17%	12
Total Respondents: 1,025		

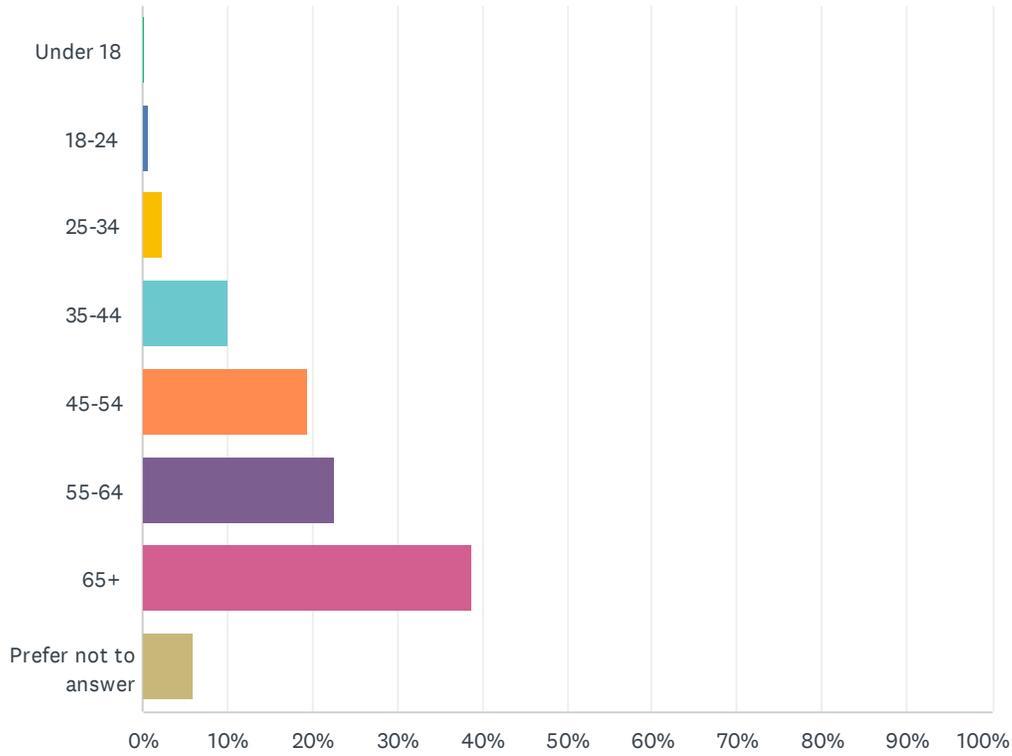
#	OTHER (PLEASE SPECIFY)	DATE
1	human	2/15/2022 6:54 AM
2	Armenian/ Assyrian	2/11/2022 6:20 PM
3	I	1/23/2022 8:17 AM
4	Half Hungarian	1/22/2022 3:51 PM

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5	human	1/22/2022 9:05 AM
6	I'm offended that you ask this question	1/22/2022 8:20 AM
7	3	1/22/2022 1:10 AM
8	Jewish	1/21/2022 2:58 PM
9	Middle Eastern	1/21/2022 2:42 PM
10	some Asian/Middle Eastern	1/21/2022 1:57 PM
11	Again, why? White, wouldn't feel welcome here if I identified as anything else in our ugly, homogeneous enclave.	1/20/2022 2:40 PM
12	Hispanic/Caucasian	1/20/2022 1:44 PM

Q5 5. What is your age?

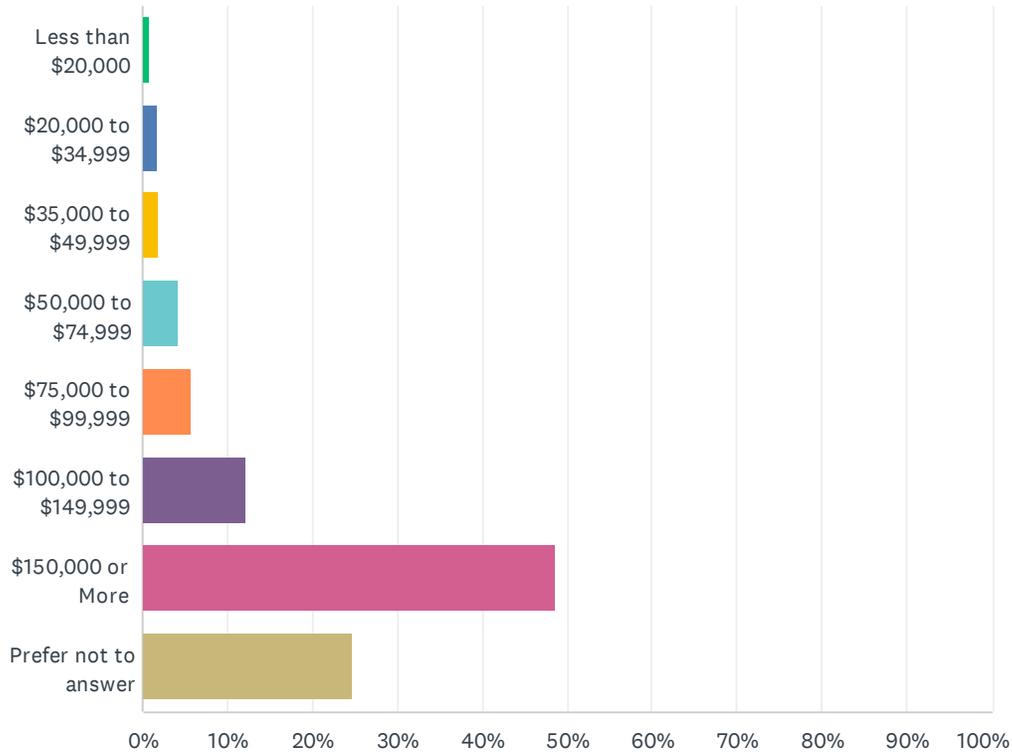
Answered: 1,025 Skipped: 20



ANSWER CHOICES	RESPONSES	
Under 18	0.20%	2
18-24	0.68%	7
25-34	2.34%	24
35-44	9.95%	102
45-54	19.41%	199
55-64	22.54%	231
65+	38.83%	398
Prefer not to answer	6.05%	62
TOTAL		1,025

Q6 6. What is your total household income?

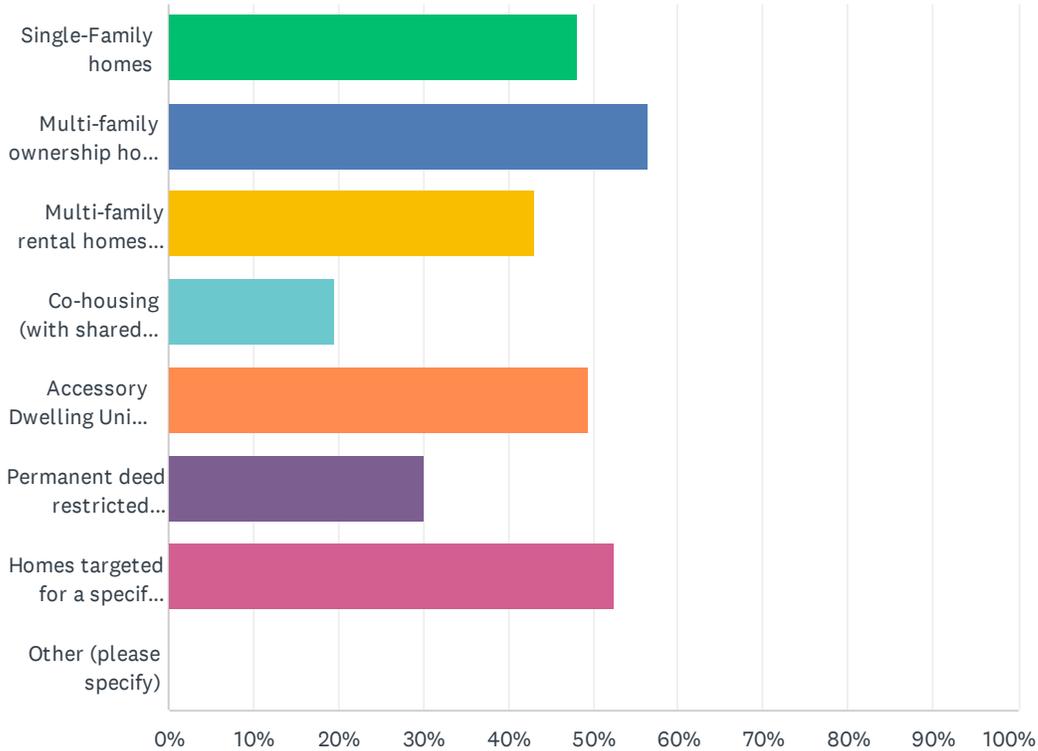
Answered: 1,027 Skipped: 18



ANSWER CHOICES	RESPONSES	
Less than \$20,000	0.78%	8
\$20,000 to \$34,999	1.66%	17
\$35,000 to \$49,999	1.85%	19
\$50,000 to \$74,999	4.28%	44
\$75,000 to \$99,999	5.74%	59
\$100,000 to \$149,999	12.17%	125
\$150,000 or More	48.69%	500
Prefer not to answer	24.83%	255
TOTAL		1,027

Q7 Types of Homes7. As the City works to identify parcels of land or “sites” for potential new homes, what are the preferred types of homes you would like to see built in Mill Valley? Choose all that apply

Answered: 977 Skipped: 68

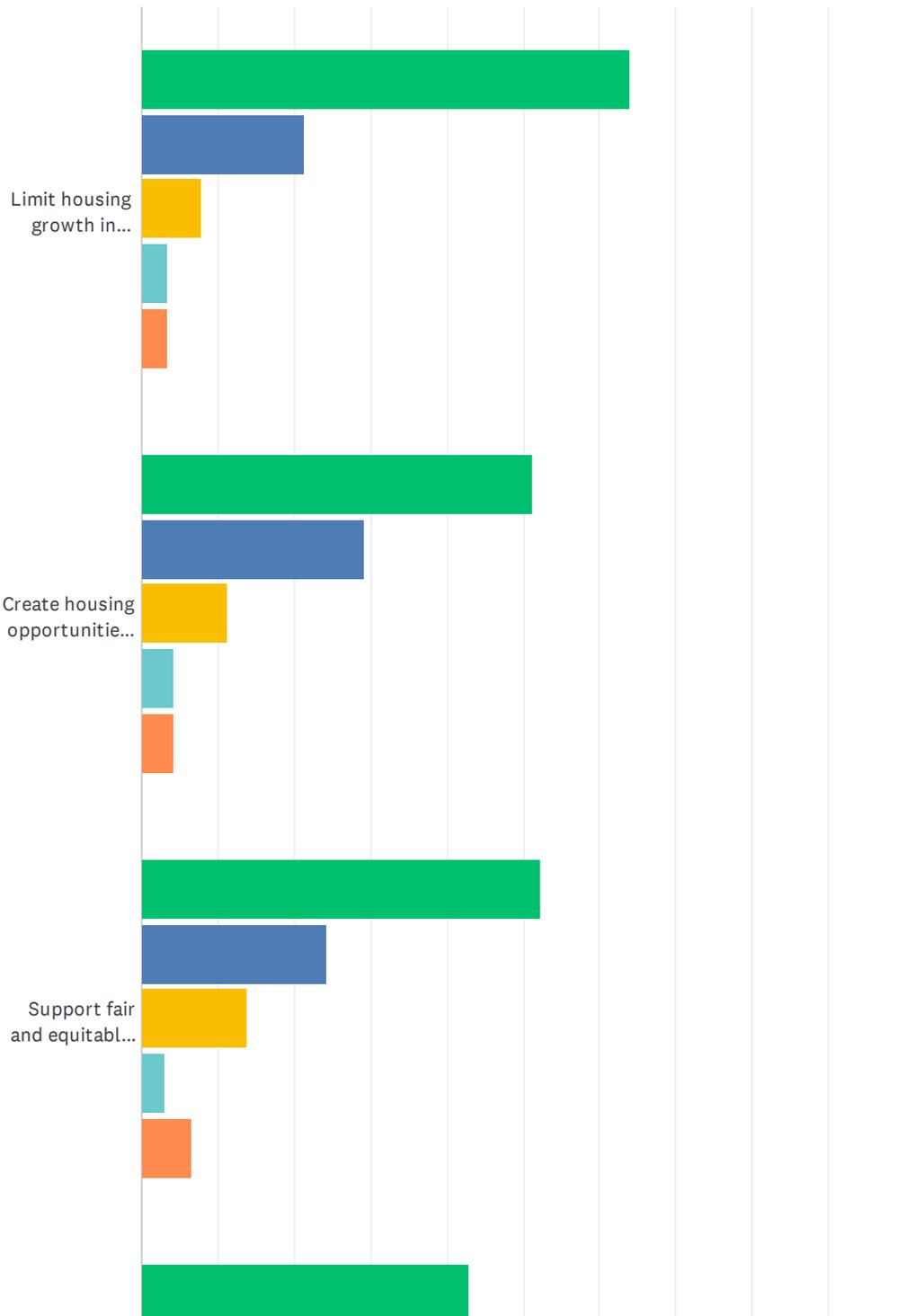


ANSWER CHOICES	RESPONSES
Single-Family homes	48.21% 471
Multi-family ownership homes (townhomes or condominiums)	56.60% 553
Multi-family rental homes (apartments)	42.99% 420
Co-housing (with shared bathroom and/or kitchen facilities)	19.55% 191
Accessory Dwelling Units (in-law apartments, second units)	49.44% 483
Permanent deed restricted affordable housing	30.09% 294
Homes targeted for a specific purpose or population, including seniors, the local workforce, people with disabilities, permanent supportive housing (for people experiencing homelessness, transitional housing, etc.). Please use the comment section in the last question should you like to provide more detail.	52.41% 512
Other (please specify)	0.00% 0
Total Respondents: 977	

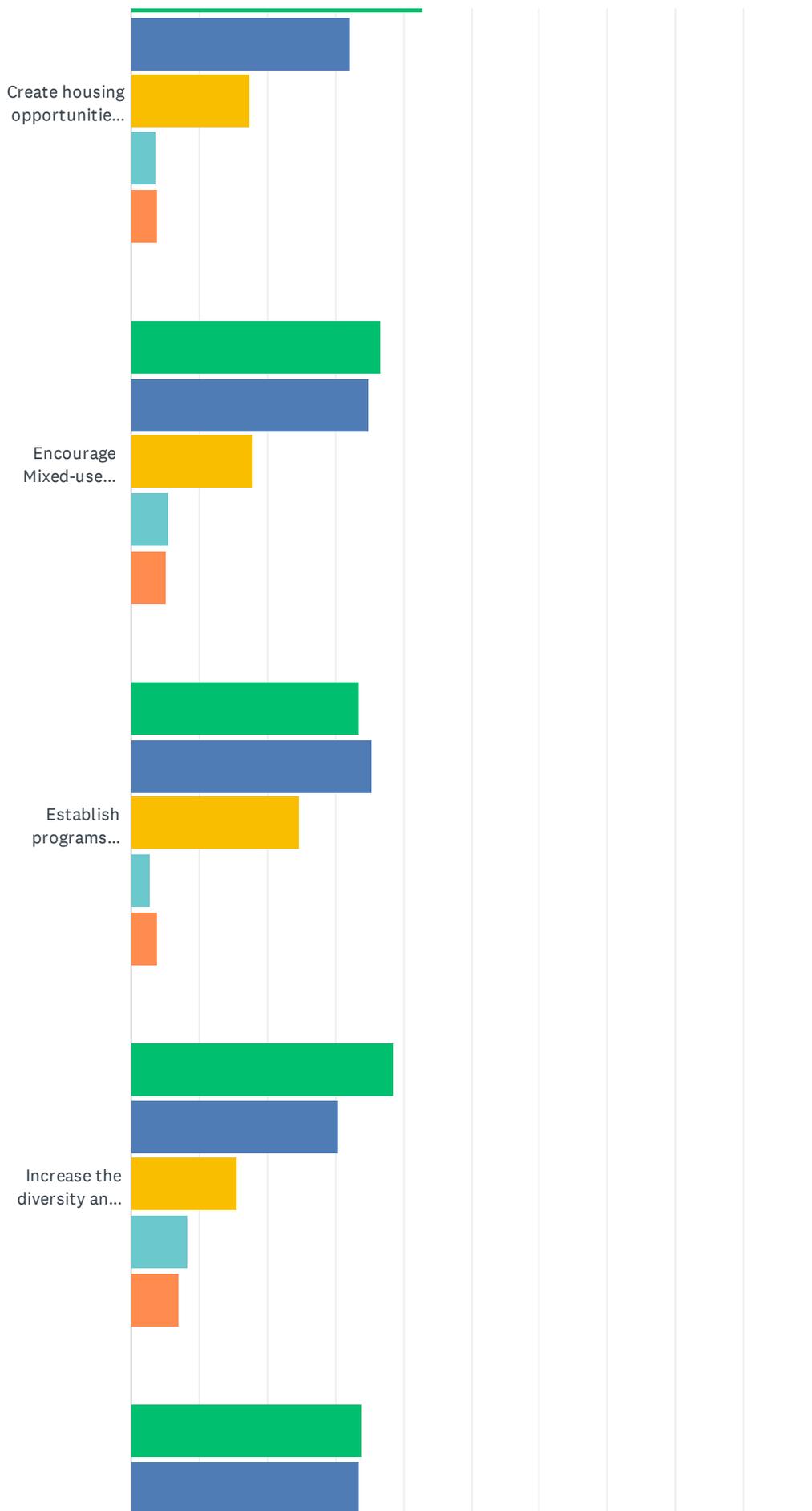
#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 Local Characteristics and Interests8. There are many important factors to consider in our ability to meet the housing needs of our community. Identified below are some of the common interests we have heard among the community. Please select the level to which you agree, disagree or are neutral on the following statements:

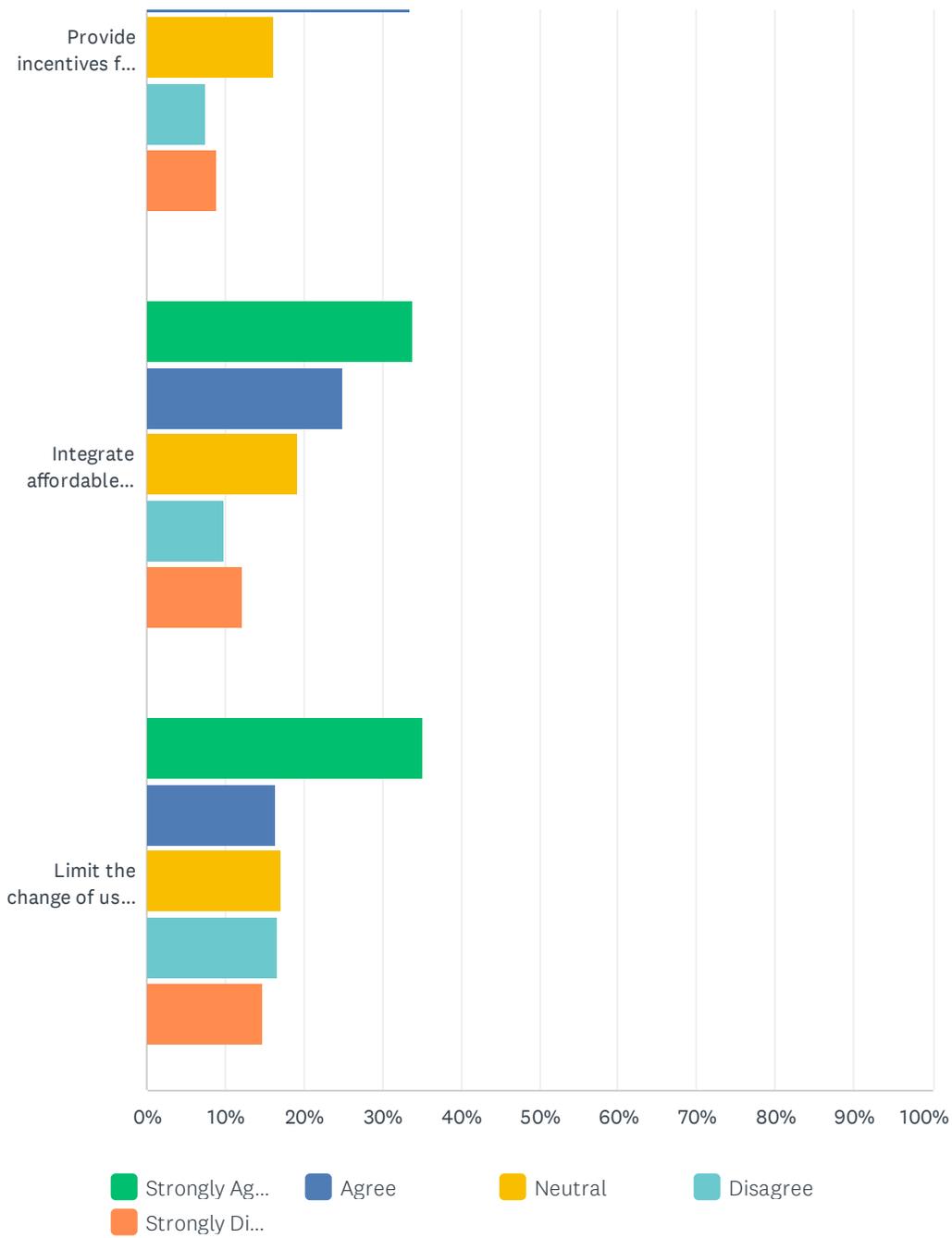
Answered: 943 Skipped: 102



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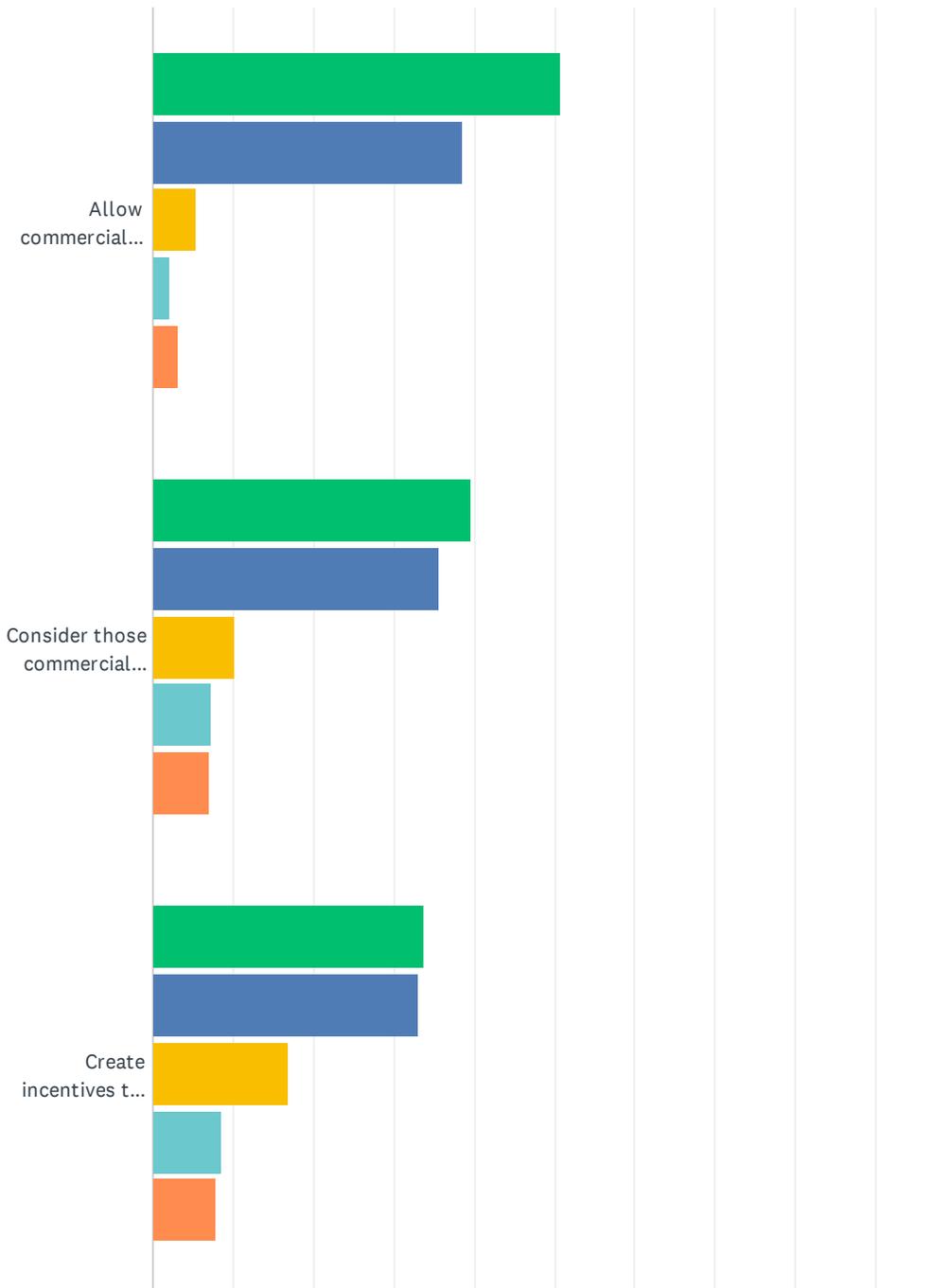


Mill Valley Housing Element 2

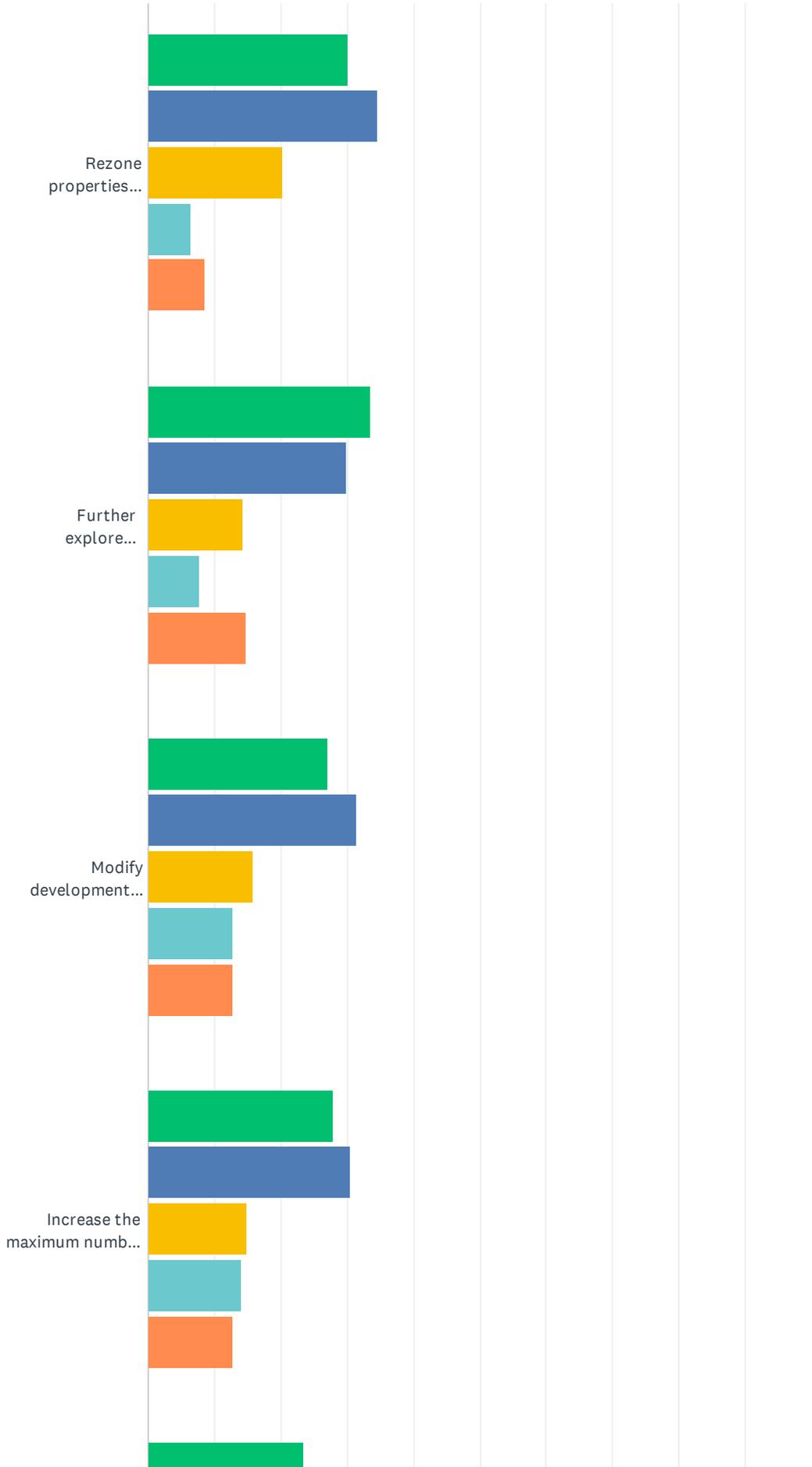
	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Limit housing growth in environmentally constrained areas, including the FEMA Floodway, hillsides and areas at risk for wildfire.	64.03% 600	21.34% 200	7.90% 74	3.31% 31	3.42% 32	937	1.61
Create housing opportunities that are affordable to the local workforce, which can also help to address the City's local traffic concerns.	51.13% 474	29.13% 270	11.33% 105	4.21% 39	4.21% 39	927	1.81
Support fair and equitable housing opportunities to reduce housing barriers related to race, color, sex, national origin, religion, familial status, household income and disability.	52.23% 480	24.37% 224	13.93% 128	2.94% 27	6.53% 60	919	1.87
Create housing opportunities that will allow younger generations to stay and/or return to Mill Valley.	42.92% 397	32.11% 297	17.51% 162	3.68% 34	3.78% 35	925	1.93
Encourage Mixed-use projects (ground floor commercial/office and residential above).	36.65% 339	34.92% 323	17.84% 165	5.51% 51	5.08% 47	925	2.07
Establish programs connecting interested homeowners with members of the local workforce or community in search of affordable housing opportunities.	33.37% 307	35.33% 325	24.67% 227	2.83% 26	3.80% 35	920	2.08
Increase the diversity and range of housing types to meet the varied needs of the community at all income levels.	38.70% 356	30.43% 280	15.54% 143	8.26% 76	7.07% 65	920	2.15
Provide incentives for smaller scale multi-family units that are "affordable by design." In general, this means designing units that are smaller, less costly to build, or have fewer amenities.	33.95% 313	33.51% 309	16.27% 150	7.38% 68	8.89% 82	922	2.24
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	33.98% 314	24.89% 230	19.16% 177	9.85% 91	12.12% 112	924	2.41
Limit the change of use on a property. For example, limit rezoning single-family zoned properties to multi-family zoned properties.	35.16% 327	16.34% 152	17.10% 159	16.67% 155	14.73% 137	930	2.59

Q9 Preferred Housing Strategies With limited vacant land, the City of Mill Valley will likely need to identify strategies that will allow more housing on a site or incorporate housing in addition to those existing uses on a property.⁹ Which housing strategies do you support and would like to see the City use in order to accommodate and plan for new homes in Mill Valley? Please select the level to which you agree, disagree or are neutral on the following statements:

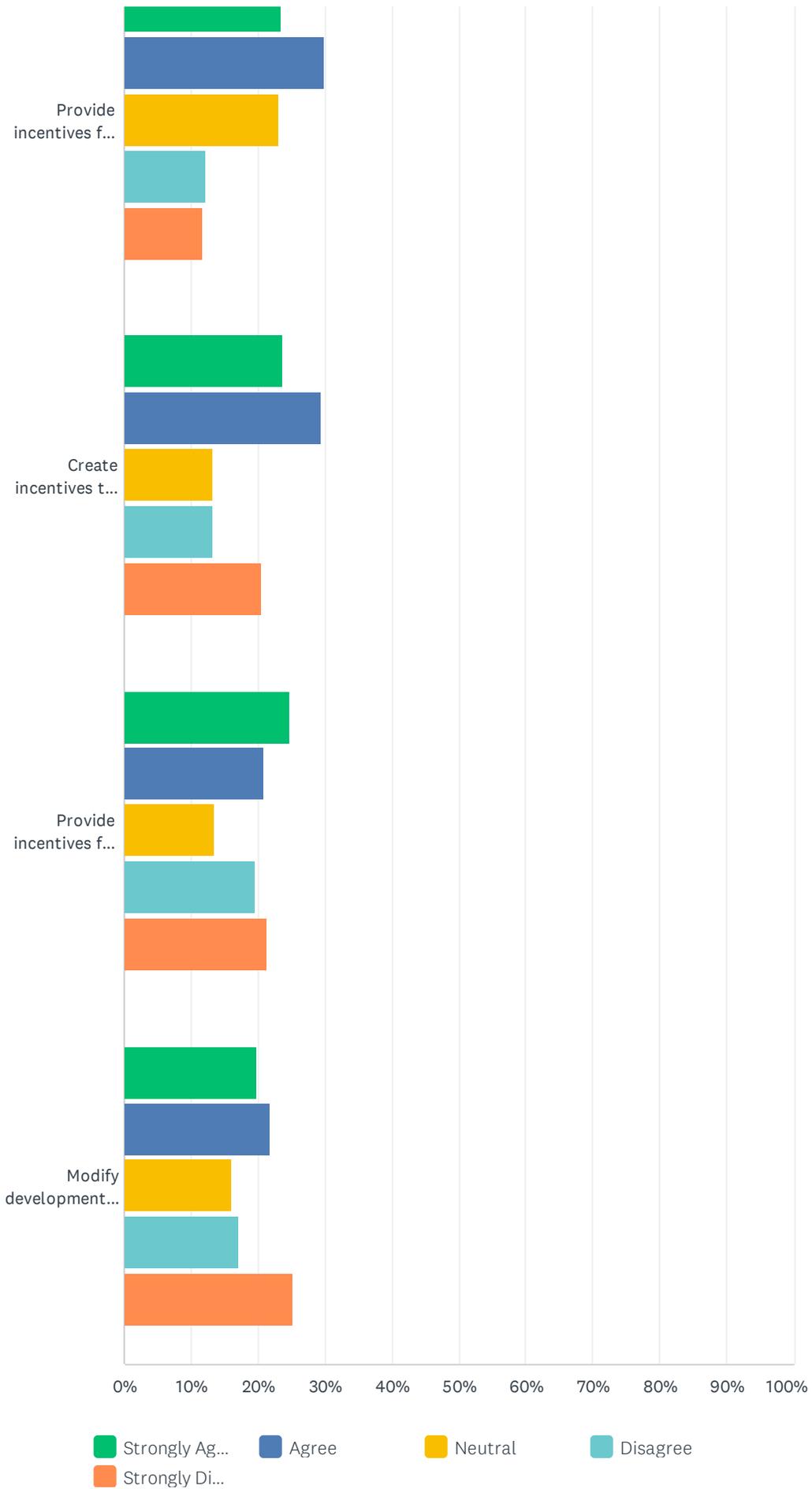
Answered: 906 Skipped: 139



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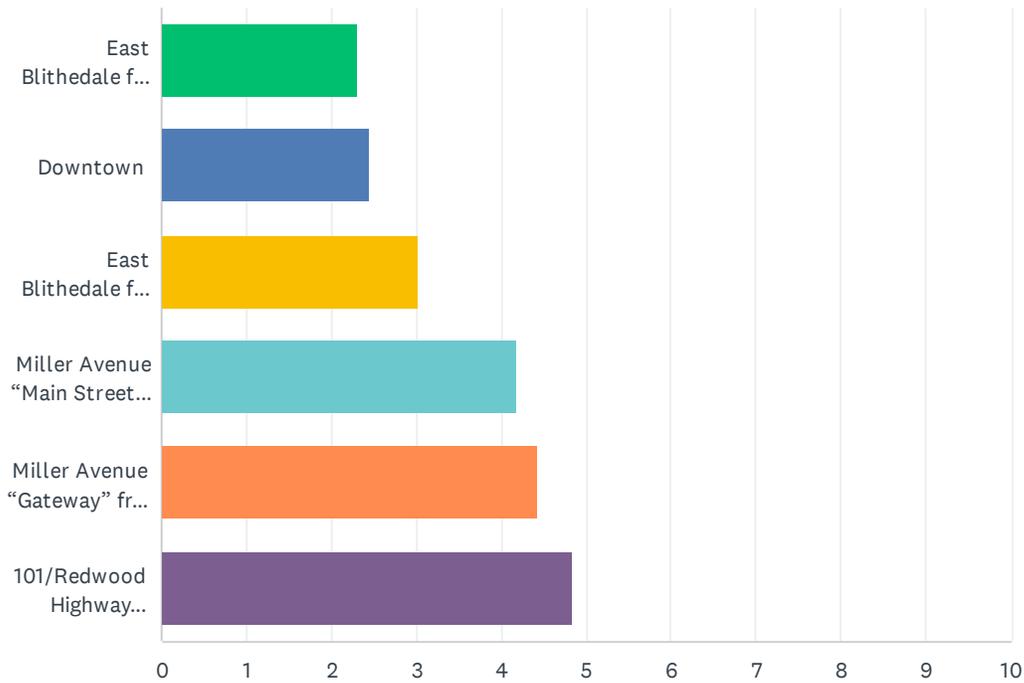


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	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Allow commercial buildings to convert second and third story office space for new homes.	50.78% 458	38.69% 349	5.32% 48	2.11% 19	3.10% 28	902	1.58
Consider those commercial sites that have large parking lots that could accommodate housing on site. Examples include banks and shopping centers.	39.71% 351	35.63% 315	10.29% 91	7.35% 65	7.01% 62	884	1.82
Create incentives to build and rent out Accessory Dwelling Units (in-law apartments, second units) to lower income community members and local workers.	33.74% 302	32.96% 295	16.87% 151	8.60% 77	7.82% 70	895	1.91
Rezone properties occupied by churches and faith-based institutions to allow for new homes to be co-located on the property with the places of worship.	30.16% 269	34.64% 309	20.18% 180	6.39% 57	8.63% 77	892	1.93
Further explore City-owned land, beyond the current proposal at 1 Hamilton Drive, that could be rezoned to accommodate single-family and/or multi-family housing on the site.	33.48% 298	29.78% 265	14.38% 128	7.64% 68	14.72% 131	890	2.04
Modify development standards to facilitate development proposals that maximize use of the property by proposing a higher number of smaller scale units on site (as opposed to less units that are larger in size).	27.18% 243	31.43% 281	15.77% 141	12.86% 115	12.75% 114	894	2.11
Increase the maximum number of homes allowed on a certain site or area of town, such as the Miller Avenue commercial corridor.	27.87% 248	30.45% 271	14.94% 133	14.04% 125	12.70% 113	890	2.12
Provide incentives for new home builders to build rental units.	23.39% 207	29.83% 264	22.94% 203	12.20% 108	11.64% 103	885	2.12
Create incentives to leverage new State laws that allow for home builders to split urban lots and build two-unit homes (duplexes) in Single Family zones.	23.71% 211	29.44% 262	13.26% 118	13.15% 117	20.45% 182	890	2.30
Provide incentives for affordable housing units. Examples include reducing parking requirements or allowing an increase in height to allow for an increased number of units.	24.77% 219	20.81% 184	13.46% 119	19.57% 173	21.38% 189	884	2.38
Modify development standards (such as reduced parking standards, modified setbacks and/or increased height limits) to help achieve the maximum number of units allowed on a property based on existing density standards.	19.82% 176	21.85% 194	15.99% 142	17.12% 152	25.23% 224	888	2.48

Q10 Commercial Areas Mill Valley’s commercial areas may provide a significant opportunity to accommodate new homes based on various strategies, including converting office space, reusing vacant buildings, constructing additional floors on an existing building, or adding new homes on a property.¹⁰ Please rank the commercial areas in terms of the best opportunity for the addition of new homes (1 = the highest opportunity and 5 = the lowest).

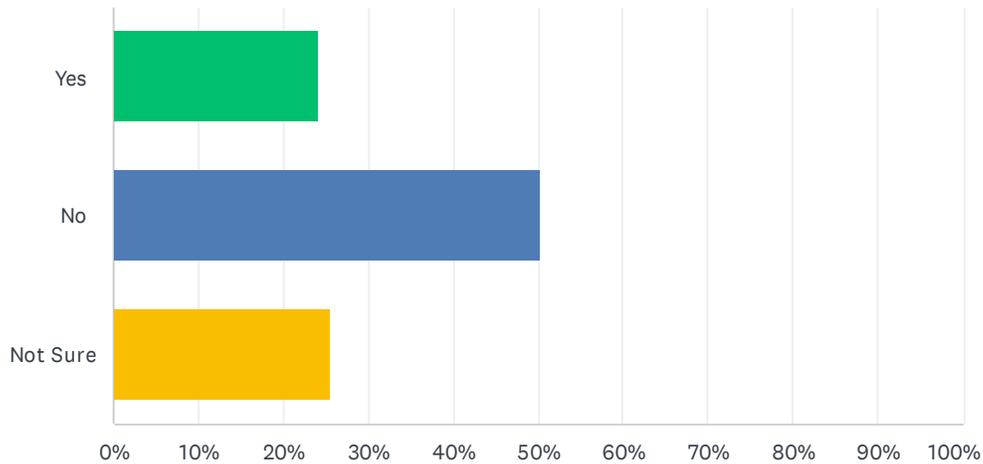
Answered: 850 Skipped: 195



	1	2	3	4	5	6	TOTAL	SCORE
East Blithedale from Throckmorton to Park	2.30% 18	4.59% 36	6.51% 51	17.60% 138	45.41% 356	23.60% 185	784	2.30
Downtown	6.04% 48	7.92% 63	9.94% 79	18.11% 144	17.74% 141	40.25% 320	795	2.46
East Blithedale from Camino Alto – Hwy 101	4.10% 32	15.13% 118	14.49% 113	28.72% 224	21.41% 167	16.15% 126	780	3.03
Miller Avenue “Main Street” from Willow-Valley Circle (7/11 to CP Shades)	18.89% 143	22.32% 169	31.57% 239	16.12% 122	7.40% 56	3.70% 28	757	4.18
Miller Avenue “Gateway” from Valley Circle to Camino Alto (Tamalpie Pizza to Safeway)	15.41% 119	41.71% 322	25.26% 195	9.07% 70	5.44% 42	3.11% 24	772	4.43
101/Redwood Highway Frontage Road (Goodman Building Supply to Aqua Hotel)	56.65% 464	10.01% 82	13.55% 111	8.30% 68	3.79% 31	7.69% 63	819	4.84

Q11 Modified Use There are five parcels zoned as “Commercial Facility” in Mill Valley, including Tam High School, three elementary school sites, and the Community Center Parking Lot. Currently, housing is not allowed on these parcels.11. Should the Housing Element include an option to allow these properties to co-locate housing on the properties?

Answered: 888 Skipped: 157



ANSWER CHOICES	RESPONSES	
Yes	24.10%	214
No	50.23%	446
Not Sure	25.68%	228
TOTAL		888

Q12 12. Are there other strategies that you believe the City should consider? If yes, please provide examples or context of the strategy that should be considered to accommodate new housing in Mill Valley.

Answered: 378 Skipped: 667

#	RESPONSES	DATE
1	Consider Hamilton Drive from Shelter Bay Ave. to Redwood Highway, if any sufficiently undeveloped areas remain there.	2/20/2022 9:27 PM
2	Block the destruction of older affordable housing stock	2/20/2022 8:09 PM
3	Locate housing near transportation otherwise traffic becomes an even worse issue and danger	2/20/2022 1:54 AM
4	Sue and fight ABAG	2/19/2022 9:23 PM
5	We need to manage parking. The City should indemnify private property owners to allow parking on their lots when uses complement each other (eg. allow employees of local daytime businesses to park in private dinner-only lots.) Businesses need incentives to open up their uses.	2/16/2022 8:33 PM
6	Please deal with the current traffic congestion before you increase the population.	2/16/2022 2:41 PM
7	single room occupancy for seniors with ownership rights at hotel-type or commercial properties; conversion of the glut of office space to residential	2/15/2022 7:07 AM
8	Yes Strawberry village and the area of Strawberry right off the highway.	2/15/2022 6:44 AM
9	Mixed use with residential above retail in places like Strawberry and Tam Junction	2/14/2022 10:43 PM
10	Build multi family homes on all of the parcels and real estate on either side of the 101. Teak furniture, glass door, Ferrari dealership, Goodman's, etc.	2/14/2022 8:47 PM
11	in-law units without so many restrictions	2/14/2022 8:22 PM
12	Create the opportunity for someone to build another site like Park Terrace. Proximity to commercial and bus line is critical.	2/14/2022 3:52 PM
13	I'm not sure, but I'm willing to help. Please feel free to contact me at 1220phoenix@gmail.com. -Katrina Knudsen	2/14/2022 3:06 PM
14	The City should make it easy for developers to develop properties that meet the demand for housing, not "socially engineer" the housing to fit some perceived social "need". The City cannot know in advance which races, or disabilities, or incomes will demand housing in the area. Just remove restrictions to allow developers to develop housing that those of low income can afford and they are best able to develop properties that low income people will be interested in renting/owning. For instance-people may prefer to live in a smaller space with fewer amenities if closer to where they work locally as opposed to a larger space in the East Bay and commuting in. But only developers can really assess the demand for this-the City or State cannot "tell" developers how many units "should" be here due to some social construct-that construct has nothing to do with actual demand by the people in question.	2/14/2022 2:16 PM
15	Change affordable mandate back to 20%	2/14/2022 10:39 AM
16	Split large lots	2/14/2022 10:24 AM
17	Stop saying "no" to new housing proposals	2/14/2022 9:46 AM
18	Keep allowing STR such as Abnb/Vrbo to be permitted b/c they make home ownership more affordable and by allowing flexible living, allows underutilized assets to house short term and long term renters	2/13/2022 5:03 PM
19	Strawberry.	2/13/2022 1:22 PM

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20	Stronger limits on Short Term Rentals, specifically absolute restriction on whole-house rentals that are permanently available, and a near ban on short-term ADUs and separate-entrance units that could otherwise be used for local worker housing. Strongly limit whole-house rentals of owner-occupied homes and then only for say 30 days per year maximum. Rooms in owner-occupied homes are fine as short term rentals as they are far less likely to remove possible housing from the market.	2/13/2022 12:23 PM
21	Meeting the goal for new housing units will ruin this town! Do we want Mill Valley to turn into San Rafael? I don't.	2/13/2022 10:46 AM
22	Need another street for emergency exit, such as building a road accessible end of Sycamore that can get you to the freeway.	2/13/2022 10:37 AM
23	The city should relax grade restrictions to allow double lots to be split into two lots and allow construction of a second home.	2/13/2022 9:05 AM
24	Stop convoluting the need for workforce housing with housing for the homeless which are, in majority, mentally ill and/or criminals. To confuse the needs of city workers and firefighters with homeless is intentionally misleading and intellectually dishonest.	2/13/2022 5:59 AM
25	SAVE HAUKE PARK NOW!!!!!!!!!!!!!! DO NOT BUILD ON HAMILTON!!!!!!!!!!	2/13/2022 5:01 AM
26	significantly limit development of more single family homes that are \$1 million+	2/12/2022 4:21 PM
27	Recall Scott Wiener and other government officials that are ramming this down our throats.	2/12/2022 2:42 PM
28	As other Ca. Cities are doing challenge/ sue the State & Feds and refuse to meet these outrageous requirements for cities existing in topographies like ours - more people equals more congestion and increases fire evacuation problems. Time to resist political power!!!!	2/12/2022 1:41 PM
29	Move parking lots underground. They need not be paved open space. Place security cameras in them. Hire security if concerned: we should have it regardless. It's important to retain our beloved town's character while shoehorning in additional housing. If it requires some security expense, so be it. Also- we must pace ourselves, keeping in mind that there will most likely be newly reduced requirements in the future from the legislature whiplashing from this overly generalized directive to insert such a large amount of housing into small WUI locked towns. Also, would it be possible to enlarge our town boundaries a bit to include some underused areas which are not WUI evacuation encumbered and could be used for easy access to goods and services housing? For example incorporating a bit of the Tam Valley, Alto, and Strawberry regions? Tam Valley could use multiuse housing around its own business center.	2/12/2022 11:22 AM
30	Mill Valley is already way too crowded, and the traffic is terrible. It's unfair to the residents here to add more housing.	2/12/2022 10:31 AM
31	Lack of water, wildfire risk and traffic should be considered.	2/12/2022 10:25 AM
32	Please provide the rationale for why MV has to have a housing plan. No further housing should be contemplated without simultaneously planning for parking for 2 - 3 cars per household. If you build more housing anywhere but on Redwood Frontage Road, the added traffic will make MV even more unlivable than it is now, which is pretty awful much of the day due to traffic.	2/12/2022 9:51 AM
33	Consider repurposing existing buildings that are underutilized - eg TravelLodge on Redwood Highway Reconsider 1 Hamilton - or at minimum, expand to a PROPER and BALANCED search across City-owned land.	2/12/2022 9:30 AM
34	For residents home-owners who believe we need to increase housing, encourage them to rent rooms in their homes or allow them/make it easier to build ADU on their property.	2/12/2022 9:01 AM
35	1. Show an environmental report and traffic report before any building is done. 2. Show that there is water to support any residences of any size.	2/12/2022 8:21 AM
36	Increased housing in comercial areas and church space is great. Spreading out the housing fairly through the town is best. NO large complexes please. Many smaller structures is preferred to keep the beauty of the town we all chose to live in. We did not choose to live in a town with large apartment structures. Providing the same number of housing units as smaller buildings spread evenly around town is preferable.	2/12/2022 8:17 AM
37	This is fucking ridiculous. I'd like to live in malibu, but guess what. I can't afford it. Live where you can afford, don't lower Mill Valley property values by building projects in marin.	2/12/2022 7:48 AM

Mill Valley Housing Element 2

38	Encourage ADUs and JDUs but prohibit short-term rentals	2/12/2022 6:42 AM
39	Improve traffic before adding more cars to the roads	2/12/2022 6:33 AM
40	Golf Course	2/11/2022 8:58 PM
41	Stall until a prop overturns sb9	2/11/2022 8:47 PM
42	Give Seniors a place to retire to , so they can move out of their single family house and stay in MV	2/11/2022 8:31 PM
43	Don't build more until you've fixed the damn traffic problems. More people is more traffic and worse quality of life no matter how you try to spin it. MV can't accommodate all the people who want to live here.	2/11/2022 8:17 PM
44	Build a large multi unit affordable housing on 101 frontage road. Milk Valley roads can not support additional traffic	2/11/2022 7:49 PM
45	Close to freeway to accommodate exits easily, not create difficulty for emergency services if needed and for work travel.	2/11/2022 7:40 PM
46	Rent control, to enable long-term, lower income residents to keep their homes	2/11/2022 7:27 PM
47	Consider property or other tax reduction incentives for housing construction	2/11/2022 7:14 PM
48	Senior subsidized housing is much needed as Homestead Terrace is just not enough for the boomer generation born 1946-1964 and it is those boomers, especially women, falling into homelessness. The existing senior/disabled facilities need onsite resident managers. Disabled mentally ill who are not 62+ are being placed in these facilities, in their 20s and 30s as "disabled" and these facilities were not designed for this when there is no monitoring, no supervision, no resident management, accountability and the seniors are being terrorized and living in fear of the younger stronger residents' behaving badly, particularly at night and old people just shouldn't be subjected to this kind of environment. I live in Kruger Pines in Strawberry but have the MV zip code and the badly behaved finally get moved out of here and sent over to Homestead Valley and then the cycle repeats. This is not right or fair to seniors who are just old, frail, mobility impaired, and want to live out the rest of their days in safety and in peaceful harmony.	2/11/2022 7:11 PM
49	give monetary incentives and reduced red tape to homeowners to build additional small rental housing on their properties.	2/11/2022 7:07 PM
50	Encouraging mixed use development along Miller, with an emphasis on creating a "second downtown" that is walkable and attractive, and bustling into the evening—maybe with an arts component building on the MTC as a flagship institution.	2/11/2022 6:51 PM
51	Mill valley is already too crowded. No new housing should be built. Traffic is awful already. Focus on expanding the lanes leading in and out of town before you consider adding a single new homeZ absolutely no grow th until the traffic congestion is solved on East Blithedale, Camino Alto and Tam Junction.	2/11/2022 6:46 PM
52	Make it easier to build, allow for higher density projects to make it affordable for developers to build here. Limiting the Miller project to only 9 units is a travesty.	2/11/2022 6:39 PM
53	I don't see any multi family building in Mill Valley as a positive. with water an issue and traffic out of control, Mill Valley is a small town and seems to be at its limit. And losing a major park would be a tragedy.	2/11/2022 6:25 PM
54	Legalize or grandfather in established but unpermitted 2nd units that have not had problems	2/11/2022 6:25 PM
55	I like the idea of taking existing parking lots and building above them. Don't reduce the parking, we need it. But add housing above in the wasted air space. Not too high. In keeping with the neighborhood feel.	2/11/2022 3:23 PM
56	Incentives for existing single-story commercial building owners to build residential units atop their retail buildings. Example - the building Bookoo is in, several of the single-story buildings along Miller Avenue...	2/11/2022 12:55 PM
57	disallow turning existing modest homes into expensive mini -mansions. Equip ourselves ; bring back in-house resident planning, city architects to draw up multiple plans___housing,streets,	2/10/2022 1:20 PM

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public places, commercial districts, open spaces---all integrated as a single town plan. Do the hard work. End piecemeal planning.

58	Maybe build a community that is just for teachers, or other public service workers who can't afford to live in the communities they serve.	2/9/2022 8:50 PM
59	You should consider rezoning the commercial areas near Tam Junction for housing, and the areas near the Tam Junction Exit. City should also consider daily traffic concerns and congested emergency evacuation routes which are already highly constrained by the current population.	2/9/2022 8:42 PM
60	I strongly feel the city should be more accommodating and encouraging of ADUs. We would have gladly concerted a portion of our house when we first bought it but the requirements were too onerous (ie installing an oven.). ADUs and duplexes would allow for greater dispersment of new units. It could also provide greater support for seniors residing in large houses they don't need. I feel that a more dispersed strategy makes more sense rather than total emphasis on large developments	2/9/2022 2:00 PM
61	Replace the golf course with housing units.	2/7/2022 4:36 PM
62	MV should severely restrict transformation of big lot small house parcels into big lot big house parcels. Reduce the allowed FAR in general for all single family parcels or put in a restriction that no permit will be issued that increases the existing built FAR on a such a parcel through reconstruction or teardown/new construction by more than x%. We need those large lots for multi unit housing.	2/7/2022 11:09 AM
63	My only hesitation about building on Blithedale is the traffic. IF there are plans to widen that road, then I'd definitely reconsider.	2/7/2022 10:36 AM
64	Church and school parking lots	2/7/2022 10:13 AM
65	Any housing strategy has to have an accompanying traffic plan as well. Traffic is impossible at certain times of day and adding homes in areas with the highest traffic is something I will never support.	2/6/2022 3:25 PM
66	Fight the statewide law with ballot initiatives like in Southern California	2/6/2022 9:21 AM
67	Height requirements along Miller	2/5/2022 6:18 PM
68	Greater density of residential units on Miller Ave and East Blithedale Ave	2/4/2022 11:06 PM
69	Take the "incentives" for developers out and use incentives to come up with creative housing plans. Our housing/planning commissions should select plans and hand the chosen plans to developers.	2/4/2022 9:18 AM
70	increase height limit in certain corridors (miller) to allow multistoried development above commercial use, i.e. safeway	2/3/2022 8:56 AM
71	Create a third exit for cars from Mill Valley by creating two way traffic on Hamilton in front of the public safety building so that southbound cars can flow out of town on Roque Moraes/Hamilton instead of jamming up into the single lane on Blithedale.	2/2/2022 6:11 PM
72	-	2/2/2022 1:38 PM
73	Consider well the corridors in and out of town, as regards to traffic.	2/1/2022 2:27 PM
74	Traffic on E. Blithdale from downtown to 101 has become terrible, so housing strategy should minimize impact on that thoroughfare.	2/1/2022 11:07 AM
75	Resist ABAG and decline to change the nature of our community by bowing to these demands.	1/30/2022 11:56 PM
76	Possible to build over parking lots. Move parking lots from non-buildable area (current housing view restrictions) to an area where parking is on street level and housing can be built on top of parking lot. Example Parking lot in front of park Terrace. Move lot to front of city parking facility on Miller and build condos	1/30/2022 7:44 PM
77	Adaptive housing! Make use of EXISTING buildings (underused office buildings, shopping centers) that already have water and parking. More people are working at home and retail is shifting online. What happens to these semi-used or vacant buildings? Strongly opposed to any new building when MV is built out, mired in traffic congestion, in severe fire hazard zone, flood plain, with strained infrastructure (water, etc.) and limited transit. REHAB EXISTING	1/30/2022 10:51 AM

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STRUCTURES. ADAPTIVE RE-USE. And City Council needs to get a backbone and fight back RHNA demands, like 95% of cities in CA.

78	With our limited land, how can Marin County help? They own like 85% of open space. While I'm usually not in favor of giving up open space, I'm sure there are places such as along 101. Could MV buy land like from Marin City? Could MV sell city owned land that don't make sense for Affordable Housing but the proceeds are used to fund other Affordable Housing efforts like rent subsidies or ADU conversion? Better/more public transportation into MV? Such as paying for Uber Pool or a shuttle van from San Rafael's train/bus station.	1/30/2022 10:47 AM
79	Support the Community Housing Foundation of Mill Valley. Hire more staff to process and encourage more ADUs. ADUs have lower environmental, building cost and traffic/safety impact than other alternatives. Rather than all new & existing Affordable Housing being segregated around 1 Hamilton, it's dispersed inclusively around Mill Valley. ADUs are how MV has met it's quota in the past. If 15% of homes offered an ADU, we would meet the 850 unit quota set by the State.	1/30/2022 8:03 AM
80	Please understand that Mill Valley is not cut out to be urban. It's like trying to turn Bedford Falls into Pottersville. Being mindful of the environment & having concerns for safety in the next big earthquake, or possible fires is a reasonable concern. Mill Valley is already at its max & evacuations will already be difficult. MV &/or California can expect to be sued if they go through with this ill conceived over/building & lives are lost when there's too many people too safely evacuate. Please consider giving locals the opportunity to resist these authoritarian demands that are squashing local resistance to protect the environment & ensure safety.	1/29/2022 10:53 PM
81	Rent subsidies so people can afford to rent. Incentives like property tax breaks for more homes to create ADAs. Converting or building on top of existing commercial stock rather than building new high-density high-rises. There's a "missing middle" between detached single family homes and towering apartments that should be pursued, such as duplexes and low-density courtyard apartments. Consequently, single family home owners would be more amenable to diverse housing that blends into the character of the neighborhood better. An out of the box idea is funding a workforce shuttle between Marin City & Mill Valley.	1/29/2022 8:58 PM
82	I think creating apartments or condos in the bank buildings and other commercial buildings that are empty is a good idea. I would like to see priority given to people who work in our community especially teachers, fire fighters, and the police.	1/29/2022 8:55 PM
83	YES!!!! Most people in Mill Valley worked hard to have the privilege of living here. Why does the Housing Commission not get this? Do you really think that every/anyone should be able to live in MV? Tell the state to F*ck Off and that Mill Valley is too special to impose their authoritarianism. Most homeowners in Mill Valley would rather pay more tax and have NO NEW HOUSING. Where is that survey? Instead of selling our souls to the Devil and over building, consider tax as an alternative. When will the housing commission get this? Stop the "we need more housing" whine. We DON'T NEED ANY MORE HOUSING. Please stop it.	1/29/2022 7:00 PM
84	Selling the golf course and Scott Highlands Park to raise funds for affordable housing and to provide locations for market rate housing. The sales proceeds would provide funds to build affordable units on Miller Avenue and downtown. For example, the proceeds could buy the B of A building, now vacant, which is downtown.	1/29/2022 6:56 PM
85	Improve the building permit process. I've renovated six houses within MV City limits over the last 30 years... the process is extremely burdensome. MV should allow more efficient permitting for affordable housing units.	1/29/2022 3:03 PM
86	Prioritize new housing units or additional rentals for workforce housing especially for teachers, health care workers and city employees	1/29/2022 2:07 PM
87	Without better access and egress from town to 101 and without off street parking mandates, the little old neighborhoods with narrow streets are HELL to navigate. The sense of living in a small village is destroyed. Neighbors with ADUs on one side of us have had as many as 12 cars, mostly parked on the street and on the other side a single dwelling property has 2 ADUs and amongst them have 7 cars. Our streets are jammed with parked cars, construction vehicles and dumpsters and unrelenting school traffic. Some days it takes more than an hour to get to 101 from downtown Mill Valley and we are told more housing and the resulting additional cars are not being considered a hazard to both the environment and infrastructure. We have had sewer main breaks, water main breaks, power outages increasingly. It feels like the existing infrastructure is collapsing under the current demand. How can anyone condone	1/29/2022 12:49 PM

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increased demand on utilities, (already water rationing condemns average landscape water needs) air quality, safe evacuation and burden beyond reasonable expectation on traffic? Please develop only with a minimum of 2 parking spaces per 1 BR UNIT and in areas where access to 101 is not further compromised. I believe that Hamilton Drive should be open to access 101 southbound and continuation of blithedale should direct traffic to 101 North and Tiburon.

88	Mill Valley extends to the other side of the 101, but there was no mention of development over there (ie Strawberry, down by the overpass, etc. Just curious, why not?	1/29/2022 9:59 AM
89	This is obvious but nonetheless important to stress: traffic impact will be an essential component of planning and strategy. I'd hate to see the town become one big traffic jam, which already seems to be the case on Camino Alto.	1/29/2022 9:06 AM
90	No high density.	1/29/2022 7:48 AM
91	We have TOO much traffic. Consider other options	1/29/2022 7:06 AM
92	Need to consider sea level rise, public transit, and traffic.	1/28/2022 11:25 PM
93	We need to put a measure on the next ballot to return these decisions to local control. We do not have enough water. We will never get everyone out of town in a fire. We have been doing a very good job of making gradual, well considered changes up til now.	1/28/2022 9:57 PM
94	Traffic flow! Negative on sites that would increase traffic tie-ups: i.e. E Blithedale (Camino Alto to downtown)	1/28/2022 8:04 PM
95	Sell part of the oversized, under-utilized, water hogging golf course to private home developers and use the funds from that sale to purchase walkable property on Miller Avenue and Downtown that can be used for affordable housing. Do the same with the many unused, languishing City-owned lots such as the 9.7 acres on Edgewood, .45 acres in Cascade Canyon, fragmented lots at the golf course, lot 2 near the 7th hole of the golf course,	1/28/2022 3:53 PM
96	Any new housing must consider transportation or the traffic will continue be unbearable. Strategies for more public transportation - buses, ferries, electric bike subsidies, etc.	1/28/2022 3:51 PM
97	Annex lightly developed unincorporated lands within Mill Valley's LAFCO Sphere of Influence especially Homestead land west of 101 and south of Corte Madera Altomont	1/28/2022 3:50 PM
98	land trusts for low income housing opportunities for home ownership for low income residents	1/28/2022 12:48 PM
99	No new building until traffic is flowing. Car traffic is ruining Mill Valley.	1/28/2022 9:23 AM
100	The traffic has gotten SO BAD! How does the community address additional housing without solving worse traffic that will result!!	1/27/2022 10:04 PM
101	Focus on human scale transportation. Allow credits to renters who don't own cars. Fastest lighter public transport within the city to the major public transport corridor 101	1/27/2022 8:56 PM
102	Commerical areas like Redwood Highway Frontage, Miller Ave, and Churches are by far the best opportunity. ADAs are good as well. Stephanie Moulton Peters recently approved a development at 150 Shoreline Highway which suggests that we should strongly push back on the FEMA Floodway argument.	1/27/2022 8:52 PM
103	Coordinate an expansion with transit options so housing isn't car-dependent. Free shuttles to the larkspur ferry or SMART; GGT expansions, etc.	1/27/2022 7:52 PM
104	The City could broker a mutually-supportive deal with short- term vacation rental owners to convert their housing to permanent homes for those needing affordable housing in Mill Valley. Please, please, please prioritize mothers and their children, and elders, who may not be considered officially "homeless" because they temporarily live with family members but who would otherwise be unhoused because they cannot afford rent. What NOT to do: work with housing developers located outside Marin County. Also, please DO keep in mind that regularly employing the word "homeless" conjures up specific images while invisiblizing an entire population of women, children and elders living in a state of constant housing precarity. A greater number of women, and especially single mothers, are living on the margins owing to COVID-19. These women and children should be our city's priority.	1/27/2022 7:23 PM
105	Along Hiway 101 provides the space for new housing units and easy access to other Marin cities, while maintaining access into Mill Valley	1/27/2022 6:59 PM

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106	Bank of America and Wells Fargo buildings (Downtown) that are available should be purchased and developed for housing. Building at the corner of Park & East Blithedale (AT&T?) should be purchased and converted into housing.	1/27/2022 6:11 PM
107	Build housing in and around the strawberry shopping center. Tossup huge high-rises. It won't impact traffic and they will have access to public transportation. Same thing in around the area of Goodman's.	1/27/2022 5:58 PM
108	Thanks for the opportunity for public comment. I believe that the City should consider strategies that promote affordable home ownership and limit rentals. I say this as a renter who can not afford a home in MV (despite having a \$150k+ household income!). Rentals have a negative impact on community cohesion (because neighbors often only stay for a short time). This makes it difficult to build resilient, well integrated neighborhoods. A successful strategy should put the existing residents of MV first, especially those who have grown up here and can not afford to stay.	1/27/2022 5:43 PM
109	Before there is an increase in population in Mill Valley, solutions to the problems of water scarcity and traffic gridlock.	1/27/2022 5:30 PM
110	No	1/27/2022 5:22 PM
111	Density should be concentrated in the 101 corridor, and linked with mass transit.	1/27/2022 5:19 PM
112	I think that the City of Mill Valley should own and operate affordable rental units to those in support jobs like teachers, so that the units cannot be bought and sold for profit.	1/27/2022 5:14 PM
113	Three banks are vacating their buildings in downtown MV -- make them into apartments and lofts for local workers. The buildings on Miller that can't seem to hold renters where the toy shop used to be. Make ADUs possible to build - lower fees help people learn how they can rent them to low income locals. Create incentives to rent to low income folks.	1/27/2022 4:49 PM
114	Consider a "fair share" plan that employs multiple strategies and makes clear that all neighborhoods must accept some impacts from added affordable housing.	1/27/2022 2:32 PM
115	Consider the traffic implications of new housing. Also, fire evacuation capacities of various neighborhoods.	1/27/2022 2:31 PM
116	apartment buildings on 101 are the only viable option for MV housing, given current traffic, fire concerns, and drought conditions (the latter most of course is a problem in general, but CA doesn't seem to worry about this in this case). Extra housing must be built on the highway. actual steps to ensure this housing is in fact for lower income, and not just another opportunity for builders to make \$\$ and offer 10% of the inventory to low income.	1/27/2022 12:38 PM
117	Legal action against the state, ABAG, etc. Or simply ignore the mandate, wait and see what penalties arise. Perhaps there will be a change in govt. There is absolutely no logical way MV builds 800+ new housing units (nor should we!!)	1/27/2022 11:39 AM
118	can the city condemn underutilized properties to accommodate new housing?	1/27/2022 10:58 AM
119	I feel there are some nuances lost in the survey questions, where I think reducing setback and raising height restrictions are reasonable, but coupling those ideas with reduction in parking will simply have more cars parking on the streets. Similarly, vague statements of "this will reduce traffic" seem contrived to attract a particular response when it seems unlikely that adding residents in any form will actually decrease traffic.	1/27/2022 9:48 AM
120	not a good idea to increase traffic on East Blithedale west of camino alto (where it becomes one lane in each direction) - already too backed up at certain times	1/27/2022 9:45 AM
121	No , Any new housing will make the present terrible traffic situation even worse.	1/27/2022 12:37 AM
122	Hauke park plus opening up the traffic corridor from hauke to 101 for 2-way traffic	1/26/2022 8:38 PM
123	Mill valley has always remained special in that it's growth has been slow and well thought out. It would be a tragedy to change our small town feel where we grew up and loved back with our small children to feel more like a city. Please limit growth here and keep it small and special.	1/26/2022 8:04 PM
124	Eliminate single family zoning. Eliminate height limits for multifamily projects that have affordable housing (prioritize emergency service workers, teachers and healthcare workers - "affordable" doesn't mean anything unless a teacher can afford it). Zone out storage spaces if possible. Stuff shouldn't get shelter over people.	1/26/2022 4:49 PM

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125	Higher density with more bike parking . If the density is not high enough then it's not worth the builder time and money to do a project as the price of labor and materials is so high	1/26/2022 4:04 PM
126	Mill Valley is too small to accomodate new housing, we already have a intolerable traffic situation, we are experiencing drought, and the state is wrong to mandate a small city like Mill Valley to do this. There are only two ways out of town, how are we going to evacuate during a potential fire??? Traffic created by all the schools is already too much!	1/26/2022 3:29 PM
127	Mixed use residential over commercial send the best way to increase density while also improving quality of life/walkability, so long as it's done in tandem with major efforts to upgrade road capacity from downtown to highway 101 to limit the impact of new homes on commute times. Mill Valley is the closest thing America has to a European mountain village, and we could improve on that dramatically with a dense (and masterfully designed/ built) downtown cluster with good underground parking and transit options. Time to up our game while staying the most beautiful place in the country.	1/26/2022 12:13 PM
128	Roads will need to be widened if more housing is added. In particular, the corridor of E. Blithedale from the "curve" by the gas station to the car wash. The road narrows there and causes a major chokepoint. Should be four lanes the entire way from 101 to Camino Alto.	1/26/2022 10:10 AM
129	With proper set-backs and design requirements, allow building of up to 4 or 5 stories in certain areas -- Miller Ave commercial corridor, Camino Alto, ...	1/26/2022 9:47 AM
130	Seek exemption from the government based on our densely populated area with minimal access out of the area, siting large tech companies investing in the project: https://www.marini.com/2021/03/22/google-studies-mill-valley-fire-evacuation-routes/	1/26/2022 9:18 AM
131	Build closer to the highway. Allow for cohousing situations. Stop adding new water meters since we are in historic drought. Consider full-amenity micro communities. Think outside the box but take into consideration that our existing infrastructure is overburdened and that more cars/houses/occupants/construction will only make it impossible to get out in case of a disaster. Cohousing, ADUs, no rezoning but lenient variance abilities for homeowners (not developers) to make alterations to their lots that would allow for more housing opportunities.	1/25/2022 11:20 PM
132	Hauke Park,	1/25/2022 8:13 PM
133	Howabout a giant highrise at the decrepit hotel next to goodmans. It would have the least traffic impact	1/25/2022 7:02 PM
134	Limit new housing size. We do not need 2k-4k+ sized homes. Build 3/1s that max out at 1k sq ft.	1/25/2022 7:02 PM
135	Align with a community land trust to work within the neighborhoods and create permanently affordable housing that is integrated with the neighborhood.	1/25/2022 5:12 PM
136	Truly treat affordable housing as a right. Look at all the areas in Mill Valley and not just those near the freeway or heavily trafficked areas. Have Mill Valley honor their commitments and build affordable housing on the lot by E. Blithedal/Camino Alto. Think about what is liveable and what type of housing will provide the most ease and not just a box to live in. Ask the question of will this someone thrive in this unit(s).	1/25/2022 4:47 PM
137	Do not convert parks and open space into housing	1/25/2022 4:45 PM
138	Focus on Traffic-> turn E. Blithedale into 3 lanes which transition direction based on traffic	1/25/2022 4:31 PM
139	I believe the parcel of land across from Scott Highlands Park a likely spot for additional housing.	1/25/2022 3:57 PM
140	Fire prevention. Don't build more without comprehensive planning for evacuation.	1/25/2022 3:41 PM
141	Please do not sell or develop open space or parks to support this initiative. If funds need to be raised, tax the entire town. As a town, we either support this together or not at all.	1/25/2022 3:35 PM
142	I think the city should fight back against the California mandate for more housing in Mill Valley. It's already very dangerous from a fire hazard standpoint given most of the town relies on a single-lane road. We are very concerned about fire safety and our water shortage and more homes will further exasperate the dangerous problem.	1/25/2022 3:28 PM
143	Create a legal mechanism that makes it easy for property owners to transfer ownership to a land trust or similar entity that will administer the property for the benefit of low-income renters	1/25/2022 2:51 PM

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	in perpetuity. The transfer could be immediate or when the property owner(s) is/are deceased.	
144	Realize traffic is already at a breaking point. Any housing inside the Camino Alto/Miller to downtown is already at capacity by those of us who live here.	1/25/2022 2:49 PM
145	Smaller infill development	1/25/2022 1:26 PM
146	City has offered several viable ideas in this survey.	1/25/2022 1:01 PM
147	2 parking spots are needed for each unit	1/25/2022 11:21 AM
148	Move the Hamilton ave police and fire stations to the community center and build housing at Hamilton ave	1/25/2022 10:25 AM
149	buy land in the flats near Edna and build housing - residents could access 101 from Tower and avoid the Blithedale mess - continuing to increase density in areas that would need Blithedale corridor is insane; use all or part of the golf course! It has absurdly low usage for the cost, water, and land value	1/25/2022 9:57 AM
150	More studies of traffic congestion - electric trolleys - some sort of public transportation connecting parts of mill valley - like between dow town mill valley and strawberry? Or a major safe bike lane between MV and strawberry/frontage road for bikes, electric bikes, scooters, etc. getting from MV (hawke park area) to frontage rd/strawberry is not safe/convenient.	1/25/2022 8:54 AM
151	I love the idea of building over commercial properties.	1/25/2022 8:20 AM
152	Build where there are public transportation stops and grocery stores	1/25/2022 7:50 AM
153	Have a fire exit plan before adding more homes/traffic. It's untenable already.	1/25/2022 7:01 AM
154	In the streets cannot handle much more housing. Blithdale is backed up so much of the time. It can take 30 minutes or more to get to 101 from Throcmorton. Adding more people and cars is crazy. What about water. The state does not have water for the housing expansion.	1/25/2022 12:36 AM
155	You should consider fighting all of these developments tooth and nail. We don't live here for more development on land land and roads - not to mention resources - we don't have. We're not paying \$40k /yr in property taxes to subsidize duplexes next door... not to mention the awful guest adu that went in four feet from our property. What a joke that anyone thought it would help. It's a high end guest house.	1/24/2022 11:53 PM
156	Annex Strawberry and develop the Seminary	1/24/2022 10:28 PM
157	I think they should consider near the police station. That would be happening if so much money from residents didn't go into stopping that.	1/24/2022 9:43 PM
158	Buy and utilize the property next to the church off Camino alto next to the middle school.	1/24/2022 7:43 PM
159	go slow and push back - the next administration could change the required new housing numbers - this town cannot handle 800 new units- its already dangerously overcrowded and does not have adequate roads for residents exiting the canyons in an emergency	1/24/2022 5:06 PM
160	Can the City declare Eminent Domain on under utilized commercial property like the AT&T building on Blithedale at Walnut? Also, what about "The Great Wall of Mill Valley" on Miller at Reed? That developer is obviously doing the bare minimum to keep his building permit open and nothing more. It's an eyesore and a public nuisance in its current state.	1/24/2022 1:19 PM
161	Oppose state control of MV housing - don't destroy the character of a town people want to live in, rather than leave	1/24/2022 1:13 PM
162	reduce commercial areas not in high use -- how many are not well used/ needed?	1/24/2022 12:25 PM
163	Retain 3 story height limit. Parking impact, already limited. Existing impassable narrow canyon roads in poor repair. Safety vehicle access - fire and ambulance. Evacuation problems. Scale, size and density of any project and potential impact. Water and utility (sewage) capacity and availability. Burden on schools and public safety needs.	1/24/2022 11:28 AM
164	The 1 Hamilton site should remain as is and not be developed.	1/24/2022 11:17 AM
165	FIX INFRASTRUCTURE FIRST. Then, buy out unused parcels on the Miller corridor and on Frontage Road. Buyout the storage facility above the gas station on frontage road.	1/24/2022 10:34 AM
166	--	1/24/2022 10:05 AM

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167	I live in Blithedale Canyon. It can easily take me 45 minutes to get to the freeway in the afternoon. Traffic is already horrible and could be unsafe in an emergency. I don't believe that providing more local housing will improve the traffic and will just make it worse. Not everyone can live where they work or where they want. People have always commuted. I've raised 3 children in Mill Valley that won't be able to afford to live here as young adults. Hopefully after they work hard and save, they will eventually be able to buy or rent a home in Mill Valley if they choose. If not, there are other more affordable cities in Marin.	1/24/2022 8:45 AM
168	NO	1/23/2022 10:03 PM
169	Encourage ADUs with fast tracking approval. Facilitate non-profit/citizen sponsorship of rental subsidies to individual/family tenants.	1/23/2022 9:37 PM
170	push back on CA's unrealistic (especially for this community) housing mandate	1/23/2022 8:36 PM
171	Housing should be allowed on the ground floor of properties that were previously required to have commercial ground floors. This would include the stalled building north of Tam high.	1/23/2022 5:23 PM
172	We do not have adequate ability to get to the freeway on either Miller ave or Blithedale as it is. Adding more people to the interior of Mill valley if very short sided. We need to look at our infra structure first.	1/23/2022 4:43 PM
173	Large multi-unit buildings along 101	1/23/2022 2:57 PM
174	please address traffic concerns and water use concerns with any additional housing	1/23/2022 2:11 PM
175	Raise money and buy buildings such as the unfinished development with the big retaining wall on Miller. Instead of tying up proposals in lawsuits where money is spent on lawyers. The building at 300 Blithedale and Walnut????	1/23/2022 1:41 PM
176	use of current parking lots eg by whole foods on blithdale with subterranean parking	1/23/2022 12:11 PM
177	Existing proposal for housing adjacent to Hauke Park makes a lot of sense to me. I used to live near there and am very familiar with the proposed site.	1/23/2022 11:34 AM
178	City should stay out of development business	1/23/2022 11:22 AM
179	There are tons of things you should do. I would purchase motels along 101 and convert to low income housing. If they are not in the City Limits (e.g., Travelodge), I would consider annexation. Behind Goodmans is a bunch of storage. I don't think that is the highest and best use of that land. That could be converted to housing and is right near the 101 so would not impact the sacred traffic corridor of getting onto 101 via Blithedale. You should deed restrict certain mid-range income apartments (e.g., El Paseo units and similar in downtown MV area). Personally I think there is no way you could get any where near the State mandate. It is ridiculous given our land base and developed housing stock. Perhaps if we were to annex Strawberry in its entirety and do something else on top of Seminary.	1/23/2022 10:43 AM
180	Currently, the ADU's are a Failure. Homeowners are adding these for "greedy" reasons and charging thousands monthly to people. It's a sham and this needs to be fixed!	1/23/2022 9:09 AM
181	Please consider multi use spaces with retail at ground floor and housing above if developing on Miller Ave.	1/23/2022 6:24 AM
182	Why MV ?	1/23/2022 2:39 AM
183	Mill Valley should consider the traffic problem before building more units. Fire safety should be considered.	1/22/2022 10:21 PM
184	Please closely examine the leases of all of the long-term business with large footprints and zero customers	1/22/2022 9:47 PM
185	Refuse to adhere to State's housing requirements	1/22/2022 9:28 PM
186	By adding second story units above current 1 story commercial buildings.	1/22/2022 8:31 PM
187	Ease square foot per lot size restrictions to allow for multiple homes on a given parcel. Ex. Lot with a proposed 4500 square foot home, could allow for 4 1500 square foot single family dwellings. Limit the number of permits for homes over 2000 square ft. No more mega mansions needed. ENFORCE developers to include 25 to 30 %of all units In a pronet to be affordable for low cost buyers and deed to t Keep it at an affordable level.	1/22/2022 7:17 PM

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188	Does this matter? Is there any local zoning decision allowed or sacramento decides all?	1/22/2022 6:23 PM
189	CITY SHOULD ALLOW HOMEOWNERS TO INTERNALLY DIVIDE THEIR UNDERUTILIZED HOMES INTO TWO CONDOMINIUMS, KEEPING THE ARCHITECTURE AND LOOK AND FEEL	1/22/2022 4:53 PM
190	NO more low income housing ANYWHERE in Mill Valley city or county.	1/22/2022 4:33 PM
191	New buildings should be placed throughout Mill Valley. Should have a small town feel, two stories twenty units or less.	1/22/2022 4:07 PM
192	Investing in city/county funds that can offset property taxes and other fees for those with low income and seeking to live in the area may also be helpful.	1/22/2022 3:20 PM
193	Review policies and process of the Planning Department. It is infamous in the Bay Area for being the hardest department to work with for any type of construction. This doesn't mean change the setbacks, height restrictions, or other existing building codes, but to get the department off its ivory tower power trip.	1/22/2022 3:14 PM
194	Require short term rentals (ie Airbnb, etc) be returned to full time housing units as they were originally zoned for This would save much destruction to the environment and other resources	1/22/2022 2:56 PM
195	Lot splits on large lots zoned single family	1/22/2022 2:47 PM
196	keep the quantity of housing units the same as now	1/22/2022 2:23 PM
197	Mill Valley has little possibility for new housing . If all cars could be eliminated , the we could talk. Who will give up their car? Not me.	1/22/2022 2:19 PM
198	the city should also streamline the approval and permitting process.	1/22/2022 2:03 PM
199	Carefully evaluate all parcels owned by the school district and city for more projects like One Hamilton.	1/22/2022 1:51 PM
200	There should be affordable housing dedicated to public safety workers (police/fire/emergency response) and public school teachers	1/22/2022 1:48 PM
201	The term "affordable housing", especially for studios and one bedrooms, needs to be defined starting from \$500/mo instead of \$1600-2200/mo. These rents are stupidly ridiculous.	1/22/2022 1:18 PM
202	I think the frontage road near Goodmans, is a great option. Especially with the easy access to public transportation and to the freeway. Of course, if there is a way to make it look like a nice community. A nice PUD with amenities. I see lots of opportunity by Goodmans. It cannot look like an old hotel.	1/22/2022 12:59 PM
203	WHAT ABOUT TRAFFIC? where are you going to put these houses vs how are we all going to drive in our already poor roads and lack of roads?	1/22/2022 12:48 PM
204	Water cachement capacities should be integrated into new housing along with solar requirements.	1/22/2022 12:17 PM
205	Mill Valley is a quaint place. Pushing more high density housing into the area will destroy its appeal. More housing equals more traffic, more environmental pollution and will turn off people who are likely to want to live here. MV does not need to become a crowded ghetto. One choice is to fight the state on this crazy housing "mandate". Another choice would be for the state to subsidize home ownership of existing housing. Don't cave in to this state pressure.	1/22/2022 12:15 PM
206	Do not target Miller Ave. It is already congested and more homes there will further impeded evacuation safety and daily traffic. Build it out near Hawke Park and Redwood highway where the traffic issues do not further complicate congestion, fire safety and emergency evacuation near downtown.	1/22/2022 12:08 PM
207	Reduce zoning and planning department discretion and ordinances so that developers will not face prohibitive costs to purchase land that could be developed into multi use residences. This would respect the property rights of the owner of the land, and greatly reduce the taxing effects our regulations impose on new development which, in some studies, account for \$400,000 of the cost for housing.	1/22/2022 11:51 AM
208	Accept the state penalties and avoid dangerous over-build that fuels urban fire and compromises safety	1/22/2022 11:13 AM

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209	allowing for current owners to easily build ADU's and limiting Airbnbs / VBROs seem to be the best way to handle the housing crisis IMO. Any new housing/condo townhome style should be built within easy access to bus lines and public transportation. There should also be a requirement for energy efficiency/ solar / low flow water / electric vehicle charging stations with any new builds.	1/22/2022 11:06 AM
210	It will never be possible to reach the housing goals set by the state due to the unique topography of Mill Valley. It does not lend itself to large scale housing projects. Can we sue the state?	1/22/2022 10:42 AM
211	Please don't add considerable density in areas that already have major problems if/when evacuation is needed. Anything more than 0.5 mile from 101 only increases the chance of serious problems for everyone.	1/22/2022 10:34 AM
212	We need to consider the costs of building on slopes as opposed to building on flatter land.	1/22/2022 10:30 AM
213	Continue to fight state and federal government on these housing mandates	1/22/2022 10:24 AM
214	More adu, more in sfr homes apartments not to exceed 1000 feet and rent capped to allow workforce and teachers- make it easier to renovate with less red tape and costs. Allow tandem parking and off site. Encourage ride share to eliminate more cars in neighborhoods	1/22/2022 10:19 AM
215	Traffic is getting worse in Mill Valley, how is that taken into consideration?	1/22/2022 10:17 AM
216	While I oppose more single family homes to be built I agree that we need more low income housing to be added to accommodate all of the people that work in Mill Valley and have to commute from outside of the MV. Less commuting means less traffic. It's a win win solution.	1/22/2022 10:04 AM
217	Don't build on low lying flood plain areas, it makes no sense (e.g. near Goodmans). Stop allowing people to convert single storey homes into multi-storey single family properties - they increase traffic just as much as multi family homes since these families tend to have multiple vehicles, but no one seems to care because they're " not low income"; these massive houses spoil the nature of neighborhoods and do nothing to increase housing stock availability. Apply the same standards to single family units as you do to multi family, there are definitely double standards at presentw within this community.	1/22/2022 10:02 AM
218	Quality of life, has to be number one strategy. Diversity its the key for a very high economic impact. and prevents monolithic. Diversity environment allow more wider perspectives to different ethnics backgrounds.	1/22/2022 9:58 AM
219	Any existing building that is not utilized	1/22/2022 9:50 AM
220	The city should not comply with unrealistic mandates from outside bodies and interests unaffected by the consequences of their decisions. The residents of Mill Valley should be deciding these issues. The City of Mill Valley could change zoning in commercial areas to allow for increased housing density with adequate parking. Low-income housing in places like Mill Valley where land costs are exorbitant should be purchased by the advocates. Ongoing costs to the city, purchase of additional water sources, traffic mitigation, and additional law enforcement to protect local inhabitants should be supported by their charitable contributions. The safety and quality of life of current residents should be the primary concern of local government. Housing is a regional problem. The City of Mill Valley is already built out.	1/22/2022 9:50 AM
221	Traffic is one of if not the biggest concern of Mill Valley residents and needs to be addressed before residents will embrace new housing. Here are 2 recommendations: Widen the 700 and 800 blocks of East Blithedale Ave to reduce traffic congestion. Provide a shuttle bus loop to reduce traffic on Miller Avenue and East Blithedale Avenue that would service the downtown area.	1/22/2022 9:43 AM
222	co-housing, with individual homes and some shared resources	1/22/2022 9:39 AM
223	Literally everything and anything. This is an amazing place that lots of people want to live in. We should make it easier to do that!	1/22/2022 9:08 AM
224	push back on state requirements.	1/22/2022 9:07 AM
225	City purchase of private homes to be rented/sold for ultra-low income.	1/22/2022 9:03 AM
226	Convert commercial to housing. The last thing we need is more commercial space. Mill Valley is becoming a ghost town of commercial spaces, especially on Miller Avenue. Convert them to housing. This is the best use.	1/22/2022 8:55 AM

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227	Consider rezoning the golf course for housing. It uses too much water and may be a financial drain on City resources.	1/22/2022 8:54 AM
228	AFUs should be registered and used as full time rentals as was the intended purpose. The City should determine exactly how many current ADUs are being rented to the people the units were intended to house, such as teachers, firemen, policemen, etc.	1/22/2022 8:53 AM
229	Special interest and NIMBY concerns should be left out of the equation. If there is a site that is large enough to accommodate a reasonable number of units, and it meets environmental, traffic, etc., concerns, it should be pursued for housing. (The Richardson debacle should never happen again. That was an unreasonably-sized project from the beginning and now the neighbors are dug in regardless of how reasonable new plans may be.	1/22/2022 8:42 AM
230	Affordable senior housing.	1/22/2022 8:25 AM
231	Use unincorporated land with better road/highway access	1/22/2022 8:20 AM
232	Stay focused on developing areas where existing infrastructure is. Such as Miller Avenue where bus service, grocery store, bikepaths, and schools are.	1/22/2022 7:48 AM
233	Consider privately owned parcels (like that ugly partially built site on Miller Ave.) Consider privately owned buildings that owners might be amenable to a sale. Don't look for the cheapest alternative - once built overly dense housing development will be here forever. Overly dense housing creates a stigma for renters.	1/22/2022 6:42 AM
234	Make sure our infrastructure can withstand the extra housing and toilets use. This about fire safety and exits out of town putting all residents already here at more risk.	1/22/2022 4:29 AM
235	Build less single family homes and more apartments/smaller rental units	1/22/2022 1:01 AM
236	STOP pushing new water hook-ups as climate change means permanent drought. Stop ruining the charm and ambiance of this town. Traffic is HORRENDOUS. Stop allowing developers to hijack "affordable housing". \$1.5M for a studio/tiny 1 bedroom condo is not affordable. Explain that to teachers. Stop pushing new water hook-ups	1/21/2022 11:27 PM
237	Miller Avenue has the traffic capacity to have many housing additions. Do we really need 2 whole foods in town?	1/21/2022 10:11 PM
238	Small homes or multi small homes without section 8 and crime	1/21/2022 9:55 PM
239	It is insanely, prohibitively expensive to build an ADU, partly due to the ridiculously expensive permits! We want to add one and would do so if the permits cost what they used to.	1/21/2022 9:52 PM
240	Let the free market prevail	1/21/2022 8:48 PM
241	Historically the city council has searched and been unable to find housing for teachers. You are now using the 'housing for city workers' as a straw man argument. You will have to open any housing to a state wide lottery or break the law and be sued. This fact practically guarantees very few spots for locals.	1/21/2022 8:39 PM
242	Definitely, conduct a traffic and water use impact study. Ask the state for a variance due to the heavy congestion and only 2 emergency exits from the City of Mill Valley is already facing.	1/21/2022 8:31 PM
243	Conduct a survey of local workers to see if they would want to live in Mill Valley if they could afford to. What percentage of local workers would live in Mill Valley, if they could afford it? In order to plan for local worker housing, it's important to know how much actual demand there is. If you don't survey the local worker population, It's impossible to know how much demand there would be for local worker housing.	1/21/2022 8:03 PM
244	Start a Go Fund Me to raise money to purchase worn out properties that aren't maintained. The property owner that owns 383 Miller and the building behind it should be bought out and apartments could be built there.	1/21/2022 8:00 PM
245	Constantly and relentless hunt down and eradicate all slowness in the planning and permitting processes. Compare permit requirements here vs permit requirements in the Midwest, and eliminate where we are in excess.	1/21/2022 7:28 PM
246	Allow the splitting of large single family lots	1/21/2022 6:47 PM
247	Make Hamilton Drive two-way to accommodate the increased traffic that is bound to occur.	1/21/2022 6:33 PM

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248	Ignore mandates from state.	1/21/2022 6:18 PM
249	Look at major bus and public transit routes and overlay with available sites. Look to buy property.	1/21/2022 6:16 PM
250	I would appreciate if the City tried to co-locate most. of the new housing with transit and bike infrastructure. This will help to minimize traffic impacts. Also, the City should waive parking requirements in special zoning overlay areas for buildings which either provide some appropriate level of affordable housing or meet a certain level of density (maybe ~30 units?). Parking requirements massively disincentivize denser development.	1/21/2022 6:11 PM
251	Close one of the Whole Foods and build housing but stop trying to take place where no room exists!	1/21/2022 5:45 PM
252	I think you've covered the spectrum	1/21/2022 5:40 PM
253	Yes - say NO to housing demands and raise taxes to pay any fines from State	1/21/2022 5:31 PM
254	Tiny Houses (mobile) with access to utilities on a restricted 'campground'.	1/21/2022 5:24 PM
255	Rebuild existing two story apartment buildings to add a third story.	1/21/2022 5:23 PM
256	Prioritize tenants to be the essential workers and if they change jobs, they should move. When, for example, someone qualifies for a multi-bedroom unit and years later they no longer need it, they must give up the larger unit and move to a smaller unit.	1/21/2022 5:15 PM
257	However the State number is met, it should be dispersed throughout all of Mill Valley, and not just concentrated in one area, where it is most politically convenient to do so. Everyone claiming to be in favor of adding housing should have to support some of it in their own neighborhoods, not just the ones that already have affordable housing in them. Regardless of the strategies for adding units, if they are not dispersed the City will pit neighborhood against neighborhood and create an adversarial situation. I recommend the City announces a City-wide plan that acknowledges the need to add in every area of town, so that from the start all residents will have "skin in the game".	1/21/2022 4:57 PM
258	Tiny home communities. Several cities in the US are successfully using tiny homes to meet the needs of so many of their residents and building communities that thrive and easily incorporate into existing city plans. And you have to include a discussion of public transportation. Traffic in the afternoons is intolerable and you will not get any community support for any kind of new development if the topic of transportation is not discussed.	1/21/2022 4:54 PM
259	What about the low use, water hogging and expensive to maintain municipal golf course?	1/21/2022 4:49 PM
260	We do not have the infrastructure and space to accommodate new housing without ruining the best this *town* has to offer.	1/21/2022 4:42 PM
261	Don't allow houses to be built that will sell for over 2 million dollars. Keep real estate from being astronomically ridiculous.	1/21/2022 4:35 PM
262	Build and incentivize mostly affordable multi-family and workforce housing. Require 50% affordable units in new projects, like in Santa cruz.	1/21/2022 4:33 PM
263	Continue to partner with other cities to lobby Sacramento to change their housing forecast, in light of new housing strategies people use since the Covid pandemic.	1/21/2022 4:33 PM
264	At least follow San Anselmo's lead and appeal the 855 units. The new demand for water and the increase of vehicles as a result of 855 new units (and presumably future demands from the state) will bring the community close to roadway seizure in the mornings and evenings. Further, the MMWD cannot create additional storage for rain water due to environmental pushback. Someone needs to look at the total picture, not just the current hot topics.	1/21/2022 4:32 PM
265	Purchase old buildings or lots	1/21/2022 4:31 PM
266	Real estate practices need serious regulation. The mega-rich are buying, tearing down, re-building homes at tremendous environmental and cultural cost to the Tamalpais Park community. Frequently they get concessions from the city/community by talking about building their "dream home," only to sell it shortly thereafter for a massive profit. Even more galling are the cases when tremendous palatial estates are built, then *not lived in* as the homeowner just allows the property to sit vacant and increase in value. This while tens of thousands of Bay	1/21/2022 4:28 PM

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Area residents sleep on the streets. Houses should be lived in, not treated as a stock market for the wealthy.

267	If we are concerned with the housing supply we should ban homes from being rented out on a short-term basis. There are many single family homes that are only used for short-term rentals. These homes could provide housing to the community. I do think ADUs could continue to be rented out on a short-term basis, but perhaps there could be incentives to rent to local workers like teachers?	1/21/2022 4:27 PM
268	NO	1/21/2022 4:27 PM
269	Build a lot of commercial sites with housing above in Tam junction from the highway to Almonte	1/21/2022 4:25 PM
270	Use eminent domain on Miller Ave to create a number of smaller sights (no more than 2 stories)	1/21/2022 4:22 PM
271	Increased number of granny units are my vote.	1/21/2022 4:14 PM
272	I think the City should be more aggressive about pushing back on these new housing requirements given the the lack of water, increased traffic, impact on schools, the lack of parking requirements with the new laws and above all the risk of wildfires and evacuation ability (which has not been adequately addressed). In addition, current law allows homeowners to build ADUs without any stipulation that those units will be full time RENTALS to provide housing. It's a joke,..ADU's are being used to expand private property,..extra bedrooms, home offices, gyms, play rooms. There should be a registry of ADUs being used as full time RENTALS and perhaps a tax incentive for homeowners who do rent those units.	1/21/2022 4:07 PM
273	The most important strategy is to create an integrated plan that resolves traffic, access to "walkable" (and bikeable) green space, etc. with increases in housing density. The only practical and desirable way we can achieve the 800+ additional housing target is to build an integrated urban plan that provides collective green, pedestrian, bike, a "yard" etc access to homes, almost certainly individually yardless homes, i.e. well planned condos and apartments. If we change the Blithedale corridor, the street would require widening with double the traffic and needing a pedestrian/bike path.	1/21/2022 4:03 PM
274	No development without compensating infrastructure such as additional bus routes, water supply, maximum required vegetation management, road improvements for automobiles not bikes.	1/21/2022 4:01 PM
275	Don't comply with that outrageous number of new homes. We are running out of water, traffic congestion is horrible and the quality of life in Mill Valley is declining because of congestion/overbuilding. Just say no! Why are you doing this....if it's for funding, raise taxes and keep Mill Valley the way it is!	1/21/2022 4:00 PM
276	Please restrict short term rentals like AirB&B. Those are the services that increase rent prices, especially right now during the pandemic where people relocate back to the bay area and are looking for temporary housing. There could be annual restrictions per property, say no more than 60 days per property and year. Or maximum allowed rent per day. Or a minimum rent duration of say 60 days per renter.	1/21/2022 3:59 PM
277	Reduce the time and cost of getting housing projects approved. Approval times and permit fees and other 'red tape' by the the City discourages new development.	1/21/2022 3:59 PM
278	We like Lanham Village in the Hamilton area as a model for affordable housing. 4 units in a block; lots of common open space; well-landscaped; family friendly. An upscale version of a similar layout would be the Tahoe Tavern condos built in the 70's.	1/21/2022 3:58 PM
279	Collaborate with Marin County for the unincorporated neighborhood areas of Mill Valley as well. Using underutilized commercial and residential areas.	1/21/2022 3:58 PM
280	You could purchase family homes and sale them to medium or low incomes.	1/21/2022 3:57 PM
281	City workers should be required to live in Mill Valley, and housing subsidies should be provided on a need-tested basis.	1/21/2022 3:52 PM
282	Building affordable housing in small concentraciones that integrate the units throughout the city could accomplish the goal of meeting the State mandate and integrating the housing	1/21/2022 3:48 PM

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throughout the community to not overburden the traffic/infrastructure of any one neighborhood. High density housing is not a solution.

283	Limit veto and process barriers; allow certain projects by right.	1/21/2022 3:47 PM
284	Given remote work, there is a glut of office space in Mill Valley. Some commercial areas with mostly empty or underused office space should be redeveloped for housing. Of course, some local office space is needed to reduce commutes and encourage bike and pedestrian commuting.	1/21/2022 3:43 PM
285	Create affordable Senior Housing so they can downsize from current family homes without penalties, low interest loans for ADUs	1/21/2022 3:37 PM
286	I live in Sutton Manor and within the city limits, there is very little construction beyond small internal renovations. Beyond the city limits houses are frequently bulldozed and replaced with enormous homes. Is there a way for the city to provide incentives for the in-city portion of Sutton Manor to replace the small single-story houses with two-unit two-story dwellings?	1/21/2022 3:36 PM
287	Na	1/21/2022 3:31 PM
288	traffic, traffic,traffic (3:00-4:00)	1/21/2022 3:29 PM
289	We should build as few new houses as possible. Traffic already is out of control.	1/21/2022 3:29 PM
290	Facilitate the building of ADU's	1/21/2022 3:22 PM
291	Reducing auto parking minimums, increasing maximum building height, reducing setbacks.	1/21/2022 3:21 PM
292	Good luck ! This is a very tough issue!	1/21/2022 3:21 PM
293	My understanding is that Marin's current commercial vacancy rate is around 25%. Converting a few of these buildings, for example those on Lomita, to low cost studio apartments would avoid some of the NIMBY reaction if the buildings kept their current footprint.	1/21/2022 3:12 PM
294	Extend Mill Valley city limits when necessary to include unincorporated Marin. We have a 3 acre building site between Tam and Homestead Valleythat we would be willing to discuss for sale - if interested: Charles: 415/849-8624.	1/21/2022 3:11 PM
295	Convert existing unused/vacant commercial buildings to housing units.	1/21/2022 3:11 PM
296	Support ADU creation, as in create educational programs, streamline the permitting process, reduce city-specific ADU "rules" that create barriers for homeowners, and create a pool of grant money to support architecture, permits, etc. To date, ADU support from Mill Valley has been very NIMBY. With support from the city, Mill Valley could achieve many of its housing goals with ADUs instead of projects jammed through against strong resident resistance.	1/21/2022 3:06 PM
297	Mill Valley should vigorously fight back against state or federal mandated housing requirements. Mill Valley should be able to self-govern how many housing units to build and what type they should be.	1/21/2022 3:04 PM
298	Start pushing back against state mandates for increased housing in a community that already has a major traffic issue. New housing only brings more cars, regardless of whether it is convenient to public transit or not.	1/21/2022 3:03 PM
299	Co-house user of services with those services. For example, convert school buildings to multi-use, or build new buildings to house residential and educational use. Housing would be targeted at families with school age children and educational workers.	1/21/2022 3:01 PM
300	Emphasize providing housing for persons employed by Mill Valley businesses	1/21/2022 2:59 PM
301	Pursue ALL options at once	1/21/2022 2:58 PM
302	Please consider including investments in public transit, carpooling, bicycling & other cultivations of "highly walkable" neighborhoods as part of your housing plan!	1/21/2022 2:55 PM
303	Incentivize owners to renovate in-law units specifically targeted to house LICENSED professionals possibly focused on construction workers and other service industries which are in high demand	1/21/2022 2:53 PM
304	pay teachers and city staff more	1/21/2022 2:51 PM
305	Tell ABAG to stuff it! It's our town. We don't want to be like towns on the Peninsula or the	1/21/2022 2:51 PM

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south East Bay that have no individual identity. You must hold the line.

306	Say "no" to the State and demand it provide water, sewer, road and public transportation funds to support the increased population.	1/21/2022 2:48 PM
307	We don't have the water. Fight the state mandate.	1/21/2022 2:47 PM
308	Ensure that affordable housing is affordable and that the rules are not change to simply increase rental revenue potential for current property owners	1/21/2022 2:46 PM
309	None	1/21/2022 2:40 PM
310	Downtown construction needs to go up: 75 foot plus buildings need to be the new normal. Encourage SB9 lot splits and multi-family construction.	1/21/2022 2:40 PM
311	I do not support new housing until something is done about the traffic. It's crippling!	1/21/2022 2:36 PM
312	Build housing that fits the character of the neighborhood. Instead of subsidizing developers! subsidize city workers to make it affordable!!!	1/21/2022 2:34 PM
313	There is no more room for more people without destroying the quality if life of current residents.if we fulfill all the requirements, we will be in the same predicament in 5-10 years. Do we keep building until the quality if life becomes terrible?	1/21/2022 2:29 PM
314	Reduce/streamline the approval process so fixers and unbuilt lots are accessible to people other than contractors.	1/21/2022 2:25 PM
315	Rezone and incentivize formally residential properties that were largely turned into offices to residential or live/work properties. There is a lot of opportunity to remedy this mistake while office vacancies are prevalent and traditional office space outdated.	1/21/2022 2:24 PM
316	Fight the state and federal requirements for affordable housing that Mill Valley does not need. Mill Valley is built out save for infill.	1/21/2022 2:21 PM
317	Build enough houses that market forces make housing affordable. Expedite the approval process, cut permit fees and instead charge a fee to nosey nimby neighbors that want to file opposition. I am sure much more revenue could be raised in the process.	1/21/2022 2:21 PM
318	Is it time for structured parking in Mill Valley? We have many really large parking lots. They serve the need but they also take up the valuable land.	1/21/2022 2:19 PM
319	any housing should be built with ecologically sound building strategies including solar panels and water recapture. And be built for the future including water rise, Rather than cutting corners.	1/21/2022 2:12 PM
320	Why not build housing on the golf course? Or the ATT building on Blithedale at Walnut? Require all business permits include new housing above retail. Build on the city owned parking lot across from Whole Foods on Miller.	1/21/2022 2:12 PM
321	ADU ,commercial areas and along freeway	1/21/2022 2:11 PM
322	City managed trust that can purchase and manage single family homes for local workforce	1/21/2022 2:09 PM
323	Build closest to freeway to lessentraffic	1/21/2022 2:06 PM
324	with any of these programs or changes SHORELINE HIGHWAY MUST BE EXPANDED TO A 4 LANE ROAD - 2 lanes in and two lanes out. MUST Have with more people as Blythdale can not be widened.	1/21/2022 2:05 PM
325	Legalize or grandfather approval for currently known unpermitted apartments that meet code or can easily meet code. At least they could county towards MV's housing totals.	1/21/2022 2:04 PM
326	Too crowded as it is.	1/21/2022 2:04 PM
327	Build housing that fits the character of the neighborhood(s), and create subsidies to local workers to make them affordable.	1/21/2022 2:04 PM
328	1. I think the City of MV should better partner with unicorporated MV (Strawberry, Tam Valley) to identify land that could be used for housing that would support the greater MV community. 2. Remove regulatory and certain financial barriers, and develop incentives for developers to start and COMPLETE projects. The sites on Miller Ave. (Across from Tamalpie) and E. Blithedale @Camino Alto are multi-year failures to develop housing.	1/21/2022 2:03 PM

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329	I think that Mill Valley is crowded enough as it is and that we do not need new houses to be built. Our schools are taxed and so are our roads. There used to be a restriction on the number of new houses that could be built in MV and I think it should stay that way	1/21/2022 2:02 PM
330	Consider sea level rise protection strategies that combine housing to help pay for the improvements. The housing could be in current/future flood hazard areas that are protected and/or raised as part of the SLR protection strategy. Pushing density further upstream and into the narrower valley areas should be avoided unless fire risk, evacuation, and traffic congestion can be mitigated without destroying the uniqueness and natural beauty.	1/21/2022 2:01 PM
331	The town council should be composed of members with enough spine to resist ABAG and the state forcing unreasonable development in our town.	1/21/2022 2:00 PM
332	Focus on Development alongside 101. Increasing traffic congestion in MV can be unsafe in an emergency, environmentally unfriendly, and make MV no longer a desirable place to live.	1/21/2022 1:59 PM
333	Free shuttles throughout town including hillsides.	1/21/2022 1:55 PM
334	traffic getting out of town in emergency...current vehicle loads unworkable, unsafe for residents...development must be limited to areas not impacted by traffic flow on miller and e. blithedale	1/21/2022 1:54 PM
335	Any housing to be added should be located as far as possible from already dense residential and commercial areas. Any area to be considered should include specifically designated adequate parking for each additional resident, as parking is a significant issue. Traffic is even more intractable and any housing to be considered needs to avoid adding cars to the already over-impacted streets of MV, especially ingress and egress to Hwy. 101. The City should have already filed a formal objection to the unsupportable increased requirements noted, when available space has not increased commensurately. Adding over 800 additional housing units of any kind is unreasonable given the limited space in the City of Mill Valley. Quality of life is a huge issue and I'd like to see where and how that is addressed in any prospective plan.	1/21/2022 1:50 PM
336	All new building should be along 101 and not continue to saturate traffic in and out of mill valley proper.	1/21/2022 1:49 PM
337	I am strongly opposed to building more and more new housing in Mill Valley. The congestion is terrible now and getting worse and leading to a marked decline in the quality of life in MV. MV legislators or City Council should resist any imposition by CA on local communities to increase their housing every year. Until residents and CA legislators realize that adopting policies that lead to greater and greater population growth in the state are GROSSLY INCONSISTENT with an environmentally sustainable future, we are going to be lemmings promoting our own destruction!!!	1/21/2022 1:49 PM
338	Allow additional units in multiple neighborhoods that are in the character of that neighborhood. If these are not affordable, and people were working in Millvalley can apply for support from the city to improve affordability.	1/21/2022 1:48 PM
339	Whatever you do, you must include sufficient parking and traffic flow strategies. you can't simply wish away cars.	1/21/2022 1:47 PM
340	Large apartment buildings	1/21/2022 1:46 PM
341	rent control	1/21/2022 1:46 PM
342	There should be opportunities for older residents to rent out "shared space" in houses with empty bedrooms (kids off to college, etc.). Mill Valley could also encourage "tiny homes" which are now popular and often very nice looking with less impact on the environment.	1/21/2022 1:45 PM
343	There are so many unoccupied buildings in Mill Valley that 'new builds' of any variety should be out until those spaces are either occupied and/or modified for occupancy. Any new builds should definitely included affordable housing options. Lastly, no school or park space should be considered for any building.	1/21/2022 1:45 PM
344	Cease all efforts to build the inhuman 1 Hamilton Project and explore the multiple better options on Miller Ave. Mill Valley has an inequitable distribution of affordable housing based on the power of elites and politicians (Wickham, McCauley, Carmel).	1/21/2022 1:39 PM
345	Spread it out. 1 Hamilton is in an area of Mill Valley that already contains some of the lowest priced housing in MV. Condos and townhomes can be built in smaller increments in excess	1/21/2022 1:37 PM

Mill Valley Housing Element 2

parking lots and certainly along Miller which could use some life to it.

346	If ADUs are allowed, they should be deed restricted to be long term rentals to lower income people, workforce members or senior citizens. AirBnB or VRBO rentals should not be allowed	1/21/2022 1:36 PM
347	Before adding any housing to Mill Valley, the roads leading out of MV need to be widened and improved for better flow of traffic, especially in case of wildfire and/or emergency evacuation. It is already challenging to get to 101 from the downtown side of MV and I fear if there was a natural disaster, we would be stuck. The flow of traffic on Blithedale leading to 101 needs to be expanded in both directions. Perhaps directing the Incoming traffic onto Blithedale and then behind the gas station and shopping center and back up to Blithedale so that the traffic coming out of Mill Valley could have two lanes heading out instead of just one between the car wash and the gas station. Tam Junction has also become a nightmare if there is any traffic on 101. As I stated at the beginning, improving the traffic flow and our ability to move in, around and out of MV should be first, before bringing in anymore people/housing.	1/21/2022 1:35 PM
348	There has to be adequate parking and access to main road. Traffic is already horrible	1/21/2022 1:33 PM
349	prevent the scam of selling park property	1/21/2022 1:31 PM
350	Rezoning where General plan land use is changed subject to land use compatibility and traffic mitigation. Set maximum limits on house size with urban lot splits. Allow ADUs to be separately owned per Gov Code and establish FAR bonuses for affordable housing per Gov Code	1/21/2022 1:31 PM
351	NA	1/21/2022 1:30 PM
352	The first design requirement must not impede ingress/egress during an emergency. Increased density without verifiable ingress/egress cannot be compromised	1/21/2022 1:30 PM
353	Make sure that strategies for "affordable housing" will not be able to be abused.	1/21/2022 1:30 PM
354	Increase property taxes on single family homes. Increase fees to build single family homes. Revoke Prop 13	1/21/2022 1:25 PM
355	Allow affordable housing for local first responders	1/21/2022 1:25 PM
356	we should look at up zoning the units at Kite hill. this shite should be at least 4 stories tall and have 50 units	1/21/2022 1:24 PM
357	I lived in Aspen in the early 80's where a great deal of effort was put into developing housing for local workers, police, teachers, etc. They might be an excellent source of what works and what doesn't.	1/21/2022 1:24 PM
358	Mill Valley has very limited opportunity for growth. Today there are huge traffic problems getting out of town, especially on Blithedale. Pretending otherwise is to no one's advantage.	1/21/2022 1:24 PM
359	Sites closer to 101 access would be better. THE ONLY 2 access routes in and out of MV are already horribly slow and JAMMED. Cannot accommodate more people traveling on hwy 1 or east Blithedale. Also crazy to increase marin population with current and future droughts.	1/21/2022 1:24 PM
360	Not much room for new housing while at the same time maintaining quality of life. Try more legal avenues to fight the state mandate.	1/21/2022 1:23 PM
361	Revisions to housing plans should no change the generally single-family character of Mill Valley. Any dense housing should be located in already developed locations (that may be under used) near the freeway, on Miller near Downtown, and Downtown.	1/21/2022 1:22 PM
362	So important to encourage multifamily. We cannot continue to cover the land with only one unit	1/21/2022 1:21 PM
363	Add housing at Boyle park, Either move the tennis courts or at the back of the park. Kite hill. The golf course. The church lot behind kite hill.	1/21/2022 1:20 PM
364	How about purchasing some of the motels such as the one coming into MV from 101 hwy 1 exit? How about the church property (if they are interested) on road to Tennessee Valley?	1/21/2022 1:20 PM
365	Mill Valley is overcrowded. Marin cannot sustain these new dwellings properly due to water issues-drought. Fix our water supply first, then think about housing. You will ruin this town.	1/21/2022 1:20 PM
366	High density along the highway and miller. Absolutely build Hamilton.	1/21/2022 1:18 PM

Mill Valley Housing Element 2

367	Ask current local workforce what their housing needs are and how much they can afford for housing; how far they currently commute and would they live in Mill Valley if housing affordable.	1/21/2022 1:17 PM
368	Build out city owned parking lots on Miller and behind Da Angelos. Zone Mt Carmel parking lot for housing.	1/21/2022 1:12 PM
369	Alternative heat, cooling, grey water versus black water, combustible toilets.	1/21/2022 1:12 PM
370	Incentivize/support community land trusts. Support the purchase of hotels or commercial space to facilitate housing for people experiencing homelessness. Provide financial incentives to people who rent out a room to a non family member within their existing house for under market rate rent.	1/21/2022 1:09 PM
371	Lower density, spread throughout entire city. Don't put neighborhoods against each other. We can do this together!	1/20/2022 10:07 PM
372	no	1/20/2022 4:43 PM
373	Because regional/state planners are trying to push an agenda forcing small communities to overbuild we needn't comply w/o opposing. Mill Valley already has serious traffic issues and parking shortages. Strategic re zoning of some parcels e.g. banks maybe desirable (few people use banks) but jamming more people, cars into a confined space will ultimately make living here less desirable and we'll see both current and future residents go elsewhere with property values/taxes and services declining. People are not choosing to live in an urban environment in MV	1/20/2022 2:29 PM
374	Local Public transportation. A bus that runs along Miller and East Blithedale and Camino Alto (loop) for local commuters. Get the cars off the roads!	1/20/2022 2:28 PM
375	Any and all unused retail space	1/20/2022 2:07 PM
376	There used to be a below-market rate for teachers/local workers offered by condo groups - again?	1/20/2022 1:26 PM
377	Community Land Trust to create permanent affordable housing as a key community asset	1/20/2022 1:21 PM
378	1. Allow 1200 square feet for ADU's that are within the building envelop. 2. Allow for a single family home to be split and condo converted. 3. Create zoning that allows for flexibility and creativity such as a tiny home community that might accomodate the needs of seniors. 4. Ownership Senior Housing (Condominiums) in downtown Mill Valley such as the Smith Hawkens property or Bank of America or the AT&T building on East Blithedale.	1/20/2022 1:21 PM

Q13 13. Are there any sites specifically that you would like to see redeveloped to include housing and would support an increase in number of units allowed on the property while maintaining the existing use, where possible? Please describe the property based on address of location, existing tenants, or upload picture of the property.

Answered: 303 Skipped: 742

#	RESPONSES	DATE
1	Travelodge and Goodmans area	2/20/2022 1:54 AM
2	The "climbing wall" on Miller is a disgrace. There was an opportunity to create 25 units and the City punted. Now we will (?) get 9 expensive, large units. Any chance to rezone?? City should consider a "blight ordinance" for undeveloped/unfilled commercial properties. Right now the tax rules appear to incentivize just "waiting"....	2/16/2022 8:33 PM
3	1. Vacant land next to 563 East Blithedale across from Ryan Ave. 2. Unused portion of Golf Course on Linda Vista across from Scott Highland Park 3. Vacant land north of Scott Highland Park	2/16/2022 10:38 AM
4	stop building next to freeways and placing the "below market rate" units there in luxury apartment buildings. It is environmental discrimination and unhealthy (research is decades old). There already exist three huge ugly "Stepsisters" on 101 forcing their giant "footprints" into the glass slipper of Marin. They fail, go bankrupt, convert to luxury apartments, etc. If housing element proceeds without transit element (buses) it is not solving any problems, just creating them. Stop taxing homeowners alone for infrastructure and services needed by rental projects like schools, fire trucks, etc. Stop overbuilding the environment, i.e. the water supply (how can apartment dwellers conserve water if they don't get a bill because the unit is not metered?)	2/15/2022 7:07 AM
5	Yes in Strawberry village. The entire village should have rentals right above them. Close to highway and there are restaurants and grocery shopping below.	2/15/2022 6:44 AM
6	Miller Ave should be high density / small units. The existing stalled development next to the old KFC is tragic lost opportunity.	2/14/2022 10:43 PM
7	See comment above.	2/14/2022 8:47 PM
8	Miller Ave from downtown to Camino Alto. Ground retail plus 2 floors of housing. Mix of apartments and condos.	2/14/2022 3:52 PM
9	401 Miller 411 Miller 393 Miller 383 Miller 374 Miller 1 Camino Alto 410 Sycamore	2/14/2022 10:39 AM
10	Cascade canyon my area has large lots which can be split like monte vista	2/14/2022 10:24 AM
11	500 Miller should have been approved for at least 25 units. The City made a monumental mistake in pushing that developer to only build 9 units. Shame on the City leaders!!	2/14/2022 9:46 AM
12	Any commercial corridors/denser areas should be redeveloped for multifamily (limit single fam home new development; limit traffic/environmental impact to denser commercial areas)	2/13/2022 5:03 PM
13	Strawberry.	2/13/2022 1:22 PM
14	Pretty much everywhere, especially corridors.	2/13/2022 12:23 PM
15	Housing along highway 1, Hawke park - there is not enough roads accessible to get in/out and add'l housing will cause more traffic. Need more mixed use buildings and homes along Miller. Near the police department above or on top of businesses along Miller. Units above the Jolly liquor store and nail saloon along Miller	2/13/2022 10:37 AM
16	Tam Junction	2/13/2022 5:59 AM

Mill Valley Housing Element 2

17	SAVE HAUKE PARK NOW!!!!!!!!!!!!!! DO NOT BUILD ON HAMILTON!!!!!!!!!! BUILD ON BOYLE PARK SITE (JUST BECAUSE CITY COUNCIL MEMBERS LIVE THERE DOESN'T MEAN THEY CAN REJECT THEIR BACK YARD!!!!!!!!!!!!)	2/13/2022 5:01 AM
18	101 corridor and along Hamilton Dr. but keep the Police & Fire stations - our town needs these at this location!!!!	2/12/2022 1:41 PM
19	Build above the Safeway on Miller and the Whole Foods entire shopping centers, CVS, and also over those already paved huge parking lots: surrounding and nearby Marin Theater Co., The Cantina, Kentucky Fried Chicken neighborhood, etc. These areas provide easy transit, access to Markets, restaurants and shops, local jobs, and the local emergency services with the least amount of damage to the existing evacuation problems from the WUI neighborhoods. Specifically, there needs to be no reduction of access TO the WUI from the Public Safety Building and the freeway from which supplemental emergency services will arrive along Blithedale, WHILE maintaining evacuation from Downtown and WUI. Increasing downtown and WUI housing is endangering the occupants in those areas. Also, building housing in the large open parking lot shopping centers will improve business for the shops in these areas.	2/12/2022 11:22 AM
20	Strawberry area of MV. Frontage road near Goodmans. Near transit and services.	2/12/2022 10:25 AM
21	Build new housing where all the work has already been done on Miller Ave under the cliff.	2/12/2022 9:51 AM
22	TravelLodge on Redwood Highway	2/12/2022 9:30 AM
23	Buy and redevelop into housing the Dypse Cafe that is closed or the land at the Tam junction where there is a subway and an oriental rug store. How about the church on the way up camino alto past blithesdale? How about the big open space at the top of the dypsea steps at edgewood? Turn the building at Rogue Morales and Blithesdale (dentist space now) into housing.	2/12/2022 8:17 AM
24	Develop horse hill along 101	2/11/2022 11:06 PM
25	Egger Plaza, MTC, City Lot	2/11/2022 9:03 PM
26	City hall	2/11/2022 8:47 PM
27	Places next to freeway.	2/11/2022 8:17 PM
28	Near Goodman's Lumber and/or Piatti's	2/11/2022 7:49 PM
29	Property to side of Boyle Park now has homes but would be a good location. are there areas of Strawberry which could be used? Or is that county property? Kite Hill.Parking spaces should be kept at maximum	2/11/2022 7:40 PM
30	CVS, Safeway, Goodman's properties, incentivize construction of housing above commercial. BofA site downtown.	2/11/2022 7:14 PM
31	Focus on shopping centers for workforce housing, schools for housing for teachers, churches for housing for the elderly, Commercial retail locations to put housing above their retail businesses. Single private homes that have the land space should all build in-law units for their nannies and other grounds workers, personal assistants, etc. Restaurants should have housing above for their waitstaff.	2/11/2022 7:11 PM
32	Mill valley is already too crowded. No new housing should be built. Traffic is awful already. Focus on expanding the lanes leading in and out of town before you consider adding a single new homeZ absolutely no grow th until the traffic congestion is solved on East Blithedale, Camino Alto and Tam Junction.	2/11/2022 6:46 PM
33	Build apartment units on top of existing buildings.	2/11/2022 6:39 PM
34	Do NOT build more housing in high fire risk areas! If they are built they will not be insurable.	2/11/2022 6:25 PM
35	I like the Hamilton idea, if it maintains parking for families using Hauke Park fields.	2/11/2022 3:23 PM
36	See #12. Also consider the lot next to the MV Inn which has been vacant for AGES, and a new combined parking and housing development in partnership with the Catholic Church.	2/11/2022 12:55 PM
37	500 Miller/KFC, down to Tam High. Safeway back lot. Rec center parking lot. Methodist Church property. Alto Center into a Village. parking lot behind Summer House on East Blithedale. Etc.	2/10/2022 1:20 PM

Mill Valley Housing Element 2

38	What happened to the idea for affordable housing across the street from Hauke park? It seemed like residents just needed to be better educated about the plan.	2/9/2022 8:50 PM
39	Tam Junction	2/9/2022 8:42 PM
40	Old KFC on Miller and that whole hillside/corridor	2/9/2022 1:28 PM
41	the empty banks downtown (B of A, Wells Fargo, Citi and the other one	2/8/2022 1:26 PM
42	Miller Ave (in progress building) site with high retaining wall built.	2/7/2022 10:00 PM
43	The office space two doors down from Whole Foods on Miller (that runs between Reed and Evergreen) would be a perfect spot for senior housing. Near transit and near services.	2/7/2022 11:09 AM
44	No	2/6/2022 9:21 AM
45	We need a variety of dwellings that meet the needs of the variety of people needing housing. No developer 'cookie cutter" plans. let's work together as a community to design and plan for the best.	2/4/2022 9:18 AM
46	church on Camino alto near MVMS, church on camino alto north of Blithedale, above community center parking lot	2/3/2022 8:56 AM
47	1 Hamilton	2/3/2022 7:55 AM
48	On Hamilton by Public Safety Building is a good spot. By the Goodmans area- perhaps the mini storage area. Shelter Ridge/Enchanted Knolls area. Almonte area. On CA 1 by Floodwater/Best Value Inn.	2/2/2022 6:11 PM
49	Miller Ave.	2/2/2022 1:38 PM
50	Where Sol Food is.	2/2/2022 9:58 AM
51	See above. Second story for city lot on street would not obstruct view of park terrace homes	1/30/2022 7:44 PM
52	Mixed use development (commercial/Retail on bottom and housing on upper floors) in the area of 16-18-20 La Goma and 381-395 Miller Avenue.	1/30/2022 2:43 PM
53	1. Frontage road: Goodmans to Aqua. Explore purchase or lease of office building next to Piatti's, hotel next to Goodmans. Next to transit that actually meets state definition of "high transit corridor." 2. Second-story housing above retail on Miller, like Safeway. Most buildings on Miller are single-story, yet Miller is main business corridor of MV, walkable to amenities and ideal for live-work.	1/30/2022 10:51 AM
54	There's a couple of churches along Camino Alto that look empty. Also that swamp next to Goodman's could be drained. These locations are near amenities and easy to walk.	1/30/2022 10:47 AM
55	A dorm for teachers such as on the Edna grounds Businesses like Whole Foods building living space for their employees above the store	1/30/2022 8:03 AM
56	Pursue more sites all around Mill Valley rather than just east of Camino Alto. It stigmatizes those affordable housing residents, and unfair to put the burden on the same few neighborhoods. I liked the venues near Redwood Highway and Miller Avenue as possible locations as those are near Safeway and other amenities. I don't really buy the hillside and wildfire arguments as homes are getting built or renovated in those areas all of the time. Also the FEMA floodway evaluation was probably done 40 years ago and outdated, especially with all of the businesses on Miller Ave there.	1/29/2022 8:58 PM
57	The corridor on Miller Avenue not far from Tam High. That whole area is empty and not sure what that retaining wall that was built is for but right around there, they could put in some housing units. Up and down Miller could be improved by putting in some nice multiple units where people could easily walk to shopping.	1/29/2022 8:55 PM
58	None. The infrastructure in MV will not support any more housing and most homeowners don't want any more development. You're delusional if you think either can handle it. Just because the state imposes housing requirements doesn't mean you should comply. Have some balls folks.	1/29/2022 7:00 PM
59	Kentucky Fried Chicken site on Miller Ave, Methodist Church and First Christian Science Church on Camino Alto, city owned parking lots on Miller Ave at MTC and behind Piazza D'Angelos, Pac Bell building on E. Blithedale, former Mt. Carmel School	1/29/2022 6:56 PM

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60	Perhaps there are sites along Miller Ave. between Tam High and downtown MV, or near Tam Jctn., where one or two residential floors could be added above existing one-story retail/restaurant buildings.	1/29/2022 3:03 PM
61	Miller Av parking lots. The church property on Camino Alto if can be acquired.	1/29/2022 2:07 PM
62	The Strawberry area so the traffic on Miller and Blithedale doesn't become more unmanageable. We should be given some consideration because of the evacuation danger.	1/29/2022 1:44 PM
63	Strawberry shopping center and frontage road on east side. Frontage road on west side looks like it will be under water as we allow climate warming to increase flooding.	1/29/2022 12:49 PM
64	No. This is a fools errand..	1/29/2022 7:48 AM
65	Hamilton in Novato had TONS of space to build. Consider that area and forget Mill Valley	1/29/2022 7:06 AM
66	The old KFC/Taco Bell on Miller	1/28/2022 11:51 PM
67	Lot across from Good Earth is a good location. It's close to public transit and walking distance to a grocery store and restaurants.	1/28/2022 11:25 PM
68	One of the great things about America is that it is big. People can opt to move to new areas and develop them when things get crowded. My family arrived in Connecticut over 300 years ago. No one lives there now. They began moving out by the third generation. Now we have extended family members in states all over the country. Since when do people have a right to live in particular city or town. We have all made hard choices regarding these matters for generations. If we are going to become socialist, please start by taxing the billionaires instead of pitting the rest of us against one another.	1/28/2022 9:57 PM
69	Do not know all of MV well enough to give specifics.	1/28/2022 8:04 PM
70	Tennis Courts at Boyle Park - it would be cheaper to build there and it's close to downtown. Many lots along Miller Avenue that the City could purchase.	1/28/2022 3:53 PM
71	The frontage road along Goodmans seems a great opportunity without increasing traffic demands.	1/28/2022 3:51 PM
72	Sunnyside Ave from Miller to E. Blithedale should be rezoned for multifamily especially the westpark Express Valet services lot. vacant land along Arroyo corte Madera Ave del Presidio between 74 to 121 Corte Madera Ave and W. Blithedale Vacant land southwest of Blithedale ridge Fire Road between Cushing Dr and hillside Ave	1/28/2022 3:50 PM
73	Redwood frontage on both sides of 101 could handle some multi unit housing. Goodman Lumber and Strawberry Shopping Center area.	1/28/2022 9:23 AM
74	Seminary Property	1/28/2022 9:04 AM
75	Miller Avenue, where development is currently underway, is an excellent place to begin. Public transport is easily available as well as foot access to schools, stores etc.	1/28/2022 8:07 AM
76	The parking lot downtown behind playa is wasted space. The building where the Marin theater composite in could be an interesting opportunity to maximize housing and create a vibrant mid town. The project on miller at Ethel is stalled. What's going on with that?	1/27/2022 8:56 PM
77	Please don't build a 40 unit 4 story tower at 1 Hamilton, otherwise limit to much less. Environmental, safety, and traffic concerns are significant.	1/27/2022 8:52 PM
78	Upzone all of horse hill	1/27/2022 7:52 PM
79	The entire CVS shopping center is ripe for a reimagining, if and when the CVS finally expires (it's seemed on the verge for quite awhile). Why not create a development there that incorporates the farmers' market (as well as a community garden) and a mix of units. Close to transportation, commerce, schools, and trails.	1/27/2022 7:23 PM
80	Mill Valley Golf Course	1/27/2022 6:11 PM
81	Same thing in around the area of Goodman's.	1/27/2022 5:58 PM
82	Next to 101 freeway on either side would be a good way to reduce traffic in the town	1/27/2022 5:30 PM
83	No	1/27/2022 5:22 PM

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84	I'd like to see teacher housing build on school properties. It could be upper units rented at below market for a limited number of years, 5-10? to give teachers an opportunity to save money to buy at the end of that time	1/27/2022 5:19 PM
85	Stay out of single-family residential areas (subsidizing home owners to add dwelling units and density on their parcels is a terrible idea—witness what happened to Seattle!). Focus on 101 corridor and load up apartment houses there.	1/27/2022 5:19 PM
86	Kite Hill was obvious to me if you could solve the traffic question. What about Seaver opposite the condos at the top?	1/27/2022 5:14 PM
87	Not the golf course!	1/27/2022 5:12 PM
88	Area from Goodmans / Gas station all the way down to Aqua Strawberry behind the mall and south of the mall to where green jeans is. Second story on Strawberry mall. Bank Of America downtown Wells Fargo downtown US Bank downtown possibly a portion of the parking / buildings at Sol Food The half built monstrosity on Miller where Jack in the box used to be (I live a block away) The empty Kentucky Fried Chicken Hauke Park area near police station	1/27/2022 4:49 PM
89	Large vacant lot on Montford adjacent to Happy Feet. Not sure who it belongs to.	1/27/2022 2:32 PM
90	Up above Hawke Park all the way up that hill has land and has more direct highway access. Adding more housing up in the canyons seems like a fire hazard.	1/27/2022 2:31 PM
91	on top of strawberry malls by goodmans by ethan allen seminary hauke park by police station with traffic both ways to allow easier highway access and keep traffic off blithedale manzanita area	1/27/2022 12:38 PM
92	focus on 101 corridor and Miller Ave. Blithedale is too crowded!	1/27/2022 10:58 AM
93	As many sites as possible within 0.5 miles, or some very short distance, of 101 should be clearly prioritized	1/27/2022 9:48 AM
94	None Do not destroy the beauty of this city to satisfy the politicians in Sacramento.	1/27/2022 12:37 AM
95	It is extremely difficult to get from downtown mill valley to the freeway with school dropoffs etc. increasing housing between downtown and the freeway will make this more difficult	1/26/2022 8:04 PM
96	Shopping center on E Blithedale - Whole Foods, etc. could all be multistory, mixed use with parking on top or below. At the very least, a small number of units could be added above the loading docks in the rear of the retail spaces and in the CVS parking lot.	1/26/2022 4:49 PM
97	The corner of LaGoma and Miller (where "Mamas" used to be) seems like a good place for retail / commercial on first floor and housing on a newly built story above. Could do a small development there, that flows into where Doggie Styles / the Image Flow / Sol Food area is. Small meaning 10-15 housing units. Parking will be a problem.	1/26/2022 10:10 AM
98	Hauke park	1/26/2022 9:54 AM
99	Above/in the parking lot of CVS on Blithedale Above/in the parking lot of Safeway on Miller/Camino Alto Repurpose office space along Redwood Highway Frontage Rd that has likely been abandoned due to business shutting down from effects of Covid-19 I'm no architect, but could "house boat apartments" be used/built on highway portions of the marsh land? Above the "park and ride" next to Buckeye Roadhouse	1/26/2022 9:18 AM
100	Strawberry area	1/26/2022 7:09 AM
101	Strawberry shopping center area. Frontage road by goodman's. Area near the holiday inn express. Tam junction. The closer to highway access the better - traffic getting out of town on blithedale is a disaster already and miller/Camino alto is beginning to become its own form of torture at certain times of the day.	1/25/2022 11:20 PM
102	Go up a story (2?) over Camino Alto Safeway and the other businesses. Get rid of the Taco Hell / KFC building and build commercial with housing above. And please get the wall to nowhere built. The smaller footprint units make the most sense. We need to build smaller units if we are going to fit this obscene amount of new housing into MV.	1/25/2022 7:02 PM
103	The grassy knoll on Vista Linda is an excellent location for a land trust to manage. Build homes that will be permanently affordable.	1/25/2022 5:12 PM
104	Look at all the areas of Mill Valley, including the areas where people say "not in my	1/25/2022 4:47 PM

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	neighborhood".	
105	Take advantage of Marin county land not in MV proper limits to build these affordable units	1/25/2022 4:31 PM
106	Golf course	1/25/2022 4:26 PM
107	Please do not sell or develop open space or parks to support this initiative.	1/25/2022 3:35 PM
108	No. Mill Valley is already too crowded. Most of California is empty - new housing should be built in lower-cost areas of California.	1/25/2022 3:28 PM
109	The current site of Whole Foods at 414 Miller (including the parking lot across Evergreen, adjacent to the Buddhist Temple) would be an ideal site for subsidized low income housing. Amazon could realize tax and PR benefits by donating the site to the City. Perhaps a small mini-mart could be developed onsite for the benefit of local residents. But there's no need for two big Whole Foods stores in this community.	1/25/2022 2:51 PM
110	Frontage roads both sides. Strawberry Centers to Richardson Bay on East side of FWY and from the West the Richardson Bay to Storage Center. Areas that are most proximal to mass transit and least impact getting into and out of MV.	1/25/2022 2:49 PM
111	There are a few sites that have been proposed for affordable housing and, because of opposition from the surrounding neighborhood, have been rejected. Among these are the tennis courts at Boyle Park, a parcel in Scotts Valley and a couple of sites near the golf course. if we are serious about meeting our aggressive housing goals these sites should be available for consideration,	1/25/2022 1:26 PM
112	I support 1 Hamilton— size, location, access to Hwy/downtown— if there are other plots that are comparable, I would support. Survey mentions 101 frontage road near Acqua Hotel, is east side of road viable - near or 'above' In n Out / Green Jeans stretch.	1/25/2022 1:01 PM
113	Golf course! It's the obvious solution.	1/25/2022 9:57 AM
114	On Miller Ave. just down from Tam High School where Jack in the Box was.	1/25/2022 7:50 AM
115	Strawberry / Redwood Hwy and off the fwy areas.	1/24/2022 11:53 PM
116	no	1/24/2022 10:28 PM
117	Near police station.	1/24/2022 9:43 PM
118	Alto station apartments- 290 Camino Alto, Pickleweed Apartments- 651 Miller Ave	1/24/2022 7:43 PM
119	do not sell the city out to real estate developers using SB9 as a route to build more dense housing and put in one or two affordable units and get variances on height and setback and parking as they are doing in the belvedere project	1/24/2022 5:06 PM
120	Police/Fire Station near Hauke Park; South 101 Freeway/East Blithedale entrance to Goodman's (hillside); corner of Camino Alto/East Blithedale (Kite hill)	1/24/2022 2:24 PM
121	The General Plan and zoning should be modified to permit the construction of housing on sites such 42 Miller Ave without retaining commercial space on the ground floor.	1/24/2022 1:35 PM
122	The golf course. Tax payers are subsidizing every round of golf and have been for years. This parcel could handle quite a few units and still have room for recreation areas. Also, the tennis courts at Boyle Park.	1/24/2022 1:19 PM
123	Miller Ave-many locations	1/24/2022 1:13 PM
124	blithedale shopping area	1/24/2022 12:25 PM
125	The commercial spaces in Tam Junction	1/24/2022 12:23 PM
126	Re-zone or repurpose Miller commercial corridor both sides of street to mixed use, can support a second residential level. Stores on Locust may also qualify. There may be a surplus of underutilized commercial space.	1/24/2022 11:28 AM
127	Frontage Road, Miller Corridor	1/24/2022 10:34 AM
128	Can't think of any right now.	1/24/2022 10:05 AM
129	Housing at the freeway by Goodman's would have less impact on traffic and parking.	1/24/2022 8:45 AM

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130	NO	1/23/2022 10:03 PM
131	Miller Ave near the "Wall" by the old Jack in the Box. Private parking lot next to the Depot parking lot. West side of Redwood Hwy between Goodmans and Seminary. Could acquire the Travellodge and repurpose.	1/23/2022 9:37 PM
132	Miller Ave - the wall area!	1/23/2022 9:17 PM
133	The golf course should be developed for multi-family units, either fee simple or rental, around a central green corridor for walking. Parking could occupy the ground floor and thus minimize vehicle impact.	1/23/2022 5:23 PM
134	along 101	1/23/2022 4:43 PM
135	Anything along 101 and bus where there is access to the freeway without clogging the already jammed streets.	1/23/2022 1:41 PM
136	We could reduce concussions by building on some of the high school athletic fields.	1/23/2022 11:34 AM
137	novato	1/23/2022 11:22 AM
138	Don't build in mill valley - already too packed. If we must do this, needs to be near highway or carve out some open space for a new community. Rodeo drive area?	1/23/2022 10:56 AM
139	Downtown Mill Valley has tons of opportunity. My office is on top of Gravity Restaurant. Much of it is vacant. That could be housing. The BofA building has been vacant for years and is right across from City Hall. A travesty. All the banks downtown are pretty much wasted space, in my opinion. They are not utilized much. El Paseo has perhaps a dozen or more units on top of it which is a great model. They are about \$2K/mo. Perhaps pay the owners to keep it that way via deed restriction. Otherwise, when they die (2 of them are over 80 years old), I'm sure a new owner will do repairs, evict everyone, and then jack the rent up. There is soooo much you can do. Much of the Miller Corridor is vacant. The little spot on Locust by 2AM club is a retail desert where you could have housing on top. You could put housing on top of many of the commercial buildings along Miller. I am thinking of the auto repair places too. What's up with that Great Wall of Miller by the old KFC? That project is taking forever. Nice wall, though! The City needs to push the developers on those to move faster.	1/23/2022 10:43 AM
140	Cannot think of any.	1/23/2022 9:09 AM
141	Lot at the corner of Camino Alto and East Blythedale; vacant fast food place (previous Taco Bell?) on Miller; Redwood Highway south of Strawberry shopping center	1/23/2022 6:24 AM
142	No	1/23/2022 2:39 AM
143	If Mill Valley HAS to add units, put them in the Strawberry area. Mill Valley has an unsafe amount of traffic. In case of a fire, Mill Valley residents are doomed.	1/22/2022 10:21 PM
144	At Tam Junction behind Gas Station.... that shopping Center could accommodate a second story housing. Bus stop right there. There is a lot of wasted space between Walgreens and Good Earth that could accommodate second story units.	1/22/2022 8:31 PM
145	See no sites listed in Strawberry. Why?	1/22/2022 7:17 PM
146	Along 101. MV red zone for fires. No parking viable on most streets. This is not santa monica, some geos just dont fit.	1/22/2022 6:23 PM
147	NO	1/22/2022 4:33 PM
148	1. East Blithedale and walnut - what is that building?? 2. East side of Camino alto from Miller to Blithedale 3. Edgewood Park - some areas like near the water tank could be rezoned into residential while preserving the natural aspects of the park.	1/22/2022 4:04 PM
149	Downtown commercial spaces could be expanded up for housing, and buildings like the vacant bank across from MV Market could be used as well - we can maintain a lovely town while still welcoming others to share the space	1/22/2022 3:20 PM
150	the corner of tower and east blithedale.	1/22/2022 3:13 PM
151	Add new housing in other Marin cities	1/22/2022 2:23 PM
152	Hauke Park should be developed. The park losses nothing. and the land could provide many	1/22/2022 2:19 PM

Mill Valley Housing Element 2

	houses and parking.	
153	Better use of underutilized commercial space like vacant KFC building and older shopping centers (Safeway and Rite-Aide/CVS)	1/22/2022 1:51 PM
154	Miller Ave where KFC used to be located.	1/22/2022 1:51 PM
155	Hauke Park has space for a couple of small apartment buildings, maybe 4 average one-bedrooms with parking and charging and a laundry room.	1/22/2022 1:18 PM
156	Goodmans area and Hauke Park area. ***Increase bike storage at all new housing, get cars off the road as much as possible.	1/22/2022 12:59 PM
157	other parts of CA	1/22/2022 12:48 PM
158	City parking area on Miller across from Whole Foods and close to the Marin Rep. Theater	1/22/2022 12:37 PM
159	Is there more room on Enchanted Knowles? Above Goodmans/Arco?	1/22/2022 12:20 PM
160	I would suggest the area on 101 between Goodman's Hardware and the Aqua Hotel. Also the area between Telford's and the start of the Strawberry shopping center.	1/22/2022 12:15 PM
161	I am a huge fan of Horse Hill but that area seems prime for easy highway access, while also being an area for beautiful views for new homes. It is not in a flood zone a would not further tax the downtown Mill Valley infrastructure and traffic problems.	1/22/2022 12:08 PM
162	Building housing above the businesses in the Strawberry shopping center, including Safeway.	1/22/2022 12:04 PM
163	Golf course has to be on the list. Consider it a consequence of not allowing multi-unit housing for the past few decades.	1/22/2022 11:51 AM
164	Kite Hill, community Center, Camino Alto Methodist Church, "the Great Wall" of Miller	1/22/2022 11:13 AM
165	Prefer to see an already developed plot of land that was previously a gas station/ parking lot, etc become converted to a mixed-use space with condos / townhomes around commercial. Would prefer to keep any open space as public park / tree space / green-space which is invaluable as our areas become more crowded.	1/22/2022 11:06 AM
166	The Seminary or just the area up at the top behind it could have a stip of affordable housing like Pickleweed	1/22/2022 10:47 AM
167	The Miller Avenue site at the corner of Reed and Miller that has been in limbo for almost a decade, plus the adjoining lot where there is currently a defunct Jack in the Box. Also, what about the property in Tam Junction by the Native Plant Nursery and the area behind the old Dipsea Cafe?	1/22/2022 10:42 AM
168	Miller Avenue	1/22/2022 10:24 AM
169	Old telephone building on E Blithedale near Park school. Build housing above parking structure by Park School with some units teacher dedicated	1/22/2022 10:19 AM
170	Hamilton as long as there is low income housing. Miller corridor and the area around Goodman's.	1/22/2022 10:04 AM
171	Miller Ave near Mill Valley Pet clinic - that area has been unused since we moved here years ago and could provide much needed housing. The parcel at the north west corner of E Blithedale/Camino Alto - sits unused, people bleet about more traffic but that is not a defensible argument. More housing would reduce traffic.	1/22/2022 10:02 AM
172	The old KFC on Miller Avenue, the Wells Fargo building at 18 Miller Avenue	1/22/2022 9:43 AM
173	The aforementioned parking lots for Tiny Home village / transitional housing.	1/22/2022 9:03 AM
174	Walk Miller avenue, there are so many long term empty locations. They are never going to be filled. The giant eyesore, Kentucky Fried chicken location and the forever construction project that will never be completed are perfect locations for housing. No commercial space is needed!	1/22/2022 8:55 AM
175	I support the areas mentioned along Miller Avenue and the Redwood Highway frontage road.	1/22/2022 8:53 AM
176	The area on Miller where the old Taco Bell/KFC building is, and the neighboring hill. That stretch has been an eyesore for years on our main thoroughfare and could be used for multi-	1/22/2022 8:25 AM

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level affordable housing, or mixed use similar to the building across the street where Toy House used to be.

177	All sights being considered would bring more cars to already overwhelmed MV streets	1/22/2022 8:20 AM
178	The church area on Camino alto sycamore, the church area on Camino alto up the grade from the Cantina, The community center, the older parcels on Miller Avenue, expand the redwoods,	1/22/2022 7:48 AM
179	The area around Strawberry shopping center is ideally located for public transportation access and minimizes traffic impact.	1/22/2022 7:11 AM
180	Christian Science Church on Camino Alto - never ever see a car in the parking lot. The long 'building' parallel to Miller - home of Sloat and Sol Foods	1/22/2022 6:42 AM
181	2nd story use at commercial resale rate where Robata Sushi is or Pitti area for highway access.	1/22/2022 4:29 AM
182	1 Hamilton drive. Along the stretch of Miller from Tam to downtown, the area near Goodman's.	1/22/2022 1:01 AM
183	Yes, mandate that every City Council member lead by example and build affordable housing on their personal home property.	1/21/2022 11:27 PM
184	All of Miller could be redeveloped.	1/21/2022 10:11 PM
185	Keep high density by Freeway	1/21/2022 9:55 PM
186	The golf course. Golf is a disgusting waste of water that we don't have and the land does not have any trees on it (which are almost impossible to take down and which costs way too much). There is plenty of room there for housing and parking, as well as room for multiple bus terminals and commercial buildings.	1/21/2022 9:52 PM
187	Edgewood Park, and make sure that the developer is a close friend of a prominent council member.	1/21/2022 8:39 PM
188	No, although I agreed with many of the questions in the survey, it does not apply to Mill Valley because of the restricted access and egress of the location. It would work in Novato or other large areas that isn't so densely populated and with only two ways in and out.	1/21/2022 8:31 PM
189	The empty lot across from Good Earth. The Dipsea Cafe and Tam Junction area is long overdue for an update. The Seminary. The Tamalpais motel area. Both sides of the 101 are such an eyesore; developing those areas would be a positive addition.	1/21/2022 8:00 PM
190	All the empty sites near tam high (the site which has been in construction for years) and the empty lot where Taco Bell was	1/21/2022 7:56 PM
191	Parcels that abut or span more than a single named street should be allowed to build a dwelling on each street.	1/21/2022 6:47 PM
192	That part next to Goodmans! The part on blithedale across from GiraPoli. The Westamerica bank building on blithedale.	1/21/2022 6:40 PM
193	No.	1/21/2022 6:18 PM
194	Look at major public transit routes like Miller and modify density and height requirements at these sites.	1/21/2022 6:16 PM
195	Yes! The empty center of the drop-off circle at Edna Maguire should be used for teacher housing. It's just sitting there waiting for a use! Additionally, the parking lot on the southwest side of Downtown is terribly oversized for the amount of use it receives. I've never seen it more than 2/3 full, and it rarely even gets to that. It would be appropriate to develop the northern entrance to the lot, removing nine parking spaces. Two private spaces would be removed; however, the building could be designed with two stories and a "dingbat" design--the parking underneath at ground level, accessed from the existing lot; with a typical facade and some housing at street level and more housing on the second story.	1/21/2022 6:11 PM
196	All the large grocery and drug store properties.	1/21/2022 6:04 PM
197	Not Hamilton	1/21/2022 5:45 PM
198	Telephone compay building on Blithedale	1/21/2022 5:40 PM
199	Old Taco Bell/kfc	1/21/2022 5:30 PM

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200	Several properties on Blithedale are low, two-story and awkwardly build properties. With enough capital these could easily be expanded.	1/21/2022 5:23 PM
201	Tam Valley	1/21/2022 5:15 PM
202	I'm not sure what the building at 300 E. Blithedale is used for, but it is close to downtown, schools, bus lines, and parks.	1/21/2022 4:57 PM
203	The parking lot at the corner of Miller & Sunnyside Avenue next to The Plaza.	1/21/2022 4:47 PM
204	No.	1/21/2022 4:42 PM
205	The parking lot across from the Good Earth. The rock Wall and old kfc at Reed and Miller.	1/21/2022 4:35 PM
206	CVS and its parking lot; Pharmaca and Le Marais parking lot; Whole Foods on E Blithedale	1/21/2022 4:33 PM
207	It is incomprehensible that the City of Mill Valley did not let the developer build the affordable housing of 29 units near 500 Miller when he proposed it nearly 3 years ago and that the situation continues unresolved. Having the partially developed lot, ugly and enormous retaining wall sitting there for years is an example of extraordinarily poor management and planning on the part of the city. 29 affordable units would have been constructed and in place by now. I don't understand how this survey can be put forward without some comment about that debacle.	1/21/2022 4:31 PM
208	1 Hamilton Drive. Community center parking lot	1/21/2022 4:28 PM
209	NO	1/21/2022 4:27 PM
210	Same as above	1/21/2022 4:25 PM
211	Why didn't we build houses on the deserted Taco Bell property?	1/21/2022 4:22 PM
212	None. Mill Valley is already overcrowded. Traffic in and out of town is not only dangerous but damaging to the environment. More housing units will just make it more dangerous to live here in the event of an emergency	1/21/2022 4:07 PM
213	Empty lot near Tam Junction west of Good Earth grocery store; open space site across from the Bayfront Community Garden; how about finishing that god awful project on Miller—why is it taking so long?!	1/21/2022 4:05 PM
214	No	1/21/2022 4:03 PM
215	No	1/21/2022 4:01 PM
216	Around the main police/fire station and near Goodmans, but I'm passionately opposed to further development!	1/21/2022 4:00 PM
217	no	1/21/2022 3:59 PM
218	CVS - if it were to close, the entire lot including the parking lot could become a mixed use townhome area with space for a farmer's market, events etc. similar to Loch Lomond Marina area in San Rafael. Tamalpais Valley-Office Building & parking lot next to outdoor furniture business.	1/21/2022 3:58 PM
219	The Miller Ave stretch between La Goma and Locust (and the Marin Theater parking lot area should be redeveloped. Also, Lomita Ave. behind Whole Foods could be rezoned and redeveloped.	1/21/2022 3:43 PM
220	The entire Miller corridor is full of empty storefronts and outmoded older buildings. It seems like a perfect place for a re-think, yet multiple projects on Miller have seemingly stalled.	1/21/2022 3:36 PM
221	Tam junction, must improve traffic flow though	1/21/2022 3:31 PM
222	no	1/21/2022 3:29 PM
223	No.	1/21/2022 3:29 PM
224	The current CVS store.	1/21/2022 3:25 PM
225	All the unused commercial areas with good egress for evacuations. Miller: Old KFC, half developed concrete mess area. Any frontage road area by Goodman's.	1/21/2022 3:14 PM

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226	145 Lomita, 650 East Blithedale, 205 Camino Alto, 131 Camino Alto and many of the buildings along Miller.	1/21/2022 3:12 PM
227	We have a 3 acre building site between Tam and Homestead Valley that we would be willing to discuss for sale - if interested: Charles: 415/849-8624. I am only allowed to attach one photo which is historical photo however it shows the aerial view. Lot is off Shoreline Hwy., easy to get to Hwy one.	1/21/2022 3:11 PM
228	Glassdoor office building on 101, providing work done to prevent flooding. Motel on Redwood Highway frontage road. Increase the number of units/i.e. build up on top of existing affordable housing at site of former Fireside Motel.	1/21/2022 3:11 PM
229	1) Gira Polli site. 2. That massive, hulking, ugly giant abandoned wall on Miller. 3. GOLF COURSE. Why on earth is a site that has features a water-wasting, fertilizer-rich many, many, many acre site that benefits primarily wealthy white men still protected. Makes absolutely zero sense to me.	1/21/2022 3:06 PM
230	Lower Miller Avenue - city should look into "the wall" property and discuss possibilities with current owner, which is an eye sore & has sat vacant for years, plus possible purchase the old Kentucky Fried Chicken parcel.	1/21/2022 3:03 PM
231	MV Golf Course area, Edna Maguire School field area,	1/21/2022 3:01 PM
232	One Hamilton and the Safeway site on Miller	1/21/2022 2:58 PM
233	I would love to see that site next to the police department be developed. I think that's a great site, since you can easily walk or bicycle to schools, shops, services and public transit from there. What a great spot for families or people whose income don't allow for a \$2 million mortgage. It's also below the ridge-line and doesn't disrupt nearby mature landscaping, so it would be unobtrusive. Please identify more in-fill sites like that!	1/21/2022 2:55 PM
234	Miller Avenue should continue to re-develop to include more housing. Traffic on east Blithedale is a mess and developing further in that area would cause the current traffic nightmare to become even worse. Downtown needs to maintain its charm and redevelopment there should also be avoided. Miller Avenue and the area next to Goodman's can handle the additional traffic and is also severely underutilized.	1/21/2022 2:54 PM
235	Purchase/renovate hotels, parking lot and current office space in and around Stinson Beach Exit and Manzanita parking for low-income /work force housing.	1/21/2022 2:53 PM
236	Alto School / West America Tai Kwan Do	1/21/2022 2:51 PM
237	The Mill Valley city golf course.	1/21/2022 2:51 PM
238	You should build in Tam Junction, The seminary or above the Strawberry Shopping Center. Please leave Downtown / Blithedale area alone - It's already a fire hazard with one way out of town.	1/21/2022 2:48 PM
239	Near Edna Maguire or strawberry schools	1/21/2022 2:40 PM
240	478 Miller. Our "rockwall" needs to go higher, have more units and include less onsite parking. We have bike paths and bus stops adjacent to this site.	1/21/2022 2:40 PM
241	The old Ethan Allen store or other similar locations along the highway with access to transportation.	1/21/2022 2:36 PM
242	South side of Miller Ave. between Whole Foods and Tam High. The frontage road near Goodman's.	1/21/2022 2:34 PM
243	Hauk Park	1/21/2022 2:25 PM
244	School parking lots including Tam and Park schools and zone the private school parking lots and play yard to multi unit housing in the heart of downtown. (east blithedale above throckmorton.)	1/21/2022 2:24 PM
245	Middle School on Camino Alto.	1/21/2022 2:21 PM
246	Back parking lot of CVS. Also parcels between CVS and Lomita that currently are small offices Strip shopping center behind Marin theatre co.	1/21/2022 2:20 PM
247	Miller Avenue corridor is so obviously underbuilt - the densities and heights should be allowed	1/21/2022 2:19 PM

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to be higher, in proportion with the size of that street. However, wider sidewalks would be needed - they are already needed. That is one complaint that I have to the otherwise pretty successful Miller Avenue project. Additionally, it is hard to understand why the City did not pursue higher density on the project next to old Taco Bell - what a lost opportunity.

248	See above. The golf course could be ringed by townhomes. The ATT building could have two stories of apartment units plus townhouses over the parking lot.	1/21/2022 2:12 PM
249	Any site that is away from parks.	1/21/2022 2:11 PM
250	CVS, goodmans along freeway.	1/21/2022 2:11 PM
251	Area partially developed on Miller previously occupied by Taco Bell; Mill Valley golf course	1/21/2022 2:09 PM
252	Miller Avenue should be the first place to start developing housing. Millions were spent on the street with future plans of retail/housing co-existing. Similar to 4th street in Berkeley. Miller is close to public transportation, shopping and food. All within easy walking distance. It's all there and Miller is in need of a face lift.	1/21/2022 2:08 PM
253	That old hotel on Miller. Empty properties. Be strategic about long term Mill Valley. We are so congested now. What about part of the golf course and the other part turned to parkland. which is not supporting itself and is used by few.	1/21/2022 2:07 PM
254	I repeat with any of these programs or changes SHORELINE HIGHWAY MUST BE EXPANDED TO A 4 LANE ROAD - 2 lanes in and two lanes out. MUST Have with more people as Blythdale can not be widened.	1/21/2022 2:05 PM
255	No more structures	1/21/2022 2:04 PM
256	South side of Miller to replace the defunct and hideous former KFC, and the undeveloped property next to it. Build further up into horse hill or Scott Valley. Build along the Tennessee Valley corridor.	1/21/2022 2:04 PM
257	Get the property located on the west side of Miller (across from Tamalpie) developed and done already. What is happening with that retaining wall and empty fast food restaurant combo eyesore?	1/21/2022 2:03 PM
258	NO, see above.	1/21/2022 2:02 PM
259	The end of Miller Avenue, at or near the abandoned Taco Bell and construction site/retaining wall, is the most logical place for high density development. The area is centrally located, walk-able, and located near transit lines. In other words, it actually has all the amenities the Hamilton site pretends to.	1/21/2022 2:00 PM
260	Near Hauke Park police dept makes sense for a place to development as does lower section of Horse Hill, near Goodman's Lumber and above/around Strawberry shopping center.	1/21/2022 1:59 PM
261	Mall at Donohue in Sausalito	1/21/2022 1:58 PM
262	Shopping centers including Tam Junction, East Blithedale, and Camino Alto/ Miller are ideal locations to create residential above and shopping below. You can look to the example in downtown Novato on Grant Avenue with Whole Foods market below and two/three tier residential above. This housing should be largely allocated for lower income service workers who are needed to support businesses and city government, for teachers who work in our schools, and for young people who wish to come back to live/ work in our community but could not afford to do so without a parent living here.	1/21/2022 1:54 PM
263	Given the space constraints within MV, I think the City should research the feasibility of purchasing land and building housing in unoccupied areas of Marin, eg., the huge swath of land behind Home Depot, and the vacant land adjacent to housing in Larkspur Landing. These are significant parcels of land that have not been occupied in many years and just lie fallow. Why can they not even be proposed as a reasonable alternative to over-building in MV?	1/21/2022 1:50 PM
264	Frontage road from Goodman's to aqua hotel	1/21/2022 1:49 PM
265	NO.	1/21/2022 1:49 PM
266	Yes, the southside of Miller where you currently have an unfinished project, and an abandoned Kentucky fried chicken eyesore.	1/21/2022 1:48 PM
267	What about areas in unincorporated Mill Valley?	1/21/2022 1:47 PM

Mill Valley Housing Element 2

268	Mill Valley should look at converting existing office space, commercial space, and hotel space (such as the Travel Lodge on Redwood Highway) into residential space to meet the requirements. A lot of office space is now sitting empty since the pandemic and would be best converted into residential units.	1/21/2022 1:45 PM
269	See above...all unoccupied space should be converted/rezoned for small multi family units w/affordable options.	1/21/2022 1:45 PM
270	The city owned parking lot at Miller and Evergreen is where the 1 Hamilton Project needs to be built. I have spoke to numerous engineers and flooding is not an issue but a smokescreen behind which Wickham is hiding to protect his neighborhood and friends. Pure corruption. A mixed ue building should also be built on the city owned lot downtown, but Carmel and McCauley are protecting their interests.	1/21/2022 1:39 PM
271	a detailed evaluation of old, underused properties should be undertaken. There seems to be a number of places that could be reused in a better light.	1/21/2022 1:39 PM
272	Not 1 Hamilton.	1/21/2022 1:37 PM
273	The area on Miller next to the former KFC. The big concrete wall. That development has be stalled and problemstic. Uses it for low income apartments.	1/21/2022 1:36 PM
274	First, I would like to see better roads and traffic patterns and flow. If housing were to be added after this, I think along the frontage road on 101 would be a good place to start. Or Hamilton Field. Or perhaps a few units on Miller above existing shops/offices.	1/21/2022 1:35 PM
275	Travel Lodge on Redwood Frontage Road. It's run-down and an eye sore.	1/21/2022 1:34 PM
276	The building on miller that include the toy shop.	1/21/2022 1:33 PM
277	Safeway site	1/21/2022 1:31 PM
278	NA	1/21/2022 1:30 PM
279	All commercial parking lots could be built into 2 story structures with housing on top.	1/21/2022 1:30 PM
280	Enchanted Knolls, Strawberry (Frontage Road)	1/21/2022 1:25 PM
281	No	1/21/2022 1:25 PM
282	Kite hill and the Safeway	1/21/2022 1:24 PM
283	I would like to see the City light a fire under the developers of the "Great Wall" abandoned construction site on Miller so it is either completed or taken over for useful housing.	1/21/2022 1:24 PM
284	No	1/21/2022 1:24 PM
285	Near the buckeye, goodmans. Anywhere along the 101 corridor	1/21/2022 1:24 PM
286	What about the hill above the strawberry shopping center (above the motel and Christmas tree lot?) and that corridor / side of the freeway? What about the corridor near the motels by Floodwater?	1/21/2022 1:23 PM
287	Along the Redwood highway frontage road	1/21/2022 1:23 PM
288	I would prefer not to see the character of Mill Valley change. However, any space near 101 - the frontage road at Hamilton Drive, where there is an empty lot, for example, would be acceptable. Density near the freeway and transit is best. Please do not reduce height limitations, we have a beautiful landscape that should not be blocked by buildings.	1/21/2022 1:22 PM
289	I think the corridor from CP shades to Locust is huge	1/21/2022 1:21 PM
290	Hauke park.	1/21/2022 1:21 PM
291	See above but what about considerations of the "infrastructure" of roads, traffic lights, thru traffic to beaches, et al? MV is strangled with traffic not to speak of carrying capacity when it comes to water, as well as impact on wildlife and the fragile ecosystem of the Mt. Tam watershed? Why are there no questions that bring these issues into this survey?!	1/21/2022 1:20 PM
292	See above.	1/21/2022 1:12 PM
293	Birdland area around Shoreline could use some updates.	1/21/2022 1:12 PM

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294	CVS on E Blithedale Rite Aide/Whole Foods on East Blithedale Methodist church on Camino alto Tower and East Blithedale intersection near 101 Safeway parking lot (and second story of Safeway) on Miller Ave	1/21/2022 1:09 PM
295	Edna Maguire behind the Martial Arts building/District shed	1/21/2022 8:19 AM
296	B of A to apartments	1/20/2022 9:06 PM
297	no	1/20/2022 4:43 PM
298	AT&T BUILDING	1/20/2022 4:34 PM
299	All of Miller Ave - from Tam high to downtown -add residential above existing units, and commercial - add more public transit, increase density of multi family/smaller units for seniors/singles/small families	1/20/2022 2:29 PM
300	Tam Junction area.	1/20/2022 2:28 PM
301	The entire property across from Manzanita that is scheduled to become a workout gym	1/20/2022 2:07 PM
302	Across from the community garden on Hamilton - always been vacant and should be used for housing. MVSD property on Lomita-delapidated bldg with parking and field-great location	1/20/2022 1:26 PM
303	Building above retail and commercial buildings is key. Near transit lines	1/20/2022 1:21 PM

Q14 Optional: upload picture of the property you described above, if any.

Answered: 2 Skipped: 1,043

#	FILE NAME	FILE SIZE	DATE
1	Screen Shot 2022-01-21 at 6.06.59 PM.png	2.5MB	1/21/2022 6:10 PM
2	93C2EB5C-DBDD-471B-BA08-0099F3E43E3E.jpeg	303KB	1/21/2022 3:11 PM

Q15 14. Is there any other input you would like to provide?

Answered: 379 Skipped: 666

#	RESPONSES	DATE
1	I strongly oppose providing housing for the homeless in Mill Valley. The computer program would not accept my answers to question 10. I answer the first four "1" and the last two "4".	2/20/2022 9:27 PM
2	Work to reject the ABAG housing numbers as unreasonable.	2/20/2022 8:09 PM
3	Fire and flood risks need to be carefully considered. Putting people into housing is great but they need to be able to access transportation easily so closer to the freeway makes the most sense.	2/20/2022 1:54 AM
4	Workforce housing should be the highest priority but done a way that affords them equity.	2/19/2022 9:07 AM
5	Don't destroy Mill Valley for real estate developers.	2/16/2022 2:41 PM
6	For diversity, equity and especially inclusion, have affordable housing in all areas of Mill Valley	2/16/2022 10:38 AM
7	Do not build in flood zones. Do not increase fire risk.	2/15/2022 9:46 PM
8	RHNA unfunded mandates are based on false, misleading statistics from the State of California. This has been proven.	2/15/2022 7:07 AM
9	If you add more housing to the west side of mill valley including Miller and Blithedale you need to add a third way out to the highway. Right now I can hardly make it the highway in ten minutes with traffic. If you are adding MORE cars to the road the traffic will be horrendous. You should open up Hamilton drive by the police station to be a third access to the highway instead of having it be one way into the city. You are trapping your people inside a city in the case of an emergency and this will have grave consequences. Fight CA law about adding more units if our infrastructure is not set up for more housing. and to add more houses in fire zones should be a crime. There is no good outcome there in the coming years with climate change. Please think about these things as you prepare to build. There is already a lengthy wait to get out of mill Valley on a normal day. What happens on an emergency?	2/15/2022 6:44 AM
10	I strongly support housing that is not just 'naturally affordable' because of lower costs, but that is rent controlled and/or formally designated as affordable and for extremely low and low-income, and local workforce.	2/15/2022 6:32 AM
11	Good luck - this problem is intractable!	2/14/2022 10:43 PM
12	Traffic is the number one quality of life issue in mill valley. Building more units downtown with out adequately widening roads and improving traffic flow will be a disaster. New housing needs to be located on the 101 corridor for this reason and many others- rapid transit access, density, traffic flow, access to services, etc.	2/14/2022 8:47 PM
13	Thank you for working towards alleviating the housing crisis in California instead of operating from a knee jerk fear of change.	2/14/2022 3:06 PM
14	If areas of California want to limit the supply of land for development they have a couple of choices. They can build higher (more stories) above the ground, or build below the ground (on currently developed property) or they have to increase density. There is no other "magic" like keeping current density and just forcing prices to be "affordable". Rent control does nothing more than misprice rentals so the supply of rentals is chronically low and renters are motivated never to move to continue to rent at non-market subsidized price. It does not create a market but simply distorts the current market in a way that accomplishes nothing but political favor.	2/14/2022 2:16 PM
15	I volunteer to assist & advise city staff & council regarding strategies for redevelopment. Michael Heacock 415-845-5326	2/14/2022 10:39 AM
16	MV needs much more high-density/multi-unit housing! We also need workforce housing that is affordable. I think the Miller Ave corridor is likely the best place for it. Blithdale is another good	2/14/2022 7:49 AM

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option, but closer to the freeway. The 1 Hamilton project is a great start. (East of Camino Alto), as traffic is challenging before then.

17	Yes. Stop allowing monstrous homes to be built on lots that could easily contain duplexes or triplexes. Don't build housing in congested corridors (e.g. East Blithedale/Camino Alto).	2/13/2022 8:16 PM
18	Please do not let nimby-ism take over yet again. Marin County is one of the three most segregated counties in the entire country because of past inaction by otherwise well-intentioned city and county officials. Pandering to further disruption in the natural growth process is both unethical and now ILLEGAL due to decades-long footdragging.	2/13/2022 12:23 PM
19	No	2/13/2022 10:53 AM
20	No	2/13/2022 10:46 AM
21	I do not have a lot of input unfortunately. I do believe we need to allow more lower income housing opportunities but at the same time I see overcrowding already and traffic being a constant problem- would be severely exacerbated in a fire.	2/13/2022 8:06 AM
22	Stop confusing workforce housing with housing for the homeless.	2/13/2022 5:59 AM
23	SAVE HAUKE PARK NOW!!!!!!!!!!!! DO NOT BUILD ON HAMILTON!!!!!!!! BUILD ON BOYLE PARK SITE (JUST BECAUSE CITY COUNCIL MEMBERS LIVE THERE DOESN'T MEAN THEY CAN REJECT THEIR BACK YARD!!!!!!!!!!!!)	2/13/2022 5:01 AM
24	Encouraging ADUs has so far only led to the construction of larger single family homes. Very few are ultimately used as long term or even short-term rental housing. They're mostly being used to simply expand the FAR available for projects and to avoid public scrutiny of those projects.	2/12/2022 6:09 PM
25	The YIMBYs are not considering traffic, wildfires and water.	2/12/2022 2:42 PM
26	See above	2/12/2022 1:41 PM
27	Please keep in mind that it is already seriously challenging to get out of town from the WUI regions and that they are close to being unable to be insured. The City will be held directly accountable and responsible for any decision to further endanger the residents and businesses impacted by additional housing encouraged in these literally Dead End regions.	2/12/2022 11:22 AM
28	Please explain why MV has to plan for more housing; will the state deny funding if we don't? Please address parking and especially traffic congestion, which is already so awful I plan leaving and returning home based on day of week and hour of day. How about exercising eminent domain over houses on East Blithedale, tear them down, and create a 4 lane roadway with massive underground parking in downtown?	2/12/2022 9:51 AM
29	Please consider a fair and balanced process - current plans on 1 Hamilton feel rushed to "check the box" while circumventing environmental and other regulations that are in place for a reason.	2/12/2022 9:30 AM
30	If additional housing is going to be constructed, the city MUST find solutions to the traffic problems and water issues facing the city. It is not fair to the current residents and it YOUR duty to solve.	2/12/2022 9:01 AM
31	All new housing must have two dedicated onsite parking spaces per unit.	2/12/2022 9:00 AM
32	Why are we building new units? The survey does not explain this. Is it due to requests or has there been a law established. Traffic is almost gridlocked now, why are we going to increase the housing when we are almost dead locked with traffic?	2/12/2022 8:21 AM
33	Thank you for considering other options. It would be so very sad to be looking at a huge apartment complex in Hawke Park. - Put a couple of duplexes there that blend into the surrounding neighborhood.	2/12/2022 8:17 AM
34	Prohibit or severely limit short-term rentals	2/12/2022 6:42 AM
35	Traffic is crazy now. Don't add more.	2/11/2022 11:56 PM
36	You have to increase the Camino Alto / E Blythedale corridor to 101. If you have more housing you have to build more driving spaces. E Blythedale should be 2 lanes each way	2/11/2022 11:06 PM
37	I would build an ADU on my property high up Summit Ave if the occupant did not have a car.	2/11/2022 9:05 PM

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No parking plus fire egress is a problem. If there were reliable on demand public transport that could serve the area, then this could work. Ebikes work in good weather, but more would be needed.

38	Dont sell out to developers	2/11/2022 8:47 PM
39	Make life in MV better, not worse.	2/11/2022 8:17 PM
40	No multi-family housing in single-family zoned areas.	2/11/2022 7:58 PM
41	Need to deal with main corridor traffic. E Blithedale/Camino Alto are awful. It should not take 15 mins to get a mile to 101. To consider adding more housing/traffic to these maxed out surface streets is irresponsible	2/11/2022 7:49 PM
42	Maybe unused churches could be used for multi units or co renters, such as one on E Blithedale, now it has a business I think	2/11/2022 7:40 PM
43	Would like to see more affordable housing to buy and to rent.	2/11/2022 7:31 PM
44	I have lived in Marin since the mid-1980s and always had more than one job at the same time and never earned more than about \$22,000 a year. I have worked 53 years and my maximized social security finally taken at age 70 is less than \$16,000 a year and I am a college graduate who never caught a break for equal pay. I have never been arrested, never married, no kids, always working, and no addictions, etc. I worked nights, weekends, holidays, doing side jobs to supplement the jobs that paid into social security. I still have a job while living in public housing that pays me a little over \$3,000 a year --I just think you need to realize how low the incomes of seniors are even with maximized social security not taken until age 70. Marin has to build housing for seniors are we are going to be sleeping on the streets. Thank you.	2/11/2022 7:11 PM
45	Redevelopment of commercial property that's routinely vacate, like the old Taco Bell location, or residential property where a small house can be torn down so multiple even smaller houses/tiny homes can be built. Allow tiny homes.	2/11/2022 6:54 PM
46	Mill valley is already too crowded. No new housing should be built. Traffic is awful already. Focus on expanding the lanes leading in and out of town before you consider adding a single new homeZ absolutely no grow th until the traffic congestion is solved on East Blithedale, Camino Alto and Tam Junction.	2/11/2022 6:46 PM
47	I love Mill Valley. I can't imagine a more beautiful place to live. Let's make it easy to welcome new community members in!	2/11/2022 6:39 PM
48	See above.	2/11/2022 6:25 PM
49	Not at this time.	2/11/2022 6:25 PM
50	Living along 101 is totally undesirable, and I don't like the idea of putting new housing along the frontage. It sends a very unwelcoming NIMBY message to our new residents, as if that was the best we could do? We should embrace this and integrate it into the heart of the city, not the outskirts / flood area. Our more urban areas along Miller, Blithedale and downtown seems like good places, especially for walkability. Putting housing on our school properties seems odd.	2/11/2022 3:23 PM
51	I fully understand the need for affordable housing in our community, however, it is clear that our community is stretched beyond its limits - our unique hillside life, coupled with only 2 ways in and out, make it precarious when we need to evacuate. Add to that, the crunch on the 101 when every other community is evacuating. Our schools are crowded, our roads are crowded, and current residents must continually drove out of town, or to the edges of town to get general living needs. Why can't we focus on providing those here with amenities we need to love more sustainably? Do we need another hair salon, nail salon, real estate office? Our city has grown so much in the past 17 years that we have been here, but all everyone wants to do is add more loving spaces to exacerbate the already unbearable situation.	2/11/2022 2:13 PM
52	Change the strategies around parking - designing our community to support cars is not in our best interest. Parking takes up valuable land. Push for better LOCAL public transportation.	2/11/2022 12:55 PM
53	Marin efforts to provide affordable housing has been woefully inadequate. We need to have all types of housing, including apartments, affordable small condos and ADU's to provide a more inclusive housing plan. Don't let the NiMBYism and "How will this affect my property values" crowd to hijack this conversation!	2/11/2022 12:44 PM
54	Study "a Blueprint For Mill Valley", as an integrated outline. Then 'Sustainable Mill Valley for	2/10/2022 1:20 PM

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	inspiration.	
55	I don't believe ADUs are the solve to this problem unless home owners are incentivized to rent them to lower income people. That's not what happens with most ADUs. I also think reducing the parking requirements is ridiculous considering how hard it is to drive in most neighborhoods because everyone parks on the street. If anything people should be required to have off street parking with new builds.	2/9/2022 8:50 PM
56	There is no room to grow given traffic patterns. There is so much traffic at every time of day now that there is no room to grow within Mill Valley. The only room would be on the 101 where it does not create more congestion.	2/9/2022 1:45 PM
57	Traffic congestion in certain areas is biggest concern	2/9/2022 1:28 PM
58	I am very concerned about traffic issues with new development, especially in the event of fire. We are also very concerned about the potential loss of character of our town. We moved to MV due to the beauty, green space and charming downtown. Development has to be smart, attractive and done with the intent of keeping the character of the town.	2/8/2022 10:30 AM
59	Open space is what makes living in Marin and specifically Mill Valley so special. Please protect open space.	2/7/2022 4:44 PM
60	In your intro you describe the new housing needed under RHNA as "homes." That suggests single family structures. Need to use consistent reference to "units." We are not going to solve our housing problems by building single family homes. That was last century thinking.	2/7/2022 11:09 AM
61	Thank you for accommodating low income people!!	2/7/2022 10:13 AM
62	Thank you for this survey	2/6/2022 10:55 AM
63	Mill Valley and Marin are a desirable place to live because people fought high density housing. Let us not forget that Rodeo Beach was set to become a large development. Unfortunately this means not everyone can afford to live here.	2/6/2022 9:21 AM
64	Do not increase density on one lane roads in high fire danger areas - that will someday result in the deaths of current residents as well as the new ones you allow in those areas which are not safe for the residences there, let alone new residences	2/4/2022 11:06 PM
65	The goal is not to insert "developer oriented" structures, but to plan creatively for diversity, accessibility, and buildings that fit our community.	2/4/2022 9:18 AM
66	Don't increase density in the WUI. Improve evacuation planning and routes. Incorporate improvements in traffic flow into any plan, such as widen Blithedale at CVS, force CalTrans to improve light timing at 101, improve light timing at Tennessee Valley, allow access to 101 via Hamilton.	2/3/2022 7:55 AM
67	Traffic in downtown Mill Valley and on Blithedale is horrible so this area should be avoided. Development should be on the Bay side "outskirts" - Miller/Camino Alto/lower Blithedale areas closer to hwy 101 to reduce the impact of more housing and people/cars in Mill Valley. It is currently very difficult and frustrating to get out of town.	2/2/2022 6:11 PM
68	I think parking is important.	2/2/2022 9:58 AM
69	Hamiton Drive needs to be two way to alleviate E. Blithdale.	2/1/2022 11:07 AM
70	Could not input Last half of survey. It did not	1/31/2022 4:41 PM
71	Please don't do this to Mill Valley.	1/30/2022 11:56 PM
72	Build over creek in Egger parking lot. This may never happen	1/30/2022 7:44 PM
73	Curious what financial incentives and political pressure residents of Boyle Park— which consultant cited as optimum location for affordable housing— put on MV Council to look away? Or Scott Highlands— where residents raised 500K to oppose? Why isn't City interested in smaller parcels along Miller that can't yield 40 units? I've owned 25 years in MV and can't access my own downtown due to traffic. Council/city planner's insistance that "a few more projects sprinkled here and there" (summed up by Sashi McEntee, 6/21 Council meeting) is like saying 10 extra pounds won't affect the morbidly obese.	1/30/2022 10:51 AM
74	I appreciate you offering this SurveyMonkey	1/30/2022 10:47 AM

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75	Many thanks for this survey and workshops	1/30/2022 8:03 AM
76	Thank you for this survey with all of its creative ideas and soliciting community input which have been lacking so far from the Mill Valley Housing Committee.	1/29/2022 8:58 PM
77	I would just like to see some tasteful buildings go up that suit the community and the ones that are truly AFFORDABLE to the average person!	1/29/2022 8:55 PM
78	I'm very disappointed with the housing commission because they don't protect my community. One that my wife and I love dearly and worked so hard to be able to live in. I get the feeling that the HC is not comprised of people that worked hard to be able to afford a \$2M + home and think it is somehow magically ok for others, who can't afford to live here, to be able to just move in. They also don't take into account that the infrastructure in MV is VERY LIMITED. Roads are already at capacity and water is scarce. The survey I just took was disgusting because the assumption is "Housing must be built no matter what". No one seems to be thinking outside the box to protect the community and citizens that worked so hard to be able to live here. It hurts.	1/29/2022 7:00 PM
79	Building affordable housing throughout the city and don't claim that ADUs are the "affordable units" in the hills and downtown. They are not being rented as affordable units and there is no requirement that they be affordable.	1/29/2022 6:56 PM
80	Thanks for asking... hope this helps.	1/29/2022 3:03 PM
81	We have a terrible time navigating the traffic on miller and blithedale now. It would be insane to add housing to those areas! Stop assuming mMill Balley homeowners are elitists most of us come from very humble backgrounds and have worked very hard to be able to love here!	1/29/2022 1:44 PM
82	Please choose development locations that won't make access and egress on our two overused roads worse. Tam Junction traffic is already at capacity. E. Blithedale is my daily torture. And that's after I get through the narrow car and truck clogged small streets of Sycamore and Tamalpais Park. When new residences are permitted, even a studio apartment is likely to have 2 cars because there is almost always a partner/or child with their own vehicle. From what I'm told anyone can add ADsus without parking if within 1/2 mile of a bus stop. We are less than a block from the bus stop but all renters have one or more cars. Planners need to adjust expectation of exclusive public transport users. It's not current reality and not enforceable.	1/29/2022 12:49 PM
83	Build a smaller number of units at 1 Hamilton than is currently proposed	1/29/2022 9:59 AM
84	Thank you for gathering community input.	1/29/2022 9:06 AM
85	No high density. No destruction of open space.	1/29/2022 7:48 AM
86	Please don't build	1/29/2022 7:06 AM
87	Traffic can be a nightmare as is. More housing won't help	1/29/2022 6:19 AM
88	Tasteful multi housing such as Larkspur did near the DMV and water company would be nice.	1/28/2022 11:51 PM
89	You also need to consider water availability. We must have water storage to meet the needs of new developments.	1/28/2022 11:25 PM
90	People are being taken advantage of because there is a pandemic. Everyone stays home, and the older you are the more apt you are to be cut out of the decision making process. This is a ridiculous number of new homes.	1/28/2022 9:57 PM
91	It must be done. Will be enormously difficult. Traffic a primary consideration although increased medium to low income housing allowing local workers to LIVE here will presumably help. Also consider easy access to schools, shops and public transportation to enable life with fewer cars.	1/28/2022 8:04 PM
92	Solve for transportation in any conversation of increased housing.	1/28/2022 3:51 PM
93	Mitigate traffic due to increased residential units by adding workforce housing to inclusive zoning eligible for special zoning incentives	1/28/2022 3:50 PM
94	climate change and ocean rise must be considered	1/28/2022 12:48 PM
95	I don't want an increase in diversity of housing types if that includes high density housing sites. I don't approve of increasing building heights over what is approved for the City. I don't	1/28/2022 11:36 AM

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want development standards to be modified to maximize use of the property if the standards waved are for building height and environmental restrictions are disregarded. We don't have enough water for this amount of growth. Local traffic won't be effected by housing the local workforce in any substantial way.

96	Electric bikes being riddled at high speed are dangerous. bike traffic is very aggressive and need to be monitored.	1/28/2022 9:23 AM
97	Traffic is a huge problem in MV. It is hard to remain open to the idea of additional housing while experiencing the level of congestion that exists. This should be a priority. With some relief the public will be more open to the idea of additional housing.	1/28/2022 8:07 AM
98	See above text re traffic	1/27/2022 10:04 PM
99	Increase options for slowing car speeds in town. Sycamore is still a night mare for cut through traffic.	1/27/2022 8:56 PM
100	Mill Valley City Council should have done a survey like this a year ago to hear the ideas & perspectives of the citizens they supposedly, rather than listening to self-interested developers and external affordable housing advocates who have never been to Mill Valley.	1/27/2022 8:52 PM
101	Please: Prioritize mothers, children, and elders living at the margins.	1/27/2022 7:23 PM
102	If housing is built on Hamilton Dr, then please make the road two ways so that people can drive towards Shelter Bay to get to 101 without clogging up E Blithedale. The traffic getting out of downtown to 101, especially northbound, is insane!	1/27/2022 7:15 PM
103	The requirement to add 865 units in Mill Valley was created by people who live in the central valley where urban growth has the road systems and land to support it. Drive on Mill Valley streets between 2-5pm and tell me this addition won't continue to damage the quality of life in Mill Valley	1/27/2022 6:59 PM
104	Stop pushing affordable housing to the edge of town, i.e., east of Camino Alto. If Downtown businesses and households want affordable housing for THEIR employees, Downtown needs to step up and support/pay for it THERE.	1/27/2022 6:11 PM
105	Serious Proposal to build another access to 101.	1/27/2022 5:30 PM
106	Fight ABAG and do so publicly.	1/27/2022 5:22 PM
107	Believe that the city should encourage or mandate off street parking for 2 cars and no longer allow garages. Garages are just filled with junk, not cars, and the cars end up on the street which blocks traffic on our narrow streets. I understand the intent was to make it safer and get cars off the street, but in our neighborhood that has TOTALLY backfired.	1/27/2022 5:19 PM
108	Density (apartment houses) should be along the major arterials only, especially the 101.	1/27/2022 5:19 PM
109	Hamilton Drive is not a good option, due to sea rise and heavy park use,	1/27/2022 5:14 PM
110	Conduct a pilot construction program for anslysis	1/27/2022 5:12 PM
111	My family moved to Mill Valley in 1962. I have over 50 years living and or owning a home here. Please DO NOT allow for taller buildings, less parking, take away the parks and green spaces. Keep MV as mill valley -- if you want a city its 7 minutes away on hwy 101. ALSO please consider the infrastructure - traffic is miserable already around school hours and rush hour. Building along Hwy 101 is your best option.	1/27/2022 4:49 PM
112	terrified of the impact on traffic day to day and in case of emergency. concerned about greedy developers, town council desperate to meet deadlines, and rh combination creating more expensive housing that doesn't address the problem and makes other issues like water usage worse.anything built must have low flow water, solar, any energy efficiencies available.	1/27/2022 12:38 PM
113	800+ new housing units don't work here. Stop pretending to go along with it. Plan for 100, 200 new units or whatever REASONABLE accommodation can be made, and then tell the state to go take a hike. In 5 years, I think common sense will prevail and these numbers will come down as reality sets in. We don't want to have 800 new units under construction when the state finally says, "you know what, MV probably only rationally accommodates 100 new units".	1/27/2022 11:39 AM
114	not a good idea to allow 4 unit properties to be build in existing single family home areas	1/27/2022 9:45 AM
115	Improve the traffic mess jn the city. More housing is not the answer.	1/27/2022 12:37 AM

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116	Whatever is built should be designated affordable, local workers, and subsidized as necessary to allow for teachers, firefighters, etc. to live in the town they work in.	1/26/2022 5:33 PM
117	Please don't do this!	1/26/2022 3:29 PM
118	Hi Mr. Perry, I know u had a meeting with my dad who tried to persuade you to be more anti affordable housing (no matter how much he says he isn't). I strongly disagree and think the results of these surveys would be very different if media other than Facebook is used, especially since people who agree with me generally don't use it as much.	1/26/2022 12:38 PM
119	There's a real opportunity for Mill Valley to increase density to bring more people/restaurants/shops closer to downtown again, just built things densely but masterfully in European style	1/26/2022 12:13 PM
120	Nothing that burdens the E. Blithedale traffic any further!	1/26/2022 10:58 AM
121	Infrastructure has to be brought up to date to accommodate this! And given the constraints of the topography, narrow roads and fire danger, we should not overload the town. Even with upgraded infrastructure, it cannot handle it! We would do well to add 100 more housing units.	1/26/2022 10:10 AM
122	Before any of this is done, the city needs to execute on a traffic plan that creates better access to and from the freeways.	1/26/2022 9:47 AM
123	I'm very concerned about adding the number of housing units required in areas that will cause already backed up roads to get worse. In an area that had to host a practice fire escape route (that we took part in) to ensure our current roads and parking lots can accommodate the current population, we must ensure that new housing is built closer to exit points of the area as opposed to "in town". This should remove down town and Blithedale from the discussion.	1/26/2022 9:18 AM
124	Daily commute time traffic and exit routes in the event of a fire MUST be considered in any development.	1/26/2022 7:09 AM
125	Any development that is deep into the heart of mill valley will add untenable amounts of traffic congestion and poses a threat to the health and safety of our community. Develop as close to the highway as feasible.	1/25/2022 11:20 PM
126	I support affordable housing because I have lived in it for 35 years. I would be interested in being involved in future discussions.	1/25/2022 8:13 PM
127	Top priority is housing for local workforce. Lowest priority is for unemployed homeless.	1/25/2022 8:10 PM
128	Do not, under any circumstances - sell - give away city property for development.	1/25/2022 7:02 PM
129	I am vehemently opposed to not having a parking requirement. It is extremely disappointing that the Hamilton project does not include requiring a parking garage underneath. There isn't enough parking for weekend kids sports as it is.	1/25/2022 7:02 PM
130	Mill Valley is special because of the open space and environment. Overbuilding will destroy everything that makes Mill Valley desirable. Everyone cannot afford to live in Mill Valley just like everyone cannot afford to stay at a Four Seasons Resort. Our parking, roads, traffic, fire danger, and limited water limit the population of Mill Valley. We have already exceeded capacity and more crowding will destroy our town..	1/25/2022 4:53 PM
131	Take the action towards affordable housing. Stop letting landlords use garages as unit.	1/25/2022 4:47 PM
132	Do not convert parks and open space into housing	1/25/2022 4:45 PM
133	Fix traffic first then you can add population... I don't see housing fixing traffic	1/25/2022 4:31 PM
134	Availability of water should be part of the equation	1/25/2022 3:57 PM
135	We will vote against anyone in the next election that supports more housing in Mill Valley. We're contemplating leaving because it's already too crowded and the roads are jammed every day.	1/25/2022 3:28 PM
136	Now is the time for Mill Valley to take a leadership role in making housing available to a diverse range of residents.	1/25/2022 2:51 PM
137	Taking a city already too busy with traffic, people in line at grocery stores and adding others that will have the same, but worse problems with their addition, does not seem like the wisest	1/25/2022 2:49 PM

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use of land. Either nationalize and socialize the land, mandate only high rise density, or choose a further out less crowded location and tax incentivize business to move there. The only successful thing will be that another place will be chosen that does not have these problems and it will skyrocket in price. There is a reason prices are high here, it is very sought after.

138	will the sewage treatment plant need to be relocated? will there be another possibility for a connector to 101? will we have enough water?	1/25/2022 2:29 PM
139	This project of adding housing is truly worrisome to me. The water resources in Marin are not infinite. The infrastructure, particularly the two main arteries in and out of Mill Valley, is not malleable to accommodate more people. More housing is more cars, more domestic workers, more traffic, more water usage. The roads are filled to capacity without the regular interruption by high tides and climate change. The amount of tourists going through Tam junction are at an all-time high. If I leave my house on the weekends and plan to come back anytime before 4pm it's chaos with beach traffic. Same for if I leave after 4 to exit Tam Valley. At what point do we say no more building? Before we ruin Mill Valley for everyone by making it a miserable place to live due to lack of resources and over-crowdedness?	1/25/2022 2:19 PM
140	take into highest consideration environmental impact and flooding, and after that, traffic	1/25/2022 2:15 PM
141	Thank you for thorough survey, am supportive of more diversity (race, profession etc) in the community.	1/25/2022 1:01 PM
142	I am very concerned about our community becoming impossible to afford for ours community service helpers, such as teachers, fire fighters, police officers, grocers. The area is way better off to have more affordable housing. We need to be more accessible to people of color and of diverse economic backgrounds. Thank you for your efforts in these regards.	1/25/2022 11:26 AM
143	allowing owners to add ADUs by making it less restrictive and offering incentives (\$\$\$)	1/25/2022 11:21 AM
144	Current proposal to cram units onto Hamilton is not what voters or residents want. Stop trying to ram this through by sacrificing gorgeous Hauke Park open space..	1/25/2022 9:57 AM
145	No	1/25/2022 8:54 AM
146	I think it's so important to have low income housing in MV. We need to have a thriving multi-race community.	1/25/2022 8:20 AM
147	We are not against affordable housing we are against high density and more cars in a family oriented area.	1/25/2022 7:50 AM
148	Please do not develop the golf course! It's one feature that makes mill valley special.	1/25/2022 7:01 AM
149	These development mandates and explosion of adus make me want to leave the state	1/24/2022 11:53 PM
150	Adding more housing is not a good idea. We have too much traffic, our schools are full and we don't have enough water, so why make all those issues worse?	1/24/2022 10:28 PM
151	The wealthier someone is here the less they will support this thus many people do not care at all. It's not fair that the help have to live in areas like the canal.	1/24/2022 9:43 PM
152	We need more affordable housing.	1/24/2022 8:19 PM
153	There is no room except to redevelop structures into housing. For example, large commercial buildings, parking areas near existing schools, churches and businesses, as well as city owned parking areas.	1/24/2022 7:43 PM
154	Good luck!!	1/24/2022 2:24 PM
155	No	1/24/2022 1:35 PM
156	See above comments	1/24/2022 1:13 PM
157	Allow time to consider after addressing the flooding in our low lying areas	1/24/2022 12:25 PM
158	Mill Valley's location makes it a natural treasure. The present principal barrier to becoming a resident are economic forces. Any changes need to be sensitive to maintaining the quality, small town character and attractiveness of the community and minimize impacts. It's unique topography is a virtue and makes change challenging.	1/24/2022 11:28 AM

Mill Valley Housing Element 2

159	The 1 Hamilton site should remain as is and not be developed.	1/24/2022 11:17 AM
160	FIX INFRASTRUCTURE/ROADS FIRST. Demand that the state provide funds for better highway access, to solve for bottlenecks @ 3 access points to the 101 in town. Before building more housing, solve the issues which existing residents face first!	1/24/2022 10:34 AM
161	Consider using solar panels over all exposed parking lots. For example Miller Safeway.	1/24/2022 10:05 AM
162	only concern about adu's is use as vacation rental	1/24/2022 9:02 AM
163	Normally I am pro development and would like to see fair, affordable housing, but Mill Valley is overcrowded.	1/24/2022 8:45 AM
164	I am against any strategy that differs from the plan that has been in place for 25 years.	1/23/2022 10:03 PM
165	Find solutions which will help increase workforce housing and also reduce or not increase the already horrible East Blithedale traffic. Traffic on EB has become a terrible gridlock.	1/23/2022 9:37 PM
166	I strongly support the city's efforts to make housing more accessible and equitable.	1/23/2022 8:45 PM
167	The survey asks for respondent's annual income level. Maximum level offered is \$150,000. Given how expensive it is to live in Mill Valley, this section needs to be corrected. Maximum annual income level should be at least over \$2,000,000.	1/23/2022 5:44 PM
168	We need a plan to get to the state allocation for Mill Valley.	1/23/2022 5:23 PM
169	work on growth outside mill Valley. We cant safely exit the town and mountains with the current roads and population in an emergency. Please don't add more people to the town without thinking through and improving the arteries.	1/23/2022 4:43 PM
170	Priority should be given to people who serve Mill Valley children such as teachers and community workers. No one has to live in Mill Valley and the population is already jamming Tam Junction and Blithedale to 101. Is it really necessary to take the small towns in Marin and destroy them?	1/23/2022 1:41 PM
171	try not to destroy the ambiance of the city and worsen traffic	1/23/2022 12:11 PM
172	The city planners have been doing a great job!	1/23/2022 11:34 AM
173	Address infrastructure first: transportation, water, utilities, traffic or else more housing will not work.	1/23/2022 10:56 AM
174	I think it is nuts that we've pushed all these ADUs with no requirement that they be rented to a low-income person. So now we have a lot of yoga studios and man caves or guest houses. We are exacerbating the problem by adding value to \$2MM homes. It is a joke to think this is increasing the housing stock for low income folks. As part of approving the ADU, there should be a need to deed restrict it somehow as a long-term rental. Otherwise it will just end up as an AirBnB.	1/23/2022 10:43 AM
175	to provide more housing for the local workforce like teachers and civil servants	1/23/2022 10:40 AM
176	Again, the ADU's are a Huge problem for Corporate and UNIncorporated Mill Valley and should be fixed!	1/23/2022 9:09 AM
177	Thank you for undertaking this important but challenging work!	1/23/2022 6:24 AM
178	Why Mv and bot where is more space	1/23/2022 2:39 AM
179	Please consider our safety in case of an emergency such as a fire. We are already trapped, and we can't afford any more traffic in the Mill Valley area.	1/22/2022 10:21 PM
180	Too much traffic currently. Refuse the state's housing requirements	1/22/2022 9:28 PM
181	Im strongly against rezoning SFR to allow for Units. That said ADU where there is parking should be permitted.	1/22/2022 8:31 PM
182	Biggest concern is equitable housing opportunities followed traffic concerns. Nightmare now with only two effective exits from MV west of 101. In event if the next disaster, lives will be lost attempting to evacuate.	1/22/2022 7:17 PM
183	WE NEED MANY DIFFERENT STRATEGIES FOR HOUSING	1/22/2022 4:53 PM

Mill Valley Housing Element 2

184	I'm very grateful that you all are doing this work. I'm a busy working parent with three young kids, but I'm deeply troubled by the lack of diversity across race, ethnicity, religion, age, and so on in our town. It's embarrassing and deeply troubling, almost as if evil racist energy looks beneath the surface of a supposedly pleasant and peaceful town. I'm grateful for you all doing the work and dealing with people who are resisting so that we can have some improvement and make this a much better community where I am my family will want to stay for a long time if improvements are made. Thank you	1/22/2022 4:04 PM
185	Please do not destroy our neighborhoods, environment, etc with unnecessary developments. Vacation rentals have contributed significantly to California's housing problem taking housing out of inventory, driving up prices etc. By disallowing these "neighborhood hotels" you can restore units to the inventory and limit the number of new units to be built.	1/22/2022 2:56 PM
186	Need to figure out the traffic issues in mill valley before adding additional residents to our community. It is stressful to walk, bike and especially drive around town.	1/22/2022 2:29 PM
187	Repave East Blithdale ave	1/22/2022 2:23 PM
188	Good luck!	1/22/2022 2:19 PM
189	Thanks for your work on this important project!	1/22/2022 1:51 PM
190	Affordable housing is a something that our community cannot ignore. Most of the people I grew up here with cannot afford to live here. There are many commuters into mill valley that adds to traffic congestion. Diversifying out town is imperative. We should be encouraging diverse families to move here and welcome them.	1/22/2022 1:51 PM
191	Please consider traffic patterns especially as it relates to emergency evacuation in this plan	1/22/2022 1:26 PM
192	I can't continue to struggle with rent each month. I may have to move and there is nowhere nearby that is affordable. It's killing us.	1/22/2022 1:18 PM
193	I'm extremely worried about the traffic problems we already have and to add more residents will even make it worse. We need to figure out our infustructor before building more homes. Also, what the heck is going on with the eyesore "the wall" on Miller? That project appears to be a disaster, and Im not sure how that was approved.	1/22/2022 12:59 PM
194	this is not a good idea traffic is already bad as is. It takes 40 minutes to get from downtown to the freeway after 3pm. This is crazy.	1/22/2022 12:48 PM
195	The issues of water and traffic need to be addressed as paramount in considering increasing the density of Mill Valley.	1/22/2022 12:17 PM
196	I have lived in Mill Valley over 50 years and well remember when traffic was not a problem. It pains me to see it destroyed by some uncaring bureaucrats in Sacramento and at regional agencies like ABAG. If other residents don't favor this destruction, it will need to be fought endlessly.	1/22/2022 12:15 PM
197	Where are we going to get water for all of these new homes? No new home should be built until the water supply issue is planned and funded for the inevitable next drought threat.	1/22/2022 12:08 PM
198	1. I think it's a bad idea to minimize parking space requirements.2. Providing below-market rate housing specifically for workforce is a great idea. The only reason I have been able to afford to live in MV for 20 years despite being a teacher in San Rafael is my landlords have very generously kept my rent well below market (\$2000 for a 2-bedroom)	1/22/2022 12:04 PM
199	We need to address access to 101, especially during king tides. We absolutely need more housing, but I think it's going to be difficult change for many MV residents to embrace, if we don't have a more reliable way to get in and out of town.	1/22/2022 11:51 AM
200	How on earth did 129 morph into "at least" 865, and who exactly made that decision? Can't part of Mill Valley's response to this problem be to question its very basis? In capitalist America, where everything is market-oriented from health care to legal representation, housing is to be untethered? I don't believe that would happen. I don't think anything will be lost -- certainly not by the builders -- but quality of our lovely community. This is what has happened throughout the country, just do the research. This opinion is not intended to be uncharitable or discriminatory; it's just reality as can be confirmed from similar ventures in other small towns. Thank you for the opportunity to weigh in.	1/22/2022 11:49 AM
201	Traffic is already bad on E Blithedale and putting mor housing on this street only would make	1/22/2022 11:26 AM

Mill Valley Housing Element 2

	commute worst then it is all times of the day.	
202	Put an end to the over-zealous , inured compliance and inflated, narcissistic perspective that AH is this small, extravagantly wealthy city's priority	1/22/2022 11:13 AM
203	Don't love the idea of Hauke park or any green / open spaces needing to be 'developed'. It would be great if there was something already developed / parking lot / old building who were willing or able to be sold- which could be converted to mixed use commercial / housing to save the precious, invaluable and needed open spaces. On that note... since we are all sharing close quarters in these open spaces... it would be great to have city agencies enforce the open spaces to be 'dog free' or 'dogs on leash' only - the Off Leash Dog Run should also be enclosed to help protect wildlife in Pickleweed Inlet- and the areas around the dog run including Hauke Park should be patrolled by folks on bike or volunteers who can cite off -leash dogs! Just an idea. Im sure folks would sign up for volunteer shifts to patrol. I certainly would! Builds that are sustainable- solar, low flow water, electric car charging stationed and can retain sustainable / native plant greenspaces around them would seem to be ideal for anything that would be mandated to build.	1/22/2022 11:06 AM
204	City Hall has to notify current residents of rezoning and building. People residing in the Hauke Park area were blindsided when no notice was provided to the neighborhood re building multifamily units because 1 Hamilton is adjacent to open space. Also, it is ridiculous to build multifamily/resident units without parking! Marin County does not have adequate mass transit and it is irresponsible for the City of MV to assume that people won't have cars that need parking at their home. If 865 units are going to be built, the traffic consequences will be diabolical.	1/22/2022 10:35 AM
205	Given limited water supply, overburdened traffic patterns, and high fire risk areas, I feel that the goal of identifying 865 addition homes of any sort is unrealistic and ridiculous and would destroy any of the feel of Mill Valley	1/22/2022 10:26 AM
206	open road from Police Station, Fire Dept to freeway!!	1/22/2022 10:17 AM
207	We definitely need more low income housing. As a longtime MV resident I personally know many former residents that have been priced out of living here and notice the traffic on E. Blithedale includes mostly service workers that have to commute. These workers need housing if they do choose to live here. Grocery stores, housekeepers, teachers, restaurant workers, police officers, firefighters, construction workers, Gardner's, etc.	1/22/2022 10:04 AM
208	Please keep working towards building affordable housing in Mill Valley and expanding the view of what is deemed "possible". Thank you.	1/22/2022 10:02 AM
209	Housing is a fundamental human right. the right to adequate housing. to live in beautiful places its a right for ereyone.	1/22/2022 9:58 AM
210	Do not use our parks, open space or any recreation area to interfere with the quality of life. The Hamilton site is ridiculous and not fair to neighborhoods East of Camino Alto as they have enough apartments and low income properties . Build along the 101 where buses run. MV does not have the infrastructure. Do not bend to Sacramento	1/22/2022 9:50 AM
211	I like the city proposed project on Hamilton Drive	1/22/2022 9:43 AM
212	We desperately need affordable housing. Our kids can't live here which is so sad.	1/22/2022 9:17 AM
213	city is already over crowded. Deal with traffic issues before moving more people to the city.	1/22/2022 9:07 AM
214	Mill Valley can keep its small town character while at the same time acknowledge its necessity for housing diversity and justice.	1/22/2022 9:03 AM
215	Good Luck	1/22/2022 8:55 AM
216	Use large parking lots	1/22/2022 8:55 AM
217	The city should limit it's role to defining and enforcing zoning. It should avoid taking on an ownership role in housing development. It should also advocate for regional solutions to housing shortages and fight back against State overreach in housing quotas and new zoning requirements.	1/22/2022 8:54 AM
218	I know we need to provide more affordable housing in MV but please limit the density at Hamilton 1. I'm also concerned about water shortage and emergency response if we keep increasing density.	1/22/2022 8:53 AM

Mill Valley Housing Element 2

219	ADUs are great in concept but don't work. Seen too many neighbors get approval only to have their teen kids have own 'apartment' or use for guests.	1/22/2022 8:52 AM
220	I am very concerned at the possibility of more housing in Blithedale and Cascade Canyons and up in the hills (Summit, Edgewood, upper Tam Valley). Getting out of any of those neighborhoods during an emergency will be a nightmare with the population we have now; putting more residents and cars in those areas seems dangerous. Also, I am dubious about "Accessory Dwelling Units." Two of our neighbors received accommodations in their home renovations because they included an ADU, which have not been rented out in all the years they've been there. While I appreciate not having extra cars parked on our already-very-tight street, it does not seem fair that homeowners who have space on their property for the units are given incentives that others are not entitled to, and then those homeowners do not live up to their end of the deal.	1/22/2022 8:42 AM
221	It is sad how unaffordable Mill Valley has become for seniors, essential workers, and young people.	1/22/2022 8:25 AM
222	I had friends that died in their cars in the Berkeley Hills fire. The people who are trying to push more housing on our congested small town need to understand how easily that could happen here. Paradise CA should've taught everyone a lesson.	1/22/2022 8:20 AM
223	With more homes built, water will be less available to all. Is this being addressed with the powers that be which are requiring the high number of homes to be built???	1/22/2022 8:03 AM
224	Miller and Blithedale are already overcrowded. Will be unsafe if we need to evacuate. Major problems with King tides. Our sewers in older neighborhoods need to be replaced. This state necessity is insane for our community.	1/22/2022 8:02 AM
225	Allow for higher density and higher buildings that supply housing	1/22/2022 7:48 AM
226	Senior housing	1/22/2022 7:46 AM
227	I feel we should not have too much growth because we already have traffic jams in Millvalley which we didn't have 20 years ago.	1/22/2022 7:44 AM
228	Total number is too high and politically not feasible.	1/22/2022 7:18 AM
229	Transportation plan Must be considered in case of emergency. Traffic flow is currently a nightmare with 2 lane roads. Each in one direction.	1/22/2022 7:04 AM
230	Please don't consider overly dense development without enough parking. Like it or not people who live in affordable housing will all want to own a car - and probably already do. The current affordable housing in MV incorporated are appropriate for the site. The developments in greater MV are also well done - Miller Ave., Tam Junction area and HV. Please don't blow this opportunity!	1/22/2022 6:42 AM
231	There are only 2 ways in and out of Mill Valley and traffic is already horrendous in our city without 865 new housing units. Plus the additional danger and burden and escape routes should we have fires. How will this be addressed? Plus we have aging sewers and drought. How will this be addressed. From what I understand the housing doesn't just go to our local workers. How can this be mandated to help save traffic issues. The addition of 1,700 + cars is crazy to think about with our access to highway and horrific traffic and fire danger.	1/22/2022 4:29 AM
232	Traffic and evacuation should be considered. Any new development should include 90% of affordable housing units, not less. No building in fire prone areas, flood zone, or landslide prone hillside.	1/22/2022 4:05 AM
233	Mixed-use is preferred. Do not convert commercial or industrial to housing that would just encourage commuting to other areas. Try to create a balance between work and housing.	1/22/2022 1:26 AM
234	Please build more housing! People above property value!	1/22/2022 1:01 AM
235	Forbid Air BNBs. There is plenty of rental property in Mill Valley to meet the affordable housing problem.	1/21/2022 11:27 PM
236	Our town is so very special...the open spaces - once developed - will never exist again. I think we need to be careful about the permanent changes we make, ensuring the character of the town and its beauty remains. That said, I definitely believe we can do better as far as making	1/21/2022 9:55 PM

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our town more accessible. A hard balance, and no easy answers. (If there were, I'd certainly volunteer them.)

237	Dont allow high density on Miller or Downtown	1/21/2022 9:55 PM
238	I am strongly in favor of building more housing of all types and need reduce barriers and incentivize builders	1/21/2022 9:52 PM
239	If we say we believe in affordable housing, which the vast majority of liberal voters claim to believe in, we have to change our attitude from NIMBY to YIMBY. And we have to do it now.	1/21/2022 9:52 PM
240	no	1/21/2022 9:49 PM
241	I simply don't want any more people or cars in Mill Valley. I don't understand why we can't just refuse to participate in this nonsense.	1/21/2022 9:26 PM
242	What has happened to the concept of allowing people to continue to live in communities that they chose to without government intervention to turn it into something very different. We have recently sold our home in Mill Valley to escape such intrusion.	1/21/2022 9:13 PM
243	Increases in housing should include provision of water resources to avoid drought ststus	1/21/2022 8:59 PM
244	If you don't cut back the daily average of trips per yuppi households, this town will be unlivable.	1/21/2022 8:39 PM
245	See above	1/21/2022 8:31 PM
246	Please protect parks, all recreational land and schools. If it's critical that we add new housing, and consider using eminent domain to take commercial properties and parcels.	1/21/2022 8:03 PM
247	No	1/21/2022 8:01 PM
248	The ADU was a good plan but I see many people added a unit without actually renting it out so not sure how successful that was	1/21/2022 7:56 PM
249	This is getting So OLD, why can't we get this housing built?	1/21/2022 6:40 PM
250	Be strong. Keep MV special. Plenty of affordable housing up north. Thank you.	1/21/2022 6:18 PM
251	There is little land available. It is unattainable to build so many units in MV, without destroying the entire town. We don't have the water, land or infrastructure to accommodate this.	1/21/2022 6:12 PM
252	I am neither a student in Mill Valley nor a homeowner--I go to a private school outside of City limits.	1/21/2022 6:11 PM
253	Meet with the community before you push this thru like you did with Hamilton. By the time it was a public discussion it was already a done deal	1/21/2022 5:45 PM
254	The elephant in the room: traffic backups on East Blithedale. the 4-land missing link past Whole Foods must be completed before new housing that would use that corridor. That's why I rank downtown and vicinity low on the list for new housing.	1/21/2022 5:40 PM
255	Let's get our heads out of our rear ends.	1/21/2022 5:33 PM
256	We moved here for space and nature - put houses elsewhere!	1/21/2022 5:31 PM
257	http://deltabay.org/	1/21/2022 5:24 PM
258	This isn't going to be easy. Thanks for the hard work.	1/21/2022 5:23 PM
259	Parking must be provided! Garages should be used for vehicles and not for storage or living area! Consequences should exist if this happens!	1/21/2022 5:15 PM
260	Not at this time. I really appreciate this survey.	1/21/2022 4:54 PM
261	Do not convert well-used open space into housing. Adding more Mill Valley resident equals a greater need for recreational space.	1/21/2022 4:49 PM
262	IU support housing at i Hamilton Drive. The development on that site should be similar to the multifamily town homes on the south side of the Public Safety Building, e.g. Eucalyptus Knoll. They	1/21/2022 4:47 PM
263	Any more potential in matching current homeowners with renters?	1/21/2022 4:42 PM

Mill Valley Housing Element 2

264	880 something new units in 10 years is insane. MV would become total gridlock. The only way to come close to that many units is to drastically improve and invest in transit and active transit and active transportation (walking and biking).	1/21/2022 4:33 PM
265	You are risking a significant change to the tone of our city. As a resident since 1968, I am deeply concerned.	1/21/2022 4:32 PM
266	Thanks for doing this work! Super important that we make MV more accessible and affordable for all.	1/21/2022 4:28 PM
267	work on the horrible traffic in MV first. You can designate any site you want, but traffic needs to be addressed first.!	1/21/2022 4:27 PM
268	Prime consideration should be given to traffic flow including access to Seminary on ramp.	1/21/2022 4:26 PM
269	I don't know how the state can consider more housing with the existing traffic in MV. That needs to be addressed first!!!	1/21/2022 4:26 PM
270	Board should include equal representation from all parts of MV including those of us who live in the county	1/21/2022 4:25 PM
271	We could integrate housing among the commercial space on Miller. Leave Blithedale alone.(too much traffic)	1/21/2022 4:22 PM
272	1. Dislike these state mandates. 2. More birth control to stop population growth.	1/21/2022 4:14 PM
273	It would obviously be best to provide additional housing in walkable locations to avoid additional cars on the roads.	1/21/2022 4:12 PM
274	We need to keep our green spaces and reduce traffic congestion which adding multiple dwellings will not do. Also what about considering our water supply for any new construction. We just dodged a bullet on the drought over the last couple of years.	1/21/2022 4:07 PM
275	I am so diappointed in the City's failure to address traffic, parking, water and safety in this discussion about adding housing.	1/21/2022 4:07 PM
276	Support a development moratorium, for water and emergency traffic reasons if you don't otherwise appreciate small-town Mill Valley!	1/21/2022 4:00 PM
277	Please restrict short term rentals like AirB&B. Those are the services that increase rent prices, especially right now during the pandemic where people relocate back to the bay area and are looking for temporary housing. There could be annual restrictions per property, say no more than 60 days per property and year. Or maximum allowed rent per day. Or a minimum rent duration of say 60 days per renter.	1/21/2022 3:59 PM
278	Research other countries developing housing within small areas of land. Utilizing rooftops for public spaces similar to many buildings in urban areas, such as San Francisco as well. Thinking beyond the usual "white picket fence" suburban housing.	1/21/2022 3:58 PM
279	You should offer loans for low and medium income and be realistic about what medium income means. Because some times you or other cities offer help but still too apéndice even for someone making \$150 a year. The government should subsidize de \$\$\$ not the bank. You want to bring all kind of diversity you should include teachers —private or public— and many other professionals that under appreciated, valued and paid. Thank you for the survey	1/21/2022 3:57 PM
280	The critical problem is impact on infrastructure: East Blithedale is unusable in the afternoons largely because of workers returning to their homes in other communities. Additional water hookups will require more costs. More population in Mill Valley poses a threat to disaster evacuation. Consequently, population density can only be logically increased where infrastructure elements support it, and that would logically be close to 101.	1/21/2022 3:52 PM
281	I taught in Mill Valley for 20 years. There was a stigma attached to living in affordable housing that the students that lived in such units often expressed. I would hate to see Mill Valley contribute further to that stigma by building yet another high density and highly identifiable affordable housing complex.	1/21/2022 3:48 PM
282	It's worthwhile to pursue more housing opportunities, especially for local workers, teachers, police, fire fighters. They need to feel part of our community. But overdevelopment of Mill Valley will worsen already-bad traffic on East Blithedale and Route 1 out of Mill Valley, making	1/21/2022 3:47 PM

Mill Valley Housing Element 2

Mill Valley evacuation a nightmare in the event of a wildfire. For safety reasons, I think the City of Mill Valley needs to FIGHT the State's mandate for safety reasons. Thanks.

283	Please take care to preserve the small-town and semi-rural feel of our town. Let's not destroy its character due to State mandates or misguided notions of "equity" my extremists.	1/21/2022 3:43 PM
284	My only concern about increasing housing in MV is the san	1/21/2022 3:37 PM
285	Traffic should be highly considered. Ways people can leave cars at home. Walkability, local public transit	1/21/2022 3:37 PM
286	We need more housing! I am grateful to the city for pushing the 1 Hamilton project and hope it's just the beginning. The more incentives homeowners have to add second units, especially down here in the flats, would be welcome.	1/21/2022 3:36 PM
287	traffic, traffic,traffic (3:00-4:00)	1/21/2022 3:29 PM
288	More housing will require upgrade road access, traffic control, freeway access as well as upgrade to public transportation to alleviate traffic congestion	1/21/2022 3:15 PM
289	I am outraged that MV is forced into this. We have serious evacuation issues and poor infrastructure. Adding cars for that many units can mean a death sentence for those living at Edgewood or above. I'm dead serious. I sent letters to ABAG, state, etc.	1/21/2022 3:14 PM
290	Keep us updated- thanks for the survey and identifying ideas. We want more houses but not in areas that are environmentally sensitive.	1/21/2022 3:11 PM
291	PLEASE do not overload neighborhoods that are already extremely traffic-congested and are in areas where the roads would be needed to facilitate evacuation in case of fire. Mill Valley residents are very worried about being able to evacuate in case of fire, please do not make it worse. We're also tired of dealing with gridlocked streets on a daily basis. Thank you for this opportunity to have my input be heard!	1/21/2022 3:11 PM
292	Please disclose how much has McCauley been paid or promised by the developers of 1 Hamilton Dr?	1/21/2022 3:06 PM
293	Mill Valley should vigorously fight back against state or federal mandated housing requirements. Mill Valley should be able to self-govern how many housing units to build and what type they should be.	1/21/2022 3:04 PM
294	I don't think any of this is feasible if we don't figure out how people will escape during forest fire.	1/21/2022 3:03 PM
295	No	1/21/2022 3:03 PM
296	The current proposal at Hauke Park/1 Hamilton is too dense. It should be reduced in size and the City should make known where parking and the current restrooms will be relocated	1/21/2022 2:59 PM
297	People are going to cry loudly about traffic as a reason NOT to build, so you need to have strategies to address that concern. Likewise for wildfire & flood evacuation concerns. Don't let those who are opposed incorrectly use risk management to shut down additional housing in Mill Valley! Don't let those who are opposed incorrectly use risk management to shut down additional housing in Mill Valley!	1/21/2022 2:55 PM
298	Increase penalties for cutting down heritage trees, create historical architecture review board to preserve character of Mill Valley in face of new construction.	1/21/2022 2:53 PM
299	thanks!	1/21/2022 2:52 PM
300	No	1/21/2022 2:51 PM
301	Go to court and fight the amount of housing mandated for Mill Valley. It is a ridiculous number for our topography.	1/21/2022 2:48 PM
302	Mill Valley lacks sufficient infrastructure to support that many new housing units and the associated population. First, the State/County needs to expand its water storage and delivery infrastructure. Second, the roads and highways need to be expanded to alleviate already terrible traffic. Why does the state get to determine local policy? Say No to the state as it already doesn't adequately fund our schools, streets, water, highways and public transportation.	1/21/2022 2:48 PM

Mill Valley Housing Element 2

303	Please do not use 1 hamilton - a poor choice	1/21/2022 2:40 PM
304	High density housing downtown will support out downtown. It is about time.	1/21/2022 2:40 PM
305	The 865 residences number is ludicrous. If we are going to build low income housing in Hamilton it absolutely needs to be for the local workforce with evictions required if working out of the area.	1/21/2022 2:36 PM
306	Please, DO NOT CONTINUE WITH THE DEVELOPMENT PLANS FOR 1 HAMILTON! It will be a HUGE MISTAKE!	1/21/2022 2:34 PM
307	I definitely think we should go the way of the cities along the peninsula that have clogged their small towns to the brim	1/21/2022 2:30 PM
308	I recognize that this is mandated by the State & that the City of Mill Valley has lodged an appeal against the mandate. However the required number of units is unreasonable. The mandate must be repealed!	1/21/2022 2:30 PM
309	See answer 12	1/21/2022 2:29 PM
310	Don't build without considering associated infrastructure,ie roads, water availability. Additionally do not destroy the charm of them community by eliminating parks, golf course,. The town is already gridlocked at certain hours of the day with only two ways in or out, so whatever is built needs to address infrastructure needs. Housing is needed but NOT at all costs	1/21/2022 2:29 PM
311	Fight the state and federal requirements for additional housing.	1/21/2022 2:21 PM
312	Legalize housing. It is a shame that the state has to make rules to force the city and county to allow housing for its residents.	1/21/2022 2:21 PM
313	Allowing reduced parking is not the right direction at this time - at least in Marin co without great transit	1/21/2022 2:20 PM
314	I would be strongly opposed turning public open space to housing (Boyle Park and Golf Course). The solution is not in spreading the sprawl. The solution is in allowing ADUs and additional units on existing sites and higher density development on other, carefully selected sites, and preserving the green open space. This should also go hand in hand with improvements to public transit. Bus service to Mill Valley is ok but not great. We need more frequent bus service.	1/21/2022 2:19 PM
315	Housing should take into account public transit!!!	1/21/2022 2:18 PM
316	There isn't enough water in the reservoirs for over 800 new homes. The roads can't take the traffic. I don't believe developers can be trusted nor can the city plan commission be trusted to come up with a plan that current residents can live with.	1/21/2022 2:17 PM
317	building on the frontage road would likely encourage more crime as it is located so close to on and off of freeway.	1/21/2022 2:12 PM
318	Please look at additional sites to integrate housing through the city, not in one place only.	1/21/2022 2:12 PM
319	We are already over developed for our infrastructure and fire risk. The City needs to push back against these numbers. 800+ homes is ridiculous. Also while I support diversity and non discrimination, I don't believe building affordable housing on prime lots with water views is appropriate (Hawke Park)	1/21/2022 2:11 PM
320	Resist the focus on areas already used for affordable housing to prevent further segregation	1/21/2022 2:09 PM
321	Don't just jam these housing units in without parking or make tiny lots with too many houses. Think about everyone in the community and each neighborhood and the future. Don't jam all the lower income housing together either. We lived outside Boston and the area with lower income housing had a name and the kids from it were stigmatized because of it.	1/21/2022 2:07 PM
322	I repeat a 3rd time IMPORTANT - with any of these programs or changes SHORELINE HIGHWAY MUST BE EXPANDED TO A 4 LANE ROAD - 2 lanes in and two lanes out. MUST Have with more people as Blythdale can not be widened.	1/21/2022 2:05 PM
323	no	1/21/2022 2:04 PM
324	Stop trying to make Mill Valley a metropolis	1/21/2022 2:04 PM

Mill Valley Housing Element 2

325	I am strongly against building "affordable" housing in the tiny lot next to Hauke park. Affordable housing often becomes a hotbed of drug trafficking and street crime. Mill Valley already does not have enough field space for the number of kids in town. Further, the access, parking and traffic would be horrible.	1/21/2022 2:04 PM
326	I appreciate the City of MV asking for community input - its essential. However, it feel a bit too much of the tail wagging the dog; too much weight on community input has stalled housing projects and there has been no progress in the 11 years I've lived in this community. Time for the City of MV to get out of its own way.	1/21/2022 2:03 PM
327	I think that Mill Valley is crowded enough as it is and that we do not need new houses to be built. Our schools are taxed and so are our roads. There used to be a restriction on the number of new houses that could be built in MV and I think it should stay that way	1/21/2022 2:02 PM
328	Keep the character of the town, small scale, more of a village, paths and walkways. Do not build large buildings except potentially in close proximity to the highway 101 corridor. Recognize the value of bike/paths/public transit over cars.	1/21/2022 2:01 PM
329	NIMBY is a term used to disparage people who have legitimate concerns about what happens to the neighborhoods they live in and pay for.	1/21/2022 2:00 PM
330	We need to pay close attention to traffic congestion especially around schools as drop off and pick up times can cause a complete stand still in traffic	1/21/2022 1:59 PM
331	City needs to address current traffic congestion which is at an all-time high and dangerous in a city at risk for need for evacuation from multiple types of natural disasters. It is irresponsible to build more housing and create more density when there is plenty of space in Marin outside the city.	1/21/2022 1:58 PM
332	Transportation is the key. Car-based development is the problem. Of course leadfoot sociopaths will disagree.	1/21/2022 1:55 PM
333	traffic traffic traffic...congestion!!! fire danger too high to add more to central mill valley	1/21/2022 1:54 PM
334	Thank you for your work on this addressing housing equality as well as thoughtfully moving towards changing zoning laws.	1/21/2022 1:54 PM
335	Thanks for asking	1/21/2022 1:50 PM
336	If the City could secure the option of building at least some of the required housing outside the city limits, I believe many residents would be much more likely to support it and pay for it through bonds, etc. We have too much density in MV, while other nearby parcels of land lay unused and wasted. Can this not even be proposed??	1/21/2022 1:50 PM
337	Should be easier for single home owners to develop ADUs for rent without strict parking restrictions	1/21/2022 1:49 PM
338	I am strongly opposed to building more and more new housing in Mill Valley. The traffic congestion is terrible now and getting worse every year. This is contributing to a decline in the quality of life in MV. MV legislators or City Council members should resist any imposition by CA on local communities to increase their housing every year. Until residents and CA legislators realize that implementing policies that lead to greater and greater population growth in the state are GROSSLY INCONSISTENT with reaching an environmentally sustainable future, we are going to be lemmings stupidly promoting our own destruction!	1/21/2022 1:49 PM
339	I am strongly against putting affordable housing next Hauke park. It would destroy the character of the neighborhood, increased traffic radically, and create an unsafe environment at one of the few parks that Mill Vallet has.	1/21/2022 1:48 PM
340	The traffic on East Blithedale needs to be resolved before any more building.	1/21/2022 1:46 PM
341	Higher density with better access for whole town to escape fire disaster which means wider roads	1/21/2022 1:46 PM
342	Making use of existing retail and office structures for residential housing makes the most sense.	1/21/2022 1:45 PM
343	Please don't 'pave paradise and put up a parking lot'...there is so much un/underused space already just sitting empty in Mill Valley, it's an eyesore and a real shame...new builds just bring	1/21/2022 1:45 PM

Mill Valley Housing Element 2

more headache (traffic, congestion, cost, construction chaos, etc.)...no park or sensitive natural spaces need to be destroyed to build anything.

344	How will MMWD support these new households when there isn't enough for existing residents?	1/21/2022 1:44 PM
345	All new affordable housing MUST be built west of Camino Alto.	1/21/2022 1:39 PM
346	Mill Valley as it is currently has far too many cars. Adding more housing will just add to the congestion. The quality of life in Mill Valley has dramatically DECREASED since I moved there. We know "when" there is a major fire (as the fire department has repeatedly mentioned) how many deaths will we have? It will be impossible for folks to get out of town. It will be major gridlock without the ability of first responders to have the opportunity to even reach areas of concern. Marin County is always on the brink of a major drought. How is that going to be impacted with an increase of thousands. We should stop trying to fit a round peg into a square whole. Why not look at high speed transportation (Europe has been doing it for decades) so that people can move about more quickly with less congestion. Instead of pushing Marin's housing past the quality of life limits where it is already bulging and difficult to maneuver, why not look at other solutions? When will this stop? Every year ABAG wants more housing....how many more thousands of homes will need to be built in the Bay AREA? It's short-sighted thinking. Why doesn't someone think BIG? Where are the visionaries? I have a home in Mill Valley which I rent out and moved to Sausalito and I will not return to Mill Valley for the very reasons I have enumerated. It isn't fun fighting traffic, parking, congestion.	1/21/2022 1:37 PM
347	I live in an unincorporated area in the sphere of influence of Mill Valley. Traffic concerns must be a primary concern. Traffic is so bad on a normal day. Emergency evacuation is a disaster waiting to happen. I have had contractors and other service providers refusing to come into MV because the traffic is so bad	1/21/2022 1:36 PM
348	I cannot stress this enough, please improve our ability to move in, around and out of MV before adding anymore housing.	1/21/2022 1:35 PM
349	Please look at the Alameda road access by equator . It's Terrible.	1/21/2022 1:33 PM
350	I believe it's vital to provide the next generation and local workers the opportunity to own homes in Mill Valley	1/21/2022 1:32 PM
351	And locations proposed for development should ideally factor in traffic and the bottleneck created in the canyons.	1/21/2022 1:31 PM
352	I think some of the questions were too simplistic. Adopt regs to implement SB 9 but limit areas where they apply as allowed by the GC and set maximums. ADU rules developed by Mayor McAuley were just fine. No further incentives are needed although you could have pre-approved ADU plan with structural and Title 24 for a variety of unit size and configurations	1/21/2022 1:31 PM
353	My family had to move out of Mill Valley because we could not purchase a home or afford the rent any longer. Our combined income is rather high; however, it is just not enough to afford a home. My wife was a school teacher and it is just said that even with two incomes we had to leave the area... If changes are not made, Mill Valley will continue to lose what made it great to begin with. We will forever miss Mill Valley.	1/21/2022 1:30 PM
354	You should not convolute work force housing with transitional housing for the mentally ill and criminals.	1/21/2022 1:30 PM
355	I'm extremely concerned about our water supply (already stretched by the drought with the current number of houses/residents), sea level rise, and traffic. Building in low-lying areas like the 101 frontage area would be great for traffic but terrible in terms of future flooding. Building further inland would worsen traffic. I don't think California SHOULD be adding very much new housing, considering that climate change is going to reduce our water supply, reduce buildable land area, and worsen wildfires. It's already too crowded in the Bay Area for our roads/bridges/other infrastructure to support.	1/21/2022 1:30 PM
356	As a single mom working for a nonprofit, I sincerely hope ADU units ***at an affordable price, not \$5,000/month*** can be developed.	1/21/2022 1:29 PM
357	no. Keep it as is, please!	1/21/2022 1:29 PM
358	Housing is not investment. Remove the incentives to treat it as such.	1/21/2022 1:25 PM
359	No	1/21/2022 1:25 PM

Mill Valley Housing Element 2

360	I would like MV to stop encouraging people to add second units or to rent out of a room. The city will become so clogged it will be destroyed.	1/21/2022 1:24 PM
361	As mentioned before, how can more people living in Marin be considered in light of our current and future climate change and drought situation ? There is already log jammed traffic in all of Mill Valley as it is. How can we encourage more?	1/21/2022 1:24 PM
362	Don't let the state dictate our policies. Local control is important. And, traffic is way to terrible on E. Blithedale, please don't add anything there.	1/21/2022 1:22 PM
363	We must not let the NIMBYS run this process. I was born and raised here and this is the most crucial issue for the health of this town. along with firewise	1/21/2022 1:21 PM
364	Someone should make #sharehawkepark signs for us yimby neighbors.	1/21/2022 1:21 PM
365	See question 13 above...	1/21/2022 1:20 PM
366	Mill Valley fire trap waiting to happen. School traffic can add ten minutes on your trip out of town, imagine a fire! The county does not have enough water to sustain its current population, w hat makes you think high density housing is going to make that better-it won't! Additionally, you will forever change the mill Valley community feel. John Muir stood up to over building-we must too!	1/21/2022 1:20 PM
367	I can't believe how town has given monster home developers a free ride to build massive homes on top of old home and have not required additional units for affordable housing. Mixed use makes a city stronger.	1/21/2022 1:18 PM
368	Light rail to eliminate downtown vehicle traffic	1/21/2022 1:17 PM
369	Merge ALL Southern Marin school districts! The racist policy excluding people of color in Marin must stop!	1/21/2022 1:12 PM
370	Gratitude that you are exploring this issue in depth and being creative in how we can use underused commercial space. This seems like a great opportunity.	1/21/2022 12:56 PM
371	Danielle Staude is awesome	1/21/2022 11:23 AM
372	I need more information. With that my choices might change	1/20/2022 5:25 PM
373	Must fix traffic congestion in tandem with any housing increase	1/20/2022 4:43 PM
374	If 80% of the city's effort goes into creating crammed housing and destroying the element of "small town character" that has been at the core of the Housing Element, then I hope 20% or more will be directed to correcting the draconian laws, based on false numbers and inaccurate assumptions.	1/20/2022 3:17 PM
375	Not at this time. Thank you.	1/20/2022 2:55 PM
376	Team up w other small towns to fight these mandates	1/20/2022 2:29 PM
377	Good job trying to do the right thing. Keep it up. Read the latest edition of the Mill Valley Historical Society Review and read out to interviewees for their personal perspectives and I strongly urge you to consider compensating any person of color for the emotional labor they engage in as part of this and other DEI processes. Even if you are already doing so, there is no cap on how much can be paid when it comes to healing the wounds of the past by making present more livable for people of color. https://www.millvalleylibrary.org/DocumentCenter/View/1624/MVHS_Review_2021-PDF	1/20/2022 1:53 PM
378	Consolidate MVSD with MC/Saus Sch Dist and Tam HS	1/20/2022 1:26 PM
379	Yes, get on it please.... way over due. Be strong against Nimbies and point out the fallacy of traffic arguement. Most traffic is the gigantic houses now being built that require more services and help creating more traffic. Every new construction project that makes this kind of impact on the community should be limited. Don't restrain small, restrain large and enlarging homes inappropriately located	1/20/2022 1:21 PM