



**STAFF REPORT**

**TO:** Mayor and City Council  
**FROM:** Danielle Staude, Senior Planner  
**VIA:** Patrick Kelly, Director of Planning and Building  
**SUBJECT:** Preliminary Review and Analysis of City-Owned Parcels to Leverage for Affordable Housing  
**DATE:** October 5, 2020

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**Approved for Forwarding:**

  
\_\_\_\_\_  
Alan Piombo, City Manager

- 1 **Issue:** Preliminary review and analysis of City-owned parcels to leverage for affordable
- 2 housing projects.
- 3
- 4 **Recommendation:** Receive report and provide feedback and direction.
- 5
- 6 **Background:** On September 30, 2020, the Housing Advisory Committee will review a
- 7 preliminary analysis of city-owned sites conducted by City staff and Housing Advisory
- 8 Committee members, Councilmember McCauley and Matt Franklin.
- 9
- 10 The purpose of this project is to identify City-owned parcels that may leveraged for
- 11 affordable housing by either selling land to directly fund an affordable housing project
- 12 and/or donating land for a dedicated affordable housing project. Identification of public-
- 13 owned property was identified as a priority of the Housing Advisory Committee and is
- 14 also identified in the Housing Element as a program for implementation (Program #12).
- 15
- 16 Furthermore, this analysis and review coincides with two General Plan goals: protecting
- 17 and enhancing the natural beauty and small-town character of Mill Valley (Goal #1); and
- 18 encouraging the continued diversity of housing, income levels and lifestyles within the
- 19 community (Goal #2).
- 20
- 21

City Council Meeting  
Preliminary Review and Analysis of City-Owned Parcels to Leverage for Affordable Housing  
October 5, 2020

22 **Recommendations:** See ATTACHMENT 1 and 2 for supporting information about  
23 housing strategies aimed at diversifying housing and the preliminary analysis of city-  
24 owned property.

25

26 At the September 30, 2020 meeting, the Housing Advisory Committee will discuss the  
27 following staff recommendations. These recommendations are intended to provide staff  
28 with additional information needed to: 1) further evaluate land that could be sold to  
29 finance an affordable housing project and 2) assess interest in developing an affordable  
30 housing project in Mill Valley.

31

32 • **Issue a Notice of Funding Availability to Identify Possible Affordable**  
33 **Housing Sites.** Develop Notice of Funding Availability based on the estimated  
34 Trust Fund proceeds (after the anticipated sale of land) and other local funds that  
35 may be available to determine possible interest and location of affordable housing  
36 sites; and

37

38 • **Consider Rezoning and Selling Public Land to Generate Revenue to Help**  
39 **Finance an Affordable Housing Project.** Staff has conducted a preliminary  
40 analysis of City-owned parcels. The City of Mill Valley owns 71 parcels, which  
41 mainly consists of parking lots; parks; community facilities (e.g. City Hall,  
42 Library, Community Center, Public Safety Building); odd shaped parcels  
43 associated with public right of ways and drainage areas; and vacant parcels zoned  
44 as open space.

45

46 Staff worked with the assistance of the site subcommittee (Housing Advisory  
47 Committee Members John McCauley and Matt Franklin, Planning and Building  
48 Director, Patrick Kelly and City Manager, Alan Piombo) to identify the most  
49 valuable and realistic opportunities in terms of leveraging public land for housing.  
50 The evaluation of sites is contained in ATTACHMENTS 1 and 2 and will be  
51 discussed at the Council meeting. Based on the analysis, staff recommends further  
52 exploring land adjacent to the Golf Course to rezone and sell as a means of  
53 generating revenue to finance an Affordable Housing Project.

54

55 Additional exploration and analysis is required, including further outreach to the  
56 Scott Highland neighborhood to identify concerns and interests, such as the Scott  
57 Highland Park and greenspace, and develop strategies for packaging the land to  
58 sell (e.g. rezoning, subdividing, etc.). Council can also consider making the sale  
59 of land contingent upon identifying an affordable housing site.

60

61 • **Use of Trust Funds.** Allocate Trust Fund proceeds to further evaluate the items  
62 above, such as land use consultants to assess the subdivision and rezoning of land  
63 and/or housing consultants to assist with the Notice of Funding Availability.

64

65 Staff will report to City Council on the above-referenced recommendations and any other  
66 recommendations and/or modifications made by the Housing Advisory Committee.

67

**City Council Meeting**  
**Preliminary Review and Analysis of City-Owned Parcels to Leverage for Affordable Housing**  
**October 5, 2020**

68 **Next Steps:** City Council should consider the above-referenced recommendations and  
69 direct staff to report back with more refined next steps, such as appropriate outreach,  
70 consultants, scope of work, and/or draft Notices of Funding Availability to further  
71 explore City-owned sites to leverage affordable housing.

72

73 **ATTACHMENTS:**

- 74 1. Staff Report to Housing Committee  
75 2. Draft Presentation of Sites Analysis  
76 3. Public Comments



MEMORANDUM

**TO:** Housing Advisory Committee

**FROM:** Danielle Staude, Senior Planner

**VIA:** Patrick Kelly, Director of Planning and Building

**SUBJECT:** Work Plan Update: Home Match Program and Identification of Public Owned Land to Leverage New Affordable Housing

**DATE:** September 30, 2020

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1 **BACKGROUND**

2

3 *Housing Context.* Development of new housing units in the past decade--whether  
4 affordable, market priced, ownership or rental--has become challenging due to various  
5 hurdles including limited vacant land opportunities; environmental constraints (e.g.  
6 topography and floodplain issues); the approval process; neighborhood concerns; cost of  
7 land; financing; permitting costs/timelines; and costs of construction.

8

9 Meanwhile, the cost and availability of housing continues to be of a concern across the  
10 Bay Area and state with housing costs outpacing household incomes. In Mill Valley, the  
11 median single-family home sales price is over \$1.7 million, requiring an annual income  
12 of \$289,000 to buy a house (on average). Renting in Mill Valley can also be expensive,  
13 with wages of \$49/hour or more (approximately \$102,000 annually) to afford a one-  
14 bedroom apartment.

15

16 Limited housing options result in other consequences including: a large portion of Mill  
17 Valley's workforce living outside the community; difficulty in hiring and retaining  
18 employees for jobs within the community; commuter-generated traffic; a disconnected  
19 community (not living and working in the community); lack of public employees living  
20 nearby to respond and provide aid during an emergency; displacement and homelessness  
21 (due to increased housing costs); and a lack of community diversity.

22

23 The City of Mill Valley's two overarching General Plan Goals are to: 1) protect and  
24 enhance the natural beauty and small-town character (Goal #1) and 2) encourage  
25 continued diversity of housing, income levels and lifestyles in the community (Goal #2).

26 These goals were originally established in 1989 and serve as the guiding principles in  
 27 policymaking for the City.

SUMMARY OF MILL VALLEY HOUSING STOCK	
Of the 6,534 total housing units:	
o 76% are Single-Family Residential and 12% of these homes are ADUs;	
o 24% are Multi-family Residential;	
o 65% are owner occupied;	
o 6% are deed-restricted affordable units	
Source: 2010 Census Data	

40 **Strategies to Diversify Housing.** The following are local housing strategies aimed at  
 41 diversifying housing stock:

- 43 • **Land Negotiations.** Several large redevelopment projects have occurred in Mill  
 44 Valley that included negotiations resulting in the development of 100% affordable  
 45 housing projects, such as 32-unit Pickleweed project (651 Miller Ave). There are  
 46 a total of nine assisted affordable housing projects with a total of 350 deed  
 47 restricted affordable units (including the Fireside project just outside the City).

48  
 49 These 100% affordable projects typically require a large piece of land in order to  
 50 accommodate the number of units to successfully finance an affordable housing  
 51 project. In the past, land donations have helped spur affordable housing projects.  
 52 A large number Mill Valley's assisted affordable housing sites were developed in  
 53 the 1970-80's (with more land and financing available). Today, with less land and  
 54 financing available, more creative approaches are required (Discussion Item 2).

55  
 56 **Inventory of Assisted Affordable Housing Sites**

Project Name	Year Built	Tenant Type	Total units/ Affordable rental units	Ownership/ Management
Homestead Terrace 100 Linden Lane	1969	Senior/ Disabled	28	MHA
Kruger Pines 47 North Knoll Road	1971	Senior/ Disabled	56	MHA
The Redwoods 40 Camino Alto	1972	Senior/ disabled	149 / 60	Non-profit Community Church
Shelter Hill 37 Miwok Way	1977	Family	75	Non-profit EAH
Camino Alto Apts 260 Camino Alto Court	1983	Disabled	24	Non-profit Mercy Housing
Pickleweed Apts	1986	Family	32	Non-profit

**Housing Advisory Committee  
Update on Work Program Items  
September 30, 2020**

651 Miller Avenue				BRIDGE Housing
Alto Station Apts 290 Camino Alto Court	1995	Family	17	Non-profit BRIDGE Housing
Mill Creek Apts 60 Camino Alto	2004	Disabled	9	Non-profit N Bay Rehab Services
Fireside Apartments (outside City limits)	2009	Family/ Senior	49	Non-profit Eden Housing

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- **Accessory Dwelling Unit (ADU) Program.** The City’s ADU Ordinance dates back to 1983. At the time of adoption, these regulations were recognized as an innovative approach to diversifying single-family neighborhoods by the State Department of Housing and Community Development (HCD). Today, there are over 520 legal ADUs within the City. ADUs allow for generational housing, creating a smaller-scaled living space “accessory” to the main dwelling unit.

In 2019, Planning Commission and City Council worked diligently to craft ADU occupancy deed restriction language to ensure that these small scaled units were used as intended, as secondary dwelling units to the Single-Family household. City Council also expressed interest in making sure these smaller scaled units remained affordable. Council proposed language in the Draft ADU Ordinance requiring that the ADU be occupied by an affordable household, senior, adult family member, or vacant. These occupancy restrictions, however, did not get adopted due to new ADU regulations established by the State of California.

The City continues to support the development and use of ADUs. A County-wide ADU website will be launched in fall with online tools such as a financial calculator; online webinars will also follow-on after the launch of the website and additional resources will be available through the Mill Valley Home Match program (see Discussion Item 1 below).

- **Inclusionary Requirements.** Since 1975, the City has required a portion of new multi-family redevelopment projects to include units to be sold or rented as affordable. Currently, there are 38 deed restricted affordable inclusionary units in Mill Valley. In 2017, the City updated its “inclusionary” regulations, requiring multi-family projects with 4 or more units to build 25% of the total units as affordable units.
- **Impact and In-lieu Fees.** Over the years, the City has collected an in-lieu fee for smaller multi-family projects (rather than requiring the small project build an affordable unit). As of 2018, single family redevelopment building permits valued at \$105,000 are assessed an affordable housing impact fee of 1% of the total value of the building permit. These funds are deposited in the City’s Affordable Housing Trust Fund for the purposes of creating, developing and/or maintaining housing targeted for affordable households within the City. There is currently \$457,000 in the Trust Fund, with \$150,000 recently allocated for the Covia Home Match program (Discussion Item 1).

**Housing Advisory Committee  
Update on Work Program Items  
September 30, 2020**

96 **Housing Advisory Committee Priorities.** The Housing Advisory Committee has  
97 discussed the housing needs and concerns of the community (summarized above) and has  
98 expressed interest in finding creative ways to diversify the City’s housing to creating new  
99 affordable and “attainable” housing opportunities in the City. With that in mind, the  
100 Committee established a 2-year Work Plan that includes the following priorities:

- 101
- 102 1. Leverage existing, underutilized housing (e.g. single family homes occupied by  
103 empty nesters or seniors and/or ADUs not occupied); and
  - 104
  - 105 2. Identify public land to leverage new affordable housing.
  - 106

107 **DISCUSSION:**

108 This memo provides an update on the Committee’s Work Plan Priorities, including the  
109 implementation of 1) a Home Match program and 2) identification of public land to  
110 leverage new affordable housing in Mill Valley. The Committee should be prepared to  
111 discuss and provide recommendations, as needed, for further review and consideration by  
112 City Council.

114 **1. “House Mill Valley” / Home Match Program**

115 On September 8, 2020, City Council approved the contract with Covia Foundation for a  
116 Home Match Program. Covia Foundation will provide consultant assistance to jump start  
117 and facilitate an 18-month “House Mill Valley” program aimed at matching home  
118 seekers with interested home owners, as well as providing other housing-related  
119 information to homeowners, such as regulations to build an ADU and home improvement  
120 loan opportunities.

122 **2. Identification of Public Land to Leverage New Housing**

123 There are approximately 150 “public owned” parcels, which consists of land owned by  
124 the City of Mill Valley, Marin County Open Space, PG&E, School Districts, Marin  
125 Municipal Water District, and other tax-exempt entities.

127 This analysis mainly focuses on City-owned  
128 property as a means of taking action and  
129 moving the discussion forward. The City of  
130 Mill Valley owns 71 parcels, which mainly  
131 consists of parking lots; parks; community  
132 facilities (e.g. City Hall, Library, Community  
133 Center, Public Safety Building); odd shaped  
134 parcels associated with public right of ways and  
135 drainage areas; and vacant parcels zoned as  
136 open space.

<b>Summary of Publicly Owned Parcels located within the City of Mill Valley</b>	
Public Owned Parcels	150
City-Owned	71
17 Residential Zoned	
47 Open Area Zoned	
7 Commercial Zoned	
City-Owned over 1 acre	24
City-Owned over 1 acre + vacant	17
City-Owned over 1 acre + vacant + less than 40% slope	4

138 Staff worked with the assistance of the site subcommittee (Housing Advisory Committee  
139 Members John McCauley and Matt Franklin, Planning and Building Director, Patrick  
140 Kelly and City Manager, Alan Piombo) to identify the most valuable and realistic  
141 opportunities in terms of leveraging public land for housing. There are two general

Housing Advisory Committee  
Update on Work Program Items  
September 30, 2020

142 approaches to leveraging public land—donating land to use for housing and/or selling  
143 land to develop affordable housing elsewhere.

144

145 **Donation of Land.** A sizeable piece of property is required to develop an affordable  
146 housing project. As noted previously by Committee Member Franklin, as well as by other  
147 Non-Profit experts, the land area would have to be of significant size or zoned adequately  
148 to accommodate between 30-40 units. This is the minimum number of units (cited by  
149 experts) to finance a project that also includes on-going tenant and housing services  
150 associated with an affordable housing project. Based on the City’s zoning standards, a  
151 parcel would have to be *at least* 1 to 1.5 acres to accommodate an affordable housing  
152 project. Assuming the City would have to own the site to donate the land, there are 24  
153 city-owned parcels over an acre. Most of these parcels are associated with parks, parking  
154 lots or civic buildings (e.g. golf course, cascade and old mill park, community center) or  
155 situated on hillsides (e.g. tenderfoot trail, edgewood, cascade).

156

157 Based on a review of the City-owned parcels, the subcommittee determined there is not a  
158 large piece of land (preferably vacant over an acre) available to *dedicate solely* to  
159 affordable housing. The subcommittee did recognize some opportunities by redeveloping  
160 and combining uses, such as civic building or public parking that also incorporate  
161 housing on top floors. In addition, the committee also identified the portion of vacant  
162 land behind the Public Safety Building and Hauke Park Parking/Restrooms as a possible  
163 opportunity for affordable housing. These concepts are discussed more under the “hybrid  
164 approach” below.

165

166 **Sale of Land.** The subcommittee reviewed parcels to determine those pieces of property  
167 that may be of interest to build on, mainly for the purposes of market-rate housing. The  
168 proceeds from the sale of land would then be used to finance an affordable housing  
169 project elsewhere. There are several aspects to consider when trying to sell a piece of  
170 property, including: the allowable use based on existing land use and zoning standards,  
171 location, and construction feasibility.

172

173 The subcommittee reviewed the City-owned parcels, with additional investigation into  
174 the following sites:

175

176 • **Golf Clubhouse.** This facility is underutilized due to the condition of the historic  
177 structure and has potential for redevelopment. However, the Committee  
178 determined that the community may disagree with the redevelopment of the site  
179 due to the historic Clubhouse on the site.

180

181 • **Fragment parcels adjacent to Golf Course.** Underutilized parcels off Vista Linda  
182 and Buena Vista) were discussed by the Committee, which saw potential in some  
183 of these parcels (discussed below).

184

185 • **Fragment Single Family Zoned parcels in the hillsides of Cascade Canyon and**  
186 **Scott Valley.** There are quite a few City-owned parcels that are zoned Single-  
187 Family Residential; however, these parcels are mainly fragment parcels on largely

Housing Advisory Committee  
Update on Work Program Items  
September 30, 2020

- 188 sloped lots (45-75% slope); undersized/odd shaped lots; or associated with  
189 previous planned development projects that may have granted the land to the City  
190 as a means of negotiation for the development.  
191
- 192 • **Civic parking lots on Miller Avenue and Downtown.** These commercial zoned  
193 properties are considered vacant lots. These parking lots were not considered  
194 viable for accommodating public parking in addition to housing due to the narrow  
195 configuration of the downtown parking lots and the FEMA Floodway designation  
196 for the Miller Avenue parking lot.  
197
  - 198 • **Community Center.** This piece of land was quickly dismissed due to the high use  
199 of the facility; new ground mounted solar array; FEMA floodplain; and bay fill  
200 constructability issues.  
201
  - 202 • **Public Safety Building.** This parcel was discussed, and the subcommittee  
203 determined that the parcel was underutilized due to size of the lot, with potential  
204 to redevelop on the land that is vacant.  
205

206 Upon further review and  
207 discussion, the subcommittee  
208 determined that the parcels off  
209 Vista Linda Drive near the 7<sup>th</sup>  
210 tee of the golf course provided  
211 the best opportunity to  
212 subdivide and rezone the land  
213 (currently zoned as Open Area)  
214 to Single-Family Residential.  
215 There also may be other  
216 smaller scaled lots in the  
217 hillsides that could also be  
218 sold. See **ATTACHMENT 1**  
219 for additional details and aerial  
220 photos of these sites.  
221



222 The land would then be sold to  
223 build new single-family market  
224 rate homes with the proceeds going to fund an affordable housing project in town. The  
225 Subcommittee recommended that the sale and use of the rezoned parcels as single-family  
226 housing be contingent upon building an affordable housing project in town (see “hybrid”  
227 discussion below).  
228  
229  
230  
231

Housing Advisory Committee  
Update on Work Program Items  
September 30, 2020

232 The subcommittee and staff also acknowledged that more exploration and public  
233 outreach are required as part of the evaluation. However, at first pass, selling this land for  
234 redevelopment may be possible to accomplish the following:

- 235 1. Approximately 3-5 market-rate homes (number of units is *approximate*);
- 236 2. Revitalization of the neighborhood's playground and/or greenspace in conjunction  
237 with the redevelopment of the lots; and
- 238 3. Use of sale proceeds to finance and build an affordable housing project elsewhere.  
239 The Subcommittee recommended that City Council consider the sale of land be  
240 contingent upon identifying a site to build affordable housing.

241  
242 While reviewing opportunities the subcommittee recognized that:

- 243 • New development can be difficult for all neighborhoods, but it should not stop the  
244 City from addressing the needs and demands for housing in Mill Valley; and
- 245 • More information should be gathered to better understand and communicate how sale  
246 of the land will leverage new affordable housing opportunities in the City. In other  
247 words, when and where will new affordable units be built based on the estimated  
248 proceeds collected from the sale of public owned land?

249  
250 ***Hybrid Approach – Selling Land and Identifying Potential Redevelopment***  
251 ***Opportunities on Public Land to Accommodate Affordable Housing.***

252  
253 Based on the above-referenced considerations, the subcommittee further explored a  
254 “hybrid approach” to generate the sale of land while simultaneously identifying possible  
255 public-owned site that could be redeveloped to accommodate housing with other existing  
256 uses. To that end, the subcommittee suggested releasing a Notice of Funding Availability  
257 based on anticipated Trust Fund proceeds after the sale of land. This Notice of Funding  
258 Availability would help to foster interest by announcing potential funding available for  
259 affordable housing and jump start the large collaborative effort required to finance an  
260 affordable housing project and, in return, helping the City better identify viable sites that  
261 may exist within the City. The subcommittee recognized that affordable housing experts  
262 were better equipped to offer possible locations, while the City, through the community's  
263 support, can help generate the vision for the project through the appropriate approvals  
264 (rezoning, design review, etc.).

265  
266 The Notice of Funding Availability would be the first step in a collaborative work as a  
267 community to further explore opportunities in affordable housing, including developing  
268 the appropriate relationships with various members of the community; landowners; non-  
269 profit affordable housing groups; financing groups; among others.

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Housing Advisory Committee  
Update on Work Program Items  
September 30, 2020

275 The subcommittee agreed that there are several parcels that *could* be leveraged in Mill  
276 Valley to create affordable housing, given the right circumstances (financing, community  
277 support, construction feasibility), including the *examples* below:  
278

- 279 • **Private land for sale, such as Edgars Plaza (401 Miller Avenue).** This land has  
280 been for sale for quite some time but has some hurdles to overcome that are  
281 potentially costly but may be able to be negotiated as part of the sale of the parcel,  
282 including rezoning and technical analysis for FEMA floodplain Map Amendment.  
283
- 284 • **City-owned land.** There are parcels that are currently in use that could be  
285 combined to provide housing. For instance, the Public Safety Building is located  
286 on a 4-5-acre parcel that could be redeveloped to provide public safety services  
287 and housing. A similar approach could be used for public parking lots.  
288
- 289 • **Other Public-Owned Land and Tax-Exempt Land.** There are other parcels  
290 that also may lend to affordable housing that are not owned by the City, such as  
291 the County of Marin, Pacific Gas & Electric, Marin Municipal Water District,  
292 School Districts and Churches. The State of California continues to provide  
293 unique opportunities and incentives for affordable housing projects, including  
294 Density Bonus law for projects that are 100% affordable or senior housing. There  
295 are now new incentives for school-owned sites, and the legislature is also  
296 considering legislation to incentivize student housing and housing on church-  
297 owned parcels. Possible sites in town include school and church sites and the  
298 Pacific Bell Building at 300 East Blithedale.  
299

300 The subcommittee is confident that through the issuance of a Notice of Funding  
301 Availability, more relationships and understanding of potential affordable housing sites  
302 will be discovered based on feedback from those with more experience in financing and  
303 developing affordable housing projects.  
304

305 **SUBCOMMITTEE RECOMMENDATION:**

306 The site subcommittee (and staff) recommends further exploring the “hybrid approach”  
307 including a recommendation to City Council to:  
308

- 309 • **Issue a Notice of Funding Availability to Identify Possible Affordable**  
310 **Housing Sites.** Develop Notice of Funding Availability based on the estimated  
311 Trust Fund proceeds (after the anticipated sale of land) and other local funds that  
312 may be available to determine possible interest and location of affordable housing  
313 sites; and  
314
- 315 • **Rezone and Sell Land to Generate Revenue to Help Finance an Affordable**  
316 **Housing Project.** Further explore land adjacent to Golf Course as identified  
317 above, including further outreach to the Scott Highland neighborhood to identify  
318 concerns and interests such as the Scott Highland Park and greenspace, and  
319 strategies for packaging the land to sell (e.g. rezoning, subdividing, etc.). The sale

**Housing Advisory Committee  
Update on Work Program Items  
September 30, 2020**

320 of land for market rate Single-Family homes is contingent on identifying an  
321 affordable housing site; and

322

- 323 • **Use of Trust Funds.** Allocate Trust Fund proceeds to further evaluate the items  
324 above, such as land use consultants to assess the subdivision and rezoning of land  
325 and/or housing consultants to assist with the Notice of Funding Availability.

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327 **NEXT STEPS:**

328 Staff will continue to provide updates on the Home Match program to the Committee, as  
329 needed.

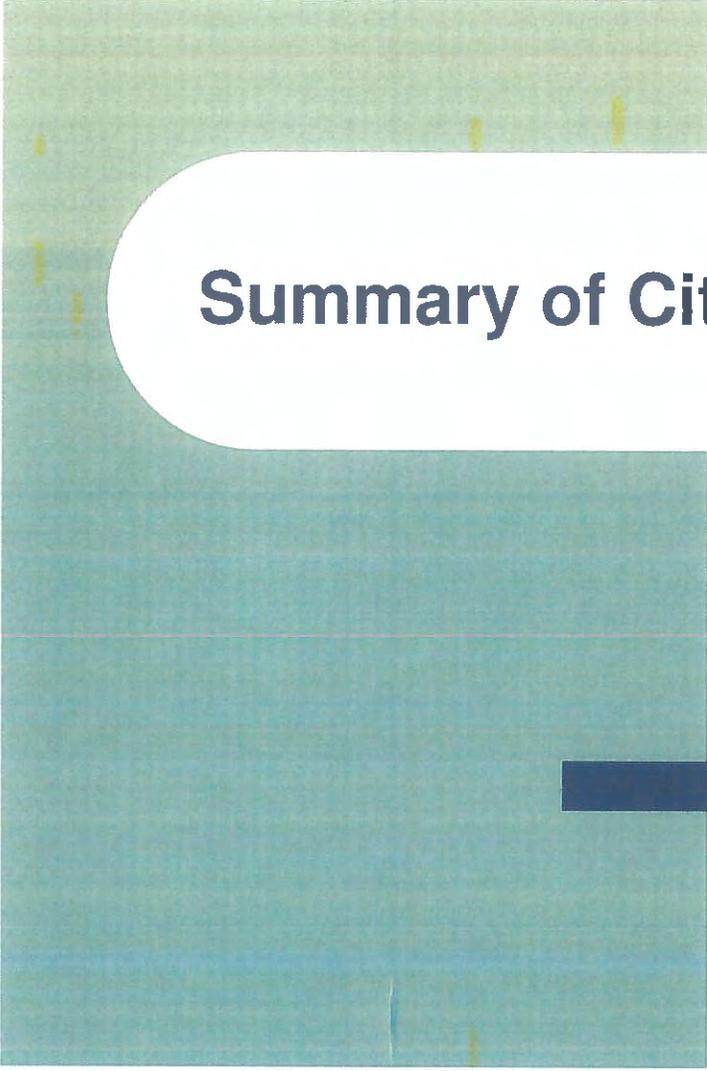
330

331 In terms of the public sites analysis, staff recommends that the Housing Advisory  
332 Committee consider public and committee comments in reviewing the site  
333 subcommittee's recommendation, and provide direction to staff accordingly. Staff will  
334 discuss the Housing Committee's direction and recommendations at the October 3, 2020  
335 City Council meeting.

336

337 **ATTACHMENTS:**

- 338 1. Summary presentation of sites



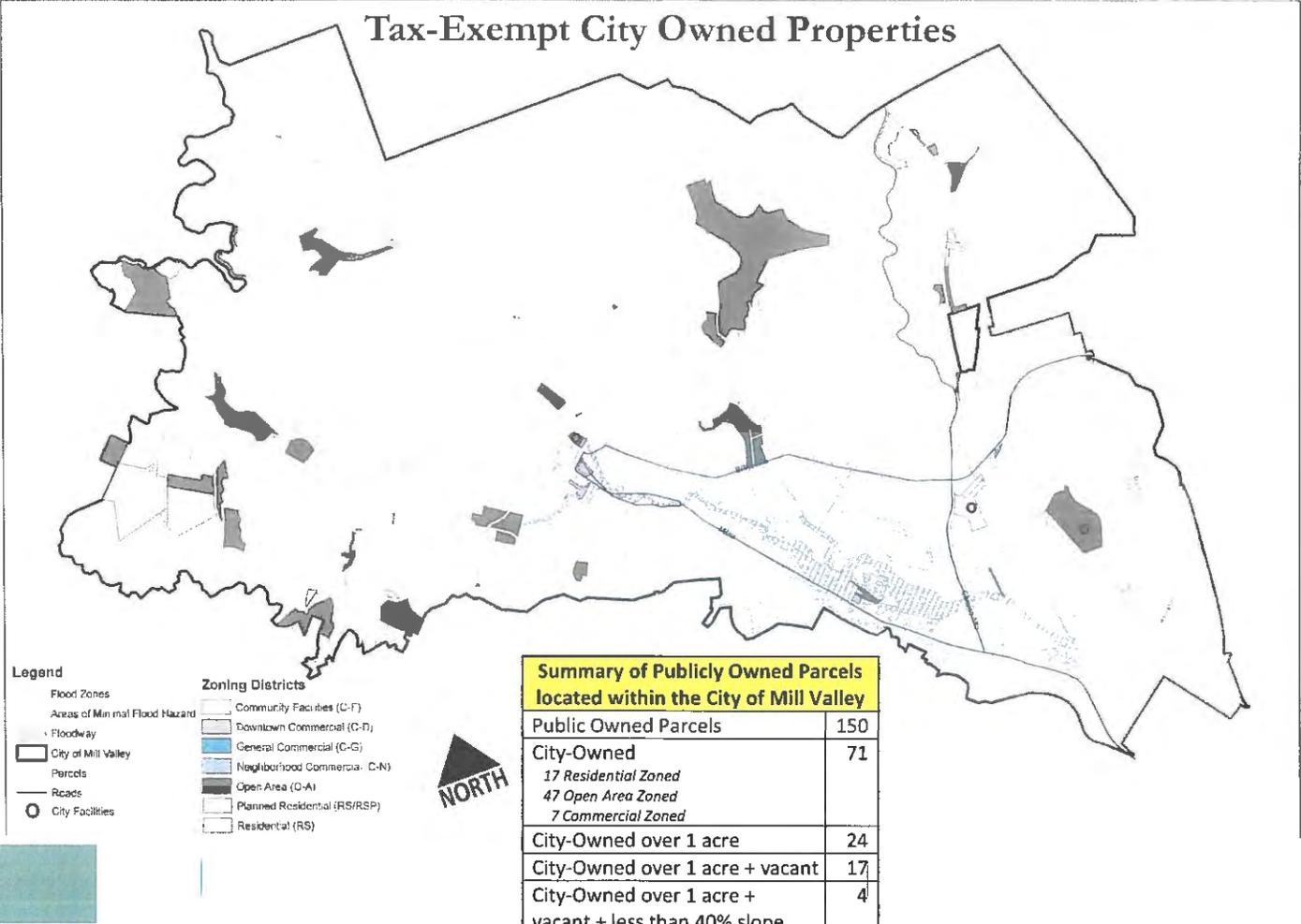
# Summary of City-Owned Parcels

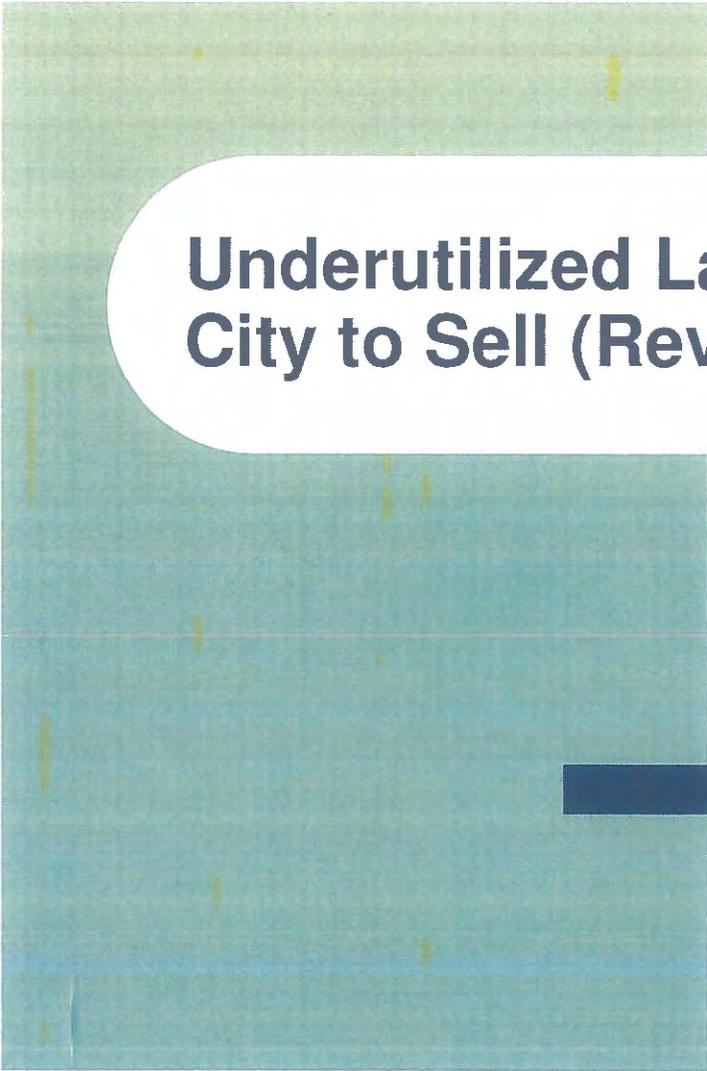
*Housing Advisory  
Committee*

*September 2020*



# Tax-Exempt City Owned Properties



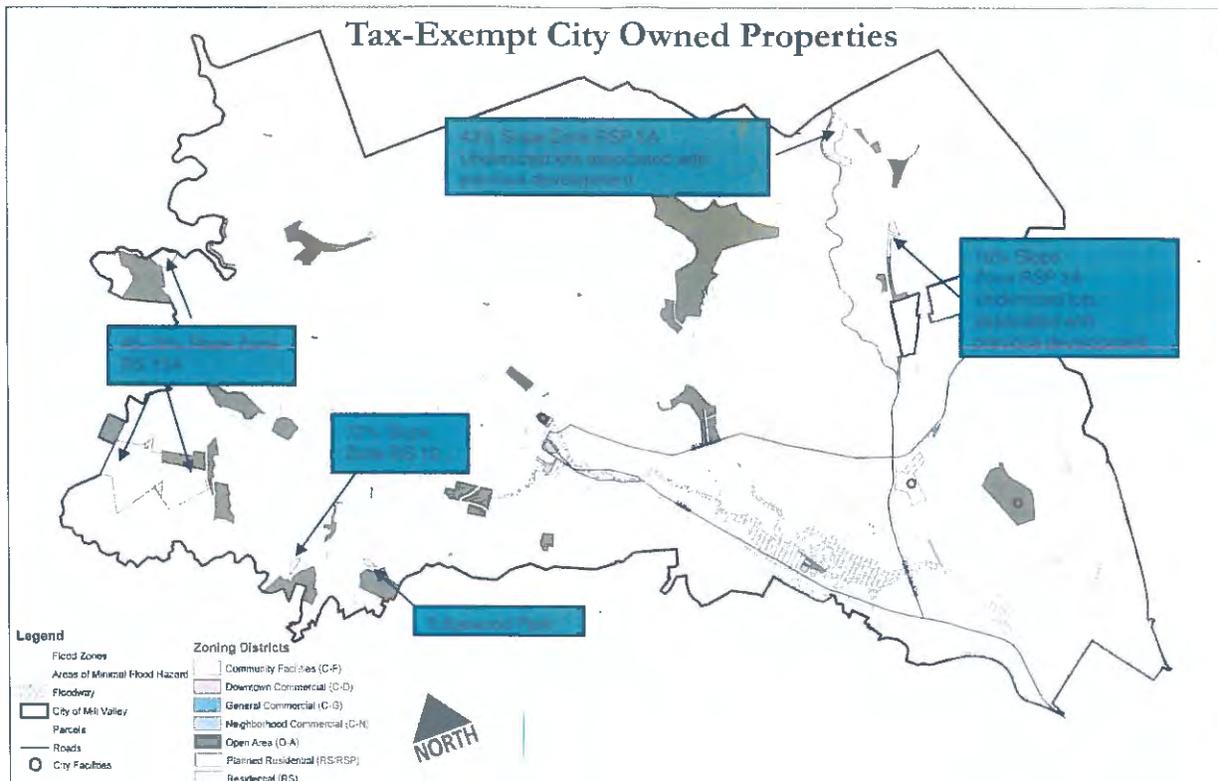


## **Underutilized Land Owned by the City to Sell (Revenue Generating)**

*Revenue intended to leverage and fund an Affordable Housing Site*



# City Owned Parcels Zoned Residential: not feasible due to slope, parcel size or use



## Example: Cascade Canyon Edgewood/Cypress (RS10)

Lot Size: .45 Acres  
Zoned: Single Family Residential-10 (RS-10)  
Avg slope: 31%  
Use: Vacant

Zoning Allows 1 Unit



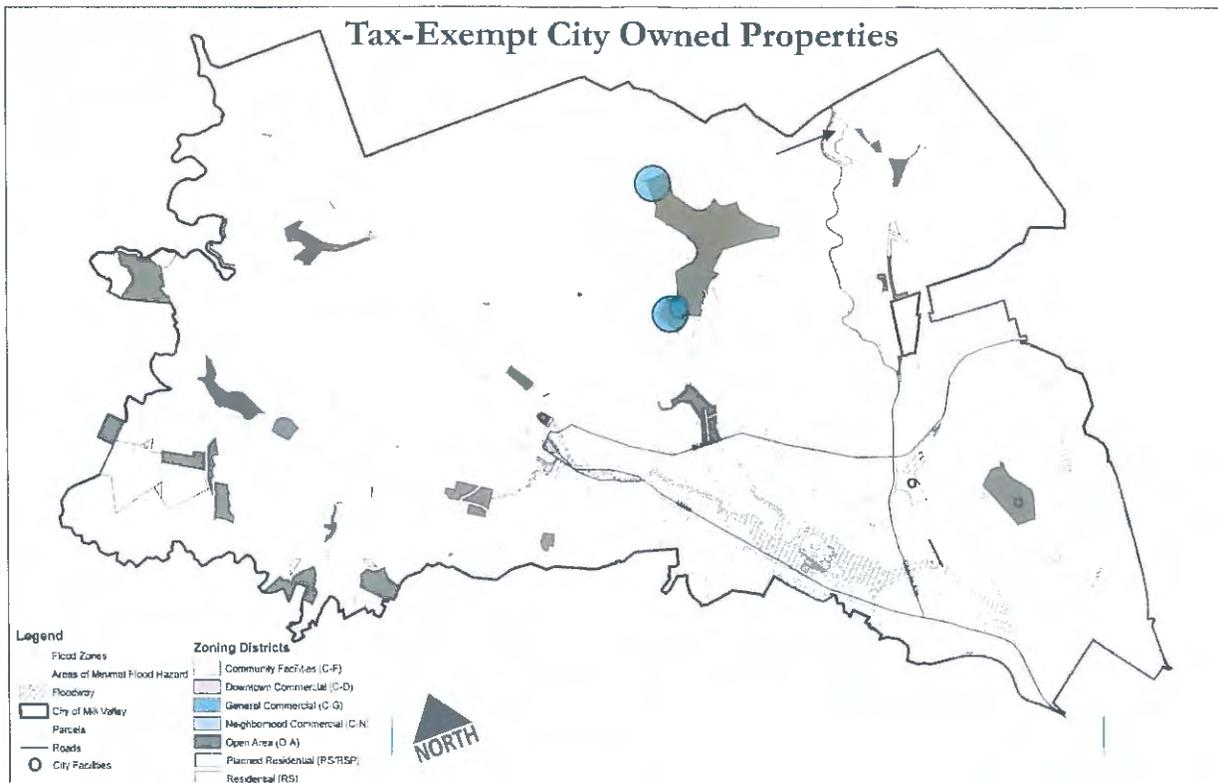
# Example: Cascade Canyon Tenderfoot Trail

Lot Size: 9.7 Acres  
Zoned: RSP 10A  
Avg slope: 42%  
Use: Vacant

Significant slope  
Zoning Allows 1 unit



# City Owned Parcels: Fragment Parcels Associated with the Golf Course



# Golf Club House

Lot Size: 2.26 Acres  
Zoned: Open Area (OA)  
Avg slope: 33%  
Use: Existing building/  
Golf Club House for  
Recreational Use and  
overflow parking for Golf  
Course



# Golf Course: Near Pro Shop

Lot Size: 4,000 sf  
Zoned: Open Area (OA)  
Avg slope: 21%  
Use: Vacant

Narrow Lot



# Golf Course

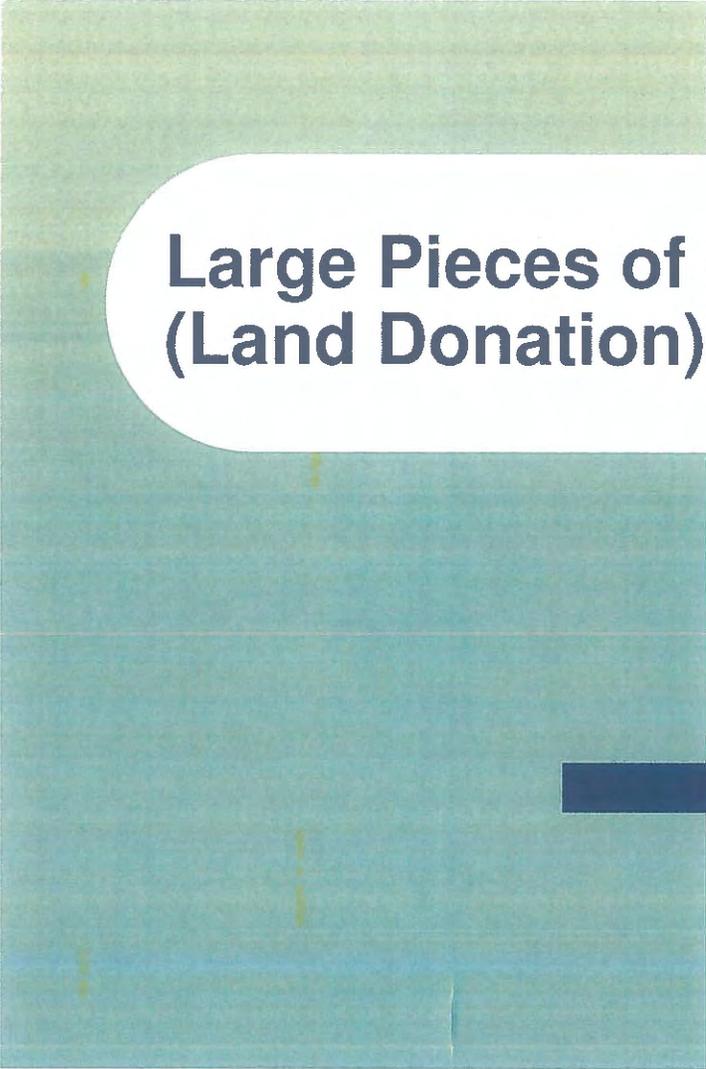
## Near 7<sup>th</sup> Tee

Zoned: Open Area (OA)  
Avg slope: 20%

Lot 1 Size: 1.05 Acres  
Use: Vacant  
(Scott Highlands Park removed from square footage total)

Lot 2 Size: 0.5 Acres  
Use: Vacant





## **Large Pieces of City-Owned Land (Land Donation)**

*Possible land to donate  
for an Affordable  
Housing Project*



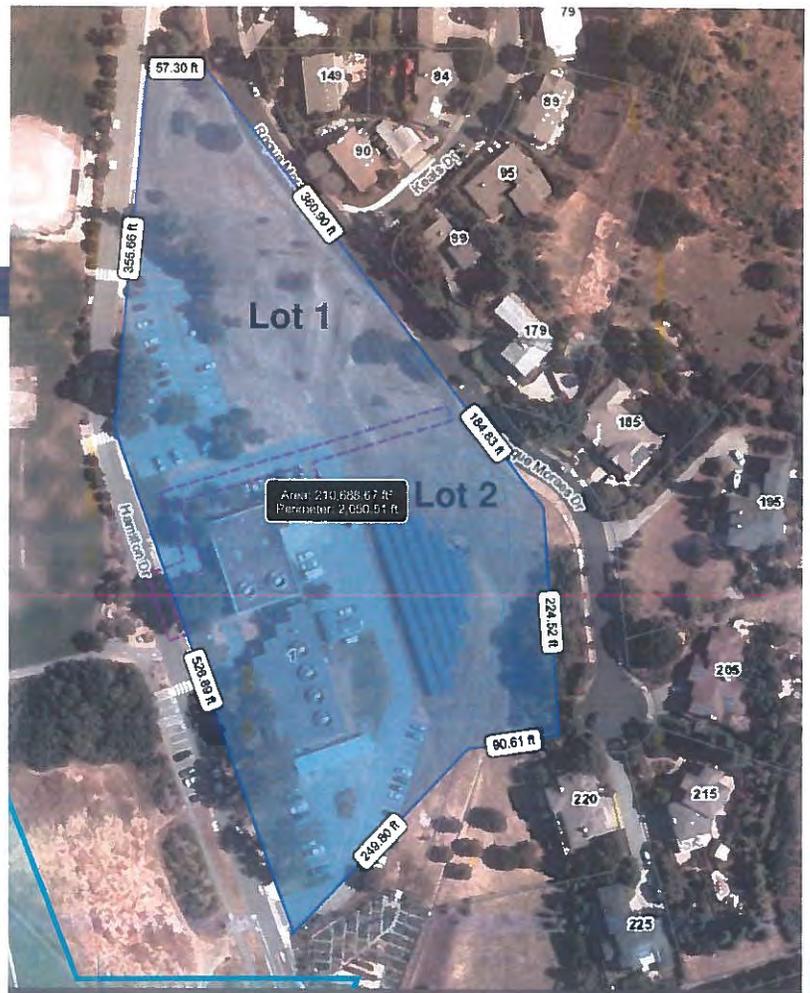
# Public Safety Building

Zoned: Open Area (OA)  
Avg slope: 9%

Lot 1: Approx 2 Acres  
Use: Public Parking,  
Restrooms and Electric  
Vehicle Charging Station

Lot 2: Approx 3 Acres  
Use: Public Safety Building  
and Ground Solar Array

Opportunity: large parcel  
with underutilized space



# Miller Parking Lot

Zoned: Neighborhood  
Commercial (CN)

FEMA Floodway

Avg slope: .8%

Lot Size: .32

Use: Public Parking

Adjacent Properties:

Sloat/Eggars Plaza (1.4 acres)  
and MTC/Shapiro (1.2 acres)

Challenge: Floodway and  
requires additional land  
acquisition



# Downtown Parking Lot (Zoned CD)

Lot Size: .71 Acres

Zoned: Downtown  
Commercial (CD)

Avg slope: 8%

Use: Vacant

Challenge: Narrow Lot



## Danielle Staude

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**From:** Charles Wilmoth <wilmothcr@gmail.com>  
**Sent:** Thursday, September 24, 2020 12:12 PM  
**To:** Danielle Staude  
**Cc:** Cathy Wilmoth; city manager; city clerk; Planning; Trevor Atashkarian; Sashi McEntee; John McCauley; Jim Wickham - Mill Valley mail; Urban Carmel; Tricia Ossa  
**Subject:** Scott Highlands Park: Potential Sale to Fund Affordable Housing

**CAUTION:** External Sender

Hello Danielle,

My comments, prior to reviewing the Preliminary Analysis report (which I will do):

I'd be absolutely opposed to the sale of the open space at Scott Highlands park. The e-mail to our Scott Highlands Neighborhood Association indicates it is to raise money to provide affordable housing. It seems to put the cost of that housing disproportionately on the homeowners in the specific neighborhood, where this open space (our field and playground) are proposed to be sold. Since the proposal isn't suggesting the Scott Highland land be used for the purpose of building affordable housing on the space, presumably that sale would go to private developers clammering to buy valuable land and willing to pay the highest price to plop more expensive homes on the sought after lots.

The Scott Highlands park and playground have been a wonderful asset to our neighborhood community, not only for our annual picnic and Easter egg hunt gatherings, but for the variety of families that use the park for picnics, parties, and the playground for our children, grandchildren, and even families that come from outside the neighborhood to use our tranquil oasis.

As one of the homeowners adjacent to the park, our home value would be directly negatively impacted, by the removal of this adjacent neighborhood gem. Other homes would also lose the view through open space to the golf course, impacting their values. Even non-adjacent lots in the neighborhood would likely be impacted by the removal of the wonderful community recreation and park space.

If the city wants to subsidize affordable housing (a laudable objective), the burden should be shared by the whole Mill Valley community via a modest tax reviewed and approved by the taxpayers of the city. The burden should not be borne only by specific neighborhoods that have enjoyed community open space and parks to lose the qualitative aspects of that space, as well as the quantitative impact on property values due to that loss.

I encourage all our neighbors to provide their own individual input and opinions, as well as to share them at the meetings scheduled at the noted times.

Sincerely,

Charlie Wilmoth  
6 Heather Way  
415-450-1314

## Danielle Staude

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**From:** ptabet@aol.com  
**Sent:** Thursday, September 24, 2020 1:43 PM  
**To:** Danielle Staude; wilmothcr@gmail.com; cathy.wilmoth@gmail.com; city manager; city clerk; Planning; Trevor Atashkarian; Sashi McEntee; John McCauley; Jim Wickham - Mill Valley mail; Urban Carmel; Tricia Ossa; scottshighland@gmail.com  
**Subject:** City Owned Lan-Scott Highlands

**CAUTION:** External Sender

Dear Danielle,

I feel like I am missing something here. Get rid of a park when the neighborhood is full of young children? Scott Highlands absorbs this potential affordable housing plan?

Why would a single neighborhood have to absorb the cost of raising funds for affordable housing? I am in complete agreement with the letter sent to you by Charles Wilmoth.

Sincerely,  
Irene Tabet  
34 Glen Drive.

## Danielle Staude

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**From:** John Riley <rileyjohnm@yahoo.com>  
**Sent:** Thursday, September 24, 2020 3:33 PM  
**To:** Charles Wilmoth; Danielle Staude  
**Cc:** Cathy Wilmoth; city manager; city clerk; Planning; Trevor Atashkarian; Sashi McEntee; John McCauley; Jim Wickham - Mill Valley mail; Urban Carmel; Tricia Ossa  
**Subject:** Re: Scott Highlands Park: Potential Sale to Fund Affordable Housing

**CAUTION:** External Sender

I agree with you.

[Sent from Yahoo Mail for iPhone](#)

On Thursday, September 24, 2020, 12:12 PM, Charles Wilmoth <wilmothcr@gmail.com> wrote:

Hello Danielle,

My comments, prior to reviewing the Preliminary Analysis report (which I will do):

I'd be absolutely opposed to the sale of the open space at Scott Highlands park. The e-mail to our Scott Highlands Neighborhood Association indicates it is to raise money to provide affordable housing. It seems to put the cost of that housing disproportionately on the homeowners in the specific neighborhood, where this open space (our field and playground) are proposed to be sold. Since the proposal isn't suggesting the Scott Highland land be used for the purpose of building affordable housing on the space, presumably that sale would go to private developers clammering to buy valuable land and willing to pay the highest price to plop more expensive homes on the sought after lots.

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I encourage all our neighbors to provide their own individual input and opinions, as well as to share them at the meetings scheduled at the noted times.

Sincerely,

## Danielle Staude

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**From:** Lisa De Gennaro <l.deg@sbcglobal.net>  
**Sent:** Thursday, September 24, 2020 10:48 PM  
**To:** Danielle Staude  
**Subject:** Selling city properties

CAUTION: External Sender

Especially parks and public recreation space is not acceptable. There has got to be a better way. So far from what I've seen, the only who benefits from this has been the developers. The high density condo's by old Mill School got pushed through as affordable housing for teacher, first responders and ended up being expensive rentals. And to take away a neighborhood park is just wrong. We pay a lot of taxes, this is our town's investment in itself. You cannot take that away. The City council does not own this, the residents do.

## Danielle Staude

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**From:** Whitney Bollier <whit\_bollier@outlook.com>  
**Sent:** Thursday, September 24, 2020 8:16 PM  
**To:** Danielle Staude  
**Subject:** Affordable Housing

**CAUTION:** External Sender

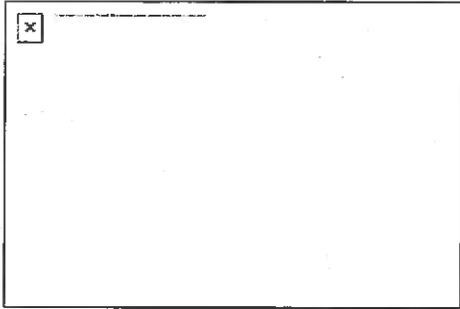
Attn: HOUSING ADVISORY COMMITTEE

It has come to my attention that your committee is studying the possibility of selling property owned by the City of Mill Valley to raise funds to establish "Affordable Housing" in Mill Valley. First and foremost are you aware that President Trump and HUD Secretary Ben Carson has or is going to revoke an Obama era Regulation to eliminate racial disparities in the suburbs? Are you also aware that the properties you may be considering to sell were donated to the City of Mill Valley to maintain the city's Open Space atmosphere? And are you aware that if the City of Mill Valley sells any property for purposes in which it was not originally gifted, the majority of Mill Valley property owners will in all probability sue the City of Mill Valley for immediate property tax relief. Not to mention probable lawsuits against the City of Mill for violating property sales agreements to maintain the donated property in an undeveloped state.

History: Mill Valley's population grew after WWII. The majority of that population worked in San Francisco, but could not afford to live in San Francisco. As a consequence, Marin County began to grow, with the southern end growing first and expanding northward. Yes, there was an earnings disparity between southern Marin and northern Marin, forcing those with lesser means to eventually move to Sonoma County. As a result of this growth Marin and Sonoma County residents built what is now called the "Smart Train".

Opinion: Life is not about who got where first. Life is about gaining experience, and using that experience to better one's self. In today's world everybody has an equal chance to gain experience by paying attention in school. And paying attention in school comes with rewards, like where one lives. Mill Valley has become one of those places where ability is rewarded. For the government to simply change societies tried and true reward system by arbitrarily changing the rules for society is nothing short of communism. Blunt? Yes, however it is the best descriptor of what the City of Mill Valley is trying to do. I suggest drop it!

<https://www.usnews.com/news/politics/articles/2020-07-23/hud-revokes-obama-era-rule-designed-to-diversify-the-suburbs>



## HUD Revokes Obama-Era Rule Designed to Diversify the Suburbs | Political News | US News

The Trump administration said Thursday that it is revoking an Obama-era housing regulation designed to eliminate racial disparities in the suburbs, a move that fair housing advocates have decried ...

[www.usnews.com](http://www.usnews.com)

Sincerely, Whit Bollier

## Danielle Staude

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**From:** Stella Sutherland <stellasutherland@me.com>  
**Sent:** Thursday, September 24, 2020 9:12 PM  
**To:** Danielle Staude  
**Subject:** Scott Highlands - neighborhood park

**CAUTION:** External Sender

Dear Danielle Staude,

Please consider this a voice against building affordable housing in a local park. Parks are essential to the fabric of Mill Valley society, for kids, dogs, sanity, wildlife, views, property prices, community.

Stella Sutherland  
231 Elm Ave, Mill Valley, CA 94941

- "Get creative..... or your horse will"

## Hannah Politzer

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**From:** Danielle Staude  
**Sent:** Friday, September 25, 2020 11:50 AM  
**To:** Kelsey Rogers  
**Cc:** Hannah Politzer  
**Subject:** Public Comment 7

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**From:** Birgit Kelley [birgitkelley@gmail.com]  
**Sent:** Friday, September 25, 2020 9:14 AM  
**To:** Danielle Staude  
**Subject:** City of Mill Valley selling of parks

**CAUTION:** External Sender

I am outraged about the notion that the MV City Council is debating and already has approved one project to sell off our precious parks and open green space for housing development.

Birgit Kelley

Birgit Kelley  
[birgitkelley@gmail.com](mailto:birgitkelley@gmail.com)  
60 mirabel avenue  
mill valley, ca 94941

415 517-4008 cell

## Hannah Politzer

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**From:** Danielle Staude  
**Sent:** Friday, September 25, 2020 11:54 AM  
**To:** Kelsey Rogers; Hannah Politzer  
**Subject:** Public Comment 8

Let me know when the cut off time is for comments to go in the packet.

Thanks!

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**From:** holly karmanocky [taylor@me.com]  
**Sent:** Friday, September 25, 2020 9:15 AM  
**To:** Danielle Staude  
**Subject:** Do NOT sell the Neighborhood parks

CAUTION: External Sender

Danielle,

Leslie Katzman sounded the alarm regarding the neighborhood parks initiative and I am looking to form an action committee to stop the sale of essential neighborhood parks.  
Where do you stand on this issue ?

Best,  
Holly Karmanocky,  
Boyle Park, Mill Valley

## Hannah Politzer

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**From:** Danielle Staude  
**Sent:** Friday, September 25, 2020 12:42 PM  
**To:** Hannah Politzer  
**Subject:** Public Comment 9

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From: Robert McGinn [mcginn@stanford.edu]  
Sent: Friday, September 25, 2020 12:40 PM  
To: Danielle Staude  
Subject: status of Mill Valley Parks and open spaces

Dear Ms. Danielle Staude,

I am writing to VOCIFEROUSLY oppose any thought, plan, or decision to sell or otherwise repurpose any Mill Valley parks or open spaces for more housing in the City. The City is already densely populated, and we can all see that the traffic in Mill Valley is getting worse and worse for more of the day, to the point where we now has to plan ahead to minimize traffic congestion. We should not do anything to degrade the quality of life in this special community any further. Any City Council member who votes to sell or repurpose our parks or open spaces will not get a single vote from this MV resident, that I can say with deadbolt certainty.

Best wishes,

Robert McGinn  
60 Mirabel Avenue  
Mill Valley, CA 94941