

## INTRODUCTION

On July 18, 2016 the City Counsel of the City of Mill Valley voted to certify the “Redwood Lodge” final environmental impact report (EIR), Rezoning, Tentative Subdivision Map, and Design Review and Special Development Permits that allows for redevelopment of the “Redwood Lodge” project site.

The project site commonly known as the “Redwood Lodge” is a 2.57 acre site located at 144, 160 and 178 Corte Madera Avenue, and #9 Eldridge Avenue in the City of Mill Valley. The site is bisected by the Arroyo Corte Madera Del Presidio, which is a tributary watercourse leading to Richardson Bay.

The site is currently developed with four houses and several out buildings. The redevelopment project approved by the City Council is the “Historic Restoration Alternative “alternative #2 noted in the Final EIR. The approval allows the subdivision of the land in to five parcels and the improvement of various related infrastructure including road access, drainage, sewer and water connections. The approval specifically requires redevelopment of the four existing historic homes on 4 new individual parcels and one new home on the fifth parcel.

## FINAL SUBDIVISION MAP

**Before building permits for the redevelopment of existing homes and/or development of new homes can commence there shall be a final map and Covenants, Codes and Restrictions (CC&R’s) approved by the City Council, and recorded with the County of Marin including individual deeds for each of the five (5) new parcels.**

Per City of Mill Valley Resolution No 16-34 (Exhibit 3-A) “Final Conditions of Tentative Map Approval – Redwood Lodge Historic Rehabilitation Project 144,160,178 Corte Madera Avenue and #9 Eldridge Avenue (APN’s 029-042-52, & 53, 029-051-07,10&11) City File # DC05-3244)” includes 13 conditions of approval (COA) requiring compliance prior to the approval and recordation of a Final Map. COA #13 requires vesting of the Tentative Map (TM) with a Final Map within 2 years of the July approval date (July 18, 2018). An extension of the TM approval for up to 3 years is permitted if a written request is filed 30 days before the approval is due to expire. The City code allows for extensions, see City Muni Code 21.22. The City also complies with the California Subdivision Map Act (SMA) provisions if that allows for any additional time extension (but I believe for this map it would be the same as our code).

The final map needs to be processed and approved by Council (including any Subdivision Improvement Agreement (SIA) before its final expiration. The Final map does not need to be recorded prior to the expiration. The SMA allows for required extensions if the City fail to meet the processing time requirements set in the SMA (60 days initial review and then 15 days for each subsequent review). The City staff advises that Final Maps can take a while to process, and I would advise allowing at least a year prior to final expiration to submit the map itself. City of Mill Valley code and SMA do allow for a Final Map to be reviewed / approved prior

to completion of required Subdivision Improvements if the owner enters into a Subdivision Improvement Agreement with the City.

The City Code also would allow for additional time to complete construction of both improvements (although the owner is required to bond for the required shared improvements), and would extend the design review approvals. The amount of the time this is extended is defined when SIA is negotiated, but would generally extend 2 additional years minimum (although any further extension would likely only be approved providing the owner can show progress is being made, as the City is concerned that the historic buildings are decaying every year and they really want them restored). As this project is completely consistent with the City General Plan and one that was very well supported, the City will be happy to work with an owner to ensure the project can be successful. That said, it is not likely the City will approve the demolition of the existing historic buildings and development of the site with fewer homes without an amended planning approval granted by the Planning Commission and the City Council.

#### FINAL MAP /SUBDIVISION IMPROVEMENT PLANS– Timeline estimate and Costs

Final Map and Subdivision Improvement Plan Prep – figure 55 days for engineering and survey map work (grading plan, storm management plan, 50% utility plans) Cost Estimates: \$60-\$75k engineering services. This includes preparation of the final map and subdivision improvement plans required to secure approval of the final land subdivision map. The City will have application fees, and likely take 6-9 months to approve the final map for recordation. The buyer can also expect \$50k-\$75k for planning, legal and survey fees to complete a Subdivision Improvement Agreement with the City, complete the CCR's, property deeds and have the final map recorded.

#### BUILDING PERMITS – RESTORATION OF 4 EXISTING HISTORIC BUILDINGS AND ONE NEW HOME

Once the Final Map has been recorded and the property is divided into 5 individual parcels the site improvements for utilities, drainage, road access will be required to be constructed. It is estimated that the site costs will range from \$50-\$60k per lot or around \$300k including costs inspections, utility meters and connection fees. Each individual lot will be required to have a building permit for building restoration and redevelopment. Each redevelopment project and the one new house will be required to have detailed construction drawings prepared, submitted to the City building department where fees will be collected and plans will be checked for code compliance. Expect 2-3 months for building plan checks by the City. The cost for the building permit plan check and building fees are available at the City and are not provided here because they do change over time and the costs will be related to the timing for the actual permitting and construction period.

#### SUMMARY

The City of Mill Valley approvals require historic restoration of 4 buildings on the property generally in accordance with the approved plans. The approval allows for a division of the assembled assessor's parcel numbers into 5 individual lots. Prior to securing building permits for the building restorations the Final Parcel Map must be approved by the City and Recorded providing each lot with a separate deed. It is possible to work on the building permit drawings

and plan check and have the City hold building permits for construction until the Final Map is recorded to compress the timeline for site improvements and building restoration and new development. Picking the project apart, such as not subdividing or restoring one building and not others, tearing down existing historic buildings would require amendments to the planning approvals. The amendments would require Planning Commission recommendation and the City Council approvals.