



TOWN OF FAIRFAX

STAFF REPORT

May 20, 2021

TO: Planning Commission

FROM: Ben Berto, Director of Planning and Building Services

SUBJECT: Housing and Safety Element, and Objective Design and Development Standards update

BACKGROUND

Work has been proceeding apace since the Town Council's approval on April 7 of the contract with EMC Planning Group to perform the Housing Element, Safety Element, Land Use Element, and associated environmental review, in preparation for and response to the draft Association of Bay Area Governments (ABAG) 6th cycle Regional Housing Needs Allocation (RHNA), and related housing laws. The Town Council and several Planning Commissioners participated in a joint session on April 21. In addition, the Commission's Housing Element subcommittee has already met twice (most recently on March 30), and the Planning Commission discussed the report out from the March 30 subcommittee meeting at their last Commission meeting on April 15. Staff and the consultant also met with the Affordable Housing Committee on May 6.

In parallel with State-directed Housing Element work, staff has also been working collaboratively with ten other Marin jurisdictions and Opticos, the design team hired to develop Objective Design and Development Standards (ODDS). ODDS are one of the few potential tools the State has left for local jurisdictions to evaluate multifamily housing developments, if the jurisdiction chooses to do so. Opticos has prepared a draft toolkit – a type of zoning code – for consideration by the involved Marin jurisdictions. Fairfax has also contracted with an architectural historian – Ed Yarbrough of YAR – to perform a reconnaissance survey and apply a local historical architectural lens to the ODDS work.

DISCUSSION

As can be seen from the latest schedule iteration in Attachment A, a considerable number of meetings on various components of the Housing Element etc. update will be ongoing throughout the 18-month work culminating in December 2022. For example, meetings with the Climate Action Committee and EMC/staff is scheduled for May 18 (next week), the Open Space Committee on May 25, and the Racial Equity and Social Justice Committee on June 3. These early or first meetings are mainly to introduce members of the various Committees to the Housing Element process, although the Commission's Housing Element subcommittee has already delved into the current Housing Element's goals, policies, and programs (as reported on April 15).

AGENDA ITEM # 5

As can be seen from the attached schedule, work will soon become more detailed. A social media platform dedicated specifically to the Housing Element update effort is scheduled to go online next week.

Your Commission will be reviewing the draft ODDS toolkit next week as well. At some point, these parallel efforts are expected to converge, as the ODDS work involves some of the physical and functional parameters of the Housing Element update, and the Housing Element update provides programmatic parameters to which ODDS could be applied.

Public engagement is key to both efforts. The two dozen or so public meetings planned for the HE update reflect this focus. Staff and the consultant know that we do not have 'all the answers' and are approaching this process as a collaborative partnership with the various groups, your Commission, the Town Council, and the public at large, to find solutions that address unmet housing needs and provide the best fit for Fairfax.

Staff will be providing regular updates to the Planning Commission throughout this process.

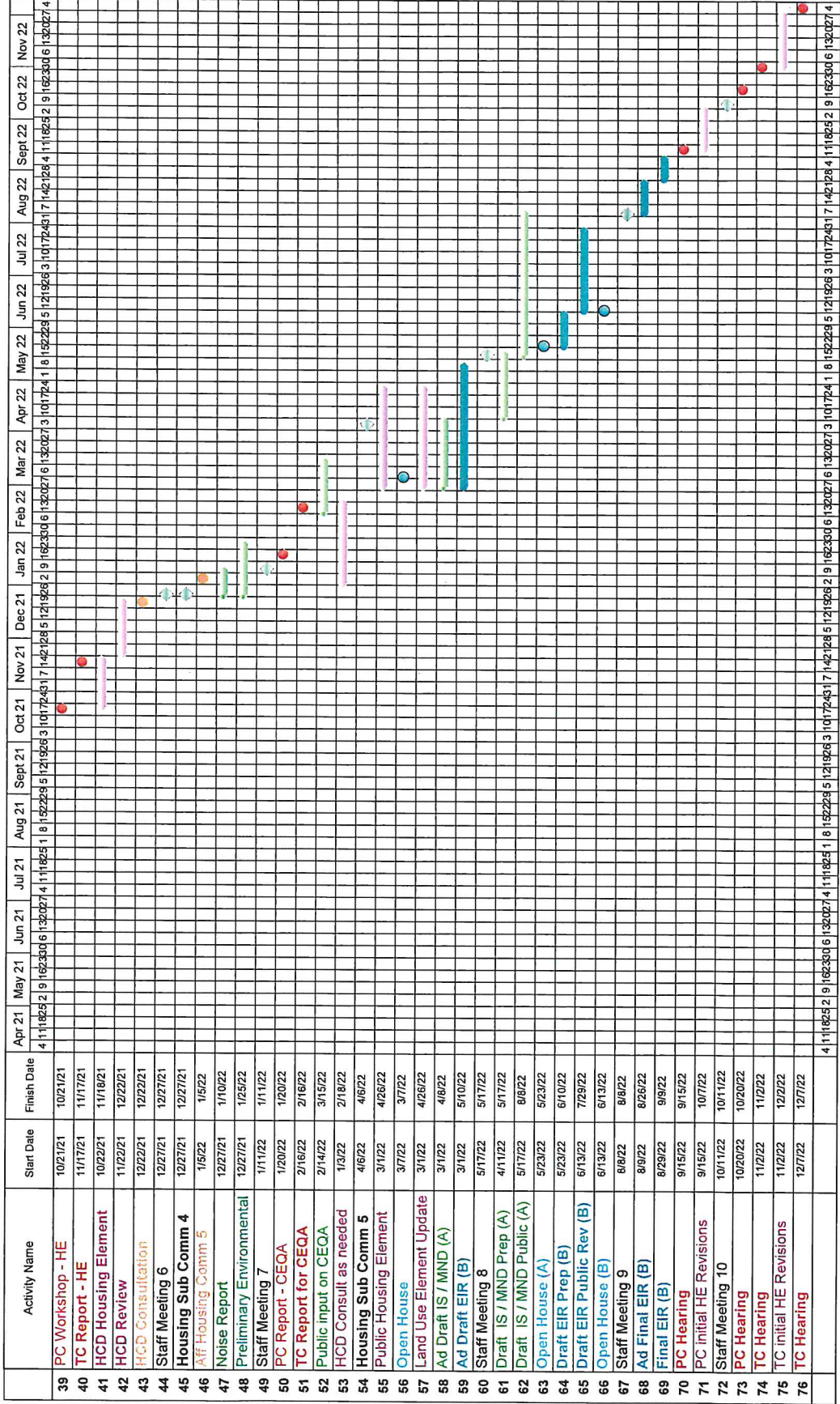
ATTACHMENT

Attachment A: Housing, Safety, and Land Use Schedule update

Town of Fairfax Housing, Land Use, and Safety Elements Update

Activity Name	Start Date	Finish Date	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22
1 Project Start	4/7/21	4/7/21																				
2 P/CTC Introduction	4/21/21	4/21/21																				
3 Aff Housing Comm 1	5/6/21	5/6/21																				
4 HE Data & Background	4/28/21	6/11/21																				
5 SE Data & Background	4/28/21	6/11/21																				
6 ABAG Meeting	5/4/21	5/4/21																				
7 HCD Meeting	5/6/21	5/6/21																				
8 Staff Meeting 1	5/11/21	5/11/21																				
9 Racial Equity Comm	6/9/21	6/3/21																				
10 Marin Wildlife Prev Auth	6/9/21	6/22/21																				
11 Climate Action Comm	5/18/21	5/18/21																				
12 Open Space Comm	5/25/21	5/25/21																				
13 Ad Draft Safety Element	6/1/21	7/16/21																				
14 Staff Meeting 2	7/8/21	7/8/21																				
15 Open House	7/19/21	7/19/21																				
16 Draft Safety Element	7/19/21	9/3/21																				
17 PC Workshop - SE	9/16/21	9/16/21																				
18 TC Report - SE	10/6/21	10/6/21																				
19 Safety Element	9/20/21	10/8/21																				
20 Traffic Report	7/1/21	10/18/21																				
21 Site Exploration	4/29/21	6/18/21																				
22 Draft Site Options Report	5/19/21	7/5/21																				
23 PC Subcommittee 1	6/7/21	6/15/21																				
24 ? PC Report - Sites	6/17/21	6/17/21																				
25 ? PC Report - Sites	6/24/21	6/24/21																				
26 ? Aff Housing Comm 2	6/7/21	6/11/21																				
27 Open House	6/24/21	6/25/21																				
28 TC Report - Sites	7/15/21	7/15/21																				
29 Final Site Options Report	6/30/21	9/1/21																				
30 Draft HE Programs	6/21/21	7/15/21																				
31 Staff Meeting 3	6/22/21	6/22/21																				
32 PC Subcommittee 2	6/22/21	6/22/21																				
33 Ad Draft Housing Element	7/19/21	10/15/21																				
34 Aff Housing Comm 3	7/22/21	7/22/21																				
35 PC Subcommittee 3	7/26/21	7/26/21																				
36 Staff Meeting 4	7/27/21	7/27/21																				
37 Aff Housing Comm 4	9/28/21	9/28/21																				
38 Staff Meeting 5	9/28/21	9/28/21																				

Town of Fairfax Housing, Land Use, and Safety Elements Update



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			4/11/825/2	9/16/2300/6	1/30/27/4	1/11/825/1	8/15/2225/5	1/21/243/3	1/4/2128/5	1/21/243/2	9/16/2300/6	1/30/27/6	1/30/27/3	1/4/2124/1	8/15/2225/5	1/21/243/3	1/4/2124/3	1/4/2128/4	1/11/825/2	9/16/2300/6	1/30/27/4		
77 CEQA Filings	12/8/22	12/8/22																					
78 Final HE Revisions	12/8/22	12/16/22																					
79 File HE with HCD	12/19/22	12/19/22																					