

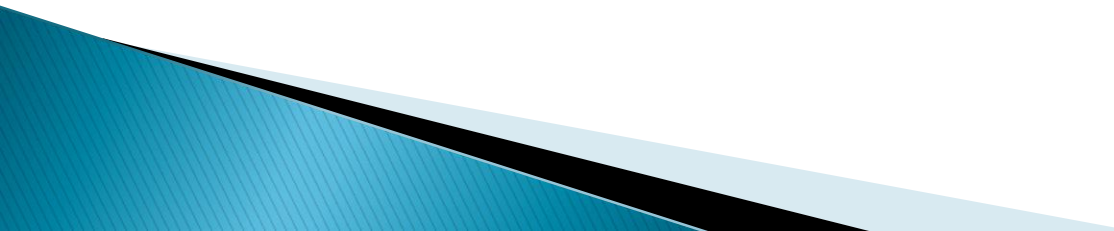
FAIRFAX TOWN HALL FORUM

1:00pm – 3:00pm
July 12, 2014

Learn about the General Plan



Meeting Schedule

- 1:00pm Time for public to view display boards and review handouts; ask questions of staff
 - 1:15pm Call meeting to order (Mayor David Weinsoff)
 - 1:20pm Welcome and introductions
(Garrett Toy, Town Manager)
 - 1:25pm Some ground rules and meeting format
(Joan Chaplick, Moderator)
 - 1:30pm General Plan 101 presentation
(Larry Kennings, planning consultant)
 - 1:40pm Overview of Housing Element & Ordinance No. 778
(Jim Moore, Planning and Building Services Director)
 - 1:55pm Q & A (Moderator)
 - 2:50pm Wrap up (Moderator)
 - 3:00pm Next Step (Town Manager/Town Council)
- 

Some Basic Ground Rules

- ▶ Please let the presenter complete his presentation.
- ▶ If you want to ask a question or make a comment, please wait for your turn at the microphone.
- ▶ Please allow Town staff the opportunity to respond to the question.
- ▶ Please wait until it's your turn to speak or ask a question.
- ▶ When it's your turn at the microphone, as a courtesy, please introduce yourself and identify if you are a Town resident. However, it's not required that you identify yourself.
- ▶ We will do our best to give as many people as possible a chance to ask questions and provide comments.
- ▶ We are providing a microphone so there is no need for people to shout. The moderator will only take questions from people who are lined up to ask a question.
- ▶ If there is a question that we are unable to answer here today, please provide your contact information and we will do our best to respond within a few days of this meeting.
- ▶ Also, if you have any data or information that you think would be helpful for staff to have, please provide them a copy of the information.
- ▶ It is perfectly acceptable to disagree with a person's opinion or perspective, but please do so respectfully.

Fairfax Town Planning Overview



**REGIONAL HOUSING NEEDS ALLOCATIONS (RHNA)
FOR
THE TOWN OF FAIRFAX 2013 HOUSING ELEMENT**

	Extremely Low <30%	Very Low 30%–50%	Low <80%	Mod <120%	Above Mod	Number Of Units
1999–2006*	6	6	7	19	26	64
2007–2014**	11	12	12	19	54	108
Grand Total						172

*Source: ABAG, 2006

**Source: ABAG, 2009

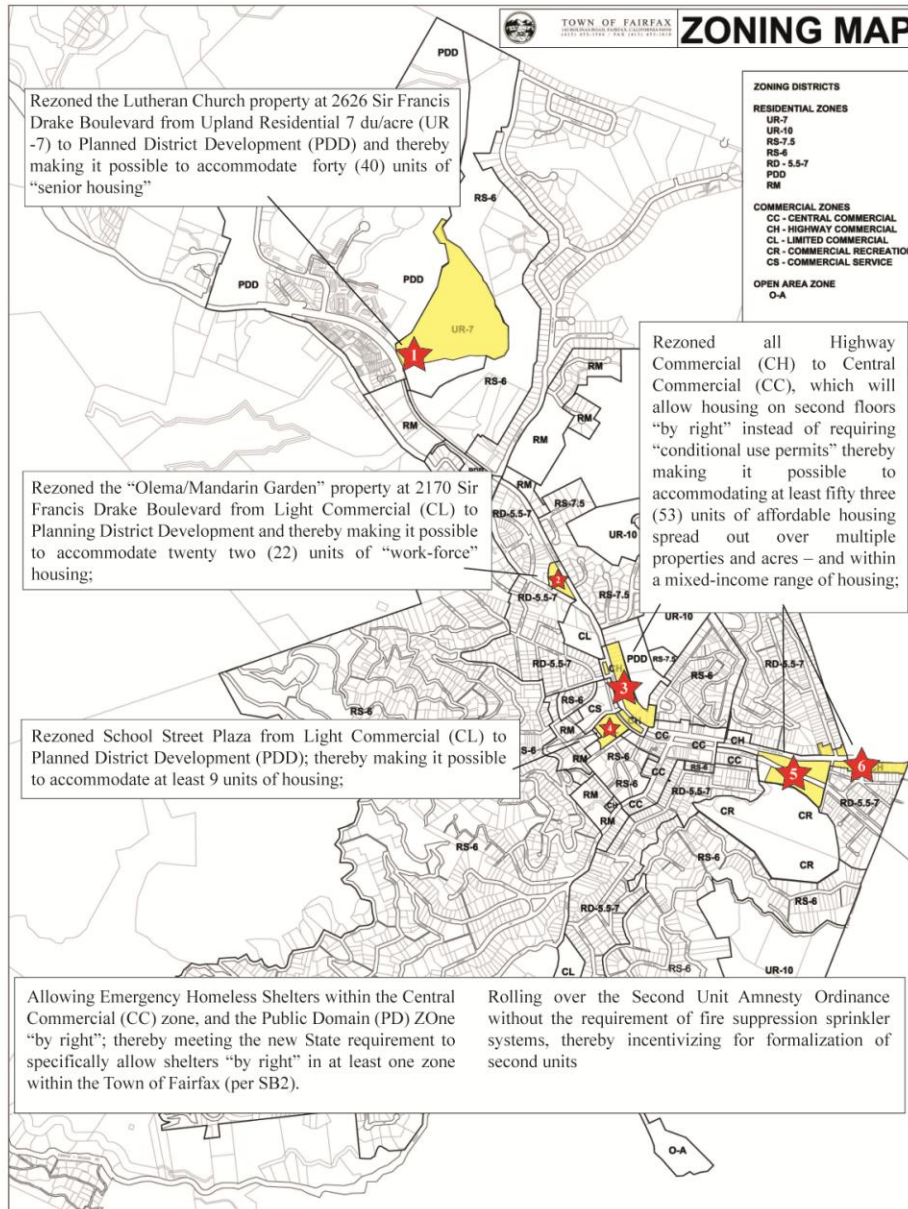


FAIRFAX 2013 HOUSING ELEMENT ACCOMODATION of RHNA

Opportunity Sites and/or credits	Targeted Population	Affordability Ranges	Base Density (if any)	Number of Units
Lutheran Church (PDD)	Seniors	100% @ 30% to 50% AMI	20 units / acre*	40
10 Olema Road (PDD)	Workforce	50% @ 30% to 50% AMI	20 units / acre*	22
School Street Plaza (PDD)	Misc.	Moderate to above	None	9
Westside Commercial (CC)	Misc.	Moderate to above	None	17
Fair Anselm Area (CC)	Misc.	Moderate to above	None	22
Eastside Commercial (CC)	Misc.	Moderate to above	None	14
Previously zoned, or built from 1999 - 2014	Misc.	Misc.	None	21
				172 Total

* Establishing a minimum base density of 20 units / acre at these two sites (only) satisfies the state required low income or below affordability ranges: however, nothing precludes the Town from imposing additional affordability requirements on a project by project basis in each of the opportunity sites identified in the Housing Element.

Opportunity Site Master List - 6 Total Sites



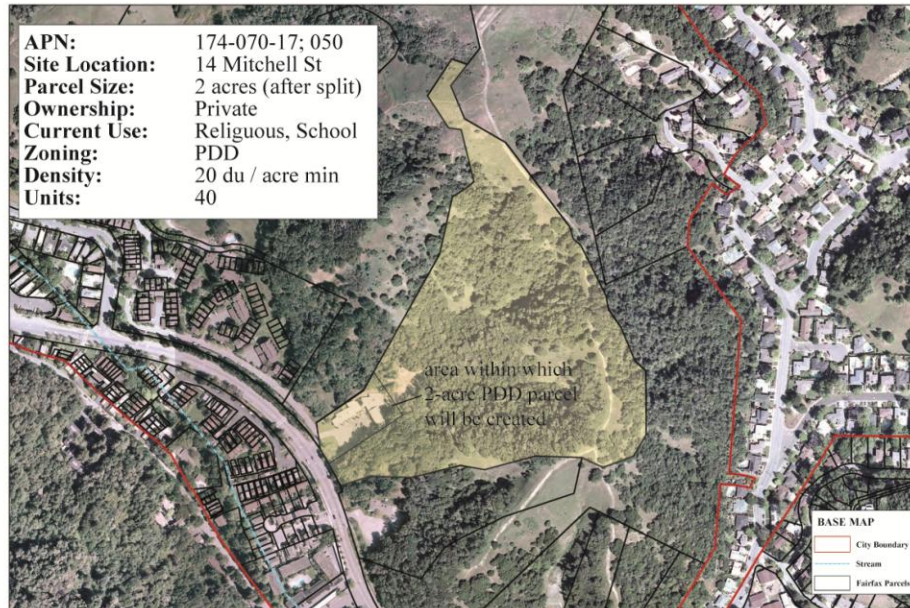
Site #1: Lutheran Church Site



Locator Map



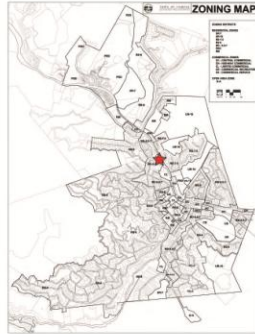
Site Photo



Site Description:

The church, school and parking area occupy the lower portion of the site. Upslope of the church is the outdoor play area for the school. The remainder of the site is oak woodland open space. The lower portion of the site, including the area occupied by the buildings could be redeveloped to include new facilities for the church and school and up to 40 two-bedroom elderly residential units.

Site #2: 10 Olema St



Locator Map



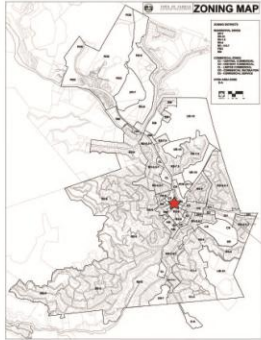
Site Photo



Site Description:

The former restaurant is being used by the property owner as an artist's studio. The residence is a rental unit, occupied by one family and configured as a duplex, with a second living space on the ground floor. This building is one of the oldest homes in Fairfax.

Site #4: School Street Plaza



Locator Map



Site Photo



APN: 002-112-13
Site Location: 6 School Street Plaza
Parcel Size: 1.8 acres
Ownership: Private
Current Use: Commerical
Zoning: PDD
Units: 9 units

BASE MAP
City Boundary
Stream
Fairfax Parcels

Site Description:

The former school site is being used by a variety of commercial businesses. The site includes a paved parking area. The property owner is interested in redeveloping the site, including creating some affordable units. The site is adjacent to the Town's central park area.

Planned Development District (PDD)

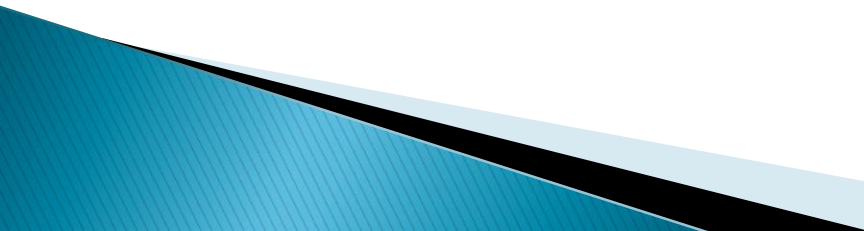
Key Issues with new housing in PDD zones:

- ▶ Traffic Generation
- ▶ Adequate Parking
- ▶ Affordability
- ▶ Appropriate zoning for School Street Plaza
- ▶ 20 units/acre “base density” applied to old PDD parcels, and to residual 18 acres of Church Property
- ▶ Jehovah Witness property also rezoned to PDD

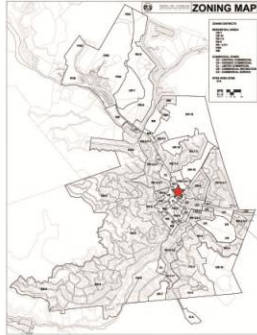
PDD Comments/Recommendations:

- ▶ California Environmental Quality Act (CEQA) Traffic Impact Study previously completed.
- ▶ Council may want to conduct a workshop/forum on 10 Olema and School Street Plaza regarding parking and affordability policies.
- ▶ Affordability approach;
 - 100% of Senior Project at Church site proposed to target Extremely Low & Very Low Incomes
 - 50% of Work Force Housing at 10 Olema Road targeting Low Income or below
- ▶ Can consider increased affordability restrictions (e.g., Inclusionary Zoning)
- ▶ Amend General Plan and rezone School Street Plaza to Central Commercial (CC).
- ▶ Eliminate rezoning the entire Church site to PDD by amending the General Plan (e.g., reverts back to UR-7).
- ▶ Eliminate rezoning the Jehovah Witness property to PDD, which was a mapping error, by amending the General Plan (e.g., reverts back to UR-7).
- ▶ Only apply 20 units/acre “base density” to a new two acre parcel at Church site and 10 Olema Road.

PROPOSED DRAFT LANGUAGE FOR PDD ZONING TEXT AMENDMENTS (subject to revision)

- (D) Proposed Senior Housing or Affordable Housing uses, in which at least 50% of the units are restricted to low to extremely low income households as defined by HUD, within the Planned Development District shall not be subject to the requirements of this Chapter 17.112, but shall be allowed as principally permitted uses within this zoning district, provided that any such proposed use:
- (1) Conforms to all applicable general plan policies pertaining thereto;
 - (2) Conforms to the development regulations set forth in Sections 17.088.050–17.088.090 , inclusive;
 - (3) Is exclusively residential in nature;
 - (4) Is proposed on a parcel or parcels no greater than two acres in size, individually or in the aggregate; and
 - (5) Shall still be subject to design review, per Chapter 17.020 of the Fairfax Town Code.
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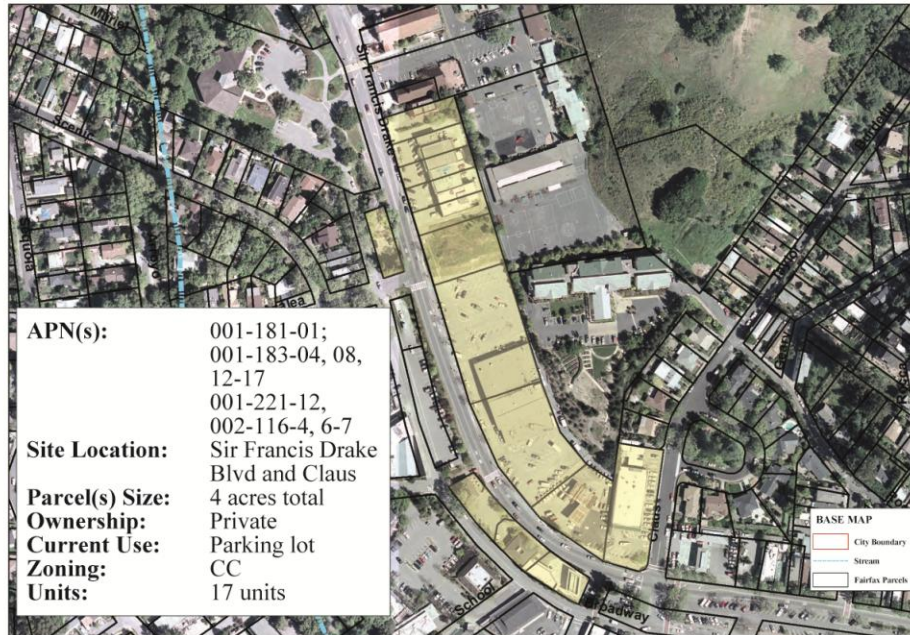
Site #3: Westside Commercial (14 total parcels)



Locator Map



Site Photo

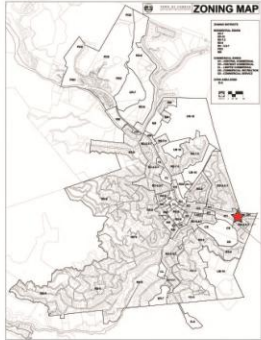


APN(s): 001-181-01;
001-183-04, 08,
12-17
001-221-12,
002-116-4, 6-7
Site Location: Sir Francis Drake
Blvd and Claus
Parcel(s) Size: 4 acres total
Ownership: Private
Current Use: Parking lot
Zoning: CC
Units: 17 units

Site Description:

Shopping centers that houses the Women's Fitness Center, Veterinary Office and parking lagoons adjacent to monolithic structures including the Fairfax Market. Three smaller parcels on the southside of Sir Francis Drake in the old railroad right-of-way including a restaurant, bank and gas station

Site #5: Fair Anselm - (6 total parcels)



Locator Map



Site Photo

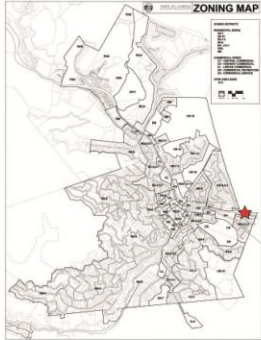


APN(s):	002-131-07, 09, 12-15
Site Location:	Fair Anselm Shopping Center Parking lot
Parcel(s) Size:	6.38 Acres
Ownership:	Private
Current Use:	Commercial
Zoning:	CC
Units:	22 moderate or above-moderate units

Site Description:

The shops and parking lot are underdeveloped. There is potential for two story mixed use development

Site #6: Eastside Commercial - (18 total parcels)



Locator Map



Site Photo



APN(s): 001-235-08, 08, 10, 11; 001-236-91; 002-211-02-05, 20, 21; 002-213-04-07, 10, 25-27
Site Location: Sir Francis Drake and Willow area
Parcel(s) Size: 2.37 Acres
Ownership: Private
Current Use: Com. / Residential
Zoning: CC
Units: 14 moderate or above-moderate units

Site Description:

An eclectic mix of old homes, apartments, private pre-school and offices - with a strong sense of community; and an overall lack of parking which restricts some uses from occupancy the commercial spaces and/or development.

Highway Commercial (CH) conversion to Central Commercial (CC)

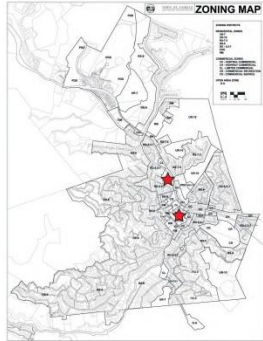
Key Issues with converting (all) CH parcels to CC zone:

- ▶ Traffic Generation
- ▶ Adequate Parking
- ▶ Affordability
- ▶ Desirability of living next to live music venues
- ▶ Proximity to air pollution from roadways
- ▶ No new permits required for second floor residences

Comments/Recommendations:

- ▶ California Environmental Quality Act (CEQA) Traffic Impact Study previously completed.
- ▶ Council should consider creating a parking policy for all new residential units in the Central Commercial (CC) area of town (e.g., “managed” and/or restricted parking for new units).
- ▶ Affordability approach:
 - Second floor units in the new Central Commercial (CC) areas are intended to be “small efficiency” units that by definition are more affordable.
 - Can consider increased affordability restrictions (e.g., Inclusionary Zoning, rent control).
 - Small second floor residential units in the walk-able town center areas, close to transit are part of the historic development pattern downtown Fairfax.
- ▶ Proximity to roadways;
 - In-unit air filtration systems can be used and/or imposed on specific projects in the CC zone if necessary.
 - All roadways are not equal in their pollution levels (e.g., Sir Francis Drake Blvd. is not similar to building next to the 101 Highway), and
 - There are policy trade-offs to consider between “reducing trips per housing hold & vehicle miles traveled per household” by building in the downtown vs. new building built further away from the town center & transit – which increases air pollution and global climate change overall (e.g., greenhouse gas production = climate change).
- ▶ Second floor residential units in the Central Commercial (CC) zone are allowed “by-right” – but new applications will still require Planning Commission approval for design review, parking, and variances (if any).
- ▶ Council may want to conduct an additional forum/workshop to discuss parking and affordability policies concerning future second floor residential units in the (CC) town center area.

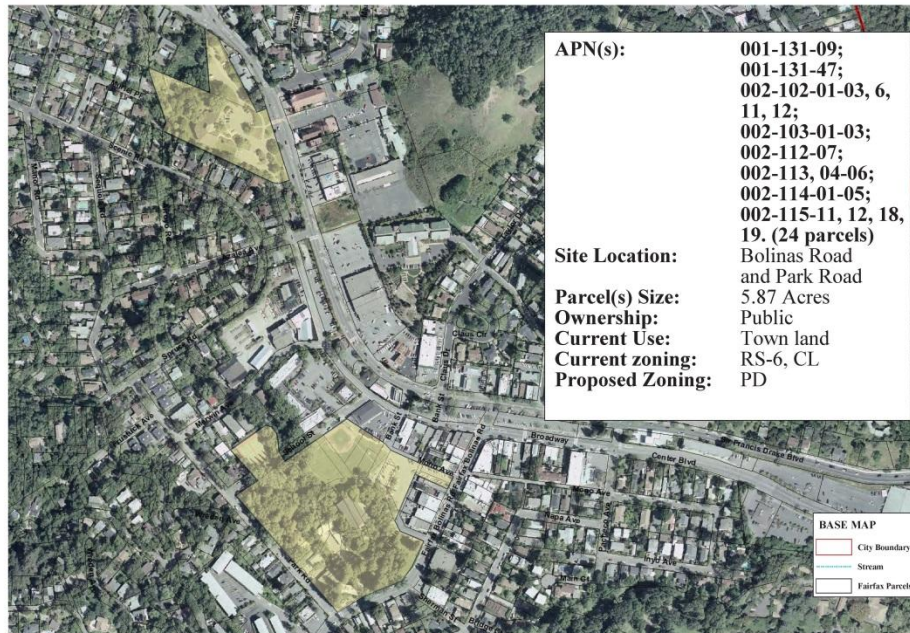
New Public Domain Parcels - (24 total parcels)



Locator Map



Site Photo

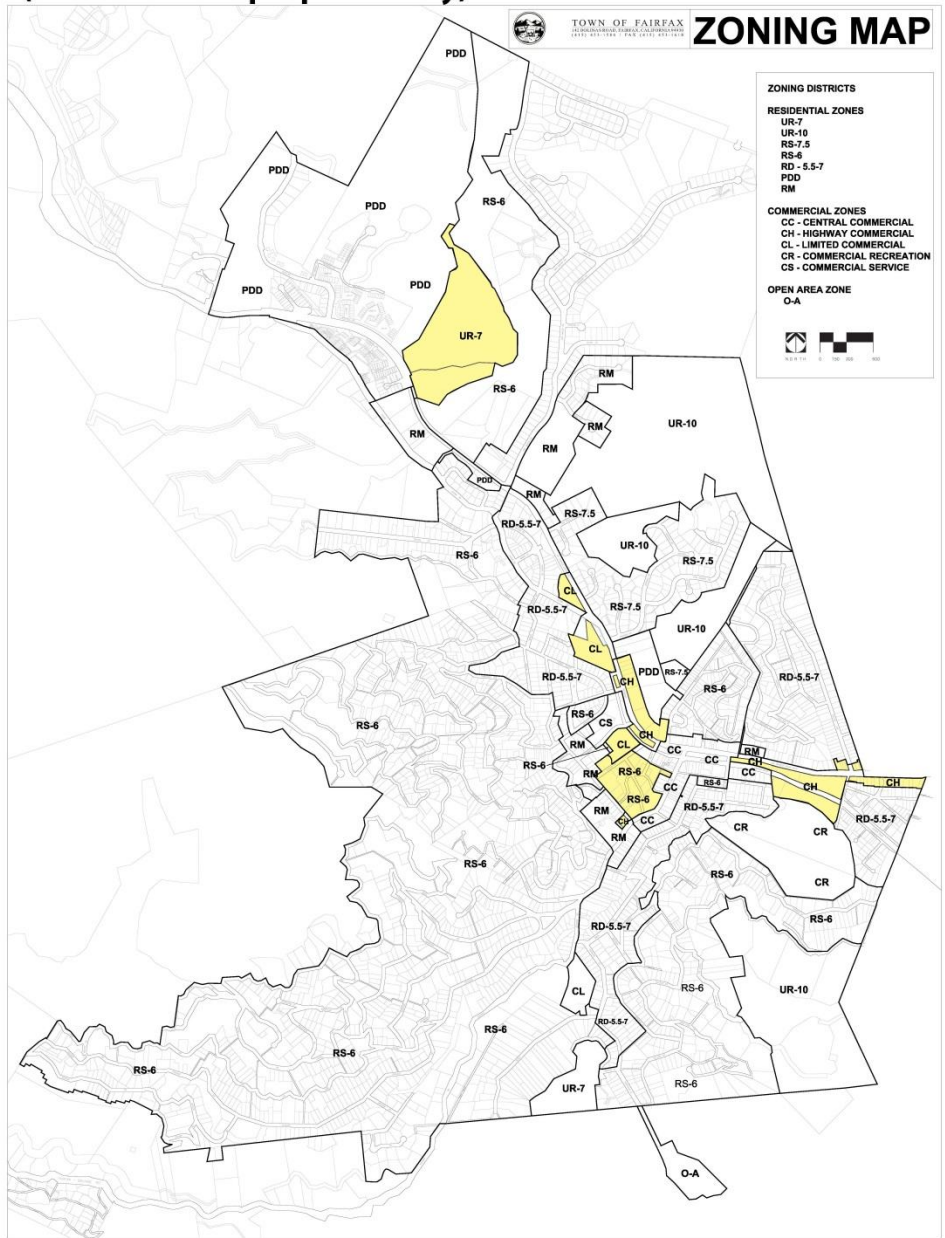


Site Description:

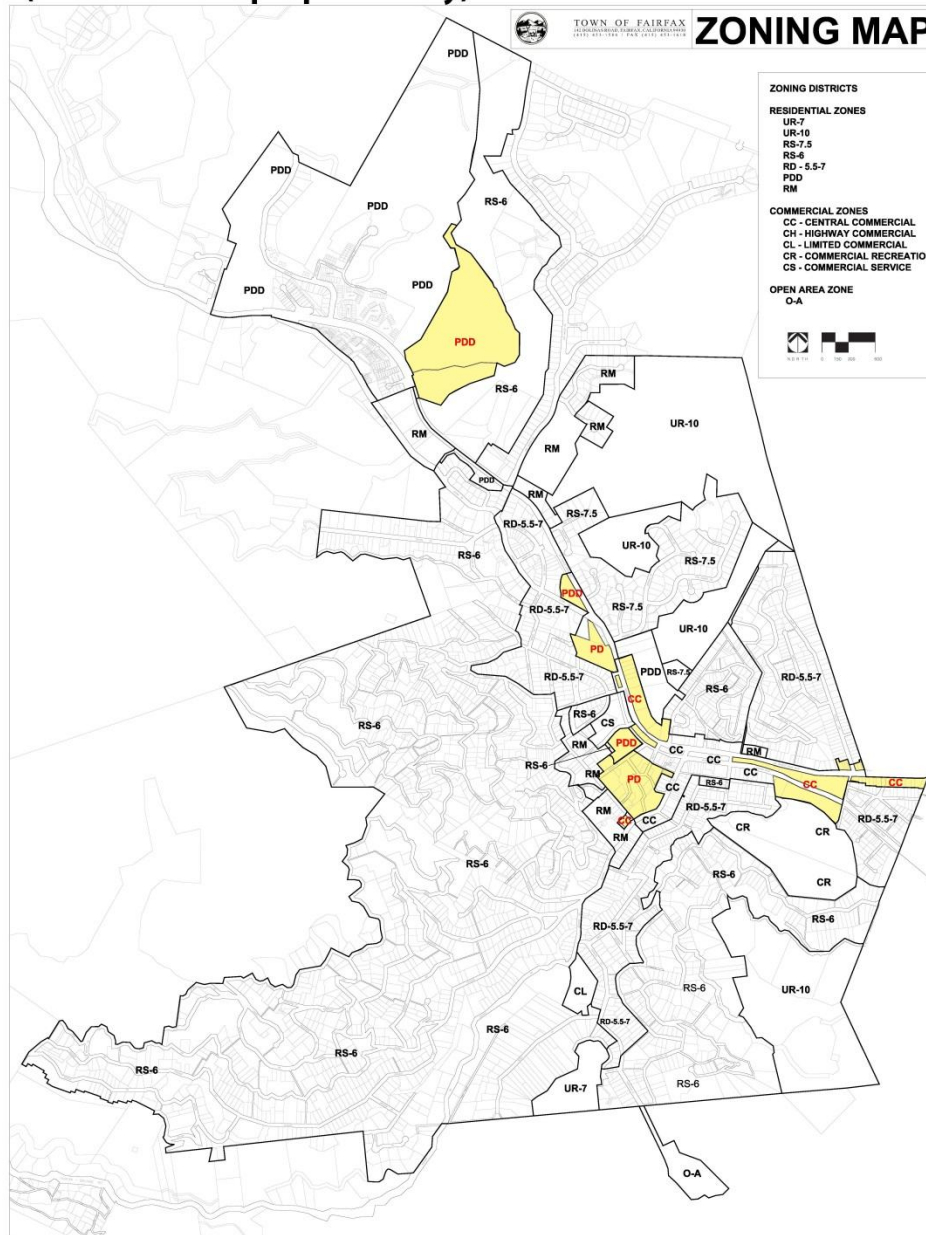
The Public Domain (PD) District on the Town of Fairfax's 2010 - 2030 General Plan Zoning Map involves two sites. One being the site/parcel of the County Public Library located at 2097 Sir Francis Drake Boulevard, and the other site being a cluster of parcels in the heart of Town comprised of the Fairfax Town Hall, Youth Center, Historic Pavilion Hall, Peri Park, Ball Field and associated parking. These sites were chosen as locations that can accommodate emergency shelters for the homeless "by-right" due to:

1. The sites being centrally located in Town,
2. On high-ground above flood levels,
3. Near services and transit lines,
4. ADA accessible (or being updated to be so),
5. Consisting of both buildings and landscaped areas,
6. Offering bathrooms and/or food preparation facilities,
7. Owned by County or the Town of Fairfax.

EXISTING ZONING (for illustrative purposes only)



PROPOSED ZONING CHANGES IN ORDINANCE NO. 778 (for illustrative purposes only)



Approximately 68 Parcels (highlighted in yellow) are targeted for rezoning in Ordinance No. 778

TABLE H-3. GENERAL PLAN LAND USE CATEGORIES PERMITTING RESIDENTIAL USE

General Plan Land Use Category	Zoning District(s)	Maximum Density (Units per Acre)	Typical Housing Type(s)
Central Commercial	CC	No maximum	Mixed-Use Development
Light Commercial	CL	No maximum	--
Service Commercial	CS	No maximum	--
Recreational Commercial	CR	No maximum	Second unit
Residential .25 du/acre	R-2, R-3, PUD	.25 du/acre	
Residential 1-6 du/acre	RS-6	1-6 du/acre	
Residential 7-12 du/acre	SF-RMP	7-12 du/acre	
UR-7/UR-10	UR-7/UR-10	.1425 - .10 du/acre	Single-family dwelling
Planned Development District	PDD	No maximum	
Public Domain	PD	No maximum	

Source: Town of Fairfax Land Use Element, 2012; Town of Fairfax 2013.

As part of the recent General Plan update the Town rezoned all of the CH properties to CC, which allows residential units on the second floor “by-right” – rather than by Conditional Use Permit only, as is the case under CH.

Zoning Ordinance

Fairfax’s land use designations, as identified in the Zoning Ordinance, have been relatively stable for many years. The predominant designations are residential (RS-6) and (RS5.5-7) allowing single-family residences and duplexes at densities of 87 to 142 units per acre. In fact, because most of the lots in Fairfax are legal, “non-conforming” due to exceptionally small size, the density in many areas of the community far exceeds the zoning designation. Due to steep slopes and related narrow roads, as well as a general lack of undeveloped land, increasing density beyond the current maximums in established resi-

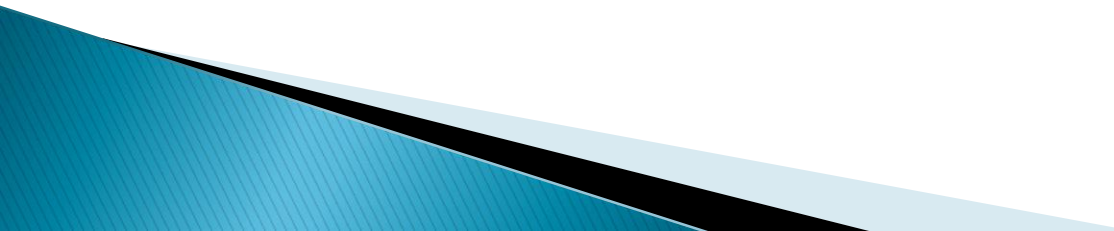
TABLE H-5 RESIDENTIAL DEVELOPMENT STANDARDS

Zoning Designation	RS-6	RS-7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Max. Density (du/ac)	6	5	12	0.25 ¹⁴	0.25 ¹⁰	10	Determined during MP	See Note 3	No Maximum	No Maximum	
Min. Lot Size (sq. ft.) (10% slope or less)	6,000 sq ft	7,500 sq ft	5,500 sq ft (single-family) 7,000 sq ft (duplex)	7 acres	10 acres	7,500 sq ft	Determined during MP	5 acres	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (10%-15% slope)	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	7 acres	10 acres	+600 sq ft per 1% slope increase	Determined during MP	5 acres	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (15% slope or more)	+1,000 sq ft per 1% slope increase	+1,200 sq ft per 1% slope increase	+1,000 sq ft per 1% slope increase	7 acres	10 acres	10,500 sq ft	Determined during MP	5 acres	5 acres	20,000 sf	No Minimum
Minimum Lot Width (ft.)	60 ft	75 ft	60 ft	60 ft	60 ft	60 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (10%-15%) (ft)	60 ft	75 ft	60 ft	60 ft	60 ft	+8 ft for each 600 sq ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (15% slope or more) (ft)	60 ft	75 ft	60 ft	60 ft	60 ft	100 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Front Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft ¹	Determined during MP	See Note 3	6 ft ⁴	0 ft	0 ft
Front Yard (ft.) (10% slope or more)	6 ft	6 ft	6 ft	6 ft	6 ft	10 ft ¹	Determined during MP	See Note 3	6 ft ⁵	0 ft	0 ft
Side Yard (ft.) (10% slope or less)	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft ²	Determined during MP	See Note 3	5 ft ⁶	0 ft	0 ft
Side Yard (ft.) (10% slope or more)	5 ft	10 ft	5 ft	5 ft	5 ft	10 ft ²	Determined during MP	See Note 3	5 ft ⁷	0 ft	0 ft
Rear Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft ¹	Determined during MP	See Note 3	6 ft ⁴	0 ft	0 ft
Rear Yard (ft.)	12 ft	15 ft	10 ft	10 ft	10 ft	10 ft ¹	Determined	See	12 ft ⁵	0 ft	0 ft

TABLE H-12 INVENTORY OF SITES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT

Site Name	APN	Acreage	Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
Vacant Sites							
001-150-12		68.05	UR-10	UR-10	.25 .10 du/acre	6 above moderate units	Vacant
001-160-09		18.45	UR-10	UR-10	.25 .10 du/acre	2 above moderate units	Vacant
001-251-31		11.5	UR-10	UR-10	.25 .10 du/acre	1 above moderate unit	Vacant
002-071-01		09 .04	UR-7	UR-7	.25 .14 du/acre	1 above moderate unit	Vacant
002-181-03		4.78	UR-10	UR-10	.25 .10 du/acre	1 above moderate unit	Vacant
002-181-04		4.58	UR-10	UR-10	.25 .10 du/acre	1 above moderate unit	Vacant
002-181-12		11.21	UR-10	UR-10	.25 .10 du/acre	1 above moderate unit	Vacant
002-181-20		6.79	UR-10	UR-10	.10 .25 du/acre	1 above moderate unit	Vacant
002-181-21		11	UR-10	UR-10	.25 .10 du/acre	1 above moderate unit	Vacant
002-181-22		.74	UR-10	UR-10	.25 .10 du/acre	1 above moderate unit	Vacant
174-290-01		2.11	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant
174-290-03		1.69	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant

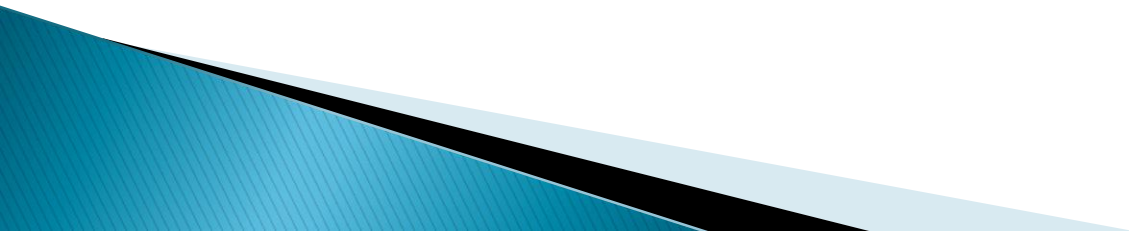
Two Key Takeaways

- ▶ The General Plan and Housing Element planned for 124 housing units.
 - ▶ Ordinance No. 778 rezoned 68 parcels to plan for the 124 units.
- 

Summary of Proposed Future Actions

- ▶ Only rezone 2 acres of the Lutheran Church site to PDD with recommended zoning language for 100% Affordable Senior project.
- ▶ Amend General Plan and rezone to keep the existing zoning of UR-7 (one unit/7 acres) for the “remainder” 18 acres of the Lutheran Church property.
- ▶ Amend General Plan and rezone to keep entire Jehovah Witness property zoned as UR-7.
- ▶ Amend General Plan and rezone School Street Plaza from PDD to CC (for all or approximately half of the site).
- ▶ Include any zoning language changes with the corresponding changes in the zoning map.
- ▶ Amend General Plan to reflect all the errata corrections already identified as well as any other typos, errors or omissions found in the General Plan
- ▶ Schedule special Council workshops/forums to discuss the proposed zoning for 10 Olema Road site and the conversion of CH parcels to CC to allow second floor residential units in the town center.

QUESTION AND ANSWER



WRAP UP & NEXT STEP

