



**Town of Fairfax
Town Council
May 12, 2022**



**Status and Timeline
Housing Element Update**

Agenda

- **Opportunity Sites**
 - **CEQA Review Preparation**
 - **Objective Development & Design Standards**
 - **Eco-Village Concept**
- 
- A stylized, light-colored illustration of a village scene. It features several houses of varying sizes and shapes, some with windows, and several trees with rounded, cloud-like canopies. The background is a light, neutral color, and the overall style is clean and modern.

Housing Element Overview



What is a **Housing Element** ?

- A **plan for the housing needed** in a community
- The Town of Fairfax doesn't build the housing
- The Town of Fairfax creates the **programs and policies** to plan where new housing should go and how many units could be on potential sites

It is required by State law:

- Part of the General Plan
- Updated every 8 years
- Fairfax's 6th Cycle timeline: 2023-2031

Regional Housing Needs Allocation (RHNA)

- A **target number** for homes needed
- Assigned to Fairfax by the State

How many future units?

| | Fairfax | All jurisdictions within Marin County |
|--------------------------------------|---------|---------------------------------------|
| Income Group | Units | Units |
| Very Low Income (<50% of AMI) | 149 | 4,156 |
| Low Income (50%-80% of AMI) | 86 | 2,389 |
| Moderate Income (80%-120% of AMI) | 71 | 2,182 |
| Above Moderate Income (>120% of AMI) | 184 | 5,653 |
| Total | 490 | 14,380 |

Fairfax needs to plan for **490** housing units across income levels

Where are we in the process?



There will continue to be many opportunities for the public to be involved.

Next Steps:

- Equity review of sites
- Policy and affordability
- Scoping meeting

Visit: Fairfaxspeaks.com

When will the state review the plan?



AB 215 (New law for review times)

HCD Review:

- First draft for public comment must be available for at least 30 days.
- If any comments are received, at least 10 additional business days to consider and incorporate comments.
- The state then has 90 days to review the draft and report its written findings and 60 days for subsequent draft amendment or adoption reviews.

Draft Housing Sites Inventory



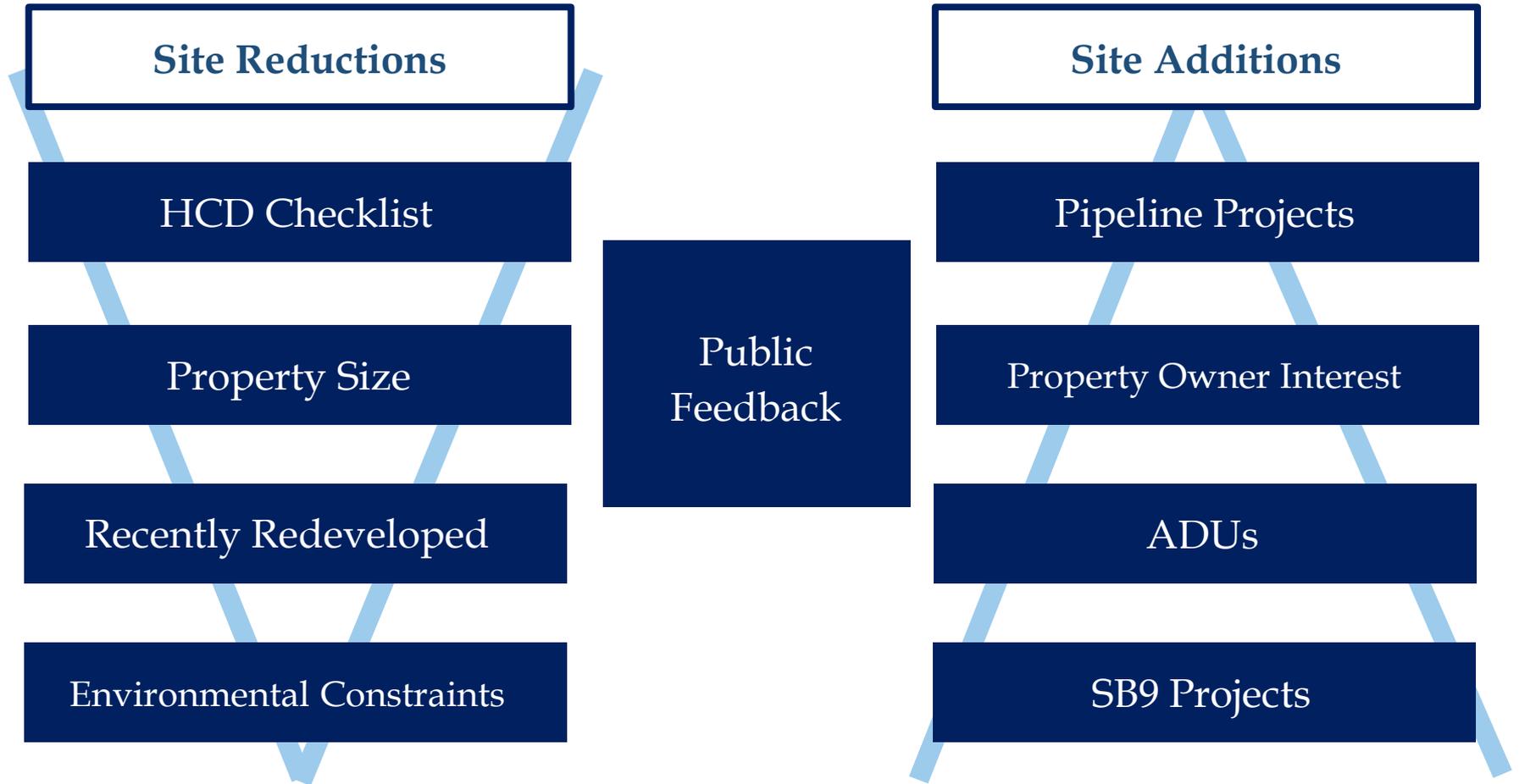
What is a Sites Inventory?



- **Purpose:**
 - identify specific sites that are **available and reasonable** for at least 490 housing opportunities from 2023-2031

- **Rezoning and/or adopting programs and policies will likely be necessary**

Some Factors for Site Consideration*

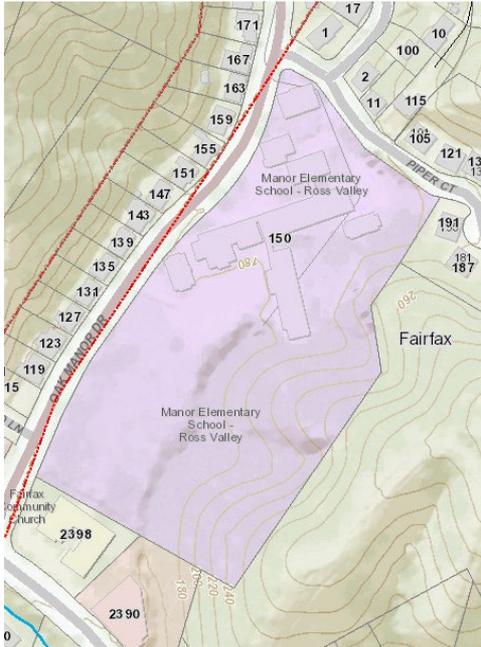


*these are not comprehensive lists

Original Sites

| Site Name | Average # of Units desired by public | Council- Reviewed Minimum Capacity # of Units | Initial <u>Project</u> Minimum Capacity # of Units | Initial <u>Alternative</u> Minimum Capacity # of Units |
|---|---|---|--|--|
| White Hill School (portion) | 42 | 50 | 0 | 0 |
| A Kingdom Hall (portion) | 16 | 15 | 20 | 15 |
| B 10 Olema | 16 | 22 | 50 | 22 |
| St. Rita's Church | 27 | 40 | 0 | 0 |
| C Westside Commercial | 23 | 33 | 50 | 33 |
| D Fairfax Market (portion) | 22 | 20 | 25 | 20 |
| E School Street Plaza | 76 | 100 | 140 | 100 |
| F Marinda Heights | 9 | 10 | 30 | 30 |
| G Deer Park Villa | 18 | 30 | 45 | 30 |
| H Pancho Villa | 6 | 10 | 15 | 10 |
| I O'Donnell's Nursery | 9 | 10 | 50 | 30 |
| J Eastside Commercial | 11 | 20 | 30 | 20 |
| K Fair-Anselm Shopping Center (portion) | 42 | 50 | 25 | 25 |
| L Town & Country | 166 | 100 | 0 | 210 |
| Jolly Hill | N/A | 15 | 0 | 0 |
| M Central Commercial Downtown | 14 | 130 | 195 | 130 |
| Accessory Dwelling Units | 63 | 100 | 80 | 80 |
| Total: | 496 | 755 | 755 | 755 |

Potential New Sites



Various Properties

232 Hillside Dr

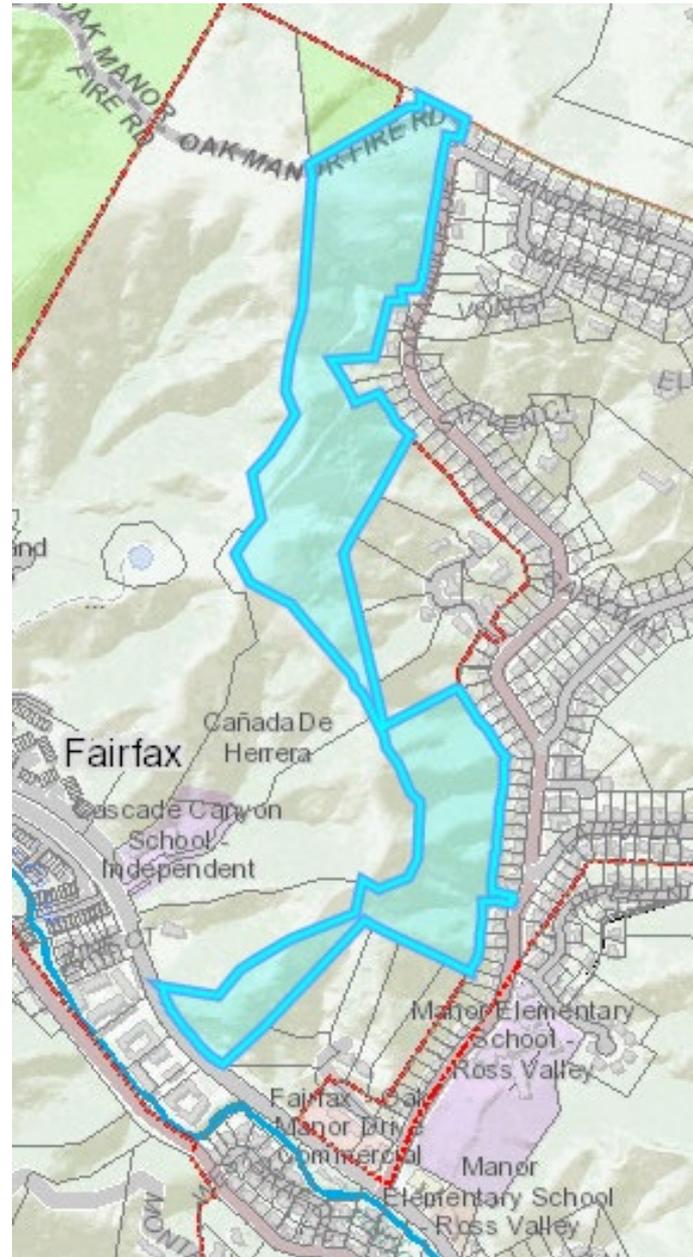
128 Frustuck Ave

10 Bothin Rd

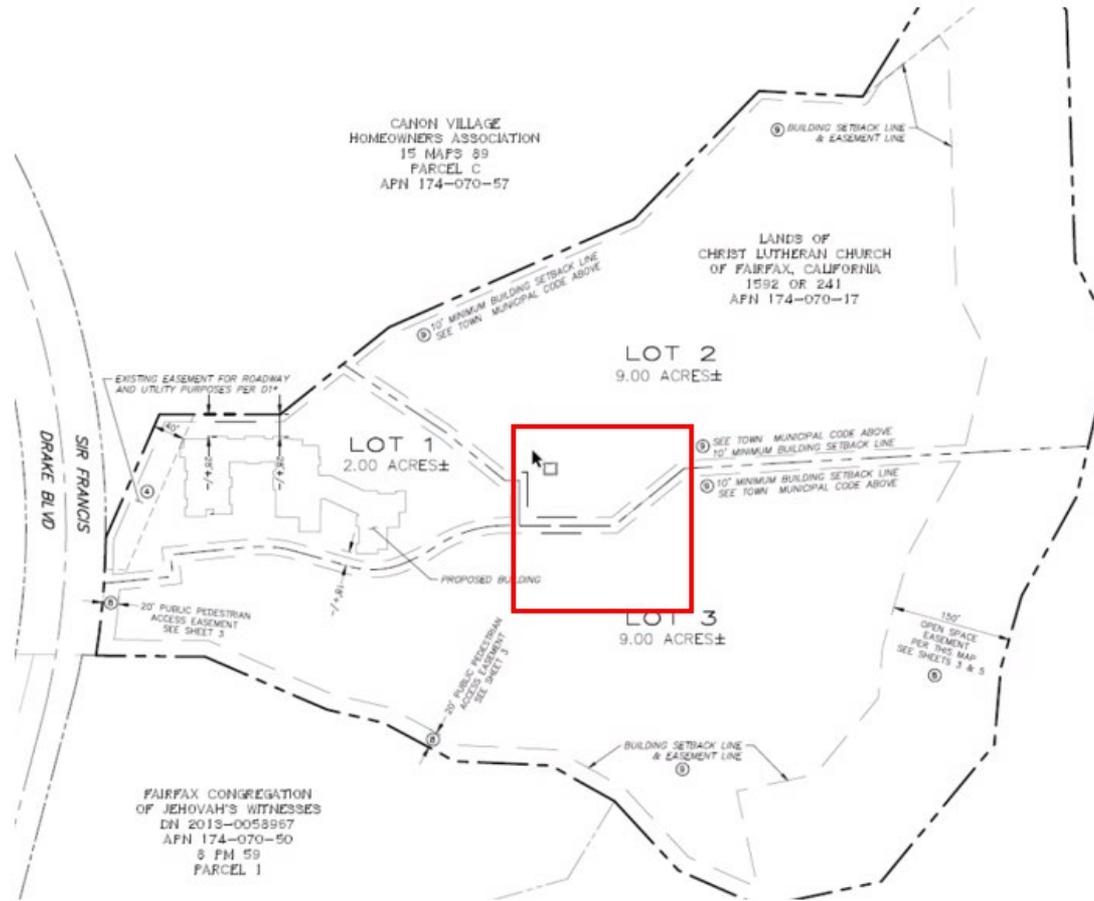
2084 Sir Francis Drake Blvd

5 Arrowood Ln

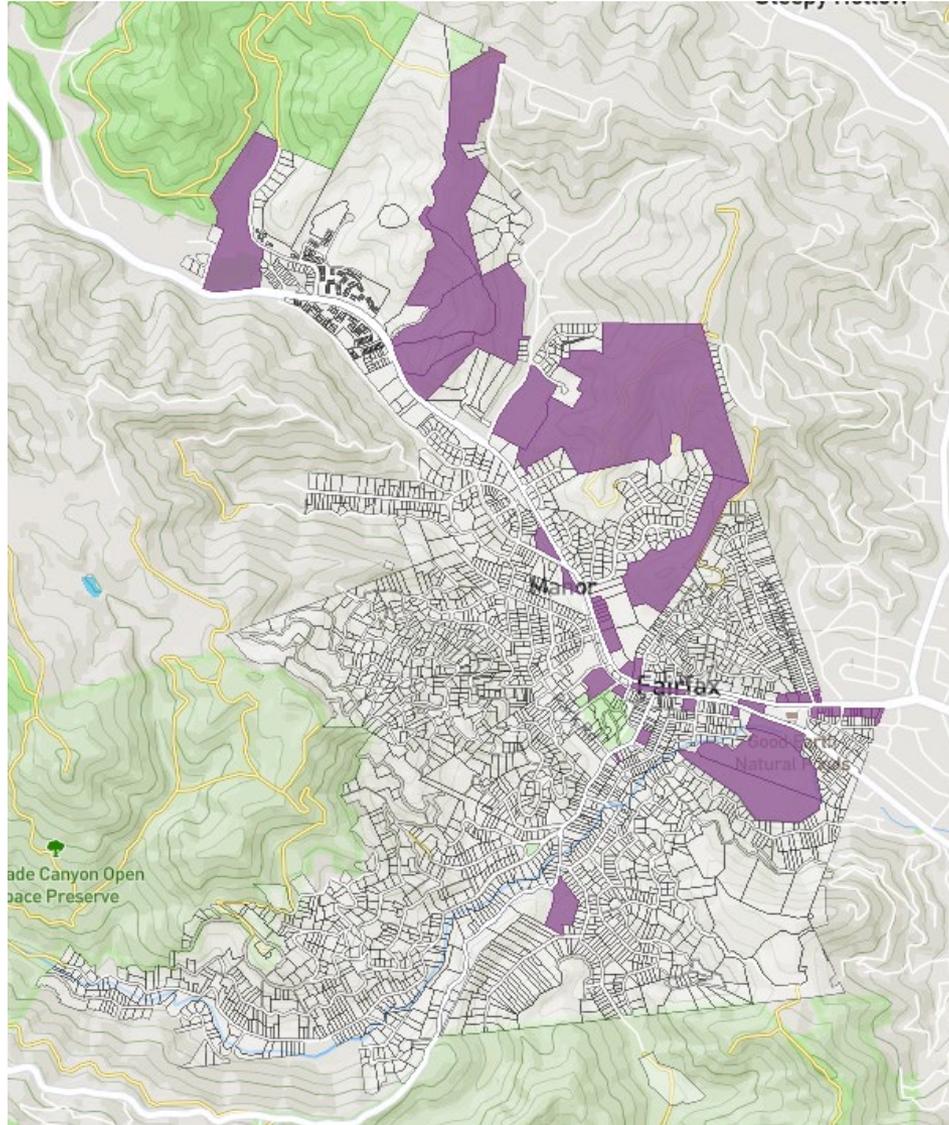
80 Canyon Rd



Potential New Sites



Revised Opportunity Sites



Revised Opportunity Sites

| | |
|--|---|
| | Increase in number of units from Council-review total |
| | Decrease in number of units from Council-review total |
| | Addition to Sites Inventory List |

| | |
|--|--|
| REVISED <u>Project</u> Potential Capacity # of Units | REVISED <u>Alternative</u> Potential Capacity # of Units |
|--|--|

| | | |
|--|------------|------------|
| A Kingdom Hall (portion) | 0 | 0 |
| B 10 Olema | 22 | 22 |
| C Westside Commercial | 0 | 0 |
| D Fairfax Market (portion) | 20 | 20 |
| E School Street Plaza | 100 | 60 |
| F Marinda Heights | 20 | 0 |
| G Deer Park Villa | 30 | 10 |
| H Pancho Villa | 10 | 10 |
| I O'Donnell's Nursery | 30 | 20 |
| J Eastside Commercial | 0 | 0 |
| K Fair-Anselm Shopping Center (portion) | 25 | 25 |
| L Town & Country | 0 | 200 |
| M Central Commercial Downtown | 95 | 38 |
| N Oak Manor School (portion) | 20 | 0 |
| O 50-acre site | 38 | 25 |
| P White Hill School (portion) | 20 | 0 |
| Q RCD property | 8 | 8 |
| R Various properties | 70 | 70 |
| Accessory Dwelling Units | 80 | 80 |
| Total: | 588 | 588 |

Site P: White Hill School

- 101 Glen Dr
- 50-80 possible units

Rationale:

- Housing for Marin's 18 school districts' employees
- No re-zoning needed

Constraints:

- Potential fire safety and egress issues but can be addressed
- Demonstration of development interest required by HCD



Site P: White Hill School

Housing and Community Development (HCD) Memo:

Sites controlled by exempt entities can be used to accommodate RHNA when documentation can be provided that demonstrates the likelihood that the planned housing will be developed within the current RHNA/housing element cycle.



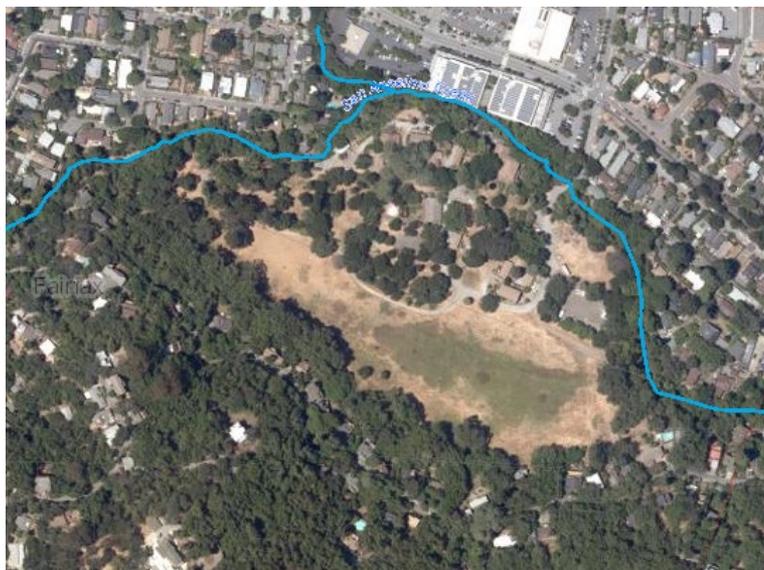
Examples of documentation:

- Agreement with the entity controlling the land that grants the jurisdiction authority regarding approving, permitting, certifying occupancy, and/or reporting new units to the California Department of Finance.
- Documentation from the entity controlling the land that demonstrates planned housing has been approved to be built within the current RHNA cycle.
- Data pertaining to the timing of project construction and unit affordability by household income category.

Site 14: Town and Country

Rationale:

- 25 mostly undeveloped acres
- Close to central transit, services
- Property owner is advocate
- Housing can occupy small area, leaving rest of site undeveloped or have other purpose



- Area: Pastori Avenue
- 100-450 possible units

Constraints:

- Rezoning requires voter approval or legal proceeding
- Portion of site is within 100 year floodplain
- Potential historic and environmental resources
- Needs new access point for traffic/egress
- Past proposals for reuse of the site have not been successful

CEQA Preparation



CEQA Review

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

CEQA Review

1. Air Quality
2. Biological Resources
3. Cultural Resources
4. Greenhouse Gases
5. Hydrology and Water Quality
6. Noise
7. Public Services
8. Transportation (vehicle miles traveled)
9. Utilities (particularly water supply availability)
10. Wildfire

We've heard you!

We've taken note about community concerns, including:

- "High Fire" versus "Very High Fire" risk areas.
- Evacuation routes.
- Traffic concerns.
- Water availability.

CEQA approach

| Fairfax EIR Alternatives | RHNA (490) + (20% buffer) 588 units Total | Town & Country site (up to 200 (#3) or 400 (#4) units) |
|--|--|--|
| Project: RHNA + 20% buffer | X | |
| <u>Alt #1</u> : No project | | |
| <u>Alt #2</u> : RHNA 490 units with no buffer | | |
| <u>Alt #3</u> : Rezone Town Sites + Add Town & Country (up to 200) | X | X |
| <u>Alt #4</u> : Rezone Town Sites + Add Town & Country (200 - 400 units) | X | X |

Comments and Questions are Welcomed!



Public Comments

Click here to provide a comment on the CEQA process or any other aspect of the Housing Element.

Fairfaxspeaks.com

Public Comments/ Comentarios públicos



Welcome to the public comments page!

Thank you for taking time to offer your comments on Fairfax's 6th Cycle Housing Element. See the orange box below for an opportunity to offer comments specifically about the CEQA process or other general comments about any aspect of the Housing Element process. As the Housing Element Update process moves along, you can also find new documents here, available for your feedback. Click "Subscribe" to the right to receive these updates directly to your inbox.

¡Bienvenido a la página de comentarios públicos!

Gracias por tomarse el tiempo para ofrecer sus comentarios sobre el elemento de vivienda del sexto ciclo de Fairfax. Consulte el cuadro naranja a continuación para tener la oportunidad de ofrecer comentarios específicos sobre el proceso de CEQA u otros comentarios generales sobre cualquier aspecto del proceso del Elemento de Vivienda. A medida que avanza el proceso de actualización del elemento de vivienda, también puede encontrar nuevos documentos aquí, disponibles para sus comentarios. Haga clic en "Suscribirse" a la derecha para recibir estas actualizaciones directamente en su bandeja de entrada.

Please use this space to provide a comment on the CEQA process for Fairfax's 6th Cycle Housing Element. Your comment will be anonymous.

Utilice este espacio para proporcionar un comentario sobre el proceso de CEQA para el elemento de vivienda del sexto ciclo de Fairfax. Su comentario será anónimo.

Your answer

Please use this space to provide a comment on any other aspect of Fairfax's 6th Cycle Housing Element. Your comment will be anonymous.

Utilice este espacio para proporcionar un comentario sobre cualquier otro aspecto del elemento de vivienda del sexto ciclo de Fairfax. Su comentario será anónimo.

Your answer

Submit

Clear form

Objective

Development & Design Standards Toolkit



Initial Draft Document



Opticos developed a kit of parts, intended to be tailored to Fairfax, specifically.

To Tailor the Initial Draft Document

NOTE to Jurisdiction:

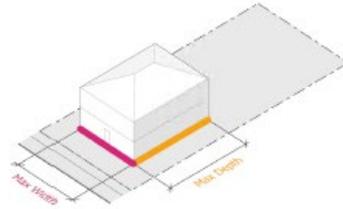
This Toolkit is an integrated catalog of zones and standards based on the Place Type documentation conducted for Marin County in 2020 and is ready to be customized to your jurisdiction. If your jurisdiction has not selected the additional service of preparing a Screencheck Toolkit, you will need to customize this Toolkit to your community's needs and objectives. Please review and adjust, modify or remove the content as it suits your needs. Be advised that as individual Chapters, Sections, Subsections, items, Figures, and Tables are adjusted, modified or removed by your jurisdiction, corresponding edits will need to be made to adjust references and other information to make the content ready for adoption and usage.

Initial Draft Document

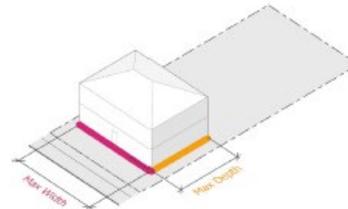
Figure x.06.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

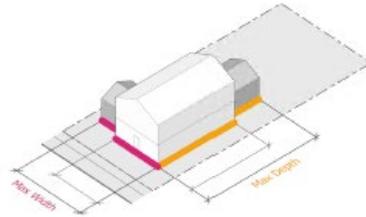
Main body only



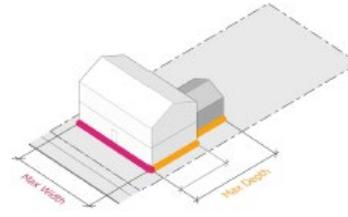
Main body only



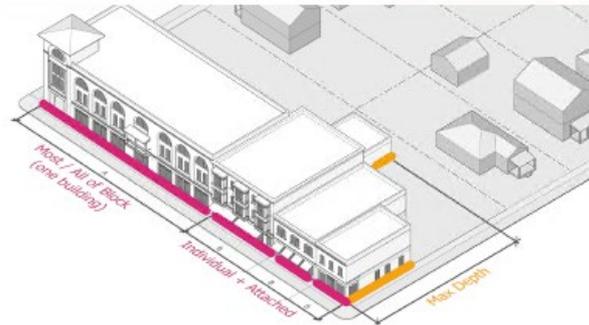
Main body with side and rear wings



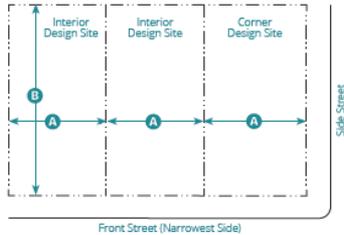
Main body with rear wing



Block-Scale Buildings



Initial Draft Document



Key
 ---- ROW/ Design Site Line

3. Building Types and Design Site Size

| Allowed Building Types | Design Site ¹ Width A | Design Site ¹ Depth B | Standards |
|-----------------------------|----------------------------------|----------------------------------|-----------|
| House-Scale | | | |
| Carriage House ² | N/A | N/A | x.06.040 |
| House | 50' min. | 100' min. | x.06.050 |
| Neighborhood | 18' min. ³ | 100' min. | x.06.100 |
| Townhouse | | | |
| Neighborhood | 70' min. ⁴ | 150' min. | x.06.110 |
| Courtyard | | | |
| Multiplex | 60' min. | 110' min. | x.06.130 |
| Block-Scale | | | |
| Main Street Building | 25' min. | 100' min. | x.06.160 |

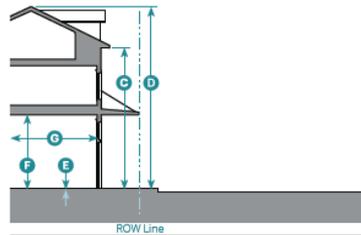
Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ Represents one townhouse

⁴ For an L-shaped building; 100' min. for a U-shaped building



Key
 ---- ROW Line

4. Building Form

| Height | Without Bonus | With Bonus |
|---|---|------------|
| Primary Building⁵ | | |
| Stories | 2.5 max. | 3 max. |
| To Highest Eave/Parapet | 26' max. | 36' max. C |
| Overall | 40' max. | 40' max. D |
| Ground Floor Finish Level | | |
| Residential | 6' min. ^{6,7} | |
| Non-Residential | 6' max. | |
| Ground Floor Ceiling | 14' min. | F |
| Accessory Structure(s)⁸ | 1 max. | |
| Footprint | | |
| Max. Design Site Coverage | See standards in Chapter 6 (Specific to Building Types) | |
| Depth, Ground-Floor Space | 30' min. ⁹ | G |

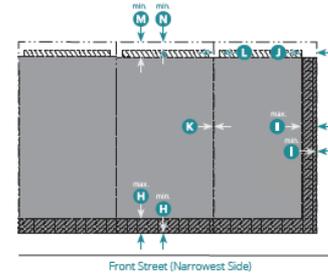
⁵ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

⁶ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁷ Only on side street and at least 60' from front of design site

⁸ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁹ For habitable/occupiable space only



Key
 ---- ROW/ Design Site Line
 --- Building Setback Line
 ■ Buildable Area
 ▨ Acc. Structures Only
 ▩ Facade Zone

5. Building Placement

| Setback (Distance from ROW/ Design Site Line) ¹⁰ | |
|---|---------------------|
| Front (Facade Zone) | |
| Interior Design Site | 0' min.; 10' max. H |
| Corner Design Site | 0' min.; 10' max. |
| Side Street (Facade Zone) | |
| Primary Building | 0' min.; 10' max. I |
| Accessory Structure(s) | 10' min. J |
| Side | |
| Primary Building | 0' min. K |
| Adjacent to T3EN or Res'1 Zone | 10' min. |
| Accessory Structure(s) | 3' min. L |
| Rear | |
| Primary Building | 15' min. M |
| Adjacent to T3EN or Res'1 Zone | 20' min. |
| Accessory Structure(s) | 5' min. N |

| Building Facade | Front St. | Side St. |
|---|-----------|----------|
| Facade Zone Defined By Building | | |
| Total length of facade required within or abutting the facade zone, exclusive of setbacks | 65% min. | 55% min. |

Facade Design
 All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

¹⁰ Design sites with slopes \geq 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).



Key
 ---- ROW/ Design Site Line
 --- Setback Line
 ■ Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

| Encroachment Type | Front O | Side St. P | Side Q | Rear R |
|---------------------------------|---------|------------|--------|---------|
| Architectural Features | 3' max. | 3' max. | X | 5' max. |
| Private Frontages ¹¹ | 5' max. | 5' max. | N/A | N/A |
| Patio Covers | X | X | X | 5' max. |
| Stairs/Ramps ¹² | 3' max. | 3' max. | X | 5' max. |

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

¹¹ The Gallery Frontage Type (Section x.07.120) may encroach over the sidewalk to within 18" of the curb face.

¹² Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key X = Not Allowed N/A = Not Applicable

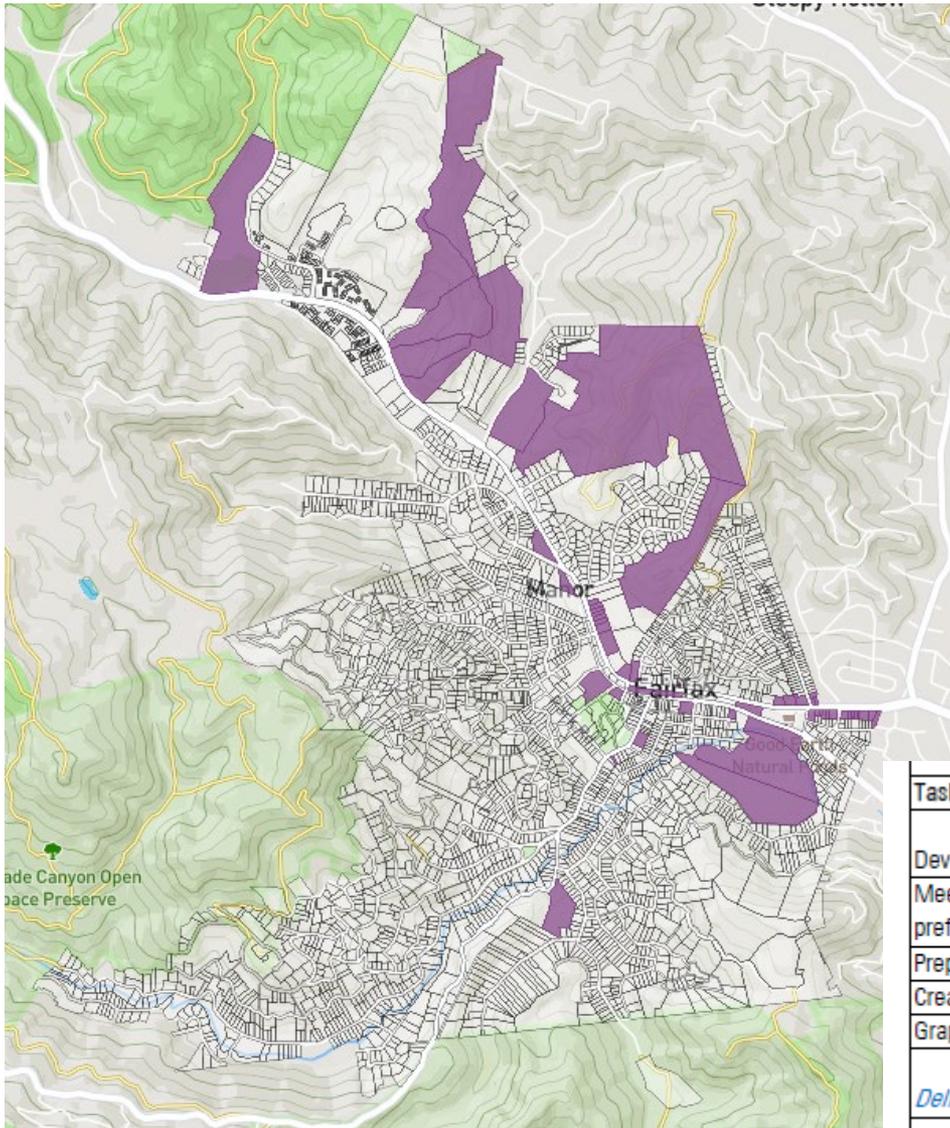
How will this benefit the Town?

- New laws prioritize land-use over zoning.
- Retains local authority for--
 - ✓ How new development will look,
 - ✓ Where it can be located on a site,
 - ✓ What housing types are permitted.
- Efficient approach to site review and zoning updates.
- Save time and money with focused discussion.

Large-sites: **Eco-Village Concept**



Value-based Performance Standards



schemata workshop

Task 2: Town & Country Ordinance

- Develop Conceptual Site Plan Options at varying densities (up to 3) to test feasibility
- Meeting with Council (or Affordable Housing sub-committee) to obtain guidance/select preferred Site Plan Option (virtual)
- Prep for Meeting
- Create Development Standards
- Graphics to Support Development Standards (allowance of hours)

Deliverables: Site Plan Options, Development Standards & Supporting Graphics

Value-based Performance Standards

| |
|---|
| Task 1: Precedent Research |
| Identify jurisdictions with EcoVillage / Cohousing / Cottage Housing Ordinances |
| Review Ordinance / Development Standards (up to 10 jurisdictions) |
| Summarize development standards of 3 most relevant examples |
| <i>Deliverables: Memo Summarizing Relevant Development Standards</i> |

schemata
workshop



Eco-Village Ordinance

Value-based Performance Standards



Grace H. Kim, FAIA, SEED

Principal | Years Experience: 29

Grace is a founding partner and principal at Schemata Workshop, where her professional focus on housing has led to many community-oriented projects. She designs with the end user in mind, emphasizing program and how spaces will be used. Her projects are visionary, while seeking dignity and inspiration for all who inhabit and occupy the buildings or public spaces.

Eco-Village Ordinance

How will this benefit the Town?

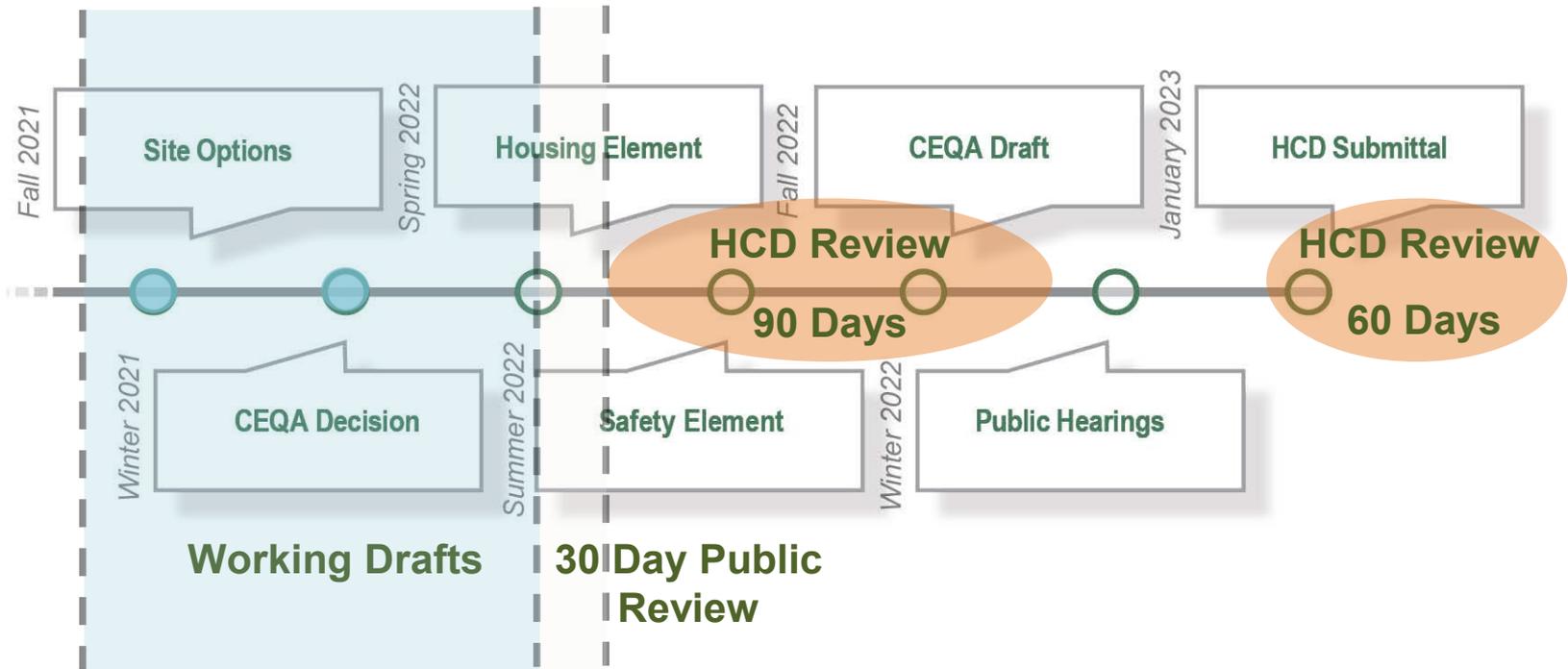
- Align Town values with future land-use.
- Improves conservation-
 - ✓ Water,
 - ✓ Energy,
 - ✓ Open Space.
- Graphic demonstration of options.
- Expert support for ordinance.

Draft Timeline



- June 1, 2022: Draft Sites Inventory review
- July 6, 2022: Draft Housing Element and Safety Element for Town Council review
- November 2, 2022: Revised Housing Element, Safety Element, and CEQA
- December 7, 2022: Adoption request for Final Housing Element, Safety Element, and CEQA

Milestone Schedule



Policy Examples for Future Review



Enable development of more micro-units. Allowing more construction of micro-units or efficiency dwelling units as small as 220 square feet comprised of 150 square feet of living space, a bathroom and kitchen. The allowable sizes have an average of 350 square feet.

Reduce minimum parking requirements. Parking requirements with new construction can heavily increase construction costs by thousands of dollars. As a result, reducing parking requirements can incentivize more development of housing units.

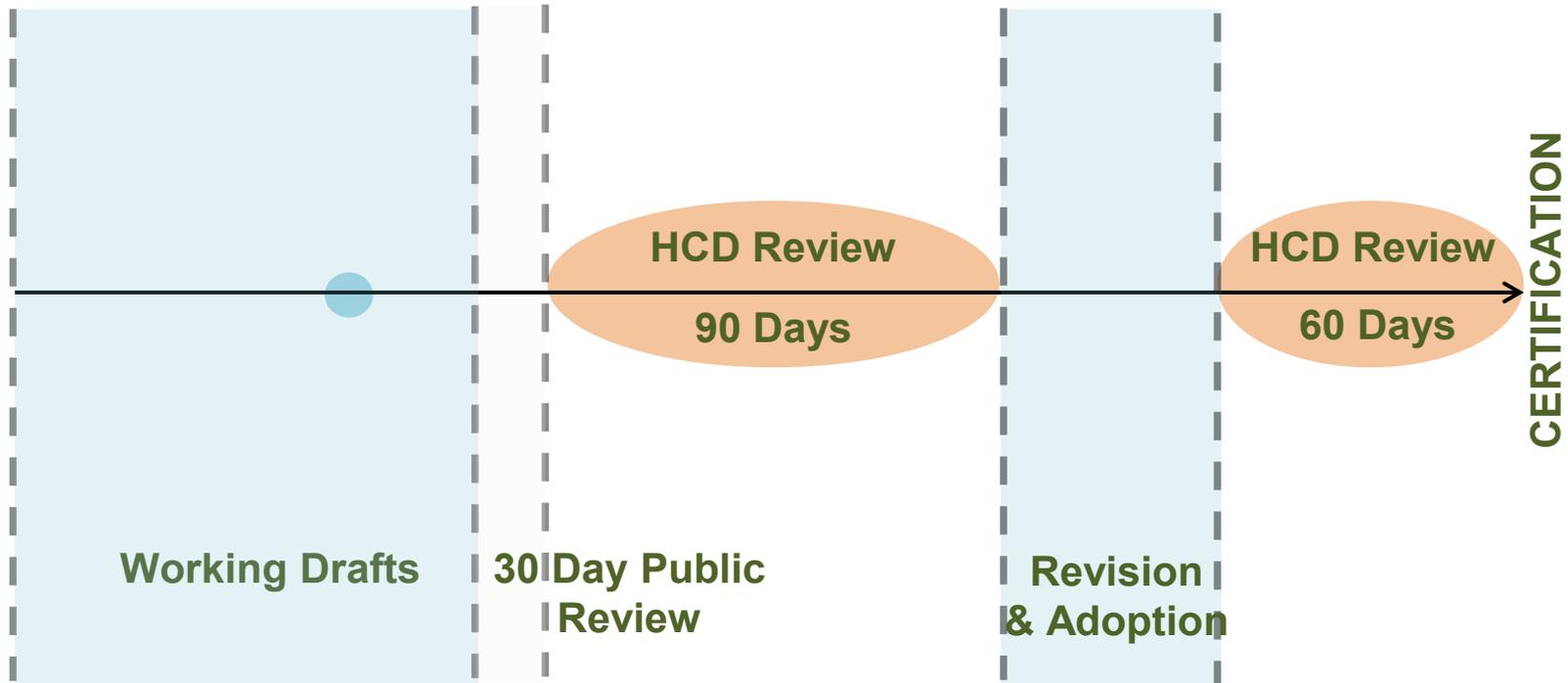
Preserve Naturally Occurring Affordable Housing (NOAH). Incentivizing local and state government to issue a property tax and other incentives that encourage development and investment in NOAH in lower cost markets and in preserving affordability in higher cost markets. Other strategies include lifting costly federal requisites for NOAH owners who meet affordability requirements and building codes.

Right to counsel for tenants in eviction cases. Providing tenants with counsel helps decrease the eviction rate and reduces the burden on many communities. Increase funding for tenant protection programs and support.

Hold public forum. To address governmental constraints around lengthy development processes, departments handling with building inspections should engage with the public on improving services. Open public meetings with staff presenting data, changes and trends and an open forum for builders and other professions to address possible issues and critiques will provide an open space for community building and learning.

Revenue source for affordable housing. A dedicated revenue source allows an ongoing stream of revenue for affordable housing, often through a housing trust fund. This source is helpful to increase total funding available for affordable development and reduce risk from relying on annual appropriations decisions. Potential dedicated revenue sources include real estate transfer tax, permit fees, and interest on government accounts.

Timeline Collaboration



Question & Answer Session



Please visit the **Fairfax**
Speaks.com
website