



TOWN OF FAIRFAX

STAFF REPORT

May 21, 2020

TO: Planning Commissioners
FROM: Ben Berto, Director of Planning and Building Services
SUBJECT: Objective Design and Development Standards update

BACKGROUND

State laws have changed to mandate that the primary and in some cases only way that jurisdictions can review housing development projects is via locally adopted Objective Design and Development Standards (ODDS). County jurisdictions recognized the challenge to heretofore methods of project review, and ten of them including Fairfax have pooled resources to develop ODDS.

The Planning Commission discussed local efforts at their February 20 and April 16 meetings.

The design firm Opticos is heading up a team that is developing ODDS for the County and nine Marin jurisdictions including Fairfax. This effort is entering an active public phase. With the coronavirus, public workshops that had been scheduled in March had to be converted to an online/virtual meeting format. This virtual format continues at this time.

DISCUSSION

A design team under the lead firm Opticos will develop a draft "*toolkit*" of objective standards. The toolkit standards will be based on different *place types* in Marin generally, and include a Fairfax-focused annex that will reflect local conditions.

The community engagement plan for Fairfax includes plans for a community workshop on May 27 to get community leaders and residents input on ODDS-related issues, preferences, and concerns. Staff hopes that Planning Commissioners will have time to attend this virtual workshop. Look for more workshop information to be posted on the Town website shortly.

A video and countywide survey is also being conducted at this time to solicit the public's visual preferences and inform development of standards. Staff encourages all persons who are interested in helping to shape the character of future development in Fairfax to click or paste the following link to provide their input:

<https://www.marincounty.org/depts/cd/divisions/planning/long-range-planning-initiatives/objective-design-and-development-standards>

A community-led survey of potential historic resources and recommendations for cultural resources protection will run in tandem with the Opticos-led work. At their April 16 meeting, your Planning Commission designated Phil Green and Norma Fragoso to serve on an ad hoc committee that will assist in selecting a historic consultant to begin the work. A request for proposals has been sent to three qualified firms.

Draft ODDS recommendations are preliminarily scheduled to be presented to the Planning Commission at the end of 2020, and then to the Town Council in early 2021.