

Appendix A

HCD Sites Inventory Form

Please Start Here, Instructions in Cell A2, Table in A3:B15

Form Fields

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 |
| Email | jbeiswenger@townoffairfax.org |
| Phone | (415) 453-1584 |
| Mailing Address | |
| Street Address | 142 Bolinas Road |
| City | FAIRFAX |
| Zip Code | 94930 |

Table A: Housing Element Sites Inventoy

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Max Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity |
|-------------------|-----------------------------|------------------|------------------------|--------------------|--|------------------------------|--------------------------------------|----------------------------------|---------------------|---------------------------|--------------------------|---------------------------------|----------------------|---|-----------------------|--------------------------|--------------------------------|----------------|
| FAIRFAX | VACANT LOT - BARKER | 94930 | 002-071-01 | | UR - 7 UR - 10 acres/du | UR - 7 | | 10 9.20 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Vacant | 0 | 0 | 1 | 1 |
| FAIRFAX | Standard Properties | 94930 | 174-060-21 | | Planned Development District | PPD | | 11.42 | | Single Family Residential | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 6 | 6 |
| FAIRFAX | Morales Property | 94930 | 003-191-24 | | Residential .25 du/acre | RS - 6 | | 0.25 1.74 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | 67 TAMALPAIS | 94930 | 001-123-03 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 0.13 | | Single Family Residential | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Read Property | 94930 | 002-041-21 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 1.48 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Cummins Property | 94930 | 001-014-02 | | Residential .25 du/acre | RS - 6 | | 0.25 2.01 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | 125 LIVE OAK AVENUE | 94930 | 001-236-03 | | Residential 1 - 6 du/acre | RD-5.5 - 7 | 1 | 6 0.11 | | Single Family Residential | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Patel Property | 94930 | 002-181-22 | | Residential 1 - 6 du/acre | RS - 6 | | 6 1.40 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0 | 0 | 1 | 1 |
| FAIRFAX | Gilevskaya Property | 94930 | 003-022-05 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 1.04 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Hubbel Property | 94930 | 001-241-38 | | Residential 1 - 6 du/acre | UR - 10 | | 6 1.22 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | 155 FORREST AVENUE | 94930 | 002-192-50 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 0.82 | | Single Family Residential | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Mariada Heights | 94930 | 001-251-34 | | UR - 7 UR - 10 acres/du | UR - 10 | | 10 11.42 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0 | 0 | 2 | 2 |
| FAIRFAX | Mariada Heights | 94930 | 001-150-12 | | UR - 7 UR - 10 acres/du | UR - 10 | | 10 22.82 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0 | 0 | 6 | 6 |
| FAIRFAX | Mariada Heights | 94930 | 001-160-09 | | UR - 7 UR - 10 acres/du | UR - 10 | | 10 16.88 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0 | 0 | 2 | 2 |
| FAIRFAX | Godwin Property | 94930 | 001-015-07 | | Residential .25 du/acre; Residential 1 - 6 du/acre | RS - 6 | | 6 1.62 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Godwin Property | 94930 | 001-021-03 | | Residential 1 - 6 du/acre | RS - 6 | | 6 1.36 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Taylor Property | 94930 | 002-051-04 | | Residential .25 du/acre | RS - 6 | | 1.23 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Taylor Property | 94930 | 003-142-36 | | Residential .25 du/acre | RS - 6 | 0.25 | 1.02 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | 34 HILL AVENUE | 94930 | 002-214-01 | | Residential 1 - 6 du/acre | RD-5.5 - 7 | 0.25 | 0.07 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 3 | 3 |
| FAIRFAX | 100 SUMMIT ROAD | 94930 | 002-181-12 | | UR - 7 UR - 10 acres/du | UR - 10 | | 10 11.75 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Vacant | 0 | 0 | 1 | 1 |
| FAIRFAX | Island Pickle Property | 94930 | 002-181-05 | | UR - 7 UR - 10 acres/du | UR - 10 | | 10 5.92 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Vacant | 0 | 0 | 3 | 3 |
| FAIRFAX | 350 BOUNAS ROAD | 94930 | 002-032-23 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 0.15 | | Multi Family Residential | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Island Pickle Property | 94930 | 002-181-04 | | UR - 7 UR - 10 acres/du | UR - 10 | | 10 4.61 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Vacant | 0 | 0 | 3 | 3 |
| FAIRFAX | 2040 SIR FRANCIS DRAKE BLVD | 94930 | 001-183-04 | | Central Commercial | CH | 6.25 | 1.04 | | Retail/General Commercial | Yes - Current | NO - Privately-Owned | Available | Used in Two Consecutive Prior Housing Elements - Non-Vacant | 0 | 0 | 8 | 8 |
| FAIRFAX | Kuhler Property | 94930 | 003-181-07 | | Residential .25 du/acre | RS - 6 | 0.25 | 7.69 1.82 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Ross Property | 94930 | 003-171-02 | | Residential .25 du/acre | RS - 6 | 0.25 | 7.69 1.90 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Ross Property | 94930 | 003-171-08 | | Residential .25 du/acre | RS - 6 | 0.25 | 7.69 2.25 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | 75 PINE DRIVE | 94930 | 003-101-06 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 0.15 | | Single Family Residential | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Ross Property | 94930 | 003-171-05 | | Residential .25 du/acre | RS - 6 | 0.25 | 2.67 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 2 | 2 |
| FAIRFAX | 200 TOYON ROAD | 94930 | 003-161-01 | | Residential .25 du/acre | RS - 6 | | 0.25 1.92 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Piombo Property | 94930 | 001-093-37 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 1.63 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | Tomlinson Property | 94930 | 002-174-04 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 1.02 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | 615 OAK MANOR DR | 94930 | 174-070-71 | | Residential .25 du/acre | RS - 6 | 0.25 | 39.34 | | Single Family Residential | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 10 | 10 |
| FAIRFAX | Elterman Property | 94930 | 003-032-42 | | Residential 1 - 6 du/acre | RS - 6 | 1 | 6 1.02 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0 | 0 | 1 | 1 |
| FAIRFAX | RFC Property | 94930 | 174-300-05 | | Planned Development District | UR - 7 | | 6.25 11.77 | | Vacant | Yes - Current | NO - Privately-Owned | Available | Used in Two Consecutive Prior Housing Elements - Non-Vacant | 0 | 0 | 6 | 6 |

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need

| 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 | 6.22 | 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 | 1577 SIR FRANCIS DRAKE BLVD | 94930 | 002-213-25 | 6 | | | Shortfall of Sites | 0.25 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 7 | Nonvacant | Self car wash station on a large parcel with low FAR and low AV ratio | WHO-B Site | |
| FAIRFAX | 1591 SIR FRANCIS DRAKE BLVD | 94930 | 002-213-04 | 2 | | | Shortfall of Sites | 0.09 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 2 | Nonvacant | Old structure that houses a second hand shop business and apartments with low FAR | WHO-B Site | |
| FAIRFAX | 1601 SIR FRANCIS DRAKE BLVD | 94930 | 002-211-20 | 5 | | | Shortfall of Sites | 0.23 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 5 | Nonvacant | Underutilized site with a dry cleaning business and take-out restaurant that has low FAR | WHO-B Site | |
| FAIRFAX | 1625 SIR FRANCIS DRAKE BLVD | 94930 | 002-211-21 | 4 | | | Shortfall of Sites | 0.26 | Central Commercial; Residential 1 - 6 du/acre | CH/RD-5.5-7 | | Workforce Housing Overlay | 20 | 40 | 4 | Nonvacant | Vacant restaurant and duplex with owner's interest for redevelopment | WHO-B 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 | 2090 SIR FRANCIS DRAKE BLVD | 94930 | 001-183-12 | 5 | | | Shortfall of Sites | 0.17 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 60 | 5 | Nonvacant | Thrift shop and nail salon in a low FAR building almost 70 years old | WHO-A Site | |
| FAIRFAX | 2086 SIR FRANCIS DRAKE BLVD | 94930 | 001-183-14 | 6 | | | Shortfall of Sites | 0.19 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 60 | 6 | Nonvacant | Women's fitness center and spa closed since 2022 | WHO-A Site | Consolidated site with APN 001-183-15 |
| FAIRFAX | 2082 SIR FRANCIS DRAKE BLVD | 94930 | 001-183-15 | 6 | | | Shortfall of Sites | 0.19 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 60 | 6 | 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 |
| FAIRFAX | 1607 SIR FRANCIS DRAKE BLVD | 94930 | 002-211-05 | 3 | | | Shortfall of Sites | 0.11 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 3 | Nonvacant | Building with a caterer business, vacant hair salon and three apartment units almost a century old and with a low AV ratio | WHO-B Site | |
| FAIRFAX | 1589 SIR FRANCIS DRAKE BLVD | 94930 | 002-213-05 | 2 | | | Shortfall of Sites | 0.05 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 2 | Nonvacant | Liquor shop in an old building (80+ years) with owner's interest for redevelopment | WHO-B Site | |
| FAIRFAX | 1585 SIR FRANCIS DRAKE BLVD | 94930 | 002-213-06 | 3 | | | Shortfall of Sites | 0.1 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 3 | Nonvacant | Vacant restaurant, art studio and apartment units in an old building (90 years) with owner's interest for redevelopment | WHO-B Site | |
| FAIRFAX | 1583 SIR FRANCIS DRAKE BLVD | 94930 | 002-213-07 | 2 | | | Shortfall of Sites | 0.08 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 2 | Nonvacant | Clothing alteration shop in an old building (90 years) with owner's interest for redevelopment | WHO-B Site | |
| FAIRFAX | 1573 SIR FRANCIS DRAKE BLVD | 94930 | 002-213-10 | 6 | | | Shortfall of Sites | 0.2 | Central Commercial | CH | | Workforce Housing Overlay | 20 | 40 | 6 | Nonvacant | Restaurant in a structure almost 120 years of age, low FAR, low AV ratio, and with owner's interest for redevelopment | WHO-B Site | |
| 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 | | Workforce Housing Overlay | 20 | 60 | 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 | | Workforce Housing Overlay | 20 | 60 | 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 | |

Table C: Land Use

| 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. |