

Appendix G

Housing Precedents

- 1. Table of Representative Residential Projects from Marin County Jurisdictions**
- 2. Housing Precedent Projects in Marin County**
- 3. Letter of Interest - 6 School Street Plaza**

Table of Representative Residential Projects from Marin County Jurisdictions

Location	Fairfax	Corte Madera	San Rafael	San Anselmo	Novato	Sausalito	San Anselmo	Novato	Sausalito	San Quentin	
Name	Victory Village	Bell Mt. Tam	Second & B Street	18-20 Mariposa Ave	Verandah	676-686 Bridgeway	Ross Avenue Homes	First and Grant	Bridgeway Commons	Oak Hill Apartments	
Address	2626 Sir Francis Drake Blvd	195 Tamal Vista Blvd	815 B Street	18-20 Mariposa Ave	7711 Redwood Blvd	676-686 Bridgeway	45 Ross Avenue	1107 Grant Ave	1755 Bridgeway	East Sir Francis Drake Blvd	
Status	Built	Built	Built	Built	Built	Built	Built	Approved	Under Review	Under Review	
Existing/Prior Use¹	Community Facility (Church & School)	Industrial Facility (Factory)	Commercial & Residential	Residential	Vacant	Commercial & Residential	Residential & Industrial (warehouse)	Industrial Facility	Residential	Vacant (non-taxable)	
Zoning	Residential I (UR7: Upland R)	Mixed-Use (M)	Mixed-Use	Commercial (C-3)	Planned District/Affordable Housing Overlay	Commercial (CC)/Downtown Historic District Overlay	Specific Planned Development (SPD) over R-3 Residential	Downtown Core Retail (CDR)	Residential	N/A	Average Density
Density (du/ac)	27	40	40	22.2	20	20	18.4	37.6	27	37.3	28.95
Land Value (prior)²	\$155,201.00	\$15,344,540.00	\$2,607,671.00	\$600,000.00	\$2,900,040.00	\$3,346,500.00	\$682,834.00	\$3,599,999.00	\$2,385,551.00	N/A	
Improvement Value (prior)²	\$286,583.00	\$3,200,000.00	\$230,448.00	\$350,000.00	\$-	\$2,576,400.00	\$299,781.00	\$1.00	\$227,633.00	N/A	
Prior AV Ratio	1.85	0.21	0.09	0.58	N/A	0.77	0.44	0.00	0.10	N/A	
Site Area (SF)	87,120	196,000	23,614	8,000	174,240	6,602	16,500	37,153	25,461	291,852	
Prior Building Area (SF)	49,986	91,340	8,117	1,458	N/A	8,351	5,719	22,754	6,421	N/A	
Redeveloped Building Area (SF)	51,000	273,526	68,774	7,973	124,184	8,351	14,375	77,399	18,814	1,775,000	

Prior FAR	0.574	0.466	0.344	0.182	N/A	1.265	0.347	0.612	0.252	N/A
Year Built	2020	2017	2021	2019	2023	2018	2022	N/A	N/A	N/A
Year Built Prior³	1961	1969	1890	1926	Vacant	1913	1938	1947	1900/1917	N/A

¹ Existing or prior use before redevelopment

² As of tax roll year 2015 or 2022; Source: County Of Marin Assessor Recorder County Clerk

³ Built year of existing structure prior to redevelopment

Fairfax Housing Element

Precedents: High Density Housing Projects in Marin County

High Density Housing Projects in Marin County

Summary Table

Name	Location	Zoning	Status	Density (du/ac)
Victory Village	Fairfax	Residential / Planned Dev. District	Built	27
Bell Mt. Tam	Corte Madera	Mixed-Use	Built	40
Second & B Street	San Rafael	Mixed-Use	Built	40
18 Mariposa Ave	San Anselmo	Commercial	Built	22.2
Verandah	Novato	Residential	Built	20
676-686 Bridgeway	Sausalito	Mixed-Use	Built	20
Ross Avenue Homes	San Anselmo	Residential	Built	18.4
First and Grant	Novato	Downtown	Approved	37.6
Bridgeway Commons	Sausalito	Residential	Under Review	27
Oak Hill Apartments	San Quentin	N/A	Under Review	37.3
Average Density				28.95

Fairfax



Site Location

Address:	2626 Sir Francis Drake Blvd
Prior Use:	Community Facility (church)
Units Developed (affordable):	54 *
Status:	Built
Site Area (Acres)	2 acre (87,120 SF)
Height of Buildings:	32'-10" to 40'-10" (2-3 stories)
Zone:	UR-7 (Upland Residential) **
Project Density:	27 du/ac

*All affordable units; 5 units are restricted to household experiencing homelessness and 6 units to households that are homeless and have serious mental disorders

** Site is currently zoned UR-7 but Fairfax's general plan designates the 2-acre land as Planned Development District (PDD) to accommodate affordable housing



Site Plan

Project Description: An affordable senior rental community, completed in the summer of 2020. The building is 2-3 stories on 2-acre land and is terraced with grade and has drought-tolerant landscaping.

Onsite Amenities: Two outdoor courtyards with garden beds, on-site resident services, property management offices, community room with kitchen, and on-site laundry

Open Space:	Approx. 18 acres ***
On-site Parking:	43

*** Remaining open space may be divided into two new, 9-acre parcels for trail easement; currently exploring options

Fairfax *(continued)*



Building Amenity: Courtyard and Garden



Open Space and Amenities



View of Existing Building from Street



Existing Building

Corte Madera



Site Location



Initial Project Rendering

Address:	195 Tamal Vista Blvd.
Prior Use:	Industrial
Units Developed:	180
Affordable	18
Market Rate	162
Status:	Built
Site Area (Acres)	4.5 acre (196,000 SF)
Height of Buildings:	42' – 6" (4 stories)
Zone:	MUGD (mixed-use)
Maximum Permitted Density:	25.1 – 40 du/ac
Project Density:	40 du/ac

Project Description: Mixed-use, multifamily residential community with 3,100 SF of retail space completed in 2017. Location offers primary commute corridor and is close to bus and ferry services.

Onsite Amenities: Outdoor courtyard, pool, barbecue grills, gym facility, common space, leasing office, laundry room

Open Space: Approx. 23,000 SF

Parking: 295

Corte Madera *(continued)*



Existing Building



Open Space and Amenities

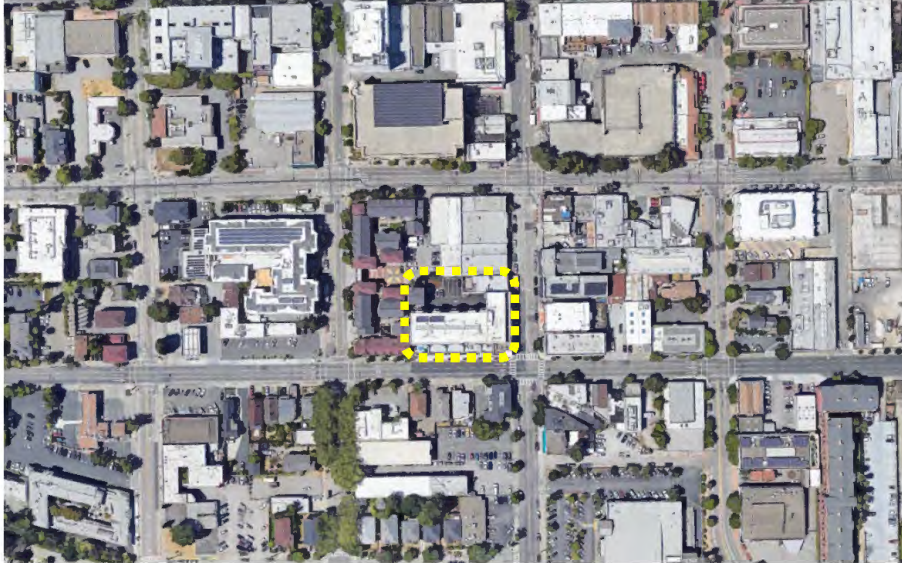


Streetscape



Bird's Eye View of Building

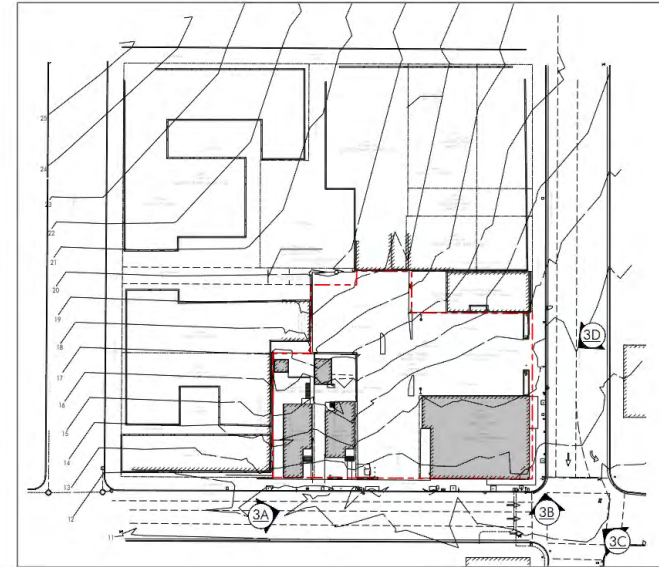
San Rafael



Site Location

Address:	815 B Street
Prior Use:	Commercial & Residential
Units Developed:	41
Affordable	6
Market Rate	35
Status:	Built
Site Area (Acres)	0.54 acre (23,614 SF)
Height of Buildings:	42' (4 stories)
Zone:	2/3 MU (mixed-use)
Maximum Permitted Density:	30 du/ac
Project Density:	40 du/ac *

* Project includes 35% density bonus



Site Plan

Project Description: A 4-story, mixed use building with 41 residential units above 1,939 commercial space. It demolished three existing structures including a single story commercial building and two, 2-story residences.

Onsite Amenities: Outdoor patio, barbecue area, resident lounge, secure package lockers, bike racks, rooftop lounge, and on-site management

Open Space: 6,879 SF

Parking: 48

San Rafael *(continued)*



Site Context



Street Condition



Existing Building Facade

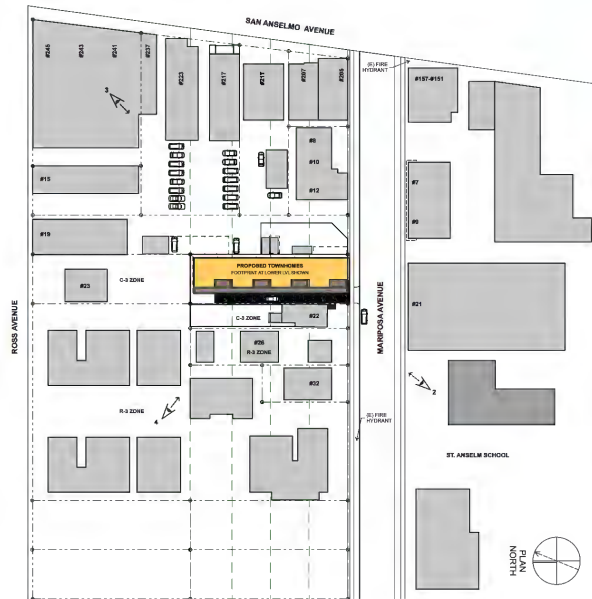


On-Site Amenities

San Anselmo



Site Location



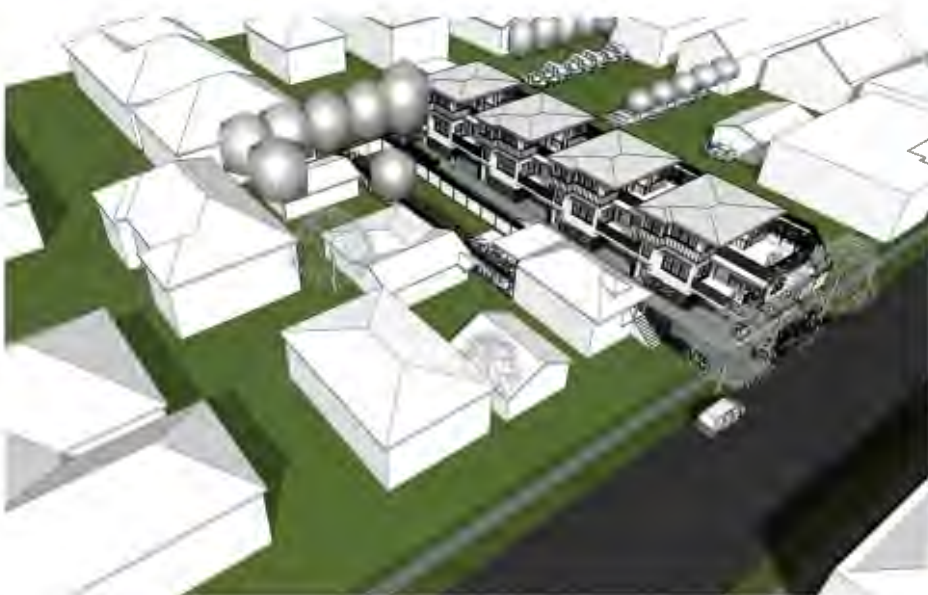
Site Plan

Address:	18-20 Mariposa Ave.
Prior Use:	Residential
Units Developed:	4
Status:	Built
Site Area (Acres)	0.18 acre (8,000 SF)
Height of Buildings:	28'-3" (2 stories)
Zone:	C-3 (commercial)
Project Density:	22.2 du/ac

Project Description: Development of 4 attached, two story townhouses by demolishing existing single family structure and accessory garage. The project was completed in 2019.

Parking: 8 (2 spaces per dwelling)

San Anselmo (continued)



Proposal Rendering

Newly Built Building



Project Elevation

Novato



Site Location

Address:	7711 Redwood Blvd
Prior Use:	Vacant
Units Developed:	80
Affordable	16
Market Rate	64
Status:	Built
Site Area (Acres)	4.0 acre (174,240 SF)
Height of Buildings:	43' (3 stories)
Zone:	Residential w/ Affordable Housing Overlay
Project Density:	20 du/ac



Site Plan

Project Description: A newly built development of a 4.0 acre site with 80 for-sale residential townhomes. The project is required to set aside 16 units (8 low and 8 very low income) to satisfy the affordable housing requirements. The proposed residences are three stories with a roof deck for each unit.

Parking:	179
Garage Parking	150
Surface Parking	29

Novato *(continued)*



Project Rendering



Proposal Rendering: Street Scene



Built Project Exterior



Built Project Exterior

Sausalito



Site Location



Site Plan

Address:	676-686 Bridgeway
Prior Use:	Mixed-Use
Units Developed:	3
Status:	Built
Site Area (Acres)	0.15 acre (6,602 SF)
Height of Buildings:	27'-4" (2 stories)
Zone:	Commercial + Downtown Historic Overlay
Project Density:	20 du/ac

Project Description: An addition and alteration project that remodeled a historic structure and converted three existing storefronts into two stores. A remodel of second-level residential was also proposed and converted two units into three residential units.

The building is located in a downtown historic district and the footprint of the previous mixed-use structure covered nearly the entire lot except for an interior courtyard area to the rear.

Sausalito (continued)



Facade: Before Renovation



Facade: After Renovation

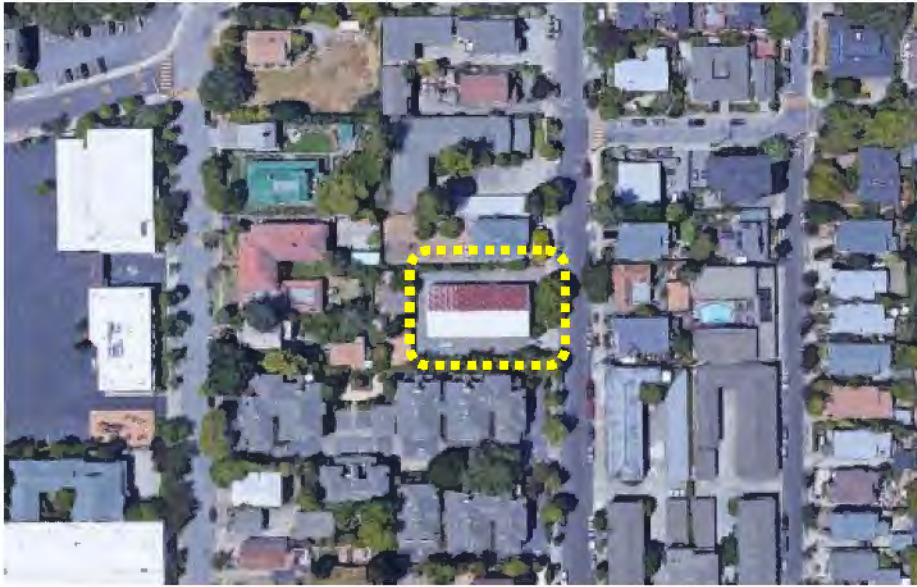


Current Built Conditions after Renovation

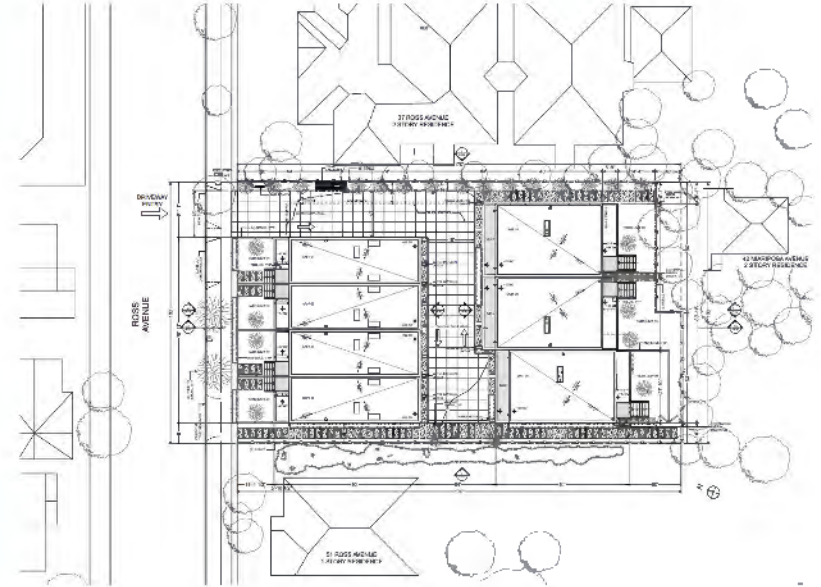


Rear Deck Rendering

San Anselmo



Site Location



Site Plan

Address:	45 Ross Avenue
Prior Use:	Industrial
Units Developed:	7
Status:	Built
Site Area (Acres)	0.38 acre (16,500 SF)
Height of Buildings:	28'-0" (2 stories)
Zone:	SPD (Specific Planned Development) over R-3 (Residential)
Project Density:	18.4 du/ac

Project Description: 7 new single-family condominium units with 14 parking spaces but the town permits street parking in front of the site (3 available). The project demolished existing buildings including single-family dwelling, garage and warehouse structures.

The landscape plan includes a small fenced yard area for each of the 4 units adjacent to Ross avenue and each rear unit has a small fenced back yard area.

Parking:	14 (2 stacked spaces per unit)
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San Anselmo *(continued)*



Rendering at Time of Proposal



Backyards of Built Property

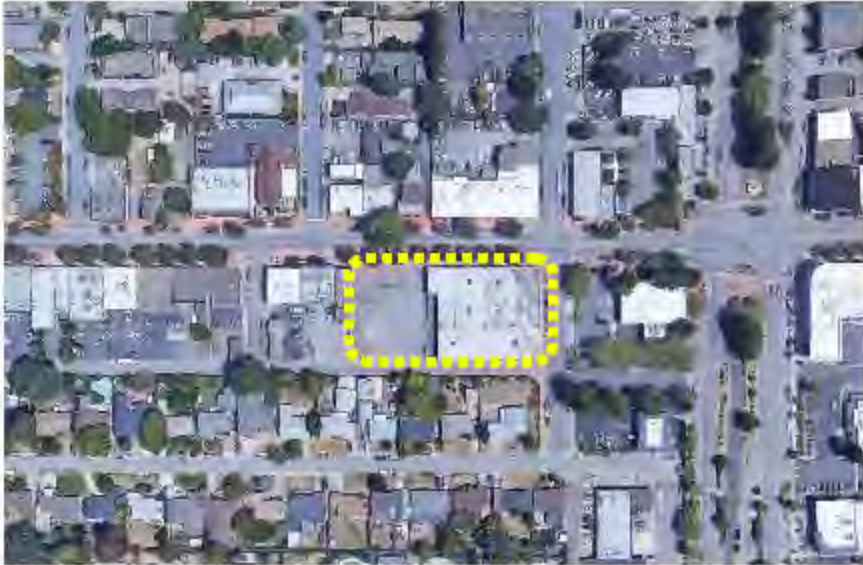


Newly Built Building



Garage Entrance

Novato



Site Location

Address:	1107 Grant Ave
Prior Use:	Industrial
Units Developed:	32
Status:	Approved
Site Area (Acres)	0.85 acre (37,153 SF)
Height of Buildings:	40'-6" (3 stories)
Zone:	Downtown Core (CDR)
Project Density:	37.6 du/ac



Site Plan

Project Description: The proposed mixed-use project redevelops a former Pini Hardware site. It is located in downtown Novato and includes 13,317 SF of ground floor commercial space and two stories of residential living units.

Onsite Amenities: Outdoor courtyard, architectural plantings, gym, outdoor barbecue area, covered parking, lobby, bicycle parking and storage

Open Space:	Approx. 8,000 SF
Parking:	52
Under Podium	47
Off-Street	5

Novato *(continued)*



Project Rendering: Streetscape

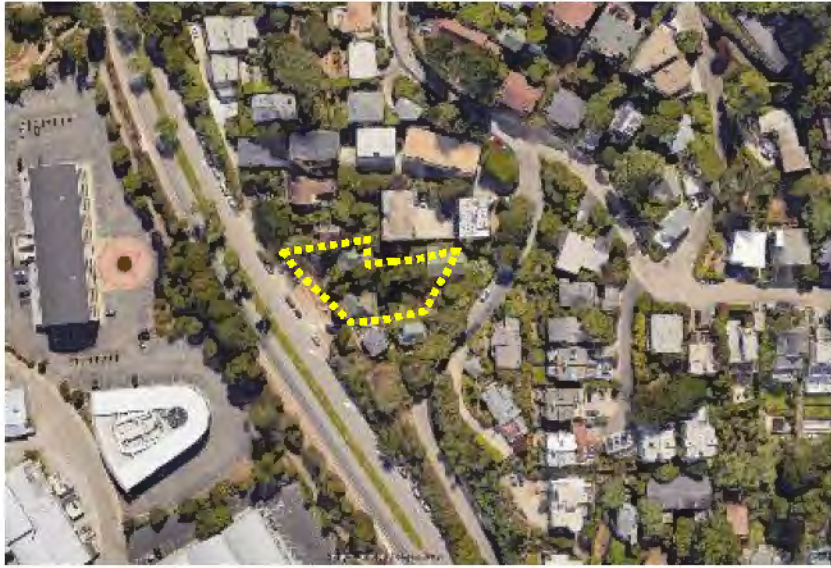


Project Rendering: Entrance



Project South Elevation

Sausalito



Site Location

Address:	1755 Bridgeway
Prior Use:	Residential
Units Developed:	16
Status:	Under Review
Site Area (Acres)	0.58 acre (25,461 SF)
Height of Buildings:	32' to 50'
Zone:	R-3 (Multifamily Residential)
Project Density:	27.58 du/ac



Site Plan

Project Description: A residential condominium project that proposes a redevelopment of two parcels with two multi-level buildings containing 16 units..

Onsite Amenities: Outdoor planters, bridgeway easement, planted terraces, on-site parking, resident gardens and patios, shared terrace, lobby, storage lockers, bike storage and community room

Open Space:	Approx. 7,386 SF
Parking:	32

Sausalito (continued)



Project Rendering: From Bridgeway



Building Materials and Colors Rendering



View over Project after Construction



Illustrative Sections of Proposed Project

San Quentin



Site Location



Site Plan

Address:	East Sir Francis Drake Blvd
Prior Use:	State-owned (gun range)
Units Developed (affordable):	250
Low to Moderate	135
Extremely Low to Low	115
Status:	Under Review
Site Area (Acres)	6.7 acre (291,852 SF)
Height of Buildings:	30' – 60' (3-5 stories)
Zone*	N/A
Project Density:	37.3 du/ac

* As the site is owned by the State of California, it is not subject to local zoning and is not required to conform to existing local and land use regulation

Project Description: The project site sits on land owned by CA State and is proposed to develop a 100% affordable apartment that contains two buildings.

Onsite Amenities: Around 35,000 SF outdoor amenity space including community terrace, play area, dog area, gardens, fitness center, business room, computer lab, etc.

Open Space:	Approx. 35,000 SF
Parking:	350

San Quentin *(continued)*



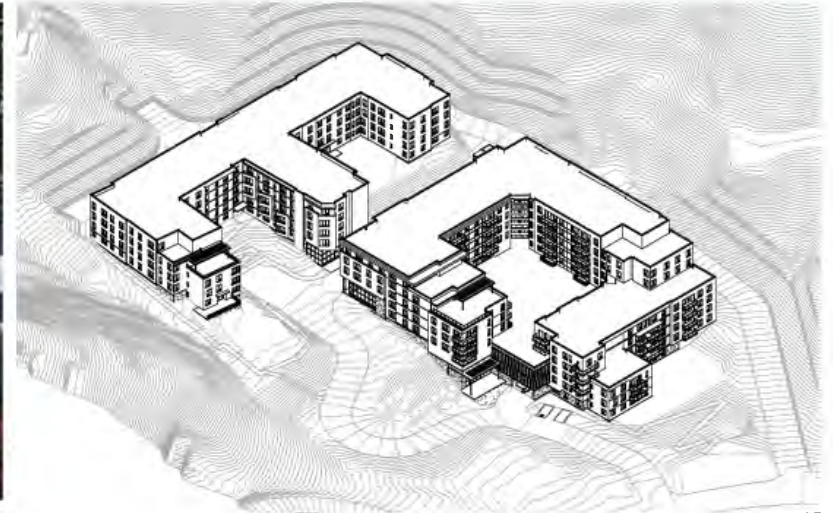
Rendering of the Project



Rendering of the Project



Rendering of the Project



Architectural Massing

March 30, 2023

Heather Abrams
Town Manager
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

Re: Fairfax Housing Element – School Street Plaza Owner/Developer Interest

Dear Ms. Abrams,

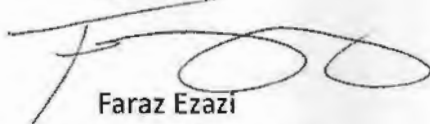
As the ownership representative of School Street Plaza (6 - 12 School Street), I am writing to inform you of our family's express interest in redeveloping our property with housing. Our site's prime location, relatively large size compared to other parcels in the Town Center area, existing utility service, and favorable topography, make it a unique candidate for a significant housing development, including a component of affordable housing.

Since the initiation of the Fairfax Housing Element process, we have engaged in ongoing, meaningful conversations with reputable development firms who specialize in infill, residential and mixed-use development. The School Street Plaza site has drawn interest from various entities given its generally flat configuration, walkability, access to transit, proximity to the downtown core, and the overall desirability of the Town of Fairfax. Over the course of these discussions, these residential developers have performed their due diligence on the site and provided their feedback. What we have learned is that a density of approximately 175 units is not only achievable, but necessary to make a redevelopment "pencil out" given the various redevelopment costs unique to this site and this level of development. Were this density to be assigned, we are informed that there are developers ready and willing to build this project.

With two acres to spread out the units at School Street, this type of project type can be efficiently and thoughtfully designed to accommodate a higher-density level. In fact, this is the exact type of project that these infill developers regularly build.

We look forward to participating in the Housing Element as it moves forward. We are certain that our site can play a significant role in achieving the targeted housing units in the upcoming cycle. Please contact me if you would like to further discuss School Street Plaza.

Sincerely,

A handwritten signature in black ink, appearing to read 'Faraz Ezazi', with a stylized flourish at the end.

Faraz Ezazi
School Street LLC