



# TOWN OF FAIRFAX

## STAFF REPORT

### October 3, 2018

**TO:** Mayor and Town Council

**FROM:** Ben Berto, Director, Planning and Building Services

**SUBJECT:** Adopt a Resolution approving Final Parcel Map for Victory Village, 2626 Sir Francis Drake Boulevard

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#### **RECOMMENDATION**

- 1) Adopt a resolution approving the Final Parcel Map for Victory Village and authorizing the Town Engineer to make minor revisions as needed, subject to review by the Town Manager.
- 2) Authorize the Town Manager to approve the Covenants, Conditions, and Restrictions (CC&R's) for the project per the conditions of approval.

#### **BACKGROUND**

The Town Council approved the General Plan Amendment, Tentative Map, Density Bonus, Design Review Permit, Traffic Impact Permit, Excavation Permit, and Mitigated Negative Declaration and Mitigation Monitoring Program for the Victory Village 54-unit affordable senior housing development on May 3, 2017. Resources for Community Development (RCD), the non-profit developer, recently secured its tax credit financing from the state. The tax credit financing requires RCD to begin construction in December 2018. RCD and town staff have been working intensively since that time to complete the necessary work to enable RCD to pull building permits in December 2018.

#### **DISCUSSION**

The Victory Village project team has been working collaboratively with Town Staff, various other public agencies (including Ross Valley Fire Department, Ross Valley Sanitary District, Marin Municipal Water District, and others) to address all of the requirements set forth in the project's Conditions of Approval and the mitigations set forth in the Mitigation Monitoring Program pursuant to the California Environmental Quality Act.

While the Council approved the tentative map (i.e., parcel map) for the project, Town code requires the Council to approve the final parcel map for the project. As reported in May 2017, a parcel map was necessary to subdivide the existing 20-acre site into three parcels, one consisting of 2-acres and two parcels of 9-acres each.

At that time, RCD was hopeful it would be able to secure additional grant funding to allow RCD to donate the two 9-acre parcels to the Town. However, due to significant increases in construction costs and less than anticipated award of state and federal tax credits, RCD

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needs to sell the two parcels to fund the project. In-lieu of a donation, staff worked with RCD to secure a 20-ft public access easement which leads to a 150-ft public access easement along the northern ridgeline of the property. This public access easement is the only significant change between the tentative parcel map and the final parcel map. The Town Engineer has reviewed the final parcel map and has indicated the map complies with the Town Subdivision Ordinance, State Subdivision Map Act, and project conditions of approval.

The Conditions, Covenants, and Restrictions (CC&R's) govern the on-going maintenance of the public improvements and the debris walls located on the hillside. The CC&R's will be recorded against the properties.

Staff wants to thank all of the many people who have lent their support, creativity, and consensus-building talents towards making this important project for Fairfax and the County of Marin a soon-to-be reality.

**ATTACHMENT**

Resolution with Parcel Map attached

**RESOLUTION 18-\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FAIRFAX  
APPROVING THE FINAL PARCEL MAP FOR THE VICTORY VILLAGE SENIOR  
HOUSING PROJECT (2626 SIR FRANCIS DRAKE BOULEVARD)**

**WHEREAS**, on April 25, 2016, Resources for Community Development (“Applicant”) submitted an application to the Town seeking approval to subdivide a 20-acre site at 2626 Sir Francis Drake Boulevard (the “Site”) and develop an affordable senior housing project on two of those acres (collectively, the “Project”); and

**WHEREAS**, the Project would subdivide the 20-acres into three parcels, consisting of a single 2-acre parcel, and two 9-acre parcels. While the two 9-acre parcels are not proposed to be developed at this time, the Applicant seeks approval to redevelop the 2-acre site with a 54-unit affordable senior housing project (53 resident units plus one manager’s unit); and

**WHEREAS**, the Project requires a parcel map; and

**WHEREAS**, on April 20, 2017, the Planning Commission held a duly noticed public hearing to receive public input on and consider the Project, including the parcel map; and

**WHEREAS**, by adoption of Resolution No. 17-13, the Planning Commission recommended the Town Council approve the parcel map; and

**WHEREAS**, by adoption of Resolution 17-09 on May 3, 2017, the Town Council, as the decision-making body for the Project, approved and adopted a Final MND and Initial Study and Mitigation Monitoring Program for the Project (which specifically contemplated the approval of a parcel map, design review, density bonus, traffic impact permit, and excavation permit) which were completed in compliance with CEQA and the State CEQA Guidelines. The Final MND and Initial Study and Mitigation and Monitoring Program for the Project fully analyzed any environmental impacts of Resolution 17-09; and

**WHEREAS**, on May 3, 2017, the Town Council adopted Resolution No. 17-11 approving Parcel Map No. 17-21 for the Project (Victory Village senior housing project); and

**WHEREAS**, the Town Council must approve the final parcel map; and

**WHEREAS**, the Town Engineer has reviewed the final parcel map and finds the map complies with the Town Subdivision Ordinance, State Subdivision Map Act, and Project conditions of approval.

**NOW THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Fairfax as follows:

**SECTION 1. Recitals.** The recitals above are hereby incorporated by reference as a substantive component of this Resolution.

**SECTION 2. Final Parcel Map.** The Town Council hereby approves Parcel Map No. 17-21.

**SECTION 3. Authority.** The Town Engineer is authorized to make minor revisions as needed to the final parcel map, subject to review by the Town Manager.

The forgoing Resolution was duly passed and adopted at a regular meeting of the Town Council of the Town of Fairfax held in said Town on the 3rd day of October 2018, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:

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PETER LACQUES, Mayor

Attest:

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Michele Gardner, Town Clerk

**Exhibit A – Parcel Map**

## **EXHIBIT A – FINAL PARCEL MAP**

Note: The final map will be provided in a packet supplement prior to the meeting