

TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: June 18, 2020
FROM: Ben Berto, Director of Planning and Building Services
SUBJECT: Objective Design and Development Standards (ODDS)
CEQA STATUS: Statutorily exempt pursuant to Public Resources Code §21080.17

BACKGROUND

Responding to the ongoing bay area housing crisis, the State has promulgated various Statutes that limit local government review of housing projects to whether they comply with locally-adopted Objective Design and Development Standards (ODDS). Fairfax has very few regulations that could be considered ODDS, and the Town, in cooperation with ten other Marin jurisdictions, have been collaborating on combining grant funding on a program that will develop Objective Design and Development Standards (ODDS) for the participating jurisdictions.

Your Commission has been working on a few objective development standards for the last several years. For example, in 2018 the Commission recommended (and the Town Council subsequently adopted) amendments to the Planned Development District standards to create a slope-based density standard. Similar to what is being reviewed this evening on another map referenced in the Zoning Ordinance, in 2019 your Commission reviewed and recommended adoption of updated digitized landslide hazard maps. These were subsequently adopted by the Council.

The multi-jurisdiction collaborative ODDS work has also been discussed by your Commission a number of times. ODDS have been agendaized and discussed before the Planning Commission, including in the context of the overall work program, at the September 2019, February, March, April, and May 2020 regular Planning Commission meetings, and the recent May 27 ODDS workshop.

The May 27 Commission special meeting, while it didn't feature a quorum of Commissioners and therefore doesn't count as an official meeting, provided attendees a full overview of the ODDS work program by presenters from Opticos, the design firm leading the effort. A video of the meeting is posted in the Planning Commission's meeting information and can be view by clicking on the following link:
<https://www.townoffairfax.org/meetings/planning-commission-special-meeting-may-27-2020/#/tab-video>.

At the April 16 meeting, the Commission appointed two Commissioners – Green and Fragoso, to serve on an ad hoc ODDS/historic subcommittee, and report back to the full

Commission. Requests-for-proposals have been sent to several architectural historian firms to perform a reconnaissance survey and develop recommendations for protection of cultural resources.

DISCUSSION

Your Commission will have had the opportunity to review the online ODDS workshop, either by participating on May 27, or subsequently reviewing the video. Staff would like to get reactions to the presentation from the full Commission, and questions which can be brought to Opticos for their response.

Regarding the historical work effort, as of the date of this report, staff has not received any proposals. Once the proposals are received, staff will schedule a meeting of the historical subcommittee to review them and make recommendations.

As of the May 27 workshop, Opticos reported that only 7 Fairfax residents had taken the online design survey. This is not a high participation rate on something which will be part of what is used to make ODDS recommendations for this Town. Staff continues to encourage residents to take the survey, which can be accessed via the following link:
<https://www.marincounty.org/depts/cd/divisions/planning/long-range-planning-initiatives/objective-design-and-development-standards>

RECOMMENDATION

1. Conduct the public hearing, and provide comments and questions on information in the staff report and the ODDS program.