



2023-31

Housing

Element

TOWN OF FAIRFAX

Hearing Draft

Volume 2 (Redline)

November 28, 2023



Appendix A

HCD Sites Inventory Form

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	FAIRFAX
Housing Element Cycle	6th
Contact Information	
First Name	Jeff
Last Name	Beiswenger
Title	Planning and Building Services Director
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Phone	(415) 453-1584
Mailing Address	
Street Address	<u>142 Bolinas Road</u>
City	FAIRFAX
Zip Code	94930

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Lower Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2
FAIRFAX	10 OLEMA	94930	001-104-12	31			Shortfall of Sites	1.21	Planned Development District	PDD		Workforce Housing Overlay	20	40	31	Nonvacant	Partially vacant, underutilized site with low FAR and low AV ratio	WHO-B Site	
FAIRFAX	2600 SIR FRANCIS DRAKE BLVD	94930	174-070-50	29			Shortfall of Sites	1	Planned Development District	UR-7		Workforce Housing Overlay	20	40	29	Nonvacant	Underutilized religious institution with FAR close to 0 and low AV ratio	WHO-B Site	
FAIRFAX	95 BOLINAS RD	94930	002-122-47	7			Shortfall of Sites	0.51	Central Commercial	CC		Workforce Housing Overlay	20	60	7	Nonvacant	Development with various retail and businesses; low FAR and AV ratio below 1	WHO-A Site	
FAIRFAX	1810 SIR FRANCIS DRAKE BLVD	94930	001-226-53	5			Shortfall of Sites	0.33	Central Commercial	CC		Workforce Housing Overlay	20	60	5	Nonvacant	Auto repair shop over a century old and with an AV ratio below 0.5	WHO-A Site	
FAIRFAX	2000 SIR FRANCIS DRAKE BLVD	94930	001-183-17	14			Shortfall of Sites	0.51	Central Commercial	CH		Workforce Housing Overlay	20	60	14	Nonvacant	Van conversion shop over six decades old, with low FAR and AV ratio of 0	WHO-A Site	
FAIRFAX	1626 SIR FRANCIS DRAKE BLVD	94930	001-183-10	12			Shortfall of Sites	0.41	Central Commercial	CH		Workforce Housing Overlay	20	60	12	Vacant	Unimproved, vacant site	WHO-A Site	
FAIRFAX	2086 SIR FRANCIS DRAKE BLVD	94930	001-183-14	3			Shortfall of Sites	0.19	Central Commercial	CH		Workforce Housing Overlay	20	60	3	Nonvacant	Women's fitness center and spa closed since 2022	WHO-A Site	Consolidated site with APN 001-183-15 (NEW APN 001-183-20)
FAIRFAX	2082 SIR FRANCIS DRAKE BLVD	94930	001-183-15	3			Shortfall of Sites	0.19	Central Commercial	CH		Workforce Housing Overlay	20	60	3	Nonvacant	Veterinary clinic and two apartment units in an old building with low FAR and low AV ratio	WHO-A Site	Consolidated site with APN 001-183-14 ((NEW APN 001-183-20)
FAIRFAX	89 BROADWAY	94930	002-113-08	10			Shortfall of Sites	0.35	Central Commercial	CC		Workforce Housing Overlay	20	60	10	Nonvacant	BOA bank closed since 2021	WHO-A Site	
FAIRFAX	FORREST AVE	94930	002-123-17	5			Shortfall of Sites	0.23	Town Owned Properties; Residential 1 - 6 du/acre	RS-6		PDD	20		5	Vacant	Vacant site		
FAIRFAX	FORREST AVE	94930	002-144-01	5			Shortfall of Sites	0.22	Town Owned Properties; Residential 1 - 6 du/acre	RS-6		PDD	20		5	Vacant	Vacant site		
FAIRFAX	6 SCHOOL ST	94930	002-112-13	35		140	Shortfall of Sites	1.92	Limited Commercial	CL		Workforce Housing Overlay	20	60	175	Nonvacant	Large parcel with strip mall type buildings that have multiple vacancies and low FAR	WHO-A Site	
FAIRFAX	615 OAK MANOR DR	94930	174-070-71	29			Shortfall of Sites	1.02	Residential .25 du/acre	RS - 6		Workforce Housing Overlay	20	40	29	Vacant	Vacant site	WHO-B Site	
FAIRFAX	101 BOLINAS RD	94930	002-122-25			4	Shortfall of Sites	0.17	Central Commercial	CC		Workforce Housing Overlay	20	60	4	Nonvacant	Underutilized site with AV Ratio below 1	WHO-A Site	

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
RS-7.5 SINGLE-FAMILY RESIDENTIAL ZONE, MEDIUM DENSITY	Single-family dwelling on each building site.
RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY	Single-family dwelling on each building site.
RD 5.5-7 RESIDENTIAL ZONE, HIGH DENSITY	Single-family dwelling on each building site; a duplex on each building site having a minimum lot area of 7,000 square feet; and boardinghouse or lodging house, not to exceed five guests.
RM MULTIPLE-FAMILY RESIDENTIAL ZONE	Multiple dwellings and apartments at a density of not more than one living unit for 4,356 square feet of land areas.
RM-S MULTIPLE-FAMILY RESIDENTIAL - SENIOR - RESIDENTIAL ZONE	Multiple dwellings and apartments for the exclusive use and occupancy of residents who can establish eligible occupancy.
CL LIMITED COMMERCIAL ZONE	Restaurants, hospitals, sanitariums and rest homes; clinics, medical and dental offices, laboratories, research facilities, physical and mental therapy establishments; professional offices; music, art, dance and physical culture studios and establishments; and day care facilities.
CH HIGHWAY COMMERCIAL ZONE	Variety of service, retail and wholesale businesses, cater to automobile traffic rather than to pedestrian traffic
CC CENTRAL COMMERCIAL ZONE	Central business district and the retail commercial heart of the town, variety of service, retail and wholesale businesses.
CS CENTRAL COMMERCIAL ZONE	Lumber yards, home improvement centers and building and construction supply businesses.
CR COMMERCIAL RECREATION ZONE	Private, as opposed to publicly owned or operated, recreation facilities
PDD PLANNED DEVELOPMENT DISTRICT ZONE	Development of parcels to permit comprehensive site planning and building design, flexible regulatory procedure.
SF-RMP SINGLE-FAMILY RESIDENTIAL MASTER PLANNED DISTRICT	On each legal building site, either one residential second unit (in addition to the allowed density) or one junior second unit.
A AGRICULTURAL AND CONSERVATION DISTRICT	Crop and tree farming and truck gardening, viticulture, nurseries, small livestock farming.
UR UPLAND RESIDENTIAL ZONE	Single-family dwelling on each building site.