

ORDINANCE NO. 1279

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILL VALLEY
AMENDING SECTION 20.12.020 OF THE MILL VALLY MUNICIPAL CODE
RELATING TO THE “ZONING MAP”**

THE CITY COUNCIL OF THE CITY OF MILL VALLEY does hereby ordain as follows:

SECTION 1. Modify Zoning Map of the City of Mill Valley as follows:

1. Change the names of the multi-family residential zones, with the exception of those parcels zoned RM-3.5 and located within the area defined by Miller Avenue, Millwood, East Blithedale, and Sunnyside (also known as the Laurelwood neighborhood) to reflect the new multi-family zoning district names as outlined in the Draft Multi-Family Residential and Mixed Use Design Guidelines and Development Standards as reviewed by the Commission on April 14, 2015. These include the following new zoning district names and abbreviations:
 - a. Multi-Family Residential – Downtown (RM-D)
 - b. Multi-Family Residential – Passage (RM-PA)
 - c. Multi-Family Residential – Parkway (RM-P)
 - d. Multi-Family Residential – Marsh (RM-M)
 - e. Multi-Family Residential – Bayfront (RM-B)
2. Change the name of the Professional Administrative Office (P-A) District to the Commercial Limited (C-L) District.
3. Re-zone the following parcels current zoned “**Professional Administrative Office P-A**” and with the Land Use Designation of “**Multi-family Residential 2 MFR-2**” to be zoned “**Multi-Family Residential – Parkway RM-P**”:

<u>APN</u>	<u>Address</u>
028-213-03	288 Miller Avenue
028-213-04	292 Miller Avenue
028-213-05	298 Miller Avenue
028-213-25	310-314 Miller Avenue
028-213-31	320 Miller Avenue
028-213-41	306 Miller Avenue
028-213-42	300 Miller Avenue
028-213-43	316 Miller Avenue
028-222-30	295 Miller Avenue
028-222-61	305 Miller Avenue
028-222-70	15 Willow Avenue
028-222-71	317-319 Miller Avenue
028-222-83	-- Miller Avenue

4. Re-zone the following parcels current zoned “**Professional-Administrative Office P-A**” and with the Land Use Designation of “**Multi-Family Residential-2**” to be zoned “**Multi-Family Residential – Downtown (RM-D)**” to be consistent with their General Plan Land Use Designation:

<u>APN</u>	<u>Address</u>
028-014-07	34-36 Corte Madera Avenue
028-014-08	38 Corte Madera Avenue

5. Re-zone the following parcel current zoned “**Residential Multiple Family 3.5, RM-3.5**” and **Residential Multiple Family 2.5, RM-2.5**” with the Land Use Designation of “**Downtown Commercial (CD)**” to be zoned “**Downtown Commercial C-D**”. This includes the following APN’s:

APN	Address
028-064-08	77 Miller Avenue
028-016-18	1-11 East Blithedale Avenue

6. Re-zone the following parcels current zoned “**Neighborhood-Commercial C-N**” and with the Land Use Designation of “**Downtown Commercial**” to be zoned “**Downtown Commercial C-D**”. This includes the following APN’s:

APN			
028-011-13	028-014-14	028-056-03	028-061-33
028-012-05	028-014-15	028-056-04	028-061-35
028-012-06	028-014-18	028-056-05	028-063-18
028-012-07	028-014-19	028-056-09	028-064-01
028-012-08	028-014-20	028-056-10	028-064-02
028-012-12	028-014-21	028-056-16	028-064-03
028-012-15	028-016-02	028-061-01	028-064-08
028-013-01	028-016-03	028-061-04	028-064-09
028-013-06	028-016-18	028-061-07	028-064-11
028-013-09	028-021-01	028-061-08	028-064-12
028-013-12	028-021-02	028-061-13	028-065-01
028-013-13	028-021-03	028-061-14	028-066-01
028-013-15	028-021-04	028-061-22	028-066-02
028-013-17	028-021-05	028-061-25	028-066-03
028-013-18	028-055-01	028-061-27	028-066-06
028-013-19	028-055-31	028-061-29	028-066-07
028-013-20	028-056-01	028-061-31	028-066-08
028-013-21	028-056-02	028-061-32	028-066-14

7. Re-zone the following parcels owned by the City of Mill Valley and current zoned “**Neighborhood-Commercial C-N**” and with the Land Use Designation of “**Community Facilities**” shall be zoned “**Downtown Commercial C-D**”. This includes the following APN’s:

APN	Address
028-014-21	no site address, Corte Madera Avenue (parking lot)
028-013-15	(Depot Plaza and parking lot)
028-061-35	no site address, Miller Avenue (parking lot)
028-013-21	no site address, Miller Avenue (portion of Miller Avenue right-of-way)
028-064-12	no site address, Miller Avenue (portion of right-of-way)

8. Re-zone the following parcels from “**Neighborhood-Commercial C-N**” to “**General-Commercial C-G**” to be consistent with their General Plan Land Use Designation:

APN	Address
030-091-33	1 Camino Alto
030-091-34	45 Camino Alto

030-091-21 61 Camino Alto

SECTION 2. This Ordinance shall go into effect thirty days after its adoption. Within 15 days after its adoption, this ordinance shall be published once in the Mill Valley Herald, a newspaper of general circulation printed and published in the City of Mill Valley.