

Linda Neal

From: Betty Pagett <bettypagett@gmail.com>
Sent: Monday, January 16, 2017 3:41 PM
To: Linda Neal
Subject: Support for the PD Zoning amendment and for Victory Village

To the Planning Commissioners of Fairfax,

I was a renter in Fairfax for 12 years, a total of 31 years in Ross Valley. I retired to Petaluma where there is a diversity of housing choices. I support Victory Village. 30% of seniors are renters, not home owners, people who have been part of our community and contributed to it for years and who want to remain near family and friends. Our community is all the richer for keeping them here.

Victory Village is on a site that had all the impacts of a school and a church, and now will have minimal impacts with the reduced car trips we know seniors take. Senior units are small, without the footprint of a large home. Victory Village is surrounded by multi-family housing and by a bus stop. Changes in the PD zoning are minimal to allow this very important use.

Betty Pagett

--

159 Wilson St. Petaluma, CA 94952
707-981-8636

Vision without action is fruitless. Action without vision is pointless. Action with vision can change the world. Author unknown

The future belongs always to the believers, who are for something; never to those who are only against something.

Linda Neal

From: Liz Froneberger <lizardrock50@hotmail.com>
Sent: Monday, January 16, 2017 4:39 PM
To: Linda Neal
Subject: Support for the PD Zoning amendment and for Victory Village

I live on San Gabriel Dr. I completely support Victory Village. I've been a resident of Fairfax for 30 years.

I would ask only that the traffic people take another look at the driveway from the angle of a driver wanting to exit the driveway and enter SFD, heading east. The road is deceiving as it is canted away from the driver/viewer and hides the merge lane there.....I could easily see this being confusing to people, particularly older drivers. And night.....I really think work needs to be done there to make it safe.

I also think there needs to be more parking.

Thank you, Liz Froneberger, 120 San Gabriel Dr., 454-0464

Linda Neal

From: Carl Diehl <carlchristoffer@me.com>
Sent: Monday, January 16, 2017 4:43 PM
To: Linda Neal
Subject: Support for the PD Zoning amendment and for Victory Village

Dear Ms. Neal:

I am writing to add my support for the Victory Village project and for the zoning amendment that will permit an expedited and more rational planning process to make it happen.

For decades, instead of remaining a place where middle and low income people could find a home, Fairfax has become yet another Marin enclave for the wealthy and privileged. Instead of taking care of our elderly and providing housing for those who have spent their lives building this community, Fairfax increasingly has forced lower and even middle income people to move farther and farther away, gobbling up Sonoma farmland and increasing traffic congestion everywhere as those who are displaced from our community are forced to spend more and more time driving to their jobs and their friends in Marin. The Victory Village project represents one small and terribly overdue step towards rectifying the disheartening gentrification and homogenization of Fairfax.

The forces of "Not in My Back Yard" have raised every possible objection to the project: there is not enough parking; there is too much parking. It is too close to the center of Fairfax; it is too far away from the center of Fairfax. There are too many units, there are not enough units. The objections are limitless!

The opponents claim that they are not opposed to some kind of senior low income housing: just this project. But that assertion rings hollow. The opponents have demonstrated no interest in actually getting any senior housing whatsoever. They are only interested in stopping every single senior housing project or suggestion in Fairfax. To them I would say, loudly and clearly: YES, In Our Back Yard! We need to take care of our low income seniors. We can start with this project.

We know that the opponents will use every procedural roadblock they can to stall and halt this and every other proposal. That is why it is critically important that the Town adopt a rational procedure that will give residents a fair chance to comment and make helpful suggestions and improvements. The proposed zoning amendment will allow for a fair as well as expedited review. I urge its adoption.

Very truly yours,

Carl Diehl
156 Toyon Drive, Fairfax

Linda Neal

From: Lenore Alford <lenore.alford@gmail.com>
Sent: Monday, January 16, 2017 6:13 PM
To: Linda Neal
Subject: re: Victory Village proposal

Dear Linda,

I have been a Fairfax resident since 2010 and my family and I are active members of this community. We bought our house here in 2014 (in Canon Village) and our children attend local schools.

I want you to know that our family strongly supports the senior housing development. I'm proud that Fairfax is a leader in the county for this important and vital service. Please don't let this opportunity be derailed by vocal, yet misinformed people who want to impede progress that is necessary and will make a big difference in some needy people's lives.

Thanks for your consideration.

best,
Lenore Alford

--

Lenore Alford
Front-End Web Developer
www.linkedin.com/in/lenore-alford

Linda Neal

From: Gregory Nudd <gregnudd@me.com>
Sent: Monday, January 16, 2017 9:03 PM
To: Linda Neal
Subject: Fairfax has a moral obligation to support affordable housing

Ms. Neal -

Please pass the following on to the Planning Commission:

Fairfax has a moral obligation to support affordable housing.

I'm writing this note on the day we remember Martin Luther King, Jr. He fought for fair and humane housing his whole life. The Fair Housing Act was a direct result of his efforts. We should honor his memory this week by moving forward boldly in support of humane housing in the Bay Area. We are in a crisis. People are suffering and Fairfax needs to step up and do its fair share.

The General Plan has identified three locations for affordable and workforce housing in Fairfax. Item 1 in the Planning Commission agenda is an important step toward Fairfax doing its part in addressing the housing crisis in the Bay Area. I strongly urge the Planning Commission to support the ordinance. These locations were considered in the general plan and are excellent locations for additional housing.

I'm also writing specifically in support of Victory Village. As a resident and owner in Canon Village, I look forward to an opportunity to share this beautiful slice of Fairfax with my new neighbors. I urge the Planning Commission to support the project as proposed. I've heard a lot of complaints and concerns about the project. These concerns seemed to be based in fear of change and blind opposition to any development, rather than rational consideration. I support the proposed height and footprint of the project, as it will maximize the number of people who are helped and minimize impervious cover. The development is tucked nicely into the little valley and is not out-of-place with the neighborhood. I support the level of parking provided. We need to start designing our town for people, not cars. Again, this minimizes impervious cover. Also, I can say from experience that there is no way that the traffic impact will be worse than when the school was there.

The housing crisis has a real human toll. People are losing their homes and are forced into homelessness. Lower wage workers spend hours commuting every day, polluting the environment and missing out on time they need to spend with their families. This is unjust and immoral - we need to help. We need affordable housing in Fairfax and we need it now.

Greg Nudd
15 Deuce Ct.
Fairfax

Linda Neal

From: Sheri Joseph <fivejosephs@gmail.com>
Sent: Tuesday, January 17, 2017 10:30 AM
To: Linda Neal
Cc: Louise Trudeau
Subject: I Support Victory Village!

Dear Ms. Neal,

I'm the Executive Director of Tamalpais Pacific, a Marin based nonprofit, California public benefit corporation that supports the development of affordable housing and related services in Marin County. I listened to the previous Commission hearing, and believe the need for such housing of our most vulnerable population is beyond dispute. Tamalpais Pacific has supported many carefully considered Marin affordable housing projects and providers, including Habitat for Humanity, Homeward Bound, Whistlestop, EAH and others, by granting significant pre-development funds and other financial support. We have been in communication with RCD for years now regarding the Victory Village project, and have been impressed with their professionalism, the nature and success of their other projects, and their vision and commitment to making the Victory Village complex a good fit for both the residents and the town and community of Fairfax. We hope to contribute to the construction of the project, and urge the Commission and the Town Council to approve the plans and application.

Yours truly,

Sheri Joseph

Sheri Joseph
Executive Director
Tamalpais Pacific
415-606-5308



www.tampacific.org

January 17, 2017

To: The Fairfax Planning Commission Laura Kehrlein, Chair; Norma Fragoso, Vice-chair; Philip Green; Esther Gonzalez-Parber; Cindy Swift; Bruce Ackerman; Mimi Newton

I am writing to express my strong support for the Victory Village project that will provide affordable housing for low income seniors in Fairfax and beyond. Two decades ago, we were able to secure a small number of units for low income seniors in San Geronimo and it hasn't even come close to filling the need. Marin in general and the Bay Area as a whole are in desperate need of low-income housing. This is especially true for seniors. There are over 300 seniors living in Fairfax alone. A quarter of Marin's population is over 60 and a large number of seniors in Marin and beyond are paying more than a third of their income for their housing. These housing challenges are especially hard for those living on a fixed income and experiencing rising healthcare costs. Many live in fear of becoming homeless or living in unsafe areas while facing decreased mobility and health challenges.

This is a locally generated project that is a gift to Fairfax from the members of the Lutheran church and a gift from Fairfax to the community at large. It's a beautiful design that fits nicely into the character of Fairfax. It is surrounded by apartments, town houses and condominiums some with a higher density than what is proposed.

As someone who specializes in reducing transportation for school children, I am well aware of the traffic issues in Fairfax. However, this project will produce less traffic than the Cascade Canyon School which has now vacated the property. Seniors do not usually take to the road during peak commute times. And low income people, seniors in particular often do not even own cars. I support any effort that would improve public transit and pedestrian safety in the west end of Fairfax.

It is time for Fairfax to step up and say yes to desperately needed housing. As the most progressive town in Marin, I urge you to lead the way in approving this project and showing the rest of Marin and the Bay Area, that when a project really meets affordable housing needs, then the answer is Yes in My Back Yard.

Wendi Kallins, Forest Knolls

Linda Neal

From: David G. Snyder <dsnyder@legalaidmarin.org>
Sent: Tuesday, January 17, 2017 2:27 PM
To: Linda Neal
Cc: David Levin
Subject: Supporting Senior Housing

Dear Fairfax Planning Commission,

I write on behalf of Legal Aid of Marin to support Planned District Zoning by the Fairfax Planning Commission. Our organization regularly sees seniors unable to find affordable housing in Fairfax and other nearby communities, and we understand this proposed change will help make the process for reviewing senior housing projects more effective and efficient. As you know, Marin's population is aging rapidly, and we have not kept pace with the need for affordable housing units by our seniors – especially those with limited incomes.

For example, one of our attorneys recently met with a senior facing displacement from the home she has rented for more than 30 years in Fairfax – and she could not find any place to live nearby. Many of our senior clients have no options at all for housing that will meet their needs – and some have even been forced to live in their vehicles. Fairfax, like all of Marin, needs to help provide a range of housing options that will adequately serve our seniors.

We appreciate your work that will serve seniors and the entire Fairfax community by ensuring appropriate review for these desperately needed housing options.

Sincerely,
David Snyder

David G. Snyder
Executive Director
Legal Aid of Marin
30 N. San Pedro Rd., Suite 220
San Rafael CA 94903
ph: (415) 492-0230 ext. 310
fax: (415) 492-0947

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Linda Neal

From: Gladys Gilliland <gladys16@icloud.com>
Sent: Tuesday, January 17, 2017 2:12 PM
To: Linda Neal
Subject: I support Victory Village and the PD Zoning amendment

Please approve the PD zoning change to make housing for Seniors more available. I am a senior and I know how desperate our county is for housing that will accommodate our growing senior population.

Thank you to Fairfax for leading the way. I serve on the San Rafael Citizens Advisory Commission and I hope we can obtain for senior housing as well.

Gladys C Gilliland
Sent from my iPad

Linda Neal

From: Nancy Gump <nancygump@gmail.com>
Sent: Tuesday, January 17, 2017 11:45 AM
To: Linda Neal
Subject: Text change

Dear Linda

I am writing to express my support for the text change describing the PD zoning district. I support it because it will streamline the process and hopefully lead to the creation of more low income housing (in this case senior housing) for the residents of Fairfax. The proposal of a one-step review process will allow for evaluating a proposed project as a whole rather than in parts. The proposed text change is used in other Fairfax zoning districts and in other towns in Marin and elsewhere in California. It makes sense and simplifies the process, which currently makes the creation of low income housing unlikely if not impossible!!

There is a tremendous need for low income senior housing in Fairfax. I do not want to see retired people have to leave friends and families, simply because they can no longer afford to live in Fairfax! We have an opportunity to be leaders in this county, thanks to the generosity of the proposal from the Lutheran Church members. I ask the Planning Commission to recommend that the town council adopt the Planned District zoning text change.

Thank you
Nancy Gump

Nancy Ilene Gump, LMFT
Psychotherapy: www.nancygump.com

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COALITION FOR A LIVABLE MARIN

...TO CREATE AND MAINTAIN VIBRANT, INCLUSIVE, AND SUSTAINABLE COMMUNITIES

To: the Fairfax Planning Commission

The Coalition for a Livable Marin strongly supports the Victory Village Senior Housing project which would occupy the spot formerly used for Christ Lutheran Church on Sir Frances Drake on the west end of town.

- The Village will be the home of 54 units of senior housing affordable to low and very low income seniors.
- This would be on the already developed two acres of this 20 acre property.
- The plans call for some two-story buildings in front and one three-story building in the back.

One thing great about this proposal is that it uses infill property – space that was already developed for another purpose – rather than building on open land.

The more condensed building design reduces the amount of hard-scape and roof-scape – which reduces the amount of storm water runoff and is less environmentally damaging than more spread-out structures such as the 68-unit Village West townhouses.

Marin in general and the Bay Area as a whole are in desperate need of low-income housing. This is especially true for seniors. A quarter of Marin's population is over 60 and a large number of seniors in Marin and beyond are paying more than a third of their income for their housing. These housing challenges are especially hard for those living on a fixed income and experiencing rising healthcare costs. Many live in fear of becoming homeless or living in unsafe areas while facing decreased mobility and health challenges.

The decision to stream line the project procedure makes perfect sense for PPD developments. These developments require far more paperwork and procedures than other zoning already and allowing the applicant to do this in one step does not impede the public from participation in the process but does help the project to move more smoothly. We support this recommendation by the staff.

Wendi Kallins on behalf of the CALM Steering Committee

Linda Neal

From: Larry Bragman <bragmanlaw@gmail.com>
Sent: Wednesday, January 18, 2017 1:33 PM
To: Linda Neal
Subject: Lutheran Church Project

Hi Linda:

Could you please provide copies of the below email to all members of the Planning Commission for the meeting tomorrow night? Thanks,

Larry:

Dear Commissioners:

I am writing in support of the affordable senior housing project at the Lutheran Church site and to encourage you to narrow the issues under consideration in order to ensure full and fair evaluation of the application itself.

At the height of the clash between opponents and supporters of the Fairfax Housing Element, both sides agreed that the Lutheran Church proposal was a worthy expression of our Town's commitment to social equity. More recently, the public response has been mixed at best.

Whether this project is a success or not will depend in large part on rebuilding the *trust* that the community has in the planning process. I believe that the proposed simultaneous amendment of the Planned District Development (PDD) code (Fairfax Municipal Code, Chapter 17.112) and consideration of the Lutheran Church's application is unnecessary and will likely undermine its chance of success.

The combining of the PDD Code Amendment with the application is based upon the Fairfax Housing Element's discussion of changing the PDD chapter of the Fairfax Code in order to expedite approval of proposed "opportunity sites" including the Lutheran Church and 10 Olema Road. See Housing Element pages H-9 and forward. http://www.town-of-fairfax.org/pdfs/planning_comm/housing_element/Fairfax%20Adopted%202015-2023%20HE.pdf In my opinion, amending the code is not required or necessary at this point because the existing code provides the authority to accommodate the entitlements and variations from standards that the Lutheran Church proposal entails.

For example while the current code limits PDD minimum size to 5 acres, the Lutheran Church project is two acres. Such deviation from code requirements usually requires a variance which can also be a time consuming distraction. Under Fairfax Town Code Chapter 17.028 governing variances, however, PDD applications are *exempt* from variance proceedings. Fairfax Town Code section 17.028.130 provides that the granting of a variance is *not required* for ..."variations of site standards approved by the Town Council in connection with approval of a preliminary development plan or master development plan in accord with the provisions

of Chapters 17.112 and 17.120." Hence, the size, design and density issues that need to be resolved can all be considered under the *existing* PDD Chapter.

Tying approval of this first and most time sensitive of the affordable housing sites to approval of a code amendment will likely slow the process (it will take at least 90 more days to go through a first and second reading plus 30 additional days from time of enactment), distract attention from the actual planning and design elements of the projects and foster further community dissent. On the other hand, considering the application through the existing PDD chapter eliminates the inherent complexity of pursuing a major code amendment in concert with a project that would likely benefit by those changes.

Proceeding under the existing code will also assure residents that the process will be consistent with past projects and not set blanket entitlements on known and unknown future projects. Lastly, the existing code provides the discretionary flexibility to consider the design, entitlement and density issues that need to be resolved. This includes providing a forum for community input on the entitlement concessions (including height) that the applicant has requested under Government Code 65915. These concessions need not be dictated by the applicant without a full and fair hearing.

I would therefore urge you to decouple the consideration of proposed PDD code amendments from evaluation of the Lutheran Church application. Instead, the existing application should proceed under the existing PDD chapter *without delay*. This will focus the community and decision makers on the issues involved with the actual project itself and not procedural controversies that can only detract from the substantive issues. If the Lutheran Church project is a success, it will not prevent the Town Council from later amending the PDD chapter as discussed in the Housing Element. On the other hand, success may just prove that there is no need to fix it in order to accomplish the Town Council's long stated goal of creating homegrown affordable housing.

I hope you'll consider taking this path. I believe that eliminating the extraneous issues will increase community trust and simplify a planning process that has so roiled our town.

Respectfully yours,

Larry Bragman

--

Law Office of Lawrence Bragman

912 Lootens Place, Second Floor

San Rafael, CA 94901

(415) 459-6060

(415) 459-6067 (Fax)

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Linda Neal

From: 1lotushand <1lotushand@gmail.com>
Sent: Wednesday, January 18, 2017 8:34 PM
To: Linda Neal
Subject: I do NOT support the proposed housing

Sent from my Verizon, Samsung Galaxy smartphone

Linda Neal

From: Valerie Taylor <v_taylor_94903@yahoo.com>
Sent: Wednesday, January 18, 2017 11:02 AM
To: Linda Neal
Subject: Zoning Amendment - SUPPORT

Dear Ms. Neal,

I am writing to express my support for the amendment to Fairfax's proposed zoning ordinance text amendment. I think this will streamline the process and bring projects online faster without diminishing opportunities for public input. Like many of my fellow Marin seniors, I am looking to downsize in the near future. This amendment may help create more appropriately-sized housing for seniors who no longer want to mow lawns, and would prefer to live in walking distance to services.

I look forward to the Town Council applying its provisions to approve Victory Village when the proposal comes before it.

Thank you,

- Valerie Taylor
San Rafael

Linda Neal

From: Lorrie Goldin <lorriegoldin@sbcglobal.net>
Sent: Wednesday, January 18, 2017 11:03 AM
To: Michele Gardner; Linda Neal
Subject: In support of Victory Village and the small text change required to support streamlining process

Dear Planning and Town Council Members,

I am writing to support the proposed Victory Village project, an attractive, environmentally and community-sensitive development that sorely meets the need for affordable housing in Marin, especially for seniors. I attended the December 15 meeting, and was impressed by the thoroughness and thoughtfulness that have gone into this project over the past several years, from Christ Lutheran Church's careful deliberations and selection of a known and excellent developer of affordable housing, to the care and attention to detail in the plan itself.

I fully support it, and urge you to vote in favor of the small text change needed for the PD rezoning. There has already been exhaustive review, and claims that there has not been enough time or that we need to stick with a byzantine, drawn-out process are stalling techniques designed to delay this much-needed project.

Thank you for your consideration,

Lorrie Goldin
Your neighbor just a mile away in San Anselmo
415-652-0287

Linda Neal

From: Mary Kay Sweeney <mksweeney@hbofm.org>
Sent: Wednesday, January 18, 2017 11:18 AM
To: Linda Neal
Subject: I support the proposed amendment to the PD zoning ordinance

Dear Linda,

I would like to go on record supporting the proposed zoning ordinance text amendment and to the Town Council approving its provisions for Victory Village.

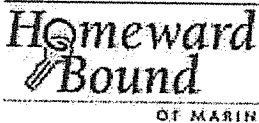
This is a great opportunity to provide essential senior housing in Fairfax and in Marin. We applaud all of your efforts to move this project forward!

Thank you!

Mary Kay

Mary Kay Sweeney

Executive Director
Homeward Bound of Marin
1385 N. Hamilton Parkway
Novato, CA 94949
Phone: (415) 382-3363
Fax: (415) 382-6010
www.hbofm.org



Linda Neal

From: michael sands <msandsarch@gmail.com>
Sent: Wednesday, January 18, 2017 11:41 AM
To: Linda Neal
Subject: I support the proposed amendment to the PD zoning ordinance

Please express my support for this text change, nd for the Victory Village proposal itself, to the Planning Commission and the Town Council.

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Sent from Gmail Mobile

Linda Neal

From: Paul Fordham <pfordham@hbofm.org>
Sent: Wednesday, January 18, 2017 11:47 AM
To: Linda Neal
Subject: I support the Zoning Ordinance Amendment

Dear Linda Neal,

I support the Zoning Ordinance Amendment being considered at this Thursday's Fairfax Town Council meeting and I look forward to final approval of the Victory Village Senior Housing proposal. As a developer of affordable housing in Marin County, I support anything that can be done to streamline the somewhat time-consuming approvals process, while allowing for public comment and review.

With best regards,

Paul

Paul Fordham
Deputy Executive Director - Homeward Bound of Marin
(415) 382-3363 x.211 - www.hbofm.org - www.thekeyroom.com - www.WagsterTreats.com

P.S. We made some videos that I think you'll like:

Lamar's Story – from living under the bridge to managing a team - https://youtu.be/quejJF_DQHM

June's Story – now a college graduate, June reflects on her journey out of homelessness - <https://youtu.be/bHALmHI761s>

Wagster Treats – You won't regret watching this 1-minute video about social enterprise - <https://youtu.be/wJ5On-uC6yg>

Phil's Story – A veterans journey - <https://youtu.be/nK3rWngEeag>

January 18, 2017

Town of Fairfax, Attn. Linda Neal

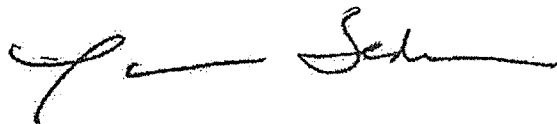
To whom it may concern,

Marin County – known for its natural beauty and as a desirable place to live – it also known as one of the least affordable housing markets in the nation. Marin's high cost of living causes anxiety for lower income families, and many of these workers – our nurses, schoolteachers, first-responders and others critical to economic vitality in Marin – are forced to pay increasingly unsustainable rents or move to outlying suburbs. For this reason, Marin County is one of the core geographic regions that Habitat for Humanity Greater San Francisco serves. Habitat Greater San Francisco builds and sustains homes and community in partnership with thousands of annual volunteers, hard-working families, donors, civic leaders and other engaged community members in Marin, San Francisco and on the Peninsula.

As an affordable housing provider, Habitat Greater San Francisco is supportive of Victory Village, a 54-unit affordable senior housing proposal. There is critical need for a wide-range of affordable housing in Marin. Among senior citizens, once retired, many seniors, particularly single women, must move out of Fairfax and Marin because they no longer have enough income to pay Marin's inflated market rents. The need is timelier than ever before with the Marin Commission on Aging (MCA) predicting that by 2020, one out of every three Marin residents will be 60 or older.

We hope that you join Habitat Greater San Francisco is supporting senior housing in Fairfax by supporting Victory Village.

Sincerely,



Maureen Sedonaen

Chief Executive Officer

Linda Neal

From: Esther Rosha-Stadtler <rstadtler@sbcglobal.net>
Sent: Wednesday, January 18, 2017 6:04 PM
To: Linda Neal
Subject: I support the Zoning Ordinance Amendment

Hello Linda,

I think that the Christ Lutheran Church is an ideal location for senior citizen housing. i support the Zoning ordinance amendment and look forward to final approval of the Victory Village Senior Housing proposal.

Sincerely, Esther Rosha-Stadtler

Linda Neal

From: jodytimms@comcast.net
Sent: Wednesday, January 18, 2017 9:33 PM
To: Linda Neal
Cc: Teri Dowling; Dietz, Amy
Subject: Support for the Proposed Zoning Ordinance text Amendment

Hi Linda--Please let the Planning Commissioners know that I support the proposed zoning ordinance text amendment and I look forward to the Town Council applying its provisions to approve Victory Village when the proposal comes before it.

Thanks so much, Jody Timms, Fairfax Representative to the Commission on Aging

Linda Neal

From: Jonathan Marshall <jvmarsha1@yahoo.com>
Sent: Wednesday, January 18, 2017 9:46 PM
To: Linda Neal
Subject: Victory Village

Dear Planning and Town Council Members,

I am writing as a friendly and concerned neighbor (living in San Anselmo) to support the proposed Victory Village project. It is an attractive, environmentally sensitive community development that will help meet the dire need for affordable housing in Marin, especially for seniors. A great deal of thought has gone into this project over the past several years, thanks to work by Fairfax church members and the selection of a well-regarded developer of affordable housing.

I fully support it, and urge you to vote in favor of the small text change needed in the PD zoning category. Now is the time to move forward on this plan, not to stall this much-needed project.

Thank you for your consideration,

Jonathan Marshall

(415) 652-9086

Linda Neal

From: Rachel Ginis <rachel@lilypadhomes.org>
Sent: Wednesday, January 18, 2017 10:11 PM
To: Linda Neal
Cc: Ellen Nicosia
Subject: I support the proposed amendment to the PD zoning ordinance

Hi Linda,

Please express Lilypad Homes support for this text change, and for the Victory Village proposal itself, to the Planning Commission and the Town Council.

If you think it could make a difference I will make the effort to attend! We have made great strides in simplifying the permitting process around infill housing in the past year. Creating smart, affordable solutions is so important and this seems like a wonderful opportunity to house the people who have been the heart and soul of Fairfax.

It is so important that we expedite this process and make a singular conversation where all interested parties can weigh in, in a timely, sensible manner. This change will insure a sensible system for creating the stable, secure and affordable housing we need.

Thanks so much,

Rachel

Rachel F. Ginis
Executive Director, *Lilypad Homes*

Rachel@LilypadHomes.Org
415•250•9317

Linda Neal

From: Michele Gardner
Sent: Wednesday, January 18, 2017 12:13 PM
To: Linda Neal
Subject: FW: Victory village rebuttal to letter from Alicia Klein re transit from west Marin

Hi Linda.
For the Planning Commission.
Thanks,
Michele

-----Original Message-----

From: Susanne Chaney [mailto:susannechaney@me.com]
Sent: Wednesday, January 18, 2017 11:58 AM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Victory village rebuttal to letter from Alicia Klein re transit from west Marin

Please forward copies of this letter to the town council and town planning commission and the town attorney.

I wish to rebut the statement made by Alicia Klein of rdc regarding there being seven bus lines servicing the bus stop near Victory village proposed development.

There is no resident more qualified in all of Fairfax to address this issue as I am 73 and do not own any car and am completely dependent on transportation of the public kind.

My concerns first of all it is extremely dangerous to cross the street to get to the bus stop . Once you get there there is no shelter from rain at all. Recently I have been completely soaked just trying to get to the grocery store. There really are only two bus lines servicing the area from 8:30 am until 3:00 pm weekdays. The 24 is a commuter line which runs to San Francisco financial district.

In the evenings it returns from the financial district to manor. It sometimes doesn't stop to pick up passengers as it is considered a commute express bus so once it leaves San Francisco it is not obligated to take on passengers. The 25 shuttle bus goes to the ferry. It only runs mornings and just to the ferry from manor. In the evenings it runs from the ferry to manor. However it does not meet the later ferries and as the 228 also does not meet the last ferry people,taking that ferry must drive or take a cab.

Neither of these buses run on weekends or holidays.

The 228 is very inconvenient. It is the main source of bus service and on weekends to get to downtown San Rafael you get off and transfer in downtown Fairfax and have about a forty min wait for the 23. After 7:10'pm it does not run either weekends or weekdays so you have to use the 68 stage which sometimes is full and you have to stand The 23x only has three runs in mornings all before 10. Midday you also have to transfer from the 228 to the 23 in Fairfax downtown. There are many evening programs at the Fairfax library town council meetings and movies and other events in Fairfax I would like to participate in but as there are no buses after 7:10 I either hitchhike or walk without adequate sidewalks and lighting from downtown. Or beg rides from strangers.

So there are really not seven buses and there are not as many trips as Alicia intimates in her letter Please be advised that when I attend a town council meeting I will give a copy of the current Marin transit schedule to the clerk for inclusion as an exhibit.

During the recent storms also the transit was subject to delays and even cancellations of some runs with no public notice. I recently waited fifty five minutes before a bus arrived I suggest in planning this transit oriented development you actually speak to an expert who actually takes this transit on a daily basis.

Susanne Chaney

Sent from my iPad

Linda Neal

From: Paul Fordham <pfordham@hbofm.org>
Sent: Wednesday, January 18, 2017 11:47 AM
To: Linda Neal
Subject: I support the Zoning Ordinance Amendment

Dear Linda Neal,

I support the Zoning Ordinance Amendment being considered at this Thursday's Fairfax Town Council meeting and I look forward to final approval of the Victory Village Senior Housing proposal. As a developer of affordable housing in Marin County, I support anything that can be done to streamline the somewhat time-consuming approvals process, while allowing for public comment and review.

With best regards,

Paul

Paul Fordham
Deputy Executive Director - Homeward Bound of Marin
(415) 382-3363 x.211 - www.hbofm.org - www.thekeyroom.com - www.WagsterTreats.com

P.S. We made some videos that I think you'll like:

Lamar's Story – from living under the bridge to managing a team - https://youtu.be/quejJF_DQHM

June's Story – now a college graduate, June reflects on her journey out of homelessness - <https://youtu.be/bHALmHI761s>

Wagster Treats – You won't regret watching this 1-minute video about social enterprise - <https://youtu.be/wJSoN-uC6yg>

Phil's Story – A veterans journey - <https://youtu.be/nK3rWngEeag>

Linda Neal

From: Ipainc <slh1ipa@aol.com>
Sent: Thursday, January 19, 2017 8:08 AM
To: Linda Neal
Cc: rpendoley@comcast.net
Subject: I support the proposed amendment to the PD zoning ordinance

Linda,

Please express my support for this text change, and for the Victory Village proposal itself, to the Planning Commission and the Town Council.

The code change is needed to facilitate timely due process of planning applications in the PD zone.

Lastly, its way past time for redevelopment of under utilized and blighted properties in Fairfax. Affordable housing and site redevelopment with low impact solutions to existing drainage and blighted environmental conditions, at three selected affordable housing sites including Victory Village , is consistent with the community planning (GP) vision, goals, objectives and programs.

All the Best,

Scott L. Hochstrasser, President
IPA, Inc. 415-572-2777
(Sent from iPhone please excuse spelling and grammar errors)

Linda Neal

From: Diana Bell <diana.christine.bell@gmail.com>
Sent: Thursday, January 19, 2017 10:30 AM
To: Linda Neal
Subject: Victory Village/zoning

Dear Ms. Neal,

I want you to know that I support the proposed zoning ordinance text amendment and that you look forward to the Town Council applying its provisions to approve Victory Village when the proposal comes before it.

Thanks,
Diana

Fairfax resident

Linda Neal

From: Valerie Taylor <v_taylor_94903@yahoo.com>
Sent: Wednesday, January 18, 2017 11:02 AM
To: Linda Neal
Subject: Zoning Amendment - SUPPORT

Dear Ms. Neal,

I am writing to express my support for the amendment to Fairfax's proposed zoning ordinance text amendment. I think this will streamline the process and bring projects online faster without diminishing opportunities for public input. Like many of my fellow Marin seniors, I am looking to downsize in the near future. This amendment may help create more appropriately-sized housing for seniors who no longer want to mow lawns, and would prefer to live in walking distance to services.

I look forward to the Town Council applying its provisions to approve Victory Village when the proposal comes before it.

Thank you,
- Valerie Taylor
San Rafael

Linda Neal

From: Chris Francisco <christinefrancisco@gmail.com>
Sent: Thursday, January 19, 2017 12:09 PM
To: Linda Neal
Subject: I support the proposed amendment to the PD zoning ordinance

Please express my support for this text change, and for the Victory Village proposal itself, to the Planning Commission and the Town Council.

Christine Francisco
303 Cascade Drive
Fairfax, Ca. 94930

Linda Neal

From: Leslie Klor <LKlor@jtm-esc.org>
Sent: Thursday, January 19, 2017 1:01 PM
To: Linda Neal
Subject: re: Fairfax's Victory Village Affordable Senior Housing proposal

Hi Linda,

My name is Leslie Klor and I am the Director of a Shared Housing Program for seniors for Episcopal Senior Communities with an office at Whistlestop Senior Center in San Rafael. In this capacity, I get roughly 200 calls a month from seniors inquiring about housing options for them. The need is great for additional building of senior housing. Having made over 100 placements, I am strongly aware that we need many more options for seniors facing homelessness if they do not find affordable housing.

I wholeheartedly support the proposed zoning ordinance text amendment and look forward to the Town Council applying its provisions to APPROVE VICTORY VILLAGE when the proposal comes before it.

Sincerely, Leslie Klor

p.s. Let me know when a Town Council meeting comes up where you would appreciate people appearing in person.

Linda Neal

From: Michele Gardner
Sent: Thursday, January 19, 2017 1:09 PM
To: Linda Neal
Subject: FW: tonight's meeting.

From: jack hayes [mailto:jhayes321@comcast.net]
Sent: Thursday, January 19, 2017 1:04 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Fwd: tonight's meeting.

Begin forwarded message:

From: jack hayes <jhayes321@comcast.net>
Subject: tonight's meeting.
Date: January 19, 2017 11:38:29 AM PST
To: mgardner@townoffairfax.com

Dear Planning Commission members,

My name is Jack Hayes and my views are meant to represent the Saint Vincent dePaul Society Conference at St Rita parish. Last year, we helped over 500 people in Fairfax, San Anselmo and the Sam Geronimo Valley. The vast majority of our visits are made in Fairfax and we aid with food, clothes, rental assistance, utility bills and other very basic needs.

What we have seen in the past three or four years is an increase in the number of seniors requesting our help. Many can no longer afford to stay in their homes, have deep ties to Marin County, or to the Fairfax area, and seek a new start. It is THE most difficult issue for us to solve. While there are many affordable units built in the county for seniors, they are subject to long waiting lists and may cost more than many can afford.

Among the visits we made this month are two worth mentioning. One senior, single woman resides in a garage, with no kitchen, running water only for a small sink in a tiny bathroom with only a toilet. She pays \$1450.00 monthly. She once owned a home in Fairfax, is widowed, and her pension no longer allowed her to maintain her home.

Another couple we visited live in a small room with no running water except from a hose rigged to a "portable sink". Their kitchen is a hotplate. Their toilet is in an adjacent building. Their rent is \$950.00 a month. They are also longtime Fairfax residents. She was born here.

This couple and the single woman mentioned above are longtime Marin residents and have been on waiting lists for housing in the County for a long time....years!

We have reviewed the current proposal for "Victory". We will go over the papers again today at the Town's office and try to understand more fully the bases for any opposition to the project.

We applaud the work, and the careful consideration, by the staff and the commission. We appreciate your consistent efforts to separate the valid concerns you hear and read from the hysterical. I know we are subject to lots of misinformation concerning the project and must constantly re-check the proposal and supporting staff documents to determine what is valid and not. However, I am sure we hear only a small portion of what you experience.

The project helps satisfy a great need, perhaps the most difficult to accommodate and does so in the most reasonable fashion possible.

We want to support any accelerated process that will create affordable senior housing in Fairfax.. It is much needed. We support the steps you are taking tonight to speed up consideration of the Victory housing proposal and still leave ample time for public input and consideration.

Jack Hayes

Linda Neal

From: Michele Gardner
Sent: Thursday, January 19, 2017 11:30 AM
To: Linda Neal
Subject: FW: Victory Village

Hi Linda.
For the Planning Commission meeting tonight, I believe.
Thanks,
Michele

-----Original Message-----

From: Susanne Chaney [mailto:susannechaney@me.com]
Sent: Thursday, January 19, 2017 10:17 AM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Victory Village

In case I am unable to attend tonight's meeting I wish this to be read aloud by one of the members of the council.
It's short and to the point

Esteemed council members

I am not unopposed to senior housing. I would welcome senior housing in Fairfax.

However I feel that the current design and location and size of the project do not fit into an ideal of good sustainable attractive and welcoming senior housing in Fairfax.

The design and materials of the project do not seem to fit in well with everyone's favorite little town in Marin. What is presented to us is something more in fitting with downtown San Rafael. It's too large to far away from services for seniors.

As a senior myself dependent on public transit I also think that the parking limitations will lead to a already untenable parking situation in this area becoming much much worse. I am also concerned that the project being so far from downtown and saying that the residents will bike and walk downtown is not being realistic. As a senior who occasionally bikes downtown I can attest that the current bike paths at times are not safe and I often ride on the sidewalks to avoid the speeding spandex clad bicyclists who often times yell at me to go faster. In several places there are mere inches between cars and myself on my bike and I feel unsafe. Walking is problematic as in many spots there either is no sidewalk at all which currently is a muddy mess or broken pavements or other tripping hazards such as tree roots growing under the cement or actual obstructions such as cars parked in driveways that block the sidewalks forcing a pedestrian into the actual bike path to get by. I feel in the very least if this developer is given this site the project should be scaled back to no more than 25 residences of a pleasing Fairfax type design and should be required to mitigate the sidewalks at least to the library so that people using walkers or elderly walkers are not subjected to potential trip and fall hazards leading to the city of Fairfax becoming liable for injury claims.

There are no close by stores and never will be although by rereading the proposal I see where the rezoning could provide stores on the first floor. I really think that this should never be allowed to happen. This area has been and should always remain purely residential. At the very least the developer should redesign the project to meet the current height limits and design limits of Fairfax and be only two stories and should be required to provide as in past projects parking for each unit

Thank you
Susanne Chaney
12 Ace Ct

Kurdice



More

Editing

To enable screen reader support, press shortcut ⌘+Option+Z. To learn about keyboard shortcuts, press shortcut ⌘slash.

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Town of Fairfax
 1-19-17
 Planning Commission

Please share with the following at tonight's meeting

TO: Linda Neal, Mimi Newton, Bruce Ackerman, Laura Kehlein, Norma Fragaso, Philip Green, Esther Gonzalez-Parber, Cindy Swift

I am opposed to the PDD, (planned development district zone), and the proposed zoning ordinance amendment as it applies to the 3 parcels called opportunity sites.

I do not support any rezoning in the town.

I am not in favor of the idea of streamlining review and or a pproval of these or any other multi unit developments.

As a matter of fact I believe all such projects proposed in F airfax should have extra scrutiny at every phase.

Regards,

Diana Perdue
199 Scenic Road
Fairfax

Toggle screen reader support

"Victory Ct" / Mitchell Dr / SFD Blvd Intersection Danger

To Fairfax Planning Commission,

The recent addition of a dedicated exit road to the design of Victory Village may put residents at a higher risk of car accidents. I don't think the new design feature has been analyzed by experts.

Let's call the recent design addition "Victory Court" for simplicity.

Mitchell Dr and Victory Ct will be basically next to each-other (approx. 20 ft apart) feeding onto 35 mph SFD Blvd. Both serve a considerable number of units: approximately half of Canon Village (approx. 55 units) uses Mitchell Drive and 54 units will use Victory Court.

Thus, it's not hard to imagine a line of cars turning left from Victory Court and a line of cars turning left from Mitchell Drive. The clear majority of cars coming from both streets will be turning left to reach essential services. Imagine that a space in the traffic eventually arises. The space technically reaches the Mitchell Dr Car first, but basically reaches them at the same time. If the Victory Ct car doesn't see the Mitchell Dr car, then you may have an accident when both cars go for the same space.

It appears that this new feature would create a dangerous intersection. It seems that more space is necessary between these two busy roads.

Sincerely,


Charley Cornwell

77 Mitchell Dr

01/19/2017

Linda Neal

From: Kathryn Rile <kathryn@pogodesign.com>
Sent: Tuesday, January 24, 2017 8:47 AM
To: Michele Gardner
Cc: bcoler-gmail; rgoddard-gmail; Mayor John Reed; dweinssoff-weinssofflaw; placques-aol; Linda Neal
Subject: Opposition to Zoning Changes

Dear Michele Gardner, Members of the Fairfax Town Council, and Members of the Fairfax Planning and Building Services Committee*,

I am writing to voice my opposition to the zoning changes being proposed and voted on in this evening's town council meeting. I am not able to attend in person, and would like my voice to be counted.

Please do not begin the slow destruction of our town's unique character by approving these changes. I am living Fairfax precisely because it does not reflect the growth and commercialization of the rest of the Bay Area. Fairfax is a gem, and the community is closely knit. Let's keep out this development, which will also drive up housing prices. Our less-wealthy residents need secure housing.

It would be a shame to see this pass.

Sincerely,
Kathryn Rile
Pine Drive
Fairfax

*Mark Lockaby has not supplied an email address on the Fairfax website.

Linda Neal

From: Young, Tish <TYoung@dvc.edu>
Sent: Sunday, January 22, 2017 12:39 PM
To: Linda Neal
Subject: support for zoning ordinance text amendment and for Victory Village

As a long time resident of Fairfax and an advocate for diversifying our housing stock, particularly to provide housing to our low to moderate income citizens and our seniors, I support the proposed zoning ordinance text amendment and that you look forward to the Town Council applying its provisions to **approve Victory Village** when the proposal comes before it.

Tish



Tish Young, Ph.D.
Dean of Biological & Health Sciences and
Physical Sciences & Engineering Divisions
Diablo Valley College
321 Golf Club Drive
Pleasant Hill, CA 94523
925-969-4229 or ext. 2-4229
tyoung@dvc.edu
fax:925-687-2503

Residents for Sustainable Affordable Housing and Preservation of Community Values

February 1, 2017

Fairfax mayor and town council
Town of Fairfax
142 Bolinas Rd.
Fairfax, California 94930

RECEIVED

FEB 01 2017

TOWN OF FAIRFAX

Re: Town council agenda item #4, meeting of Feb 1, 2017. The elimination of safeguards in the current Planned District Development (PDD) rezoning procedures that have historically protected our community's values regarding potential over-development for three sites, the former Lutheran Church property, 10 Olema (former Asian restaurant site) and School Street Plaza.

Dear Mayor and Councilmembers:

We strongly support affordable housing solutions and community enhancing development that reflects our town's character. We feel that the proposal before you, to approve a new "streamlining" process for reviewing development applications will encourage adversely impactful developments and severely limit public participation and community voices, and is therefore unacceptable.

In addition, such a proposal is unnecessary. Fairfax has had a Planned District Development ("PDD") zoning process in place since the 1960's, which has served the public well in protecting our shared community values and preservation goals.

For these and other reasons described herein, we respectfully ask that you reject the so-called streamlining proposal and retain and reinforce our town's commitment to the PDD process, government transparency, and public engagement in all local planning decisions.

Unfortunately, a great deal of institutional knowledge has been lost in recent years due to the turnover of planning and Town staff, and the seemingly endless series of third party consultants and outside agency representatives that have influenced public policy and planning decisions. As a result, our town council has been basing its decision making on a great deal of misinformation, biased input and incorrect legal advice.

For example, the consulting attorney who advised the Planning Commission about the existing Fairfax PDD projects, at their meeting of Jan 19, 2017, stated that Village West, Canon Village, Meadow Land and Bennett House were not processed by Fairfax using its PDD zoning three hearing process because it was basically too time consuming and cumber-some. She said the Fairfax PDD projects were processed by Marin County and annexed to Fairfax. That is totally false. A number of projects have been processed using Fairfax's PDD zone requirements and they were all processed in a timely fashion.

Also, none of Fairfax's four approved PDD zones and existing projects, including the Bennett House, have ever been considered "Spot Zoning" according to Fairfax's previous town attorneys. Simply applying special zoning to a parcel is not spot zoning. The California Supreme Court, in their discussion of spot zoning, as cited in *Avenida San Juan Partnership v. City of San Clemente* (2011) 201 Cal.App.4th 1256, noted that, "The essence of spot zoning is irrational discrimination." In other words, it typically has to do with favoritism, prejudice, discrimination, private inurement, or otherwise done without proper findings, public benefit or merit. None of this applies to PDD zoning or any of the proposed projects in Fairfax.

In addition, that Planning Commission meeting went to 1 AM and the planning commissioners never saw all of the changes they made to the 14 page ordinance in print before they voted on it. The video makes it clear the commissioners did not vote on a finished document. This was improper and state regulations require that under such circumstances, a meeting must be continued so that commissioners can review the amended zoning ordinance as a finished product and allow the public to be able to read the final document before the vote can be taken.

At the Fairfax town council meeting of Jan 24, 2017, the Fairfax town attorney advised the town council and planning commission on the State Density Bonus Law and Condominium Conversions regulations.

The attorney incorrectly stated that even if a parcel is not zoned for density "by right" and a proposed development application is made (for example in the current Highway Commercial (CH) zone), with a request to trigger the State Density Bonus Law, and needing a Conditional Use Permit for residential development, that project cannot be denied. However, that is not correct. That project can be denied for a wide variety of reasons including environmental and public health and welfare, State Density Bonus Law or not. What the law says is that if a project is otherwise approved or approvable by all other tests, and it qualifies for the State Density Bonus, that project cannot be denied for the impacts of the Density Bonus.

The same attorney is also contradicting existing town policy on Condominium Conversions with her legal advice on approving Condo conversions in Fairfax, which is incorrect and contrary to case law (see page 23 of the written Staff Report, dated January 24, 2017).

The existing PDD zoning, with its three step process, has served our Town well for over five decades. It provides Fairfax residents a hearing process that allows public participation to guarantee projects are consistent in scope and scale with Fairfax's character. It is also expedient and does not cause undue delays in processing. For example, the senior Bennett House was processed in less than a year.

The three step hearing process has also allowed Fairfax to protect the interests and future rent structure for Bennett House seniors to guarantee low income senior housing and low income rents in perpetuity.

Fairfax residents are protective of our small town values and have historically used both the referendum and initiative process to guarantee compatible zoning and so that the scale of development projects meet strict height, bulk and massing limits.

Property owners, business owners and residents in the neighborhoods which will be impacted by this new streamlining process, including the School Street Plaza and 10 Olema areas, two of the three "opportunity" sites identified in the Fairfax Housing Element, have not been adequately informed about its potential impacts, cumulative impacts and unintended consequences. Those streets include Park, Merwin, School, Olema, Manor, San Miguel and SF Drake.

The County Board of Supervisors has very quietly rezoned the Oak Manor 7-11 Shopping Center, an unincorporated island in Fairfax, for Mixed Use-30 units per acre which allows 42 units, not counting any Density Bonus, at the corner of SF Drake Blvd and Oak Manor Dr., adding to the cumulative traffic impacts on SF Drake.

With regard to the Brown Act and adequate public notice, the agenda for your February 1, 2017 hearing, for item #4, is misleading and does not clearly or fully describe the scope of the decision being discussed. For example, consider the description of Item #4.

4. Public Hearing. Consideration of an ordinance revising the Planned District Development Ordinance (Town Code chapter 17.112) to amend the process for three (3) sites identified in the adopted Housing Element - Town Manager

Here, the agenda only refers to three opportunity sites, whereas a new streamlining ordinance could potentially affect all six "opportunity sites" noted in the Fairfax Housing Element, and once in place might be applicable to other future opportunity sites as well. State law requires that an agenda must clearly inform the public about what is being deliberated.

Finally, no councilmember with a conflict of interest or any type of beneficial interest can be allowed to vote on this streamlining proposal. Fairfax has recently removed the map with the 500 foot "conflict of interest spheres for each councilmember" from the Town's website so we can no longer tell if any conflicts exist. However, Mayor Reed lives close to 10 Olema, council member Coler lives close to the former Lutheran church property and council member Goddard is employed by a local non-profit, who rents a School Street Plaza building, and she works at the School Street Plaza site.

In closing, we ask that the Town Council reject the proposed streamlining ordinance and process all applications for development on these three opportunity sites using the town's existing town codes with its well tested PDD process available.

Thank you,

Residents for Sustainable Affordable Housing and Preservation of Community Values

S/ Niccolo Caldararo, Diane Hoffman, Valerie Hood, Deborah Benson, Jessica Green, Rich Cerick, Todd Greenberg, Helen Fauss, Frank Egger, Gina Farr, Denise Larson, Marc Hammerman, Laura Ralph, Kathy Flores, Charles Cornwell, Stephanie Burns, Diana Purdue, Denny Ferry and Suzanne Chaney.

Linda Neal

From: Charles Cornwell <ccornwell@gmail.com>
Sent: Wednesday, February 01, 2017 8:51 AM
To: rgoddard-gmail; bcoler-gmail; Mayor John Reed; dweinsoff-weinsofflaw; placques-aol
Cc: Linda Neal
Subject: Please Vote No on Streamlining

To Fairfax Town Council,

I recommend against streamlining any of the 3 parcels for 2 reasons

1. Transparency has/will suffer. The planning of these 3 parcels has gone on for a long time. However, streamlining only requires one meeting with the planning commission. Consequently, all the other planning can take place in back channels. Whether that planning was/is done appropriately will likely never be known.

2. The required "detailed design" has too much momentum by the time of the one planning commission meeting. For example, at what was to be the one planning commission meeting for Victory Village, planning commissioner Green suggested lowering one roof panel. He didn't like that it jutted out above the rest of the building. However, the architect rejected his idea for reasons including that equipment behind the roof-panel would be exposed. When the design is so refined, it becomes difficult to make simple changes like this. Design elements have become inter-linked. This change would have been possible in the preliminary meeting that didn't happen.

Sincerely

Charles Cornwell

77 Mitchell Dr

Linda Neal

From: Susanne Chaney <susannechaney@me.com>
Sent: Monday, February 06, 2017 10:23 AM
To: Linda Neal
Subject: I do not Support Victory Village unless changes made

Please pass along my comments of support for Victory Village to the Planning Commission and the Town Council.

This development is not on major transit route unless you are commuting to and from San Francisco. The local transit is quite substandard and would require the town to do a major sidewalk and transit development renewal project. I have previously forward photographs of pitfalls of this stop and given the true transit picture to both the town council and the planning commission. Do not be swayed by the repeated lies that this is major traffic stop. It is not. The non commute traffic is serviced by local route 228 and involves major wait times to get anywhere in Marin other than sf general hospital. The trip there runs once an hour. To get to anywhere else one must first change at San Anselmo hub to a different route. The service does not run after 7:10 pm on any night precluding a social life after dark for an active senior such as myself. Marin county residents and Fairfax residents have to apply be put on a wait list after passing credit checks and background checks and have no guarantee that they will be among the ones chosen in the actual lottery of successful applicants. Therefore this doesn't solve the problem of seniors who live in Fairfax at this time and who are being priced out of their current housing.

Susanne Chaney
12 Ace Court
Fairfax Ca 94930

Sent from my iPad

Linda Neal

From: Roger Stoll <number.six@mac.com>
Sent: Tuesday, February 07, 2017 8:22 PM
To: Michele Gardner; Linda Neal
Subject: senior housing

TO: Fairfax Town Council and Planning Commission

Marin has a severe shortage of affordable housing, especially for seniors. The workings of the real estate market in combination with Marin's inadequate housing policies are on the way to making nearly every last corner of Marin available only to the affluent.

Fairfax has a chance to contribute to solving this problem by building Victory Village, the 54-unit low income senior housing complex planned for the west end of Fairfax on Sir Francis Drake Boulevard.

Please see this project through to completion. The housing crisis is not just a Fairfax issue, but a county-wide and Bay Area-wide issue that Fairfax should do its part to address.

Thank you for your consideration of this matter.

Sincerely,

Roger Stoll
231 Laurel Place Apt. #6
San Rafael, CA 94901

Linda Neal

From: Joseph Walsh <josephwalsh@hotmail.com>
Sent: Wednesday, February 15, 2017 10:47 AM
To: Linda Neal
Subject: We support Victory Village

As a former resident of the beautiful town of Fairfax, we would like to pass along to Town Council this message supporting the necessary language change to the ordinance governing the Lutheran Church property. This desperately needed affordable housing for seniors should be built as soon as possible.

Geraldine and Joe Walsh
Lagunitas

Linda Neal

From: lynette carlton <rlcarlton@gmail.com>
Sent: Wednesday, February 15, 2017 10:59 AM
To: Mayor John Reed; bcoler-gmail; rgoddard-gmail; dweinsonff-weinsonfflaw; Linda Neal; placques-aol
Cc: Garrett Toy
Subject: Housing Development

Dear Mayor John Reed, Council Members Barbara Coler, Peter Lacques, Renee Goddard, David Weinsonff, Principal Planner Linda Neal, and Town Manager Garrett Toy:

In regard to new housing development in Fairfax, I'd like to make some comments:

- "Streamlining" is unacceptable. Each new development should be handled individually, as the neighborhood impact, parking and transportation issues, and infrastructure support are unique to each site. The general public and especially those close to the development site should be given clear information about what is proposed, and time to absorb the details and make their views heard.
- Victory Village: I support AFFORDABLE housing for seniors. I would like to see the affordability guaranteed in perpetuity.
- Parking: Please allow for adequate parking in each development. While we would all love to live in that utopian world where cars are scarce, the reality is that people - even old people - will have cars that they will drive and have to park somewhere.
- Transportation: Please negotiate an inter-agency agreement to increase public transportation and para-transit services to Fairfax residents. When my husband and I first moved to Fairfax ten years ago, the bus came every 30 minutes; now it's every hour outside of commute times. That 30 minutes is HUGE when you are planning a trip. A shuttle service for all residents could greatly relieve traffic congestion if it runs frequently and reliably enough for folks to be confident they could move around Marin County and get to San Francisco and back without it taking hours and hours. Developers should share the burden of the cost for transportation support to residents.
- Building heights: Three stories at Victory Village seems reasonable to me. The building should blend in well enough with the hillside and surrounding trees and added landscaping, and we will eventually get used to it. The benefit of having extra housing at this particular site should out-weigh any negative esthetic impact. HOWEVER, to allow three stories or more at the other proposed development sites would detract from Fairfax's visual town character. Each site should be addressed individually.

Thank you for taking these comments into consideration as you make plans that will affect Fairfax long into the future.

Sincerely, Lynette Carlton

14 Aureo Way

--

Lynette Carlton
415/785-8590
415/261-7458 cell

Linda Neal

From: Jessica Powell <eastergirl@comcast.net>
Sent: Thursday, February 16, 2017 10:33 AM
To: Linda Neal
Subject: I support the zoning ordinance amendment and Victory Village

Dear Ms. Neal,

I wholeheartedly support the construction of senior housing at Victory Village. My husband and I live on Porteous Ave., and I can hardly imagine a more environmentally-friendly, senior-friendly use of that land. As a couple in our 60s and 70s ourselves, I would hope that the town we love and have lived in for 26 years would make it possible for us and others like us to continue to live here.

Sincerely,
Jessica Powell
415-456-3014

Linda Neal

From: talk2tpk <talk2tpk@sonic.net>
Sent: Sunday, February 19, 2017 4:44 PM
To: Linda Neal
Subject: I support the zoning ordinance amendment and Victory Village

Please pass along to Town Council this message supporting the necessary language change to the ordinance governing the Lutheran Church property.

This desperately needed affordable housing for seniors should be built as soon as possible.

Our town is sought after because we reflect a community that many would like to live in, or recreate elsewhere. Both arguments are trying to do the right thing from their perspective. As a community we have focused on affordable housing options, FOR ALL, as a primary concern. We should do all that we can to help those living here have the possibility of staying. It's imperative that we make housing options available to the children and seniors that have made this community their home. We cannot lose our view of the complexity of the larger picture and "over protect" by avoiding change at all costs. Fairfax can not only be available to those with financial resources or a livin' large way of life. We are not, and I hope we never become "Little Mill Valley". Many of us have a reaction to change, I am one of them, but Fairfax can be a leader in creating change (with everyone in mind) and becoming a town that acknowledges the inevitability of change; inviting seniors, ethnic and economic diversity, service providers, etc. by rolling out plans and growth thoughtfully. We cannot act like the future is not coming. We can role model effective change and preserve our lands, spirit, and the wildlife we love by acting responsibly now.

Teresa Ashby-Burchard
33 Meernaa Ave.
Fairfax, Ca 94930

Marinite 60 yrs.
Fairfax 25 yrs.

From: Denise Larsen [mailto:deniserlarsen@gmail.com]
Sent: Thursday, February 23, 2017 1:35 AM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Streamlining and the 5 Year Story

Hi Michele,

Please forward my email to both the members of the Town Council and the Planning Commission. Thank you!

Dear Members of the Town Council and the Planning Commission,

As I have stated at the mic at various meetings, I have lived in Fairfax for 33 yrs and only got involved in town politics since learning of the proposal to close Bolinas Road last July. I always voted for the familiar names that I trusted would be more progressive and protective of this town and the environment we are so blessed to live in, and frankly was not paying too much attention to what was actually going on. The town's general plan, downtown element, opportunity sites, state density bonus laws, affordable housing push, transit oriented development, CC and CH zoning, etc. were all unknown to me like many, if not most, in town. I noticed and was upset by things like the Center Blvd "beautification" project that lost parking and created hell getting in and out of parking lots and wondered who or what was in charge, what were they thinking and how much money was wasted. But for the most part I thought things were basically okay.

I did not see the Bolinas Rd closure as a good thing (and all the time and money that went into it all), except that it woke me, and some others, up. So I got involved, tried to go from most things being Greek to me to digging deep and learning a lot, looking at the history, and finding out where this town appears to be headed. I have attended lots of meetings, put my questions, thoughts and concerns out there, and listened more than once to the recordings of many of the meetings. I am clearer now about all the power structures in town, who is pushing what, and how money, outside players and organizations, including individual beliefs, values and motives of town reps and staff, play into things, along with who/what goes on behind closed door meetings and conversations. And this is what it looks like from here:

I now understand (I'm not claiming to be an expert, by any means) the current 3 step ordinance process that has worked well for past developments, including Bennett House where it took one year. If the Step 1 is simply a checkoff list to see if the project meets the General Plan, as stated by Garrett and the attorneys at the 2/1 TC meeting, and can actually be done administratively, then get rid of it. As Mimi stated, if there are redundancies and an order of presentation of a project that does not make sense, then fix just those. But at a Step 1 process, especially with affordable housing and all the perks a developer gets that others don't, it would be a great time to remind any developer of the town's height limits, creek setbacks, need for parking, inadequate transportation, traffic concerns, focus on protecting trees, the environment and ridge-line views, desirability of green building (like materials and solar panels), esthetics in design and color, etc. and to work with the citizens of the town and their concerns and feedback (and not just town officials) so it is well supported and a win win for all. Maybe this could be done when the check-off list is happening administratively.

I believe Step 2 is critical because when a project is being "fleshed out", as stated at the TC meeting, this is the perfect opportunity to be involved to help develop a better project. Here it can be said, "Hey, what if you make it two stories instead of 40.5 ft in height? Show us how you can reduce the entrance height. Can you angle the entrance so you don't feel the need to cut down a big redwood tree that was protected a couple of years ago? Please look into some private funding so Fairfax citizens can be given priority like other towns do for their citizens and seniors can truly age in place. Talking to Whistle Stop is not enough. What are plans for para-transit or onsite shuttle van? Are the drainage plans for average or worst case scenario? Why are you supporting on your website comments that imply it is for Fairfax seniors or that it is "a short walk to town or that it is an "environmentally friendly" project when none of those things are true"? If you say this project will cost 29 mil to build and your accounting/taxes show 64 mil in reserves, why can't you donate the rest of the property? Please make it affordable into perpetuity. The ridge top is blocked if walking, biking or driving in a smaller car than an SUV when traveling westbound on SFD Blvd...change it. Do you really have to cut down 119 trees? Parking is tight in the neighborhood and the beginning of downtown is over a mile away so please having parking for all units." I could go on...

With the proposed streamlining ordinance, a developer can skip Step 2 and come with Step 2 and 3 combined, bringing Precise, Exact Plans for a **first look ever** by the PC and public, including all the details such as landscaping plans which state which plant will go into which spot. Garrett said that the RCD developers already know exactly what is going in and what they want so they are bringing all their details so why put them through Steps 1 and 2? My response is that because it is much more difficult to give push back on a basically fully completely plan after so much time and money has been spent and they can play the "We've been waiting so long and seniors are going homeless" card. Fees are waived, problems are ignored and the town ends up handing them what they want on a silver platter. For example, it was only when citizens spoke up about parking issues and losing access to the rest of the property that the developer found 4 more parking spaces and a trail to access popular hiking areas. The opportunities to help mold a better project happens with Step 2 and 3 being separate. The citizens are heard and things that have made this town special can be considered. But that is unlikely to happen with a complete, precise plan and comments that the clock is ticking. The developer gets to leverage more pressure then, which RCD appears to be doing at this time. They appear to already be at Step 3 when their first major PR roll-out to the public was at their dog and pony show at the church only last fall.

I can only speculate because it has never been publicly revealed to my knowledge, but because RCD was apparently told something by someone (Jim Moore and/or Garrett Toy behind closed doors?) that they did not need to go start the Preliminary Development Plan (so it wasn't their fault), they feel they are already behind in their project/funding, seem to have plans at or close to a Step 3 level and are ready to go. And the TC seems to want to help them but does not think they can separate VV out from the other two sites for streamlining. RCD have made a couple of concessions since public push-back, with parking spaces and a trail. **ALL** of this and so much more could have been handled in Step 2. So instead there is the push for streamlining. And lack of transparency with behind closed doors meetings and deals ends up creating more problems, is not fair or equal to all, and results in a huge lack of trust by citizens. By the way, why should RCD with their reserves have a what, \$7500? fee waived when my neighbors (a young family who bought a home still in summer cabin mode) had to pay a \$4000 fee simply to remodel their

kitchen? What is going on? How is this fair? What about the well-paid consultants hired by the town with connections (board member?) to MEHC? None of this looks good and creates distrust.

The 5 Year Story: Many of us are frankly tired of the propaganda of the 5 Year Story to get sympathy for streamlining, waiving fees, etc. If you ask some people who bought into this story, they think that the current town ordinance has forced RCD into a grueling 5 year process, and now citizens "with no compassion for seniors" are adding to it. The issue with the "long" process has **nothing** to do with the process of our current town ordinance. Cascade Canyon School was on the site for 22 yrs and the church had its congregation. When the church started losing money in 2013, it started looking for other options. They decided to have the school, church and add some low income senior housing, while also considering selling the property. But they saw low income senior housing as their "mission". RCD may have become involved during this time. Because Cascade Canyon School still had several years left on their lease, the church (with only 10 members left) began to negotiate with the school later in 2013 with RCD involved. People involved in this process felt that RCD was not open to hearing how their new development would impact the school and were not very communicative, such as saying they would get back with the school after a meeting but then didn't for several months. Overall, people did not get a good feeling about RCD. There was a town meeting (TC??...not sure) in 2015 about the plans. Cascade Canyon School was being pressured, called NIMBYS and decided let go of their lease and move to St Rita's in Sept 2015. Now RCD could move full steam ahead but never put in a proposal, starting the official process with the town, and apparently have been mostly operating on a PR and a public support campaign to move this development forward. So they have **ONLY** been honestly involved for about a year and a half, not the often-touted 5 years. It was a problem with the church losing money in 2013 that started the process and having a several year lease still with the school, **not** the town's process. Frankly, the church would have been better off to sell the property with one big house going in and then their buying a smaller lot near walkable services, needs, major transportation, etc, where a very large and taller building could be build and actually serve more seniors.

The 100% affordable clause: Just because something is 100% affordable does not mean the town needs to throw out a process that has worked for others and can be done within a year. Just because they are not gigantic, several hundred unit developments, does not mean there are major impacts and issues that need to be addressed. And if Step 1 is truly not needed, then fine. **BUT** require Step 2 and 3 be separate and tell any developer the desires of many citizens re: any housing here and that they may need to be prepared to go back to the drawing board and/or be encouraged to not take advantage of state laws but work with the town and residents to get broad support. Many citizens support affordable housing but think it is wrong and dangerous to trade away the farm to provide it. Even 100% affordable housing is not a good enough reason to throw the baby out with the bath water.

And the height issue: To have a list handy of about 10 other 3 story buildings in town read off at a PC meeting after I expressed my concerns was not very helpful or a good argument to allow more 3, 4 or higher story buildings. The only reason that this town does not already look like downtown San Rafael is that decades ago when taller buildings started going in, the height limit was put in by the TC. And it has served this town well. To have a TC member say that they "think" going along with 3 or 4 stories would not set a precedent, I say, "Prove it. Show

us. Guarantee it!" But you can't. Many of us understand state density bonus laws much better now but do not support giving so much up for the sake of affordable housing.

Many who support the Victory Village project don't even live here and/or they are unaware of the many issues or are in denial of the issues or frankly don't care because when it comes to affordable senior housing, the mantra is to turn a blind eye and just push for it. I am rather surprised that these pro-VV supporters are not fighting for adequate parking, onsite shuttle/van, it being affordable in perpetuity or the issue of it being far from town, like many of us. How can one go on and on about the "poor seniors" and not want or fight for things that would really help seniors? And hey, if RCD does not make its HUD funding, then maybe they will seriously look for some private funding so this project can give preference to Fairfax seniors. After all, other towns give preference to theirs so that begs the question, "Then where are our seniors suppose to go?"

Overall, many are confused why the town and its reps are not fighting for this town and what makes it special. Other towns fight or don't change their zoning or leave ABAG or organize with other towns who are stressed since the state only looks at demographics and numbers when it comes to affordable housing with NO considerations re: land and infrastructure (especially roads, parking, traffic and water) that are limited. Read about the nightmares with traffic and parking that are going on in Anaheim since affordable housing went in (and yes, low income people drive). Why can't we negotiate with developers, get them to work with us and this town, and come up with win win plans?

Because of all of these many issues, behind closed door deals, finances, reduced trust, much misinformation and confusion, and more rezoning/projects proposals ahead, it is long overdue for the town staff, TC and PC to hold a town hall meeting in the Pavilion where citizens can ask questions, get clarity, help with solutions and begin to rebuild trust and connection with all. Citizens want to understand more and be heard. I personally found the joint session in Jan very helpful because I could ask questions throughout. Hopefully, you will seriously consider this before moving forward with your agendas. There is a lot at stake.

As I said in the beginning, all of what I wrote is just the way things look like from here. Again, I urge you to fix the current ordinance and drop plans for a streamlining ordinance.

Thank you for your time and serious consideration.

In appreciation and respect,

Denise Larsen

Fairfax, CA

-----Original Message-----

From: Theresa Frier [mailto:TFrier@mercyhousing.org]

Sent: Saturday, February 25, 2017 8:19 AM

To: Michele Gardner <mgardner@townoffairfax.org>

Subject: Support for Victory village

Hello,

My name is Theresa Frier, and I am the Property Manager at Bennett House in this beautiful town of Fairfax. I have a unique opinion of the building of Victory Village, given that I myself have 16 years of experience working in the field of affordable housing, and have witnessed, first hand, the extreme need, and the absolute necessity of it. Also, previously to working for Mercy Housing, my current employer (who is wonderful to work for!) I worked for John Stewart company (the managing company that will manage victory village), managed two of RCD's properties (the owners of victory village) and my former supervisor (Uella Laughlin) will be the Regional Manager for Victory village!

I am very familiar with the intent of John Stewart co, and RCD , to have the utmost professionalism, kindness, and ability to bring a valued and beautiful property to this area.

Properties like Victory Village are a benefit (like Bennett House) to the community! Trust me, when your mother, father, sister, brother, friend, is in need of a home that will help lift them up from wherever their current situation is, to a place of hope, self respect and happiness, you will be so glad that there are places like Victory Village and Bennett House in our community.

It would be a very sad day if Victory Village was rejected based on ignorance.

Sincerely,

Theresa Frier
Property Manager
Bennett House
53 Taylor Drive
Fairfax, CA
415-457-7318

Linda Neal

From: Spirit L Wiseman <spiritji@aol.com>
Sent: Saturday, February 25, 2017 4:19 PM
To: bcoler-gmail; rgoddard-gmail; Mayor John Reed; dweinssoff-weinssofflaw; placques-aol; Garrett Toy; Linda Neal; nfragoso49@gmail.com; laura@fdivinearchitects.com; bruce@laughingcrows.net; mimi.newton@gmail.com; phil@greenandgreen.com
Subject: In support of affordable housing and Victory Village

I worked a table at the Good Earth on 2 separate occasions recently and spoke to over a hundred people regarding affordable housing for Seniors and VictoryVillage. . Across the Board 99% of normal people are very supportive of affordable housing at Victory Village. Yet there is a small minority that I believe is politically active that makes it look otherwise. People like me have not been politically active don't usually come to meetings and write letters.

You have a tough job and have to deal with a lot of views and opinions some highly emotional and I thank you for your service. Many people you may never meet or hear from really do appreciate how you serve and what you do for the Town Of Fairfax. It seems to me the loudest voices are the minority yet there is concern that they may influence people that don't really understand the whole picture.

Working as a Realtor I became curious as to who are the loudest voices and I started looking them up in the tax records.....I thought it might be the new people coming in but truth is it seems to be people who have owned their home for a long time and have no experience at all with what is actually going on out there in the trenches of housing.

I just met a young woman for example who is a day care teacher here in Fairfax for 10 years. She is living in the apartments in Fairfax in the Western end and her rent has gone from \$975 to \$1750 and she is in a 2 bedroom with a 11 and a 7 year old.....

If the building is 41 ft so be it.....Let's build 10 of them .We need affordable housing not just for seniors but for others too.....in fact we need rent control.....One man came to the table and said none of his 3 kids could afford to live here.....we are in a housing crisis and we have to all do what we can so there are not more 74 year olds living in tents in the hills.

Sent this letter to the IJ after reading Frank Eggers letter to the editor today

"Honestly one can't help but be taken aback at the lengths and truth spinning going on in an attempt to spin up public emotion to try and block affordable housing under the guise of saving Fairfax. The project will have discretionary review. Frank Egger says in his recent letter that Victory Village will be "shoehorned in to a wooded area" when in fact it will be on the blueprint of the already existing Lutheran Church. Continuing in the fear vein he states it will be highly susceptible to wild fires coming off the ridge and the fire truck might be busy elsewhere. If and when we see a fire coming off the Ridge it will likely be from the homeless people forced to live in the hill's because Frank Egger and Save Fairfax and their fear based politics were successful in holding the Town hostage and thus unable to create affordable housing here.. "

Thank you

Spirit L Wiseman
Bradley Real Estate
Chairman's Club 2013/2014/2015
415-847-4828

<http://www.zillow.com/profile/spiritwiseman/>



February 27, 2017

Town Council

Town of Fairfax

142 Bolinas Rd.

Fairfax, California 94930

Dear Council Members:

I support the proposed Victory Village senior housing project. We need more true affordable housing and this project will provide just that. Hardly a day goes by that we do not hear some heart-breaking story of a family made homeless or a senior getting evicted or living in dire circumstances due to high rents or impossible mortgage arrangements. So many people have been pushed out of Fairfax, Marin, and the Bay Area altogether due to rising rents. The lists for existing subsidized low-income housing are impossibly long.

This is our chance to make a contribution to our larger community and do "the right thing." As a 30th year resident of Fairfax, I know that this is a truly wonderful place to live, and part of that is the spirit of connectedness and generosity of our community. This project would typify that spirit.

Thank you,

A handwritten signature in black ink, appearing to read "Jacquie Hoffman".

Jacquie Hoffman

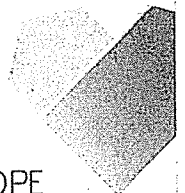
Regional Vice President of Property Operations and President NPH Board of Directors

Mercy Housing Management Group

1360 Mission Street, Suite 300, San Francisco, California 94103 o | 415.355.7100 f | 415.355.7101 tly | 800.855.2880 mercyhousing.org



Mercy Housing Management Group



LIVE IN HOPE

Linda Neal

From: Janice <programs@marinifc.org>
Sent: Tuesday, February 28, 2017 11:08 AM
To: Linda Neal
Subject: support for amendment to zoning ordinance for Lutheran church proposal

Dear Linda Neal,

I support Victory Village is a 54-unit affordable senior housing project currently being considered by the Fairfax Planning Commission and Town Council.

I think our community could use some affordable housing for seniors and I support the amendment to the zoning ordinance.

Thank you for your consideration.

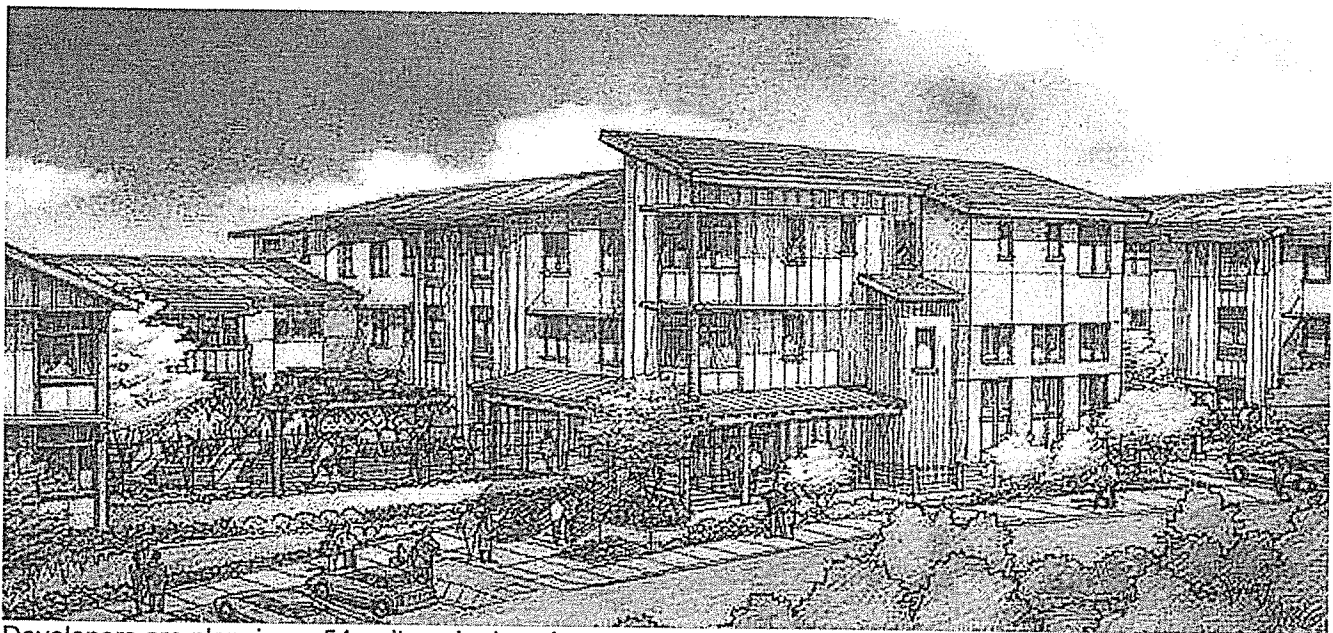
Janice Lum-Ennik
840 C. St. #521
San Rafael, CA 94901
415-457-1522

• • • [Home](#)

• [Opinion](#)

• [Marin Voice](#)

Marin Voice: Victory Village an ideal opportunity and site for affordable senior housing



Developers are planning a 54-unit senior housing center at 2626 Sir Francis Drake Blvd. in Fairfax, a 20-acre site that formerly owned by Christ Lutheran Church. The Victory Village project, proposed by Resources for Community Development, a Berkeley-based nonprofit, will be affordable to extremely low and low-income households. The project will be two and three stories tall. (Courtesy of Resources for Community Development)

By Jeanne Iida

POSTED: 02/25/17, 4:14 PM PST
[27 COMMENTS](#)

In the midst of a countywide housing crisis, the need for affordable homes for our aging population is critical and growing. Christ Lutheran Church of Fairfax wants to help serve this need by sponsoring Victory Village, an affordable housing community for seniors.

As a member of the church's council, I have witnessed and participated in this endeavor from the start.

Eight years ago, Christ Lutheran (formerly known as Christ the Victor — the origin of the name Victory Village) reached out to the Fairfax community to ask about its greatest needs. Senior affordable housing was high on the list.

Some Fairfaxians worried where their aging parents or relatives would live when life circumstances changed. Others worried for themselves, as rents continued to climb.

This issue resonated with our church members, many of whom are seniors themselves.

Our small but vital church has a long history of community service, from its 1961 beginnings in the Fairfax Theater. Led by our amazing elders, we raise money for local and international relief, support Ritter House, collect clothing for Image for Success, send holiday gift boxes to children and cook and serve meals for homeless women as a charter member of the REST program. In prior years, we provided shelter for the homeless and hosted an early version of the Fairfax food bank. We continue to hold weekly worship services and welcome all who would join us.

As our congregation has aged, we contemplated our legacy. We could sell our 20-acre property for market-rate development — likely three private homes costing upwards of a million dollars — and donate the proceeds to a worthy cause.

But we have been blessed with the use of our beautiful canyon, and we want to share it. Meeting our neighbors' needs, and passing our land to a vulnerable and underserved community, would be our best legacy.

Once we made that decision, we interviewed and selected as our partner Resources for Community Development, a Berkeley-based non-profit provider of managed housing and services to low-income people. We have worked closely with RCD to select an architect and a design that we feel fits best with the character of Fairfax and our woodland canyon.

Our vision is a community of 53 studio and one-bedroom apartments for seniors with incomes in the \$25,000-49,000-per-year range, located on two acres within our site. Each unit will have private kitchen and bathroom. The design includes an indoor common room with community kitchen, two outdoor courtyards with garden space, and landscaping with drought-tolerant plants, two bioswales and solar water heating. A program of resident services will help seniors to age in place.

In response to feedback, we worked with RCD on development scale and parking.

Advertisement

Regarding traffic, we remind the community that until June 2015, Cascade Canyon School was generating some 160 car trips per day during peak traffic hours.

An ordinance is now before the Town Council that must be approved before we can move closer toward the necessary step of rezoning our property. Approval will mean rezoning can be streamlined on two sites in addition to ours, only when and if those site owners submit plans for 100-percent affordable housing. Those hypothetical site plans would still go through public reviews.

Meanwhile, housing costs in Fairfax continue to rise, with median monthly apartment rent now \$3,000. Truly, the time for helping our aging residents is now.

We love Fairfax and want to help preserve its diversity of passions, talents, ages, and income levels. We look forward to working together to build Victory Village, and bring security and peace of mind to some of our most vulnerable

Jeanne Iida of Fairfax is a member of the Christ Lutheran Church council.

Spirit L Wiseman
Bradley Real Estate
Chairman's Club 2013/2014/2015
415-847-4828

<http://www.zillow.com/profile/spiritwiseman/>

From: demartinit@aol.com [mailto:demartinit@aol.com]
Sent: Monday, February 27, 2017 12:13 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: I Support Victory Village

I am a resident of Fairfax and a senior citizen. I support Victory Village because there is such a need for housing for low-income seniors. I myself currently live in a house on a hill and can certainly see in my future the need to downsize and live in a smaller home.

Victory Village will not necessarily bring "outsiders" into our community. I am sure that between Fairfax and the San Geronimo Valley, there will be more than enough eligible seniors for this housing and I hope they would not be seen as "outsiders".

Also, providing housing for seniors in Victory Village will free up other low rental units for local workers, small families, and young people just getting started. It will increase the diversity of our community and provide a hub for community involvement and volunteerism.

As for increasing traffic, it would actually do the opposite. If I was to come down from my hillside and live closer to town, and be able to walk to my beloved library and familiar stores, I would happily give up the expense of my car. I'm sure other seniors, especially low-income seniors, would do likewise.

I urge the Fairfax community to support this very charitable mission of the Lutheran Church and support all efforts to make Victory Village a reality.

From: Alexander Barbara [mailto:barbara.alexander36@gmail.com]
Sent: Monday, February 27, 2017 1:56 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: I support Victory Village

Fairfax needs this senior housing! Please make it happen. It could be your mother or Auntie who needs it!

Barbara

From: casey [mailto:btech132@gmail.com]
Sent: Monday, February 27, 2017 3:36 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Victory Village

To whom it may concern,

I want to add my voice in support of Victory Village. I live and teach in Marin County and understand very well the housing crisis we face here, especially for seniors. It's time to stand up to the very vocal minority who appose these types of projects and show that we really do care about our seniors. I'm tired of the people who say they support senior and low income housing but do everything they can to thwart it. I am by no means pro-development. I love Marin County for it's open space and abundance of nature but there is some room for development. We can't keep turning our backs on the people in our community who need housing the most. Please take into consideration the many voices of the people who need help. With the housing prices in Marin, lower income seniors are being pushed out and that's a shame. Fairfax and the rest of Marin County should value our diversity and do more to help keep lower income locals around, especially seniors. I hope you take a step by approving Victory Village without delay. Thank you!

Sincerely,
Casey Hunt
415-684-4461

From: Liz Froneberger [mailto:lizardrock50@hotmail.com]
Sent: Monday, February 27, 2017 1:53 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: I support Victory Village (and would appreciate a response to my concern about the road safety)

Hi, I think this is the 2nd or 3rd note I've written in support of Victory Village, but as a member of the MEHC, I've been called upon to express my support at this time (prior to the 3/1 meeting which I can't attend).

I think this is a wonderful project. My husband (Henry Froneberger) and I strongly support this project. We have walked the property, looked at the oppositional comments (which I believe the VV developers answered) and we have only two concerns. The fact that there is an expiration date of ANY sort for this project to be dedicated to seniors is disturbing. But that can be worked out, I hope. It is NOT a reason to kill the project.

I am concerned about the traffic ingress/egress. I've pointed out before the visual limitation for drivers making a left hand turn is more problematic than is presently acknowledged. I would really like to hear from the traffic experts on this and would be happy to meet them out there. I know they intend a short merge lane (There is one at Marinda for those of us turning left onto SFD) but the road at Victory Village is canted in the wrong direction. If you sit in your car and look out to the street, you will note it is difficult to see where that merge lane would be (I know there is another name for these types of lanes, but I can't recall at the moment). I think elderly drivers (particularly after dark) may have a very difficult time making a safe left turn to head east on SFD. There is also poor visibility to the RIGHT (cars come around that wide arc in the road at 45 MPH on a regular basis), I fear this would also be dangerous for people coming in and out of that driveway multiple times a day. T-bone accidents are deadly and elderly trauma patients have an exponentially greater potential for death. I really would like these concerns to be addressed. Elderly drivers can be very safe, but there is a decline in night vision and a decreased ability to accurately judge distance/speed of oncoming vehicles. These issues are facts, not opinion.

Other than that, we support the project.

Thank you, I hope to hear from someone about my traffic concerns. I was an ED RN for 22 years and work extensively with EMS in Marin and so am sensitive to causation of trauma and would prefer to mitigate and prevent as opposed to treating trauma that did not have to happen.

All best, Liz Froneberger, RN, 120 San Gabriel Dr., Fairfax (415)706-4811

From: Olivia Beltran [mailto:aguazule@yahoo.com]
Sent: Monday, February 27, 2017 12:13 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Support for Victory Village

Please support the Victory Village because the need is so great for homes that lower income seniors can afford.

Olivia Beltran

"Happiness is when what you think, what you say, and what you do are in harmony." Mahatma Gandhi

From: Kate [mailto:sgpastor@att.net]
Sent: Tuesday, February 28, 2017 1:50 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Victory Village

Dear friends,

I remember talking with the pastor at Christ Lutheran years ago, when this project was newer, more in the visioning stage.

We need Victory Village! Seniors are having to leave the area in huge numbers, for lack of affordable housing.

Please, please help this vision to be realized.

Blessings and peace,

Kate Clayton, Pastor

San Geronimo Community Presbyterian Church

Linda Neal

From: kathy dean <grammyk44@comcast.net>
Sent: Thursday, March 16, 2017 3:56 PM
To: Linda Neal
Subject: Victory Village

Dear Planner Neal,

I would encourage you to support by voting for approval of the Victory Village project for low-income housing. I understand the housing will target seniors who currently pay more than a third of their income for housing. Seniors will most likely NOT add to any traffic concerns as they do not have to get kids to school and tend to use Whistlestop or other senior resources. Please process this project through the planning process as quickly as you can. The architectural renderings are appealing and should be ideal for this setting on Sir Francis Drake. Thank you for taking the time to read this e-mail. Kathy Dean, Novato Citizen since 1968.

Linda Neal

From: Garrett Toy
Sent: Monday, March 20, 2017 8:57 AM
To: Linda Neal
Subject: FW: Expenses for Rezoning Lutheran Church Site

Hi Linda,

See the reference at the bottom of the letter. Thanks

Garrett

From: Home [mailto:marc@postmammal.com]
Sent: Saturday, March 18, 2017 6:57 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Expenses for Rezoning Lutheran Church Site

Mr. Garrett Toy, Manager

142 Bolinas Road

Fairfax CA 948930

Dear Mr. Toy:

We have not met formally. However, I have seen you working at several Fairfax Town Council & Planning Committee (PC) meetings. Probably you remember some of my comments at the meetings. I am relatively new to Fairfax, having moved here from St. Louis MO in July 2015 after retiring as a professor at Washington University School of Medicine. Currently I am working as a physician for Marin Community Clinics (MCC) in San Rafael.

I find the format for exchange of ideas at Fairfax Town meetings to be unsatisfactory for several reasons. For example: 1) it's hard for speakers from the floor to say much in three minutes; 2) there is little opportunity for back & forth – no rebuttals for floor speakers & sometimes no comments from members of the TC or PC; and 3) at least in the case of TC Meetings it's hard for those of us who work outside of Fairfax government to hang in during a meeting that drags on – inefficiently I think - for *hours*. I do understand that addressing 1 & 2 would probably make 3 much worse. Perhaps we must make the best of what we have.

As a former full-time Medical School teacher and current physician at MCC, I have taken care of low income, largely senior patients for the last 45 years. Because it is off the beaten path in Marin County (not all that close to good healthcare facilities that are often- traffic- congested always two- lane roadways away), I think Fairfax is a very poor location for housing low income seniors and have said so. Many local physicians with whom I have spoken about the matter agree. However, I understand that others may have a different opinion.

In part for that reason, I spoke in general favor of Victory Village at the May 1st Town Council Meeting. In retrospect, I think I was very naïve. This because of what I learned subsequently in three documents: 1) Town of Fairfax Staff Report for March 16th; 2) Letters of January 4th and 12th, 2017 sent to you by Alicia Kline of RCD. It has become clear to me that due process is being bypassed by the Fairfax Town government in rezoning the Lutheran Church site. This was the subject matter for my three minutes on March 16th at the PC meeting. There was no opportunity for you to reply. Accordingly, I am writing to solicit a reply from you.

First, I learned from the Staff Report that during February, a report was generated by the Fairfax Town Attorney's Office regarding *Foothill Communities versus Orange County CA*. How much did the Attorney's Office bill the Town of Fairfax for the report? Who authorized the expenditure?

Second, I read in the January 4, 2017 letter:

- **Parkland Dedication** (p. 106-7}. RCD's efforts to identify a local land trust or open space agency to buy the back 18 acres and dedicate them all to open space have so far been unsuccessful, given the \$300,000 purchase price for those parcels. RCD's purchase option expires on 12/31/17, and buyers for the remaining land will need to be identified in the near future to avoid financing costs that unduly burden the affordable housing. The timeline is insufficient for the Town to issue bonds, though the creativity of that suggestion is appreciated.

I assume that the letter is real and was sent to you by Alicia Kline. Correct?

That being the case, did you suggest that Fairfax issue bonds in support of purchasing the back 18 acres? If not, how have I misunderstood what is written? If so, how did you justify making this offer *prior* to any decisions about rezoning (we are still not there) at a time during which you were soliciting formal input from Fairfax citizens about Victory Village?

Thanks for your attention.

Sincerely,

Marc Hammerman MD

12 Shadow Creek Court

Fairfax CA 94930

Linda Neal

From: Chris Francisco <christinefrancisco@gmail.com>
Sent: Thursday, April 13, 2017 11:53 AM
To: Linda Neal
Subject: Victory Village

Hi Linda:

My family & I have been living in Fairfax for almost 12 years and support the Victory Village project, especially since we may someday be in need of affordable senior housing.

Regards,
Chris Francisco

RECEIVED

APR 17 2017

TOWN OF FAIRFAX

Hi

My husband and I both support Victory Village. This needs to get built, I believe it will provide relief for seniors, many of whom will come from the local populations.....we need to get on with this.

For the record, I live near St. Rita's and don't care for the time it can take to pull out to head east on SFD. But I believe any additional traffic will be nominal.

I frankly don't have time to look at any amended plans, but I DO think the parking spots allotted are not realistic. At all.

Thank you. Liz and Henry Froneberger

Linda Neal

From: Michele Gardner
Sent: Monday, April 17, 2017 5:52 PM
To: Linda Neal
Subject: FW: for planning commission

Hi Linda.
For your records.
Thanks, Michele

Michele Gardner
Town Clerk | Assistant to the Town Manager
Town of Fairfax | 142 Bolinas Road | Fairfax, CA 94930 | 415.458.2343
www.townoffairfax.org

From: Stan Rosenfeld [mailto:vegstan2@ix.netcom.com]
Sent: Monday, April 17, 2017 5:02 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: for planning commission

Dear Michele and planning commissioners,

I hope I'm not too late to weigh in on Victory Village before this Thursday's meeting. As a neighbor in Canyon Village I fully support the creation of Victory Village. We need affordable housing for seniors in Marin, and this need should over-shadow any concerns raised in opposition to the project.

Thank you for helping to make Victory Village a reality.

Sincerely,
Stan Rosenfeld
12 Rally Ct.
Fairfax
415 459 4668

TOWN OF FAIRFAX

APR 19 2017

RECEIVED

To Graton Rancheria 1/19/17
To G. Sarriz, Li, Rossi
R. Stafford, Jr
Re 2626 St Francis Drake, Fairfax

Hi - I live in Fairfax, Ca.
Did you know that the town of
Fairfax is about to build on
your Indian land of the
Graton Rancheria at 2626 St Drake,
a Lutheran Church? Fairfax,
Do you have concerns??
It seems like an old Indian
site. Please check it out.
They are about to build.
Please help to stop building
on sacred ground.
I live across the street + have
enjoyed it there for 40 yrs knowing
the Indians were there
before me.
Thanks, Pat Thompson

do not see how to email you.

RECEIVED
1/23/17 mx

Linda Neal

From: Garrett Toy
Sent: Thursday, April 20, 2017 8:50 AM
To: Linda Neal
Subject: FW: Response

fyi

From: Alexander Barbara [mailto:barbara.alexander36@gmail.com]
Sent: Wednesday, April 19, 2017 6:29 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Response

I sent an email to JAnderson but it was returned....therefore let me express my support of Victory Village. We need more senior housing.
Barbara

April 20, 2017

FAIRFAX PLANNING COMMISSION AND TO WHOM IT MAY CONCERN

RE: Proposed Victory Village Senior Housing Project
2626 Sir Francis Drake Blvd. Accessor's Parcel No. 174-070-17
("Project")

I am a resident-owner of the property located at 11 Alhambra Circle in Village West, believed to be located within 500 feet of the Project site.

I oppose any Density Bonus sought to construct more than the existing limit of 20 dwelling units per acre.

I further oppose any Density Bonus waivers and/or concessions for the Project's proposed height of nearly 41 feet.

I propose a minimum of at least 1 off-street, designated parking space per unit.

I reserve the right to oppose the proposed subdivision of the existing 20-acre site into three parcels, one 2-acres in size and two others that would each be 9-acres. I oppose the General Plan amendment sought to change the land use designation of the proposed two subdivided 9-acre parcels from PDD to UR-7-10. I also reserve the right to oppose the proposed re-designation of the 2-acre Project site to a new designation of RM-S from UR-7. I further reserve the right to oppose the establishment of a new General Plan land use designation, Multiple Family-Senior.

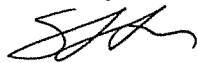
Until these issues are resolved, I oppose approval for a Traffic Impact Permit, Excavation Permit, and I oppose the approval of the Design Review for the Project.

I oppose any recommendation by the Planning Commission to the Town Council for the adoption of the Initial Study/Mitigated Negative Declaration.

I reserve the right to oppose any facet of the Project not aforementioned in this letter.

Furthermore, I reserve the right to present evidence and/or argument supporting my opposition to any or all issues, aforementioned or not, at a later date.

Sincerely



Steven Gruver

Steven Gruver
11 Alhambra Cir
Fairfax CA 94930

Michele Gardner

From: Lorrie Goldin <lorriegoldin@sbcglobal.net>
Sent: Wednesday, April 19, 2017 11:43 AM
To: Michele Gardner
Subject: Victory Village

Dear Planning Commission and Town Council:

I support passage of the new zoning to facilitate the Victory Village project. This is a wonderful development for Fairfax and Marin County, and I appreciate the creative ways in which the Town is trying to make it happen in light of some community members' opposition.

Thank you,

Lorrie Goldin, LCSW
San Anselmo, CA
415-652-0287