

Linda Neal

From: Michele Gardner
Sent: Wednesday, January 04, 2017 5:04 PM
To: Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,'; Laura Kehrlein (laura@fdvinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Garrett Toy; janet.coleson@bbklaw.com; Linda Neal
Subject: FW: Letter to be forwarded to planning commission

Hello Commissioners:
Below please find another letter.
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

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

From: Susanne Chaney [mailto:susannechaney@me.com]
Sent: Tuesday, December 27, 2016 1:25 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Letter to be forwarded to planning commission

Dear Planning commission

I would like to have my comments regarding this victory village development made a part of the record. I think that it is a good idea to have senior housing but that it should for into fairfax design wise and I do not think the current plans accomplish this. I am very concerned about the height at the entrance which reaches way above Fairfax current two story limit. I think it is a bad precedent to have a building this large built in our neighborhood. I believe it would benefit the seniors and the neighborhood if instead of the fifty four units it were twenty five units and on two floors and the design would be a craftsman or cottage type that would fit into the area. As it is I also am concerned that the traffic study previously done is not correct as it does not include the increased traffic on weekends when it is often bumper to bumper almost every weekend day from may through October. It also doesn't provide for the relocation of the ross valley charter school to white hill school. The other thing I'd like to see the developer do is put something into the community like improve the sidewalks from the development all the way to the library and stores downtown. I may be a dreamer but doing this could go along way towards healing the negativity there currently exists in our town towards the developer. Also at the last town meeting during public comments there were paid employees of the Developer who spoke. Is this usual practice. And many people who would have spoken against the development were intimidated when they were told not to speak unless they had something to say that hadn't been already said. Yet the twenty four people who,spoke for the project almost all repeated the same thing. Had the rest who also left early who live in canon village been allowed to speak your total would not have been lopsided pro. The first two hours of the last planning commission meeting was a repeat of the meeting that the developer had on November 29. People left because of this before the presentation ended. Also is there a way these meetings can be started earlier so they don't end at one am Thanks for listening

Susanne Chaney.
12 Ace Ct
Fairfax Ca 94930
Sent from my iPad

ATTACHMENT E

Linda Neal

From: Michele Gardner
Sent: Wednesday, January 04, 2017 5:29 PM
To: Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,; Laura Kehrlein (laura@fdvinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Garrett Toy; janet.coleson@bbklaw.com; Linda Neal
Subject: FW: PROPOSAL AT LUTHERAN CHURCH SITE, "VICTORY VILLAGE"

Hello again.

Please find another letter below.

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: Ellen Floyd [mailto:rosekushner@gmail.com]
Sent: Wednesday, January 04, 2017 5:11 PM
To: Ellen Floyd <rosekushner@gmail.com>
Subject: Fwd: PROPOSAL AT LUTHERAN CHURCH SITE, "VICTORY VILLAGE"

Dear Fairfax Planning Commission, Town Council, et al:

As a "conciierge" and fiduciary for seniors, one of the most important services I provide is locating appropriate and affordable housing for my clients. I am therefore well acquainted with the critical shortage of housing for low-income seniors, particularly for those who require assistance. I strongly feel that safe, affordable housing, close to public transportation and services, has got to be made available. At the same time, I strongly feel that any new construction must not aggravate already unworkable situations, and cannot degrade the surrounding environment and fabric of the community in which it is located.

In addition to being a passionate advocate for elders, I am also a 44-year Fairfax resident. In this capacity, and despite my advocacy for adequate housing for low-income seniors, I am horrified by the prospect of "Victory Village" in west Fairfax, as it is currently proposed, for the following reasons:

1) Traffic: By not rejecting the proposed "Victory Village" as it is currently planned, you will be increasing traffic on Sir Francis Drake Boulevard and Center Boulevard, both of which are already beyond capacity most of the day, particularly during commute hours. It is not possible to not make current conditions worse. I drive Drake Blvd. every morning, and traffic is so heavy that I turn off my engine and "park" in the gridlock at least two or three times during my drive between my home and San Anselmo (just over two miles). The traffic situation through Fairfax is currently out of control and unacceptable. With the construction of 54 additional units in west Fairfax, it is impossible not to further exacerbate this traffic nightmare, greatly diminishing the

quality of life for all of us who are forced to drive that route regularly. It is the responsibility of the Town of Fairfax and its officials to help alleviate traffic congestion, not intentionally increase it.

2) Blight: Victory Village is completely out of proportion for this area of Fairfax and wholly out of keeping with the character of the town. I have researched completed projects of RCD Development (pictured), and they are, without exception, eyesores. RCD and any Planning Department should be ashamed of subjecting any community to these glaring, unadorned, towering concrete boxes. Although I understand the design for V.V. is slightly different from the facilities pictured, it still does not come close to conforming to the surrounding area and will degrade the entire corridor. This project is too high, too invasive, and too destructive to the natural surroundings; e.g., destruction of *72 to 90 trees*. For the good of the town, its residents, and the preservation of Fairfax's historical beauty and heritage, this massive proposal must be rejected.

3) Lack of services: This proposal for senior housing is out of place for reasons other than the fact that it does not conform aesthetically; there are no services in the immediate area. The closest store (other than 7-11), is nearly a mile away, and the nearest pharmacy is close to two miles. In addition, public transportation is minimal and unreliable. If a facility designed specifically for seniors is planned, it should be located in an area that is convenient and accommodates the special needs of seniors. West Fairfax is an inappropriate setting for a senior housing development of this scope.

For these reasons, I am in firm opposition to this proposal, and respectfully appeal to you, as champions of our beloved Town of Fairfax, to insist to RCD Developers that this excessive and illogical project be significantly reduced in scope, or rejected altogether. I implore you to consider the serious and permanent damage our town will suffer with the approval of this "Victory Village" as proposed, and to additionally consider the devastation it will lead to; opening the door to unchecked urban sprawl and blight.

Yes, affordable housing for everyone is a human right, but at what cost to our land, our community, and our quality of life? There is a sensible and appropriate path to ensure that seniors and families are provided with affordable and safe housing, but this project is not it. Will this Planning Commission leave a legacy of thoughtful concern for conservation, or one of recklessly rubber-stamping shamefully inappropriate "development"?

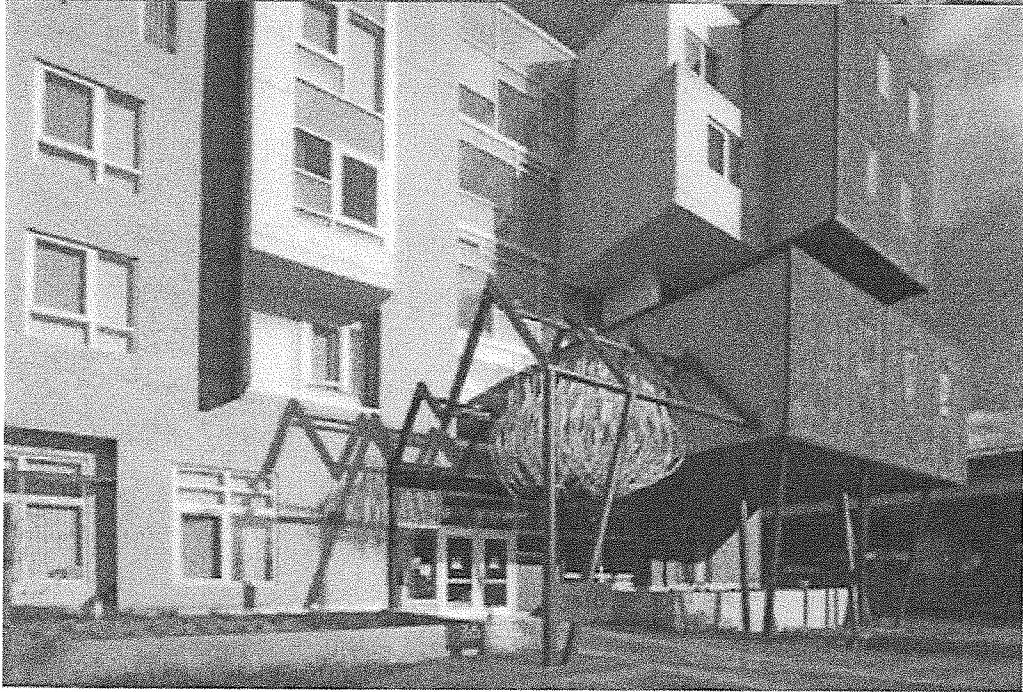
Thank you.

Ellen R. Floyd

2 Shemran Court

415.261.7992





RECEIVED

JAN 04 2017

TOWN OF FAIRFAX

To the Planning Commission:

It seemed to me that the Planning Commission did nothing to clarify the zoning and housing issues, refused to listen to citizens' objections, did not address traffic problems, participated in overriding the CEQA and Fairfax existing restrictions on new building, And were bullied by the Planning Director. I am very disappointed.

Alice Ducayet
30 Claus

Linda Neal

From: Michele Gardner
Sent: Wednesday, January 04, 2017 4:35 PM
To: Town Council; Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,;'; Laura Kehrlein (laura@fdivinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Garrett Toy; janet.coleson@bbklaw.com; Linda Neal
Subject: FW: Ceqa non compliance

Below please find a letter regarding Victory Village.
Thank you,
Michele

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

From: Susanne Chaney [mailto:susannechaney@me.com]
Sent: Tuesday, January 03, 2017 10:16 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Ceqa non compliance

I wish to protest the development at victory village because I feel that this development is not meeting the CEQA requirements by the state because there are many issues raised in the developers almost five hundred page document that aren't satisfactorily resolved. An good example is the inadequate traffic study which did not take place during high traffic weekends and did not include the change in traffic patterns and amount with the opening of the rv charter school at white hill and the increase in grades and students at manor school which will be potentially adding four classes of sixth graders to a school which now is k through 5. I feel à through environmental impact study on all the proposals of development idealized in the general town plan should all be addressed before this project is allowed a permit to re zone and to build as the total of new housing permits foreseen will add a substantial amount of traffic to an already traffic challenged town.

My concern also is that buried in the document is an item giving these same rushes to approval for school street project and others in the general plan.

Please include this letter of protest to the town council and town planning commission.

Thank you for your consideration

Susanne Chaney
12 Ace Ct
Fairfax Ca 94930

Sent from my iPad

Linda Neal

From: Michele Gardner
Sent: Wednesday, January 04, 2017 4:33 PM
To: Town Council; Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,'; Laura Kehrlein (laura@fdvinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Garrett Toy; janet.coleson@bbklaw.com; Linda Neal
Subject: FW: Fairfaxzoning changes and development

Mayor and Council, Commissioners:
Below please find a letter regarding Victory Village.
Thank you,
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: Helen Fauss [mailto:hkfauss@gmail.com]
Sent: Wednesday, January 04, 2017 10:40 AM
To: Mayor John Reed <jreed@townoffairfax.org>; Michele Gardner <mgardner@townoffairfax.org>
Subject: Fairfaxzoning changes and development

To Fairfax Town Council and Planning Commission,

While I realize the need for more low income housing is of a pressing nature, I feel strongly that Victory Village is not the answer and has been rushed through the planning process without adequately informing or including the residents of Fairfax. I have read Bob Silvestri's letter and am in wholehearted agreement with it. This would be a project of unprecedented size for the Town, yet there has been little public notification or involvement. Not only is this a poor plan for meeting the needs of seniors, being so far from Town, but resulting additional traffic would clearly be a problem.

Deeply concerning in recent months has been a seeming isolation of the Council from the citizens of Town. Consultants are hired to propose plans which could have come from residents, who, after all, know best what is needed. Most often, however, it seems plans of consultants such as closing of Bolinas Road, parking meters and zoning changes require mobilization of residents to defeat them either by showing up in force to meetings or by referendum. The very costly consultant expense could more profitably go to repairing sidewalks or trails.

Lastly, I question the need for a Planning Director in addition to Linda Neal. Recent proposed housing developments and zoning changes have been the product of excessive planning. I believe Fairfax is able to grow organically within current building ordinances. As nearby towns of equivalent size do not have separate directors of planning, how is it we can afford such a position?

Thank you for your attention to these important concerns,

Helen Fauss

Linda Neal

From: Denise Ferry <dferry@earthlink.net>
Sent: Tuesday, January 03, 2017 4:16 PM
To: Linda Neal
Subject: Attempts to Change our Town

Dear Ms. Neal,

I have read Bob Silvestri's letter to you and I am in complete agreement with its content and sentiments.

It appears that Victory Village is being used as an opportunity to sweep away the ordinances that have protected our town and kept it the place we treasure and the envy of gentrified Marin.

I am not going to take up your time repeating what has been so well and clearly stated in his letter. And it would also be a waste of my time. It was clear from the great hostility expressed at the Oct 1st meeting that when the citizens of Fairfax realized what the town was planning (in that case closing off Bolinas or making it one way) they turn out to stop it.

The October 5th Town Council meeting minutes only record that closing Bolinas was "taken off the table." Sadly, I do not believe this was in response to the citizen's feelings on the matter but because it was pointed out that the town's plan was not possible because the road had to remain as it was to conform to Federal Standards.

I hope the Director of Planning positions will remain vacant, not refilled and in fact eliminated. A town of our size does not need such a position and it has lead to nothing but trouble, vast expense and financial burden. Every meeting I have attended people implore the town to turn their attention to the most basic issues such as fixing our deteriorating sidewalks. We dont need a Town Planning Director for that.

Sincerely,
Denise Ferry

Linda Neal

From: Marc Hammerman <marc@postmammal.com>
Sent: Thursday, December 22, 2016 12:49 PM
To: Garrett Toy
Cc: Council Member Renee Goddard; Mayor John Reed; gardener@townoffairfax.org; Linda Neal
Subject: Letter in opposition to Victory Village - signed version hand delivered to City Hall

December 18, 2016
Marc R Hammerman MD
12 Shadow Creek Court; Fairfax California 94920

Town of Fairfax Planning Department
142 Bolinas Road; Fairfax CA 94940
RE: Victory Village – Written Comments

Dear Planning Department:

I recently attended the Planning Committee Meeting (December 15, 2016) at which a proposal to rezone the parcel of land currently occupied by the Fairfax Lutheran Church was discussed. Rezoning would permit construction of Victory Village a facility providing affordable housing for seniors. **I am opposed to the Victory Village development** for two general reasons: **First, I believe it to be Inconsistent with the small-town character and ambiance of Fairfax:** 1) The Lutheran Church land will need to be divided into three parcels; 2) The housing density permitted on one will be increased *27-fold*; 3) The proposed structure is inconsistent with surrounding architecture & height standards; and 4) Most residents of Fairfax will not be eligible to live in Victory Village. **Second, I believe Victory Village will provide low quality senior housing:** 1) It will be in a location that does not provide seniors who do not drive with ready access to shopping or other needs such as medical care; 2) Public transportation to and from Victory Village is inadequate; and 3) the assumption upon which the number of parking spaces is based holds that about half the occupants will not own motor vehicles. Any proposal to construct a facility from which residents will not have ready access to needed services, from which public transportation is inadequate, and at which most residents will not own motor vehicles - is a logical inconsistency. Without ready access to needed services, Victory Village will be nothing more than another warehouse for seniors.

I understand that the Lutheran Church needs to sell its property. I know that Church members want to be good neighbors. I assume they are sincere in their desire to provide quality affordable housing for seniors. The Church can accomplish all three goals by selling to a developer that is: 1) willing and able to provide affordable senior housing *for which residents of Fairfax are eligible*; 2) in a building that *fits architecturally into its West Fairfax neighborhood* and from which 3) *provisions are made such that residents will be able to access needed services*. These are not insurmountable goals.

Sincerely,

Marc R Hammerman MD
12 Shadow Creek Court

December 20, 2016

Planning Commission
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

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DEC 22 2016

TOWN OF FAIRFAX

Dear Planning Commission:

Many people, including myself, feel that the **scale** of the Victory Village project is a big surprise and a big mistake. This comes at a time when Fairfax citizens are discouraged about their ability to have any real input in national or local government decisions. As you may have noticed at the December meeting, many citizens left early because the public discussion segment began so late in the evening. Therefore, many voices were not heard. Many left discouraged, feeling that the fine-tuned machine of Resources for Community Development (RCD) with their numerous staff present would push their agenda through regardless.

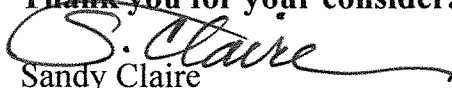
There is no real objection to the idea of a low-income senior housing facility. It is needed and welcomed. What continues to be problematic is the **scale** --- particularly the possibility of concessions that would overrule the Fairfax height limits (and create problematic precedents).

The Christ Lutheran property is a large property. Couldn't there be a less vertical approach to the project? I heard someone say at the meeting that the plans look like something that would be built in San Jose NOT in Fairfax. There are many templates for buildings that are available with slight modifications. If you look at the promotional pictures of the facility, notice that there is a group room that has very high ceilings. This may be what determines the need for a 40' high portion of the building. Does the building have to be THREE stories high? The building is for senior housing (living spaces). Does a bonus group room have to be on the scale of an expensive, assisted living facility?

The RCD insists that the population will be mobile, not need to have cars, and will ride bikes. Even if only healthy 62-year olds are accepted in the first year, there will be an aging (and possibility more infirm) population within 10 years. This population will need more help with transportation (be it privately owned cars or public transit which locals know can actually be problematic in this part of Fairfax).

Please think about how BIG this proposed project is. Please balance the need for senior housing with a respect for the local culture, more rural environment, and long-time residents. Please recommend that this project be scaled back to 40 units or at least deny the plan for a third story. Insist that there be a requisite and realistic number of parking places.

Thank you for your consideration.


Sandy Claire
43 Alhambra Circle
Fairfax, CA

Linda Neal

From: Michele Gardner
Sent: Wednesday, December 21, 2016 12:28 PM
To: Linda Neal
Subject: FW: LETTER TO FORWARD

Hi Linda.

Sorry - I forgot to include you when I forwarded this to the Planning Commission and Town Council.

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: Diane Hoffman [mailto:hoffman_diane@yahoo.com]
Sent: Wednesday, December 21, 2016 12:09 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: LETTER TO FORWARD

Hi Michele,
Please forward to the Planning Commission, Town Staff and the Council.
Thanks!
Diane

Dear Planning Commission Members and Staff,

As a 28 year resident of Fairfax I am asking to be told *who specifically* is responsible for including a new ordinance that rezones PDD to 20 units per acre for all Special Opportunity Sites in Fairfax in the Lutheran Church proposal for Victory Village. I have found out that the folks at the Lutheran Church are unaware that they are be used in such a devious manner.

It is a simple question, I would like an answer. I would support low income housing for seniors such as Bennett House, but with this ordinance I am against Victory Village.

Diane Hoffman
33 Porteous Ave.

Fairfax, Ca 94930

Diane Hoffman

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www.MarinHomeReview.com

Linda Neal

From: Michele Gardner
Sent: Wednesday, December 21, 2016 12:27 PM
To: Town Council; Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,,'; Laura Kehrlein (laura@fdvinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Garrett Toy; Linda Neal
Subject: FW: Victory Village Project

Hello Mayor, Council, and Planning Commissioners.
Below please find another letter for you.
Thank you.
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: Roberta Anthes [mailto:robertaanthes@aol.com]
Sent: Wednesday, December 21, 2016 11:56 AM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Victory Village Project

Hi Michelle,

Please send my letter below to the Planning Commission, the staff and the Town Council for the record. Many thanks and happy holidays to you!

Best, Roberta

Dear Planning Commission members,

I spoke at the last Planning Commission in favor of Victory Village, with some suggestions to add parking and a shuttle, and to make the village affordable senior housing in perpetuity. These measures should be insured before a Conditional Use Permit is issued. I still feel these are important aspects to making this project work for everyone.

However, since that meeting, I've read the text of the plan documents and am very concerned about the passing of a new ordinance that rezones PDD to 20 units/acre for all Special Opportunity Sites - not just Victory Village.

This new ordinance does an end-run around the intent of the 2014 referendum. The opposition to this is already fierce. By linking the Victory Village project to this more extended rezoning, the Town Planners are jeopardizing the Victory Village project in the worst way. I implore you to remove this ordinance or revise it to apply exclusively to Victory Village.

If you allow this to go forward as it is and the Town Council approves it, the opposition will stop it cold - as it did once before. And Fairfax will lose all confidence in the integrity of the Planning Commission.

Do not overreach in rezoning at the expense of this very good project. An attempt to do so will create a firestorm (if it has not already) and do a genuine disservice to 53+ seniors and the Christ Lutheran Church.

As an advocate of this project, I hope you will take my input seriously.

Sincerely,
Roberta Anthes
2 Snowden Lane
Fairfax, CA 94930
415-721-0906

Linda Neal

From: fjegger@gmail.com on behalf of Frank Egger <fegger@pacbell.net>
Sent: Wednesday, December 21, 2016 9:38 AM
To: jessica green; Linda Neal
Subject: Re: Love to be fly on the wall. Let's meet for celebratory drinks

Yes, write a letter before you leave. They all add up as this is obviously going to court, the more letters, the better.

Garrett Toy, Fairfax manager, gtoy@townoffairfax.org

Renee Goddard, Fairfax councilmember, si22ng@gmail.com, rgoddard@townoffairfax.org

Linda Neal, Fairfax principal planner, lneal@townoffairfax.org

On Wed, Dec 21, 2016 at 9:29 AM, jessica green <jessicagreenart@hotmail.com> wrote:

I would like to think that our letters make a difference but they dont even listen to us in person with their own agendas in mind they have been ignoring all our comments, but prefer to listen to people that dont even live here with the same agenda as them. Isn't there something we could do with all that has been written up by the Silvestri team and lawyer? Seems we need to get it out to the public which is so uninformed. It will be hard to ignore that Silvestri letter though for them.

I can write a letter, I will be gone from the January 1st to the 15th.

I did notice that Barbara Coler started the meeting with some reflection about this project which I was surprised to see, but with the church and maybe housing activists making a large showing didnt help us.

Jessica

From: fjegger@gmail.com <fjegger@gmail.com> on behalf of Frank Egger <fegger@pacbell.net>
Sent: Wednesday, December 21, 2016 9:18 AM
To: Marc Hammerman
Cc: Susanne Chaney; stephanie burns; richcerick@gmail.com; jessica green; Valeri Hood; robertaanthes@aol.com; Philip Benson; Peggy Lagomarsino; Niccolo Caldararo; Laura Ralph; k-flores@comcast.net; Helen Fauss; ginafarr@farrvisions.com; Diane Hoffman; Diana Perdue; Denny Ferry; deniserlarsen@gmail.com; debbens@comcast.net; Brian Sagar; Frank Egger
Subject: Re: Love to be fly on the wall. Let's meet for celebratory drinks

Good morning all,

Here is an email that states the comment period has been extended 10 days until Jan 4th.

We need a number of letters/emails from individuals, using the points made by the Silvestri CVP's letter, sent to Toy, Goddard, Reed and the Planning Commission. We could have a letter writing party at say our next meeting, maybe Tues Jan 2nd if we can get Rose's meeting space.

Does Jan 2nd work for folks?

Thanks, Frank

Frank:

Charles Cornwell just got a note from Renee Goddard saying the public comment period for the VV project has been extended to January 4th. You might want to spread this news to your group, so they can write corroborating comments similar to the CVP letter?

Bob

On Wed, Dec 21, 2016 at 9:06 AM, Marc Hammerman <marc@postmammal.com> wrote:

My guess is Toy's & Neal's facial expressions didn't change much as they read the letter...assuming they bothered to read it.

All it takes for VV to move forward is a yes vote from what seems more & more to me...to be a very corrupt TC.

I don't think VV is over by a long shot. Hope I am wrong.

Marc

Sent from my iPhone

On Dec 20, 2016, at 5:12 PM, Susanne Chaney <susannechaney@me.com> wrote:

I would have given everything to see Garrett Toy and Linda Neal's faces seeing this letter. We should all meet at Iron Springs and celebrate sometime before our next meeting. Hard work pays
Susanne

Sent from my iPad

Linda Neal

From: Garrett Toy
Sent: Tuesday, December 20, 2016 9:05 AM
To: Linda Neal
Subject: FW: Victory village

fyi

From: Evangeline [mailto:efugazzotto@comcast.net]
Sent: Monday, December 19, 2016 7:18 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Victory village

Hi Gary ,
Since it isn't clear where we are supposed to comment about the senior housing project, I am sending this to you, originally to Jim Moore:

To planing commissioner,

Heard you have retired so I am not sure who is supposed to be reading these emails- seems misleading the town would leave the email link for a dead position, alas I want to voice that the proposed 4 story senior housing is out of character w our town and traffic is absolutely at its worst already. Can you promise these senior better not arrive with cars?

Thx,

Evangeline Fugazzotto
Green Girl Gardens
GreenGirlGardens.net

Evangeline Fugazzotto
Green Girl Gardens
GreenGirlGardens.net

Linda Neal

From: Michele Gardner
Sent: Tuesday, December 20, 2016 2:22 PM
To: Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,'; Laura Kehrlein (laura@fdvinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Linda Neal
Subject: FW: HUDNo.11-002 Marin and HUD

Hello, Planning Commissioners.

Below please find my correspondence with a Fairfax resident who wished me to share the information with you. Please note that I cannot vouch for the safety of the links.

Thank you.
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: Miriam Hamsa [mailto:miriamhamsa@gmail.com]
Sent: Monday, December 19, 2016 11:02 AM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Re: HUDNo.11-002 Marin and HUD

I did, and the answer is "essentially" yes.
It would be very helpful if the Town Council and the Planning Commission read Dick Spotswood's articles in the IJ on the subject. He has written quite a lot about it. That, and later rulings by the Supreme Court. Fairfax, alas, will never be the same. The Marin govt and the Marin Community Fdn and Fair Housing are all gung ho to eliminate local restrictions and "diversify" us rich white towns. (hah!)

Do read the articles, and please send them to the planning commission so they understand what the deal is. I suspect they might not. Nor the town council. You kind of need to sort thru them on your own. Spotswood was a MV mayor.

<http://www.marini.com/search?nocache=1&text=HUD++marin+spotswood&days=7500&sort=modifiedtime+desc>

Apparently, though perhaps not the only funding at issue, is \$500,000 administered for the federal government by the county which comes with the "no local preferences" strings. Perhaps George Lucas would like to make a small contribution for a shovel ready project for affordable housing for local seniors. A drop in the bucket compared to what he is willing to spend over there in Lucas Valley where the project seems to be stalled.

Miriam Weinstein

Oak Tree Lane

The canyon says, "I will hold the sound of your voice until your return."

From: Michele Gardner <mgardner@townoffairfax.org>
To: Miriam Weinstein <miriamhamsa@gmail.com>
Sent: Monday, December 19, 2016 10:28 AM
Subject: RE: HUDNo.11-002 Marin and HUD

Hi Miriam.
I suggest you contact the County of Marin or HUD to get information regarding this.
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: Miriam Weinstein [<mailto:miriamhamsa@gmail.com>]
Sent: Thursday, December 15, 2016 6:54 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Fwd: HUDNo.11-002 Marin and HUD

IS THIS STILL IN EFFECT? Or something similar? Is it only for unincorporated Marin, or does it include all of Marin?

Begin forwarded message:

From: miriam weinstein <mw@sageworks.net>
Subject: HUDNo.11-002
Date: April 26, 2014 6:07:48 PM PDT
To: miriam weinstein <mw@sageworks.net>

http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2011/HUDNo.11-002



Dick Spotswood, seen on Tuesday, Jan. 05, 2016, in San Rafael, Calif. (Frankie Frost/Marin Independent Journal)

Posted: 11/15/16, 4:03 PM PST | Updated: on 11/15/2016

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Donald Trump's upset presidential victory coupled with a Republican majority Congress will have significant Marin implications.

A major change will come with the expected shake-up of the federal Department of Housing and Urban Development. Marin has been under intense pressure from HUD, not only to develop more affordable housing, but to "affirmatively further fair housing."

That's HUD 2015 rule utilizing quotas by ZIP code to guarantee that sufficient affordable housing is provided in each city, town and village for "underserved" African-American and non-white Hispanic households.

HUD's first test case was New York City's prosperous suburb, Westchester County. That's where HUD pursued litigation linked to a compact similar to the compliance agreement Marin's Board of Supervisors signed under pressure with HUD in 2011. HUD's goal was to bring the reluctant county into compliance with strict federal diversity guidelines.

Westchester is said to be New York's Marin and Marin was widely expected to be HUD's second test case in 2017.

Westchester was a reliably blue county until HUD pushed hard. The upshot was a voter revolt that elected a Republican county executive, Rob Astorino. The county's elected combined mayor and chief executive, Astorino is a bantam-weight street fighter who consistently fought a rear guard action against the determined federal agency.

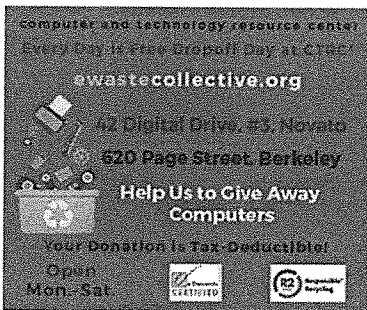
With Trump's victory, the housing activist concept of "affirmatively furthering fair housing" is likely one of the new administration's first casualties. Trump is expected to gut HUD's headcount. That's a strategy Republican administrations use to dispose of career bureaucrats perceived as being in their opponents' ideological camp.

New York-area rumors are that Astorino, in other matters a moderate suburban Republican, is on Trump's short list to be HUD secretary. Trump, who owns a golf course in Westchester, knows Astorino. The county's top honcho supported Trump, despite the usual reservations.

With federal pressure likely trailing off in coming months, Marin's commitment to provide a more diverse community will be tested. Many Marinites opposing HUD's strong-arm tactics pleaded that the county was willing and able to move diversity forward on its own initiative.

Diversity is an overdue goal that can be achieved without blockbuster developments, but only if the political will is strong enough.

While local control is far superior to Uncle Sam calling the shots, the challenge now is for Marin to keep its promise absent threats of federal intervention.



Advertisement

...

In the highly contested race for a seat on Marin's Board of Supervisors from the sprawling 4th Supervisorial District, the Corte Madera vote was decisive.

The race to succeed retiring Supervisor Steve Kinsey was between two permanent West Marinites, Olema contractor and North Marin Water District Director Dennis Rodoni and West Novato dairy rancher Dominic Grossi.

While the district's geography emphasizes sparsely populated West Marin, the majority of 4th District's voters are "over the hill" in Corte Madera, San Rafael's Canal neighborhood and West Novato. In the early count, Rodoni and Grossi split West Marin, Grossi did better in incorporated northwestern Novato but Rodoni prevailed in more populated Corte Madera, bayside Larkspur and San Rafael's Canal and Spinnaker Point neighborhoods, delivering him a narrow win.

...

Kudos to Marin campaigns for promptly removing roadside campaign signs. With the election past, these once useful campaign tools are just visual pollution.

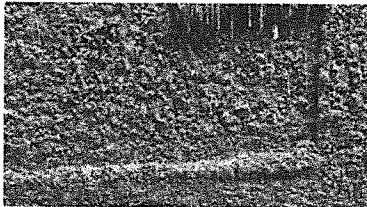
Novato, whose entries traditionally boast large posters representing all political persuasions, leads the county in quickly removing signs.

The only exception I found were signs for Rodoni, Sheila Lichtblau, and Dale Mensing for Congress at Vintage Oaks Shopping Center's entry.

Next to WinCup in Corte Madera, Grossi needs to take down his placard, and a few "Yes on A" cards still sprout countywide.

Columnist Dick Spotswood of Mill Valley writes about local politics on Wednesdays and Sundays in the IJ. Email him at spotswood@comcast.net.

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Marin IJ Readers' Forum for Dec. 16



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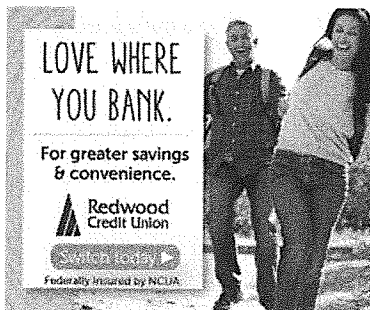
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Marin IJ Readers' Forum for Dec. 17



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...

Linda Neal

From: Garrett Toy
Sent: Monday, December 19, 2016 8:34 AM
To: Linda Neal
Cc: Michele Gardner
Subject: FW: Comments on Victory Village

FYI

Garrett

From: Valerie Taylor [mailto:v_taylor_94903@yahoo.com]
Sent: Saturday, December 17, 2016 1:26 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Comments on Victory Village

Hello,

This is a comment on **2626 Sir Francis Drake Blvd; Application # 16-44.**

Sorry if you're the wrong person, I couldn't find a contact email for the Planning Commission.

Pedestrian facilities

Seniors benefit greatly by staying physically active. One of the best ways to do that is by walking. By putting senior housing within a downtown area, seniors who will live here will have the opportunity to walk to numerous shops downtown, the library, a pharmacy, and the bus.

Further, seniors often lose the ability to drive, and may not want to have the expense of a car. Putting senior housing close to shopping and transit enables them to retain mobility.

The converse of this is to place senior housing way up the hills of Marin - a practice which I hope is coming to an end.

To support seniors in walking for daily errands, the development should include safe and direct pedestrian paths through the complex to the main street, and wide, level sidewalks in good repair in the downtown area. It would be beneficial for a survey to be done to insure that all sidewalks and crosswalks in the area are up to ADA code and are free of buckling and broken pavement. Sometimes you can get college students who are in transportation, engineering, or urban design programs to do it as a school project so it might not cost the city much.

Turnaround/garbage pickup

The speaker mentioned putting the garbage pickup in the back, out of view of the street. Looking at the plan, I did not see a place where visitor cars or garbage trucks could turn around. If the garbage pickup remains in the back, a space should be provided for a turnaround.

However, I would encourage the designer/developer to relocate trash pickup to the front of the development. It's far enough back from Sir Frances Drake to be invisible behind landscaping or other visual barriers. And we all know the pain of being awakened at dawn by grinding garbage trucks and crashing cans. That will be amplified by the walls in the back of the development. Placing trash pickup closer to SFD means the space in the back can be put to more resident-serving uses.

Thank you,

- Valerie Taylor

San Rafael resident, Senior, former transportation planner, aspiring Victory Village resident

Linda Neal

From: Garrett Toy
Sent: Monday, December 19, 2016 8:35 AM
To: Linda Neal
Cc: Michele Gardner
Subject: FW: Victory Village

fyi

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

From: Dwight Hills [mailto:dwithhills7@icloud.com]
Sent: Saturday, December 17, 2016 3:38 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Victory Village

There must be parking for all planned units.
No parking, no units!

Dwight Hills
9 Banchemo Way
Village West

Sent from my iPad

Linda Neal

From: Garrett Toy
Sent: Monday, December 19, 2016 8:37 AM
To: Linda Neal
Cc: Michele Gardner
Subject: FW: Regarding Victory Senior Housing Proposal

FYI

From: peter@intimedesign.net [mailto:peter@intimedesign.net]
Sent: Sunday, December 18, 2016 8:00 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Regarding Victory Senior Housing Proposal

Dear Fairfax Planning Commission,

As a 30 year resident of Fairfax living across the street from the proposed three story building on Sir Francis Drake Blvd, I must say I am deeply disturbed by the prospect of people in cars fighting to get on SFD Blvd. Lots more cars for residents, doctors and visitors and all getting a total of 39 spaces? For 54 units? Folks will be parking up and down my street!

Think for a moment. What if this facility was going up across the street from YOUR Home? Would you be pleased?

If Fairfax developers could slow down for a moment, they would see that the essence of the Fairfax community is being sold out to unwarranted growth which will lead to the loss of our towns genuine appeal. We are a quaint American berg, not frickin' Palo Alto!

If a two story building with no more 30 units were proposed, I believe locals would be more receptive to the plan. I would be.
Thanks for the opportunity to be heard.

Sincerely,
Peter Bellak

27 Alhambra Circle
Fairfax, CA 94930
415 453-0707

DEC 19 2016

RECEIVED

December 18, 2016
Marc R Hammerman MD
12 Shadow Creek Court; Fairfax California 94920

Town of Fairfax Planning Department
142 Bolinas Road; Fairfax CA 94940
RE: Victory Village – Written Comments

Dear Planning Department:

I recently attended the Planning Committee Meeting (December 15, 2016) at which a proposal to rezone the parcel of land currently occupied by the Fairfax Lutheran Church was discussed. Rezoning would permit construction of Victory Village a facility providing affordable housing for seniors. **I am opposed to the Victory Village development** for two general reasons: **First, I believe it to be Inconsistent with the small-town character and ambiance of Fairfax:** 1) The Lutheran Church land will need to be divided into three parcels; 2) The housing density permitted on one will be increased *27-fold*; 3) The proposed structure is inconsistent with surrounding architecture & height standards; and 4) Most residents of Fairfax will not be eligible to live in Victory Village. **Second, I believe Victory Village will provide low quality senior housing:** 1) It will be in a location that does not provide seniors who do not drive with ready access to shopping or other needs such as medical care; 2) Public transportation to and from Victory Village is inadequate; and 3) the assumption upon which the number of parking spaces is based holds that about half the occupants will not own motor vehicles. Any proposal to construct a facility from which residents will not have ready access to needed services, from which public transportation is inadequate, and at which most residents will not own motor vehicles - is a logical inconsistency. Without ready access to needed services, Victory Village will be nothing more than another warehouse for seniors.

I understand that the Lutheran Church needs to sell its property. I know that Church members want to be good neighbors. I assume they are sincere in their desire to provide quality affordable housing for seniors. The Church can accomplish all three goals by selling to a developer that is: 1) willing and able to provide affordable senior housing *for which residents of Fairfax are eligible*; 2) in a building that *fits architecturally into its West Fairfax neighborhood* and from which 3) *provisions are made such that residents will be able to access needed services*. These are not insurmountable goals.

Sincerely,



Marc R Hammerman MD
12 Shadow Creek Court

To: The Fairfax Planning Commission 12/18/16

Ms. Laurie Koblanski, Chair TOWN OF FAIRFAX

Ms. Norma Fragoso, Vice-Chair
Mr. Philip Green
Ms. Esther Gonzalez - Parker DEC 19 2016

Ms. Cindy Swift
Mr. Bruce Ackerman RECEIVED

Ms. Mimi Neaton

From: Goldman - Village West Fairfax Ct

RE: "Victory" Village Lawn Housing Proposal
Dear Planning Commission:

I am writing to express my opposition to this project as it is currently proposed. I am opposed to this project for 2 main reasons:

1. I believe that a 3 story building this size is not appropriate to this proposed location and that it would be a true eye sore as it does not fit into the neighborhood scheme that contains only 2 story structures.

2. I also am opposed to this project where a 54 unit development only allocated 39 parking spaces. I would think that at a minimum 1 parking space per unit should be the plan. That plan would not allow for any visitor parking or service providers. The lack of sufficient parking will

result in a revised outlook of
additional cars in the surrounding
area:

For these reasons, I am voicing
my opposition to this project in
its current proposal form.

Thanks you for your consideration.

JoAnn Steery
16 Banchero Way
Fairfax, CA 94930

December 16, 2016

Fm: Lynn Yetter Marinda Drive, Fairfax

Re: Victory Village

To: list below

Garrett Toy Town Manager

Town of Fairfax Council Members:

Barbara Coler

Renee Goddard

John Reed

David Weinsoff

Peter Lacques

TOWN OF FAIRFAX

DEC 19 2016

RECEIVED

Planning Commission:

Laura Kehrlein, Chair

Norma Fragoso, Vice-chair

Philip Green

Esther Gonzalez-Parber

Cindy Swift

Bruce Ackerman

Mimi Newton

2010-30 General Plan Implementation Committee

#	<i>Representative Body</i>	<i>Member</i>
(1)	Town Council	John Reed, Chair
(1)	Open Space Committee	Ray Burgarella
(1)	Planning Commission	Phil Green
(1)	Volunteer Board	Ted Pugh
(1)	GPAC (Adjourned)	Diane Causey
(2)	Community	Cassidy DeBaker VACANCY

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12/16/16

Hi Everyone,

First, I want to say thank-you to all of you who take the time away from your family's and other areas of your life to participate in The Town of Fairfax Town Government.

I went to last night's meeting and was too shy to speak but what I wanted to say is. **I think affordable housing is important but.....** I really felt uncomfortable with the sales pitch. And the guy who stood up during community sharing time from the developer and educated us on ageing. I'm not sure why he wasn't asked to sit down he is not a community member. I kept waiting for someone to ask him to sit. Why can't these meetings be held in the environment that the Terrapin Crossroads project was presented. It was at the pavilion and there was question and answer time. I always leave these meetings frustrated because members don't respond to the valid questions that are asked. It's like talking to yourself really. And it was entirely too late for most people. Plus, it's really hard for the average person to digest and understand 500 + pages of the proposed V. Village with unlimited time to research much less a few days.

The project is **to tall**. And visually overwhelming. I think it's a shame that we make a **deal with the devil by taking the Federal money**. It takes away Town control and the desires of Fairfax residents who would like to continue living in this Town. Residents and their families who have supported this town for generations will most likely not be offered the opportunity to live in the V. Village. I think my sister has a better chance of becoming President of The United States than winning the Housing lottery and being chosen to take up residence at V. Village.

I don't like the **"Concession Poker chips"** the developer is taking advantage of.

The GIVE AN INCH TAKE A MILE mentality. Why only 50+ years and not indefinitely keep it affordable housing? If Fairfax is going to commit to encouraging this project, then commit all the way. Perhaps use lot 1 for this project with 2 stories but make smaller affordable housing on the other two lots for residents that are not a part of the Federal deal. Please don't even consider allowing single family homes on area 2 & 3. If the affordable housing increases on the Lutheran property than perhaps the town could decrease all the residential re-zone offered on the other re-zoned sites. Flip the use of the land.

In my heart I'm deeply concerned that the **Re-Zone sites** Lutheran church, 10 Olema, School Street Plaza, Saint Rita, The Bike Museum, Fair-Anselm parking lot, Fairfax Nursery, Oak Manor 7-11, and Wall properties **will** all want exemptions and concessions to the rules of re-zoning that Fairfax has now chosen to create because of the Town Plan.

I feel any and all traffic and environmental reports etc. should include and consider all of the potentially maximum population impacts of filling the above properties. I'm not sure if I'm explaining myself clearly. But if we are looking to the future to create a Town Plan I think it should be made on the bases that all of the above properties will max out retail and living space

occupancy. I would bet you \$100.00 that here in Marinda oaks we will end up with yet another traffic light at the SFD Marinda intersection. Just think about all the new cars that will be coming to these properties. There are a lot of self-employed people in our area who do not have to get to one single destination for work in a day, but several locations. I don't think it's the right of our town government to say who can drive and who can't. Want to have less traffic and parking issues minimize the massive redevelopment vision. Once the town commits there is no turning back..

By the way could someone please address who is responsible for repairing sidewalks other than the ones in front of private residences please. I can't locate on the Town web site.

Sorry I'm not as excited about the size of this project as some of you may be. I live on Marinda so I'm getting the maximum effects of the re-zone at every angle.

Again, I really do appreciate all the time and passion that all of you put into planning our town. Please know there are so many people who don't feel heard or can't get to meetings etc. It's frustrating I know but I think if residents could vote on these HUGE decisions I would feel better about the outcome. I could ask 200 people about the V. Village and if they think it's a good idea. Most all will say yes until they hear the odds of them ever being able to live there are next to zero. It all sounds good but the devil is in the details.

Happy New Year may Peace surround all of us..

Lynn Yetter
224 Marinda Drive

Linda Neal

From: David Spampanato <david.spampanato@oracle.com>
Sent: Friday, December 16, 2016 5:39 PM
To: Linda Neal
Subject: FW: Lutheran property - Housing DEV

Hi – Please see my comments below.

David Spampanato, CISSP
Account Executive - Data Security & Identity Management Solutions
david.spampanato@oracle.com | 914-299-9062 | **ORACLE**

From: David Spampanato <david.spampanato@oracle.com>
Date: Friday, December 16, 2016 at 5:35 PM
To: <jmoore@townoffairfax.org>, <gtoy@townoffairfax.org>
Subject: Lutheran property - Housing DEV

Hi,

I was at the board meeting last night on 12/15 and I'm very much against this project on the following points:

1. Lack of Community Involvement – I don't feel the Town is going through proper process and pushing their will on the community.
2. Location – The project location does not fit the "use" requirement. Just because there are no good alternatives, please don't force a bad location.
3. Bulk/Mass of Project – It does not fit into the landscape nor character of the town. Why make it 3 stories and why divide into 3 parcels? They should lot merge the land.
4. Benefit of the Seniors of Fairfax – No benefit to the people living here locally and causes more congestion, traffic pains and challenges to the people who actually pay to live here.
5. Lack of Parking – If this was an assisted living home then I would understand the .7 space per resident. This is an active senior housing where people have cars and they will have visitors. Why make an exception for this developer?

I truly think this is a terrible deal for the town! Please allow the community to respond and make this a collaborative decision.

Thanks for listening,
David

David Spampanato, CISSP
Account Executive - Data Security & Identity Management Solutions
david.spampanato@oracle.com | 914-299-9062 | **ORACLE**

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

From: Sandy Claire (retired senior citizen and homeowner) - Village West, Fairfax, CA

"Victory" Village Senior Housing Proposal

Dear Planning Commission:

I was among several local residents who attended the informational meeting on November 29th at which the Resources for Community Development (RCD) presented their plan for "Victory" Village. I don't believe many people object to the construction of a low-cost senior housing development on the former Christ Lutheran Church property. However, I do believe there are several concerns about the *scale* of the project (especially the possibility of "bonus" concessions) and the failure of the RCD to grasp the *parking* and *traffic* situation in this part of Fairfax. I also feel that RCD is not particularly sensitive to the *local culture* and environment of the area.

Here is a breakdown of what surrounds the proposed "Victory" Village property.

Cañon Village	adjacent	100+ units	private parking	two story units
Village West	across SFD Blvd.	68 units	private parking	two story units
June Court	across SFD	8 units	private parking	two story units
Kingdom Hall of Jehovah's Witnesses	2600 SFD	n.a.	private (locked, gated parking)	one story bldg.
Creekside Apts.	2575 SFD	≈ 48 units	private parking	two story bldg.
Lanai Apts.	2555 SFD	≈ 33 units	private parking	two story bldg.
Drake Manor Apts.	2525 SFD	16 units	private parking	two story bldg.

Scale

The proposal to have senior housing on this site has been around for several years. Initially, I think I remember hearing that 6 units were planned. So it was quite a surprise when RCD said it was pushing for 54 units with only 39 parking spaces. The 54 units is the maximum (rather than 40 units) if RCD is allowed to receive "bonus concessions" -- which amount to an additional 14 units and also being allowed to build to a three-story height rather than complying with local height regulations.

I hope the Planning Committee will look long and hard at the "bonus concessions" possibility and decide to scale this building back to the basic 40 units -- a much more appropriate number of units for the area and a more appropriate height. Creating 40 units is still represents a high density number. Also there are no other buildings in this area that are three stories high.

Parking

I have lived in Village West for 17+ years. Parking has always been a problem in this area. There is no parking on Sir Francis Drake Blvd. from the west end of Olema back to the 7/11 at Manor. Parking was eliminated about 20 years ago to create bike lanes which are really used primarily by the road bikers that arrive on the weekends. All parking is private.

There was general consensus at the November 29 meeting that the number of parking places for the development is unreasonable. RCD (a business in Berkeley) seems to be unaware that this part of Fairfax is not in an urban area with frequent transit, BART, etc.). They tell us that seniors will not be driving or need cars, but rather will ride bikes and happily choose to use public transportation. This seems like an ideal life view, but one that may be a bit naive. People are not giving up their cars. And where will family, visitors, health providers, and residents park? We certainly hope they won't park at Village West, on June Court, in Cañon Village, etc. Parking is such an issue that the Kingdom Hall of Jehovah's Witnesses Church, just east of the proposed senior housing, blocked off the entrance of their parking lot with a locked gate a few years ago.

Traffic

Another concern is the amount of traffic that is almost a constant (especially morning and afternoon/evening) at this section of Sir Francis Drake Blvd. Anyone who lives in this area knows that there will undoubtedly need to a flashing light at the cross walk on SFD near the east end of Mitchell Drive. And let's not kid ourselves, there will probably need to be an actual stop light at some point. Please consider the amount of traffic when you are considering the addition of 40-54 units with the residents and their vehicles and their visitors and their service providers.

Local Culture

The promotional rhetoric used by RCD also seems a little manipulative. Let's remember that non-profits are still in business to make money and to support and grow their organizations. Construction companies are for profit operations. Selling the church property is the result of a church that could not financially sustain itself. The choice to make the property available for senior housing is admirable, but this ultimately is a business proposition.

RCD's crown jewel is located in Berkeley -- The Brower Center Complex that is coupled with the Oxford Plaza, an affordable housing project. Across the Bay in urban Berkeley, the Oxford Plaza provides a multi-story facility with 97 units and 40 residential parking spaces (below ground level with a parking lift system). Oxford Plaza is one block (a 3-minute walk) to the BART Station on Shattuck Avenue. There was a huge fight in Berkeley between RCD and Berkeley residents. Ultimately RCD got their "victory" with Oxford Plaza. RCD is going to fight for their "big" proposal as evidenced by the large number of staff and consultants present at the November 29th meeting. I want to point out again that West Fairfax is not a transportation hub. A large complex with inadequate parking is not acceptable.

Many of us sense that our local community is being bulldozed by an outside organization that doesn't really want serious input from long-term local residents. This was evident at the November 29 meeting when numerous attendees mentioned the parking and transportation issues, and RCD staff seemed to rush them along and just focus on their housing proposal as though it were a done deal.

Please think carefully about this project. It is too BIG. Don't let this be West Fairfax's own little Win-Cup eye-sore. You have an important responsibility to balance the need for senior housing with a respect for the local culture, more rural environment, and long-time residents. This site does not need to attempt to take on the whole senior housing quota for Fairfax.

Please recommend that this project be scaled back to 40 units with no third story. Insist that there be a requisite and realistic number of parking places.

Thank you for your consideration.

Linda Neal

From: Garrett Toy
Sent: Monday, December 12, 2016 8:52 AM
To: Linda Neal
Subject: FW: Victory Village questions

Fyi: can't recall if I forwarded this to you.

Thanks

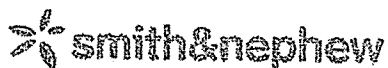
Garrett

From: Fees, Bridget [mailto:Bridget.Fees@smith-nephew.com]
Sent: Friday, December 09, 2016 1:13 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Cc: Bridget Fees <btfees@gmail.com>
Subject: Victory Village questions

Hi I am writing to express my sincere concern that the Victory Village is at its final vote for our town. With traffic conditions as bad and complete congestion on our roads, the idea of bringing in housing at this scale is absurd! A very poor decision on the part of the city council. Who can I speak with directly about this situation. I want to be heard and updated about the community I live, work and own a home in. I feel that this project was brought in under the guise of something good for the community when it will be the complete opposite.

Thank you and I look forward to your response.

Bridget



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Bridget.Fees@smith-nephew.com |

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Linda Neal

From: Jean Trombla <jean@trombla.org>
Sent: Monday, December 12, 2016 9:10 AM
To: Linda Neal
Subject: Fwd: Victory Village

----- Forwarded Message -----

Subject: Victory Village
Date: Sat, 10 Dec 2016 12:41:15 -0800
From: Jean Trombla <jean@trombla.org>
To: barbara_higgins@icloud.com

After I sent my last email I drove past the site and was horrified to see how high these buildings will be and how close to SF Drake. As far as I know, these will be the only three-story buildings west of downtown Fairfax. In fact I don't know if there are any in Fairfax.

It seems undesirable to change the nature of our small community in this way. Part of the charm of Fairfax is its small town character and, while senior housing for low income residents is a good thing, I would hope we could provide this without ruining the west end of town. If we must have such large buildings could not the Planning Commission arrange for them to be in the downtown area?

As I look at the "design rendering" in the Monday Independent Journal, I wonder about the lack of trees and why any buildings could not be set back further into the canyon to make them less intrusive. Little ornamental trees as shown in the "rendering" cannot compensate for the mature trees which apparently will be removed.

I have lived in Fairfax since 1962 and this is the first time changes have so disturbed me: I would hate to see the town's feeling changed in this way. Who benefits? Certainly not the long-time residents like me.

Sincerely,

Jean Trombla
10 McKenney Drive
Phone: 415 482-8308

cc: Fairfax Planning Commission
Linda: this was my second email to Barbara Higgins who has just moved to Canon Village....my first concerned what I considered the shortage of parking in the plan.
Thanks for hearing my concerns,

Jean Trombla

Linda Neal

From: Garrett Toy
Sent: Monday, December 12, 2016 8:52 AM
To: Linda Neal
Subject: FW: Victory Village questions

Fyi: can't recall if I forwarded this to you.

Thanks

Garrett

From: Fees, Bridget [mailto:Bridget.Fees@smith-nephew.com]
Sent: Friday, December 09, 2016 1:13 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Cc: Bridget Fees <btfees@gmail.com>
Subject: Victory Village questions

Hi I am writing to express my sincere concern that the Victory Village is at its final vote for our town. With traffic conditions as bad and complete congestion on our roads, the idea of bringing in housing at this scale is absurd! A very poor decision on the part of the city council. Who can I speak with directly about this situation. I want to be heard and updated about the community I live, work and own a home in. I feel that this project was brought in under the guise of something good for the community when it will be the complete opposite.

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www.RapidRhino.com

www.smith-nephew.com

To: FAIRFAX PLANNING COMMISSION

From: Board of Directors
Village West Homeowners Association (Fairfax)

Date: December 5, 2016

Subject: **CONCERNS ABOUT WATER MANAGEMENT PLAN for the
Victory Village Project (2626 SF Drake Boulevard in Fairfax)**

Village West is a planned unit development of 68 townhomes located at the west end of Fairfax, directly across the street from the Cañon Village complex and the Christ Lutheran Church property at 2626 Sir Francis Drake Boulevard—site of the proposed Victory Village project.

Members of the Village West Board attended the Victory Village Informational Meeting on November 29th at Christ Lutheran Church. We heard about the proposed plan for water management on the property and are concerned that the plan might be inadequate. You need to know that:

- Historically, Village West has had a problem with rainwater flowing across Sir Francis Drake Boulevard from the church property onto the lower-lying ground at Village West.
- Water flows through our complex toward Fairfax Creek, which runs through the center of Village West. In years of heavy rainfall, there has been flooding in garages as the rainwater flows through Village West toward the creek.
- In the flood of December 31, 2005, run-off from the hillside of the church property, combined with overflow of the storm drains at the church, contributed to the flooding of many homes at Village West.

We want to be sure that the Victory Village water management system is adequate to handle large volume of run-off from the hillside and prevent overflow across Sir Francis Drake Boulevard.

We would like this letter to be placed on record at the public hearing of the Fairfax Planning Commission on December 15, 2016.

Village West contact person:

Jean Moore, Village West Board Secretary (415-453-3021)

cc: Linda Neal (Fairfax Principal Planner)
Larry Kennings (LAK Associates) larry@lakassociates.com
Resources for Community Development (2220 Oxford Street, Berkeley, CA 94704)

Linda Neal

From: Larry Kennings <larry@lakassociates.com>
Sent: Sunday, December 04, 2016 1:15 PM
To: AKlein@rcdhousing.org; aklein@rcdev.org; Linda Neal; Pam Goode; Garrett Toy; Sean Kennings
Subject: Fwd: Victory Village

TOWN OF FAIRFAX

Sent from my iPhone

DEC 05 2016

Begin forwarded message:

RECEIVED

From: Susanne Chaney <susannechaney@me.com>
Date: December 4, 2016 at 2:08:46 PM MST
To: larry@lakassociates.com
Subject: Victory Village

Concerns re construction

I suffer from a very serious lung disorder and live very near to the construction of this project. I'm concerned that dust and other pollutants will seriously impact the daily walks and other activities I enjoy in my home and neighborhood.

How are you going to protect me from increased costs to me to have my home cleaned more often and perhaps having to power wash decks and patios to keep my home dust free.

Also I am concerned after inspecting the proposed project today that it's too large and that too many trees are being sacrificed. I'm also against it being three stories.

I would be more comfortable if it were two stories and less bulky

There also is not enough parking.

The design also doesn't fit into the woodsy cottage feeling of the neighborhood.

Everything else seems to fit into the surrounding landscape. This design feels more like a big city design than a design for Fairfax. I feel it changes completely the character of our town.

The colors proposed are also not pleasing.

I also object to having the little trees in front cut down as they were planted by children to remember 911

Susanne Chaney

Sent from my iPad



Fairfax Open Space Committee

August 10, 2016

TOWN OF FAIRFAX

Mr. James Moore and Ms. Linda Neal
Town of Fairfax Planning Department
142 Bolinas Road
Fairfax, CA 94930

AUG 11 2016

RECEIVED

Dear Mr. Moore and Ms. Neal,

Thank you for providing the Fairfax Open Space Committee (FOSC) the opportunity to review and submit comments regarding the Victory Village development proposal for affordable senior housing located at the current site of Christ the Victor Lutheran Church in Fairfax.

Based on the current design, as shown in the plans dated 6/15/16, below are the issues identified by FOSC, through the FOSC subcommittee formed for the purpose of this review:

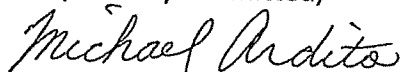
- **Aesthetic view to maintain ridgeline.** We are concerned that the three-story structure may obstruct existing views from the Sir Francis Drake scenic corridor of the open space ridgeline on the north side of the boulevard. We suggest view studies assess this concern. The goal of the Fairfax General Plan's Open Space element OS-3.2.3 is to prevent development from blocking or impairing existing views of visually significant areas.
- **Trail connectivity.** We believe there are current hiking trails that have been used for decades that cut across the Lutheran Church property. We believe that at the back of the property there are trails that connect with open space lands such as the Loma Alta Open Space Preserve. FOSC believes that these trails already are public access ways and should be expressly identified and acknowledged as such.
- **Intermittent streams.** It appears that during the rainy season there are one or more streams that flow through the property. We are concerned that the streams have been severely degraded and need to be restored to more natural function and not further impacted by the development.
- **Open space retention.** We are pleased to know that the 18 acres in the back of the property may be preserved as permanent open space. We are also pleased to know that the outdoor stage, amphitheater, and basketball courts are planned to be not

ATTACHMENT _____

demolished but will be retained on one parcel of open space. The goal of FOSC is to have the open space preserved.

On behalf of FOSC and the FOSC Subcommittee (Jack Judkins, Chris Powers, Michael Simler and Michael Ardito), these are the comments we have at this time. We appreciate being kept informed of project progress and the need for any further FOSC review or help with the open space element.

Respectfully submitted,



Michael Ardito

FOSC Acting Chair / Co-Secretary

Email: michael.ardito@sbcglobal.net

Cell phone: 415-298-8405

cc: Alicia Klein, Resources for Community Development