

COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DIVISION**

December 15, 2015

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**SUBJECT:** Bently Holdings Master Plan Amendment and Precise Development Plan Amendment with Supplemental Use Permit findings  
1 and 2 Belvedere Place, Mill Valley  
Assessor's Parcel 043-151-32  
Project ID: 13-0366

**RECOMMENDATION:**

Staff recommends the Board of Supervisors continue the hearing on the project to a future date, to allow the applicant sufficient time to submit additional traffic analysis and for it to be peer reviewed by a third party traffic consultant hired by the Department of Public Works (DPW). In addition, staff recommends postponing any environmental determination for the project until DPW is satisfied that the traffic analysis is complete and accurate.

**SUMMARY:**


On October 13, 2015, the Board of Supervisors continued the hearing on the project to December 15, 2016 to have an independent third party peer review prepared for the traffic study conducted by W-Trans, the applicant's traffic consultant. DPW hired Traffic Works to conduct the peer review (attachment 1), which concludes there are a number of clear deficiencies in the W-Trans traffic study and that W-Trans did not follow best practices in conducting the traffic analysis. After reviewing the Traffic Works peer review, the Environmental Planning Manager indicated that it would be premature to make a CEQA determination until the deficiencies in the traffic analysis have been addressed. DPW staff has made a number of recommendations for the additional work to be done (attachment 2), and the Environmental Planning Manager supports those recommendations.

The applicant should have additional traffic analysis prepared by a firm other than W-Trans to address the issues identified by the peer review. DPW anticipates retaining Traffic Works to conduct another peer review of the additional traffic analysis given their familiarity with the project and related traffic issues. While staff cannot anticipate when the applicant will submit the additional traffic analysis, DPW and Planning staff intend to have the peer review conducted in a timely manner so that we can seek to return to the Board within two months of receiving the additional traffic analysis from the applicant.


**REVIEWED BY:**

<input type="checkbox"/> Department of Finance	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> County Counsel	<input type="checkbox"/> N/A
<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

**SIGNATURE:**

  
Jeremy Tejirian  
Planning Manager

**REVIEWED BY:**

  
Brian C. Crawford  
Director

**ATTACHMENTS**

1. Traffic Works peer review
2. DPW comments, received 12-1-15