

## VICTORY VILLAGE FREQUENTLY ASKED QUESTIONS (FAQ)

This FAQ provides brief responses to the questions. For more detailed responses, please refer to the staff report for the Planning Commission ([www.townoffairfax.org](http://www.townoffairfax.org), 4/20 PC meeting) and the attached letters from RCD.

### Project Description

Resources for Community Development (RCD) has submitted an application for a rent-restricted senior housing community (referenced as Victory Village) at the former Christ Lutheran Church site located at 2626 Sir Francis Drake Boulevard (Site). The project proposes 53 units of affordable rental housing and a single manager's unit on a 2-acre portion of the Site.

### How many parcels are there?

RCD proposes to subdivide the existing 20-acre Site into three parcels: one 2-acre parcel and two 9-acre parcels. Only the 2-acre parcel is being proposed for development at this time, with the 9-acre parcels remaining unimproved.

### What is the existing zoning for the Site?

The property is currently zoning UR-7 (Upland Residential) which means one (1) unit for every 7 acres. The 2-acres for the senior housing will require a rezone of the property. The remaining 18 acres will continue to be zoned UR-7.

### When was Victory Village contemplated in the Town General Plan?

The concept and location for the project was identified as a housing opportunity site in the Town's draft 2010 General Plan and Housing Element. The project continued to be listed as Opportunity Site #1 in the Town's adopted 2013 and updated 2015 Housing Element.

### What is the proposed rezoning for the property?

The Town initially envisioned rezoning the property to Planned Development District (PDD) which allows for a higher density than the typical multi-family (RM) zone. However, the Town is proposing an alternative approach based on Council's direction and community input.

Why was the PDD zoning originally proposed for site?

The Town proposed a PDD zoning for Victory Village because it was the only zoning district that would allow for the minimum 20 units/acre required for the project. The California State Housing and Community Development Department (HCD), who certifies the Town's Housing Element, indicated that was acceptable, but the Town needed to revise the PDD code to ensure that the project would only require design review approval. In other words, HCD found the existing PDD code had too many discretionary approvals based on subjective standards which would make it easy to deny the project. Hence, the proposed "streamlining" of the PDD zone for the senior housing project.

What is the new proposed zoning for the project?

We are proposing a new General Plan land use designation, Multiple-Family Residential – Senior (RM-S) for the project. This zoning is only available for projects that propose 100% senior housing and are 2-3 acres in size. At this time, Victory Village is the only project requesting this designation.

Why did the Council want to change the zoning from PDD to Multiple-Family Residential – Senior (RM-S) zoning?

At its March 1, 2017 meeting, the Town Council considered an alternate zoning approach. In lieu of streamlining the PDD process, a zoning district would be created for senior housing, which could apply to projects such as the proposed Victory Village senior affordable housing project. This approach would address the concerns raised at Planning Commission (PC) and Town Council (TC) meetings that streamlining the PDD zone would enable other projects listed as "opportunity sites" in the Housing Element to also use the streamlined approach.

The proposed RM-S zone would have development standards similar to the existing RM (multi-family) zone, such as height limitations, setbacks, and a maximum density, but would be limited to parcels of 2 to 3 acres in size. Only projects meeting these requirements would be able to apply for such a zoning designation, and any decision to rezone any other parcel to this district would be at the Council's discretion.

Why did staff propose an alternative zoning approach?

During its February meeting, the Town Council discussed their interest in following the lead of Orange County that led to a favorable court decision in *Foothill Communities Coalition v. County of Orange* ("Foothill"). In *Foothill*, Orange County created a special zoning district for senior housing within a Specific Plan district.

Due to the strong desire to use the protections afforded by this favorable court decision, the Town Attorney's office further researched whether the Town could use *Foothill* as a guide for zoning of the former Lutheran Church site. The Town Attorney advised that the Town could create a single purpose zone more like the one created in *Foothill* which would better address the Council and community's concerns regarding streamlining the PDD process for Qualifying Sites, narrowly tailor the Council's approvals to just the former Lutheran Church site, and be in line with the policies of *Foothill*.

#### Why can't Victory Village have less units?

In general, affordable housing projects need to have a minimum number of units in order to be financially feasible. While a typical affordable housing project such as Victory Village has a variety of financing sources (e.g., loans, grants, tax credits), a project does need to have enough cash flow (i.e., rent payments) to cover its maintenance and management operations, debt service for loans, and capital maintenance reserves.

#### Why does Victory Village need to have a 3 story building?

RCD reports (refer to letter in PC report) that there are economies of scale associated with a more compact building footprint. To "spread out" the building into more 2 story structures would significantly add to construction and long term maintenance costs. These buildings would require more elevators and the existing soil conditions would require more expansive foundation work. In addition, the seniors would need to travel longer distances to access the on-site amenities (e.g., community room).

It should be noted that RCD has revised the elevations to reduce the roof ridgeline height from 40 ft. 10 in. to 38 ft. 7 in.

#### What is State Density Bonus Law?

In 1979, the State of California adopted the State Density Bonus Law (Government Code § 65915) which requires all cities and counties to offer a density bonus and other incentives (concessions) to housing developments that meet certain criteria.

#### What is RCD requesting as a density bonus?

RCD is proposing a 100% affordable housing project which, thus, qualifies for a density bonus of 35%, as well as three (3) concessions. The Town's General Plan prescribed a 20 unit/acre density for Victory Village. With the density bonus, the project would have a density of 27 dwelling units per acre, or 7 units per acre in excess of what is permitted by the General Plan.

RCD is requesting its three concessions for covered parking, height, and preserving the current overhead utility wires on Sir Francis Drake Blvd.

Please refer to the Planning Commission staff report for more detail ([www.townoffairfax.org](http://www.townoffairfax.org), planning commission, 4/20 meeting)

Why does Victory Village provide less parking than other multi-family projects?

State density bonus law, separate and apart from any concessions or incentives, allows senior housing developments where residents are 62 years or older to provide parking at a ratio of .5 spaces per unit, provided the project is located within one half mile of a fixed bus route that operates at least eight times per day or the project offers para-transit service. (State Government Code § 65915(p).)

By meeting these parameters, Victory Village will qualify for this reduced parking standard. Thus, the project's 54 units would only require 27 parking spaces. The project initially proposed to include 39 on-site parking spaces. However, in response to resident's concerns, RCD added four (4) additional parking spaces to the front of the site.

The total number of 43 spaces (0.8 parking spaces/units) more than exceeds the state law minimum requirement for the on-site parking.

Can RCD give priority to Fairfax residents?

RCD has prepared a letter in response to this question (see PC staff report). RCD states that "Victory Village will be leased according to RCD's marketing policy which includes both local outreach as well as outreach to ethnic, language, and cultural minorities in order to meet local housing needs while complying with fair housing laws."

RCD further states that "A tenant-selection preference based on geography is only achievable in cases where the ethnic or racial composition of the region or state is comparable to that of the tenant pool from the "preferred" geography." According to the data, Fairfax's demographics do not reflect Marin's county's demographics.

However, it should be noted that all apartments with Project-Based Vouchers (should RCD receive an allocation) will be leased under the policies of the Marin Housing Authority (MHA), which gives two preference points for applicants currently living or working in Marin County.

RCD also reports that a 2008 study by the County's Community Development Agency found that 89% of the residents of existing affordable units in Marin had already been residents of Marin. Additionally, since July 2016—when Bennett House discontinued its application of a local preference—six out of seven of the new residents had already been living in Marin.

Who can apply for the units?

RCD states that prospective residents must be 62 years of age or older and meet the income requirements. For about half of the units, households can make no more than \$25,520 and for the remaining units, households can make no more than \$49,200 per year.

Is there less public input on the project because of the proposed change of zoning?

It depends on your perspective. In the PDD zone, a project requires a 3 step review project for plans: Preliminary, Master, and Precise Development Plans. Typically, the PDD zone applies to larger parcels in which development will be phased. In the case of Victory Village, the applicant knows exactly what they want to construct.

Under the proposed RM-S zone, Victory Village would follow the same process as the existing multi-family zone (RM).

Below is a listing of the Town Council (TC), Planning Commission (PC), and other Town Committees meetings that have been conducted since late 2015 to discuss one aspect or another of Victory Village. We believe RCD has attended all these meetings. These meetings do not include any meetings RCD or the Christ Lutheran Church may have had with local organizations such as a HOA.

11/12/15	PC workshop
7/26/16	Open Space Committee
8/3/16	TC meeting
11/1/16	PC hearing on the project
12/15/16	PC workshop
1/19/17	PC meeting
1/23/17	Tree Committee
2/1/17	TC meeting
3/1/17	TC meeting
3/16/17	PC meeting
4/20/17	PC meeting
5/3/17	TC meeting (scheduled)
6/7/17	TC meeting (scheduled)

The above also does not include any workshops/forums the Town conducted prior to 11/2015 which discussed the project within the context of the General Plan and Housing Element.

What is the primary financing/funding for the project?

RCD will be applying to the State of California for State and Federal Low Income Housing Tax Credits. How the financing works is that RCD sells the tax credits to corporate investors who in turn use the state and federal tax credits to offset their tax liabilities over a specific period of time. The structure of the transaction requires the corporate investors to be partners in the project. However, RCD is the managing partner and the corporate investors typically retain an ownership interest for the minimum 15 year period as required by the tax credit structure.

What is the length of affordability for the Victory Village?

The financing for the project requires a 55 year rental affordability covenant for the units. This restriction is included in the Density Bonus agreement between the Town and RCS and recorded against the property. There may be additional documents recorded against the property as required by the Low Income Tax Credit program.

Why can't the affordability restriction be in perpetuity?

RCD indicates the financing structure does not allow for the project to be affordable in perpetuity. RCD has expressed a desire to retain the property as affordable beyond the 55 year period. In the event this is not possible, RCD is willing to grant the Town a right of first refusal to purchase the property.

What is a right of first refusal?

Under this provision, the Town or its assignee could purchase the property from RCD at fair market value before RCD could sell the project to another buyer.



April 13, 2017

Mr. Garrett Toy  
Town Manager  
Town of Fairfax Planning Department  
142 Bolinas Avenue  
Fairfax, CA 94930

Dear Mr. Toy,

Thank you for the opportunity to provide information regarding the proposed site plan and building design for Victory Village. I understand that you are compiling frequently asked questions and are specifically interested in why the proposed building cannot be spread out to a larger building footprint and subsequently reduced from three stories to two stories. You may remember that Rick Williams, the lead architect for Victory Village at Van Meter Williams Pollack (VMWP), described the background and rationale for the proposed design at the Planning Commission meetings on March 16, 2017, and December 15, 2016.

Please keep in mind that Resources for Community Development (RCD) is employing the state's Affordable Housing Density Bonus Law to build 35% more units than would be permitted by the general plan and an associated height concession to increase the height to three stories.

#### **Initial Feedback regarding Design**

Early in the design process, the Town had expressed that they did not want the development footprint to extend beyond the previously-developed area of Christ Lutheran Church and Cascade Canyon School, essentially limiting the project site to 2 acres. Also, a 40-foot easement at the front of the property owned by a neighboring property owner created the condition for a deep setback. During the initial design process in 2014 and 2015, RCD and VMWP conducted a study session with the Planning Commission and members of the Town Council where they presented two concepts. The selected concept – the “spread-out” scheme of two to three stories – was preferred over a taller design that went up to four stories with a smaller building footprint, leaving more room for open space.

#### **Financial Feasibility**

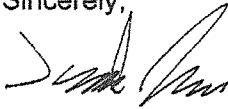
RCD is a non-profit with severely limited financial capacity, so our design team has sought to reduce costs as much as possible without having a negative impact on the quality of life for future residents. There are economies of scale associated with a more compact building footprint—utility and site infrastructure, building materials, off-site improvements, etc.—which will serve to lower the construction and long-term maintenance costs. A more spread out building would also require more elevators to ensure that residents had easy access to each floor.

Additionally, poor soil condition on the site created the need to use pier footings to support the foundation, adding significant cost. A more expansive foundation would increase the cost substantially due to the need for more pier footings.

### Quality of Life

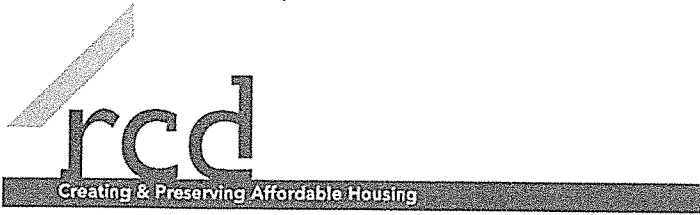
With the proposed building design, residents will find it easy to access the community-serving portions of the development, including the services office, community room and kitchen, and raised garden beds located in one of the courtyards. Spreading the building out horizontally would physically increase the distance that residents might have to go to reach these on-site amenities. Spreading the building further across the 2-acre site would leave significantly less room for on-site amenities that Fairfax community members and public officials have supported – open space, parking, and stormwater detention – all of which will be important to maintaining a high quality life for future Victory Village residents.

Sincerely,



Jake Rosen  
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April 10, 2017

Mr. Garrett Toy  
Town Manager  
Town of Fairfax Planning Department  
142 Bolinas Avenue  
Fairfax, CA 94930

Dear Mr. Toy,

Thank you for the opportunity to provide some clarifying information regarding the Victory Village development (Development) and Resources for Community Development's (RCD) efforts to incorporate into the Development various features to address the comments from the Planning Commission and the public in order to further avoid and minimize the Development's environmental impacts.

The Town of Fairfax circulated the draft Victory Village Development Initial Study/Mitigated Negative Declaration (draft IS/MND) in accordance with the California Environmental Quality Act (CEQA) on November 30, 2017. We understand that the Town received several comments from local residents during the public review process on the IS/MND. RCD also received comments from several local residents as well as Planning Commissioners and Town Councilmembers over the course of several public meetings regarding the proposed development and proposed re-zoning to Residential Multi-Family – Senior (RM-S).

RCD has reviewed the revised IS/MND, which accurately reflects the proposed development and describes appropriate mitigation measures. To assist the Planning Commission with its review of our Development at its meeting on April 20, 2017, and to provide clarifying information for the Town Council in anticipation of future Town Council meetings, the purpose of this letter is to formally respond to the comments we received and explain how RCD and the Victory Village design team have incorporated features into the revised site plan and design in order to address those comments.

As you know, RCD submitted comments on January 4, 2017, on the initial Draft IS/MND. RCD also responded to questions raised at the December 2016 Planning Commission meeting in a letter dated January 12, 2017. Those letters are incorporated by reference into this letter.

**Response to comments about the November IS/MND**

- o **Planned Development District "streamlining" amendment** – Town staff responded to concerns that the initial draft IS/MND neglected to study the impact of the zoning text amendment on the two other Housing Opportunity Sites zoned PDD (10 Olema Road and School Street Plaza) by establishing a new zoning district in lieu of the prior proposed PDD zoning. **We understand that the Town is recommending that the RM-S zoning district be defined such that it only applies to the Victory Village site at this time.**

The Town published the Revised and Recirculated IS/MND for Victory Village on March 29, 2017. The Revised and Recirculated IS/MND updates the initial draft (November 2016 IS/MND regarding the environmental impacts of the revised proposed re-zoning of the Victory Village 2-acre parcel because this is the only senior housing site that satisfies the Town's requirements for the RM-S zone.

- o **Traffic** – RCD previously explained how by using the Town's standard approved methodology, the October 2016 traffic study concluded that, "Traffic generated by the project would not result in any service level changes at any of the study intersections during the current weekday a.m. and p.m. peak hours." (November 2016 IS/MND, p. 111). By way of background, the Initial Study and Mitigated Negative Declaration for the Fairfax 2010-30 General Plan (April 4, 2012) evaluated the Lutheran Church site as developed for 40 housing units in addition to the continued operation of Christ Lutheran Church and Cascade Canyon School along with all of the Opportunity Sites. The General Plan IS/MND concluded that the effects of buildout of all of these projects would result in "less than significant" traffic impacts with mitigation measures at five intersections, including the Sir Francis Drake Blvd/ Mitchell Drive intersection.

The 2012 report recommended evaluating traffic signalization as the mitigation measure for the Sir Francis Drake Blvd/Mitchell Drive intersection. The 2016 traffic study examined that option, but upon analyzing the impact of a new traffic signal, concluded that it would actually create greater traffic delays on Sir Francis Drake Blvd., so the Town did not recommend installation of a traffic signal. The traffic analysis also indicates that with approximately 25 vehicles during the a.m. peak hour and 12 vehicles during the p.m. peak hour, Mitchell Drive is not considered a major roadway in the Town's principal circulation system.

**When compared to the 2012 traffic analysis findings, Victory Village is projected to generate 26 fewer peak hour vehicle trips than the previous church and school operations and 148 fewer peak hour trips than if a 40-unit senior housing development were operating on site with the church and school.** Please see the table below, which describes vehicle volumes based on the different uses at the Christ Lutheran Church site (January 2012 and October 2016 Traffic Studies by Parisi).

	Weekday AM peak trips	Weekday PM peak trips	Total peak trips
School & church in operation (2012)	45	7	52
2012 Peace Village proposal: 150-student school, church, 40-unit senior housing	147	27	174
2016 Victory Village proposal	12	14	26
<i>Net Change from church &amp; school's 2012 operations</i>	-33	+7	-26
<i>Net Change from the 2012 Peace Village proposal together with church &amp; school</i>	-135	-13	-148

Given that the cumulative traffic impact of building out all of the General Plan's opportunity sites has already been studied and found to result in a less than significant impact, and **Victory Village is estimated to generate less traffic than the development proposal studied in the General Plan**, the Victory Village Development will result in less-than-significant traffic impacts.

Further, the latest October 2016 traffic study is based on the number of apartments, and not number of parking spaces, to determine traffic volumes. Consequently, **the increased number of parking spaces has no bearing on the traffic impacts identified in the**

**report.** Additionally because the revised project would no longer require access via Mitchell Drive, the potential increase in left-turn delays (three to four seconds) would be further reduced which remains consistent with the General Plan 2012 traffic analysis less than significant conclusion. **Although the change in project access would result in a decrease in vehicle trips traveling onto Mitchell Drive, the same amount of vehicle trips in and out of the project site would occur.** Nonetheless, as discussed in the Parisi 2016 traffic analysis, these traffic trips would be far fewer than the trips reported in the previous GP IS/MND and Housing Element evaluations for development of the property and therefore would not result in significant adverse impacts to the overall Fairfax circulation system.

#### **How the proposed Victory Village Development responded to community feedback**

- o **Parking** – The original planning application for Victory Village submitted to the Town in June 2016 included 39 parking spaces. Residents raised concerns that the 39 parking spaces would be an insufficient supply of parking for a 54-unit affordable senior housing facility, resulting in parking overflow into the surrounding neighborhoods. **The revised site plan, which connects the driveway directly to Sir Francis Drake Blvd., presents the opportunity to add four additional parking spaces at the front of the site, bringing the total to 43 spaces.** Based on RCD's experience with affordable senior projects located in low-density neighborhoods, providing **0.8 parking spaces/unit** is more than sufficient to meet the parking needs of residents, staff, guests and caretakers. Moreover, the impacts of this new access location to hydrology and storm water runoff reported in the initial Draft IS/MND have been eliminated by shifting the location of the detention pond and using permeable paving for those four spaces. A diagram of this revised site plan is attached.

To support residents in living a car-free lifestyle, RCD is developing a transportation demand management strategy, including facilitating resident participation in Whistlestop services, advocacy with transit agencies for more frequent service, exploring a van shuttle, and car-pooling and car-sharing options.

**Building Height** – At several public meetings, some residents expressed concern regarding the building height. Currently, the tallest point of the proposed building is 40-feet and 10-inches. RCD is requesting a density-bonus concession, provided to affordable housing proposals under state law, so that a building of this height is permitted, rather than seeking an amendment to zoning language which could affect other parcels. By employing computer-aided modeling and photography, VMWP (architect for Victory Village) demonstrated that **the proposed development will not obstruct views of the ridgeline from Sir Francis Drake Blvd.** The story poles erected on site further confirm that the design does not obstruct ridge views from Sir Francis Drake Blvd.

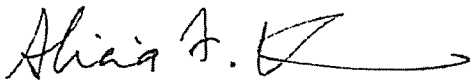
However, in an effort to acknowledge the concerns regarding the building height, **VMWP is revising the building design to lower the tallest point of the building to 38-feet and 7-inches.** Additionally, VMWP will also remove the shed roof element above the building's main entryway and extend the gable roof in its place. This serves to lower the eave height above the main entry area as viewed from Sir Francis Drake Blvd. The shed roof ridgeline in previous design iterations appeared to be higher than the rest of the gable roof because the high point is nearer to the viewer than the ridge of the gable roof. The roof will have a low slope of 3:12, as low as possible for asphalt shingle roofing.

A revised elevation will be included in the staff report for the Planning Commission meeting on April 20<sup>th</sup>. Updated artistic renderings will be presented at the meeting as well to demonstrate the visual effect of replacing the shed roof with the extended gable roof.

- Open Space Preservation – RCD strives to ensure its developments have a positive impact on the surrounding neighborhoods where they're located. In Fairfax, where the commitment to preserving open space is exceptionally important, **RCD is pursuing acquisition funding which will contribute to the cost of the 18 acres of undeveloped oak and bay woodland and recreation features of the former school behind the proposed Victory Village site.** If RCD is successful, the open space will be donated to the Town of Fairfax, which has expressed its interest in stewarding this land in the long-term to ensure that it remains a community asset. In this event, RCD may seek to enter into an agreement coordinating maintenance responsibilities of the shared driveway to the rear lots.
- Stormwater/hydrology – With the new site plan, civil engineering firm Carlile Macy updated the stormwater management plan in March 2017 to reflect the updated site plan. The report is explained in detail in the updated IS/MND. Under existing conditions, larger storms overload the Town's existing stormwater system capacity, creating a condition for over-surface flow from Cañon Village and Christ Lutheran Church across Sir Francis Drake Blvd. toward Village West. This is detailed in the updated Carlile Macy hydrology report. The drainage improvements included in the development proposal will reduce this flooding in the following two ways:
  - Adding retention ponds at the front of the site to slow runoff from the 2-acre affordable housing site and allow it to percolate back into the water table. **The March 2017 hydrology report estimates that this will reduce potential flooding conditions by up to 13%.**
  - Replacing most of the storm water piping for the back 18 acres with higher capacity drains. These storm drain improvements retain a small section of existing pipe that RCD can easily replace, once downstream drainage infrastructure is upgraded adequately in the future, to accommodate flow resulting from large storm events. Flood District 9 is working on several projects that will help improve the storm water capacity in the area.

Further information about Victory Village can be found at [fairfaxvictoryvillage.weebly.com](http://fairfaxvictoryvillage.weebly.com). Please do not hesitate to contact me if you have any questions about Victory Village. Thank you.

Sincerely,



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Cc: Sean Kennings, LAK Associates

Enclosures:

- Revised site plan

PROJECT DATA				
Item	Quantity	Unit	Notes	Value
1.00	1	Lot	Lot 1 (2.00)	4
1.01	1	Lot	Lot 2 (1.14)	10
1.02	1	Lot	Lot 3 (1.14)	10
1.03	1	Lot	Lot 4 (1.14)	10
1.04	1	Lot	Lot 5 (1.14)	10
1.05	1	Lot	Lot 6 (1.14)	10
1.06	1	Lot	Lot 7 (1.14)	10
1.07	1	Lot	Lot 8 (1.14)	10
1.08	1	Lot	Lot 9 (1.14)	10
1.09	1	Lot	Lot 10 (1.14)	10
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1.74	1	Lot	Lot 75 (1.14)	10
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1.78	1	Lot	Lot 79 (1.14)	10
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1.80	1	Lot	Lot 81 (1.14)	10
1.81	1	Lot	Lot 82 (1.14)	10
1.82	1	Lot	Lot 83 (1.14)	10
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1.84	1	Lot	Lot 85 (1.14)	10
1.85	1	Lot	Lot 86 (1.14)	10
1.86	1	Lot	Lot 87 (1.14)	10
1.87	1	Lot	Lot 88 (1.14)	10
1.88	1	Lot	Lot 89 (1.14)	10
1.89	1	Lot	Lot 90 (1.14)	10
1.90	1	Lot	Lot 91 (1.14)	10
1.91	1	Lot	Lot 92 (1.14)	10
1.92	1	Lot	Lot 93 (1.14)	10
1.93	1	Lot	Lot 94 (1.14)	10
1.94	1	Lot	Lot 95 (1.14)	10
1.95	1	Lot	Lot 96 (1.14)	10
1.96	1	Lot	Lot 97 (1.14)	10
1.97	1	Lot	Lot 98 (1.14)	10
1.98	1	Lot	Lot 99 (1.14)	10
1.99	1	Lot	Lot 100 (1.14)	10

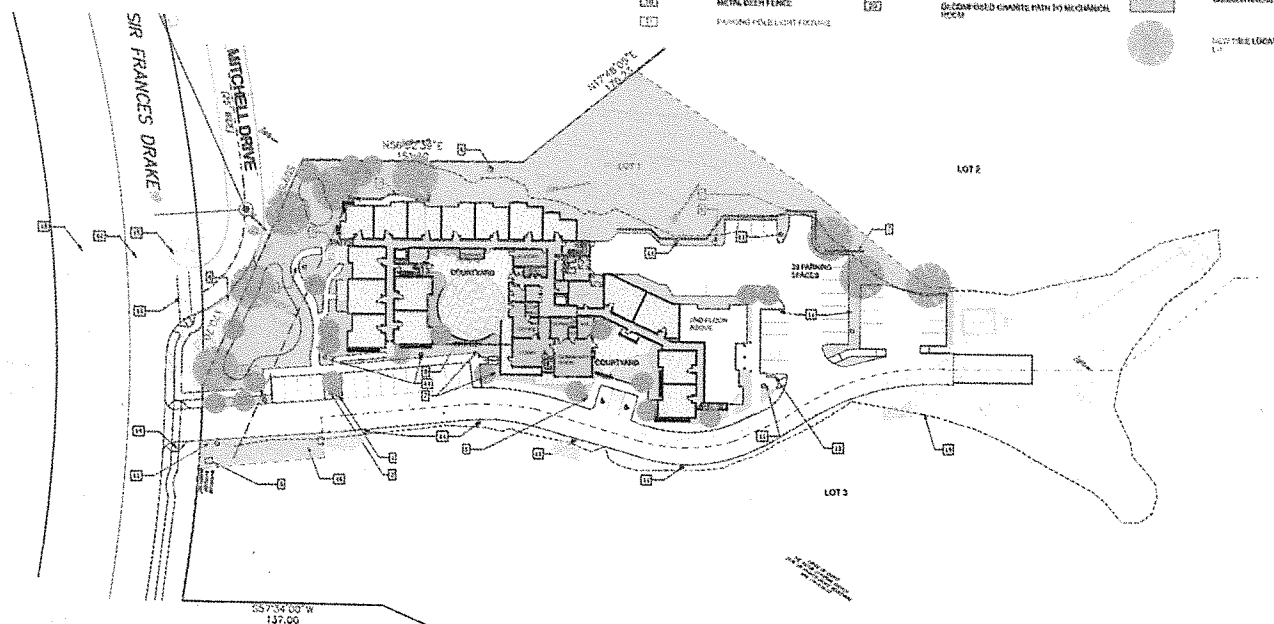
**SHEET NOTES**

- 1.01 FIRE CONNECTION
- 1.02 BACK FLOW PREVENTERS
- 1.03 PAD MOUNTED TRANSFORMER
- 1.04 EXISTING UTILITY
- 1.05 NEW UTILITY
- 1.06 ELECTRICAL UTILITY POLE
- 1.07 CONCRETE RETAINING WALL
- 1.08 LOW STEEL FRAME WITH WOOD WALL
- 1.09 RAMP ACCESSIBLE PLANTERS
- 1.10 METAL SHEET FENCE
- 1.11 PARKING PAVED LIGHT FIXTURE

- 1.12 (U) CROSSWALK
- 1.13 NEW CROSSWALK
- 1.14 EXTENDING SIDEWALK, CURB AND GUTTER TO PROPERTY LINE AS SHOWN
- 1.15 POTENTIAL PEDESTRIAN CROSSING EMERGENCY STOP SIGNAL WITH FLASHING LIGHT BOTH SIDES OF SIR FRANCIS DRAKE
- 1.16 STORM DRAIN
- 1.17 ROUGHENED CHANNEL, SEE CIVIL DRAWING
- 1.18 DESIGNATED BIKEWAY AREA WITH BENCH
- 1.19 BIKEWAY LINE REPRESENTS PREVIOUSLY DEVELOPED AREA
- 1.20 (U) LOW BUILT CURB CUT PATH TO MICROMOBILITY RACKS

**LEGEND**

- PROPERTY LINE
- INTERNAL FENCE
- BOUNDARY OF PREVIOUSLY DEVELOPED AREA
- ACCESSIBLE PARKING SPACE
- RESIDENTIAL
- COMMERCIAL MAINTENANCE
- COMMON AREAS
- NOT THIS LOCATION SEE SHEET 1.1



**1 SITE PLAN**  
SCALE: 1" = 30'

**Fairfax Senior Housing | PROPOSED SITE PLAN AND PROJECT DATA**

Fairfax, California | 01/12/2017 | Resources for Community Development | # 1429

