

Appendix G

Housing Precedents

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Table G-1: Representative Multifamily 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 (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 (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	0.50
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	0.51
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	1935

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



Site Plan

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

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

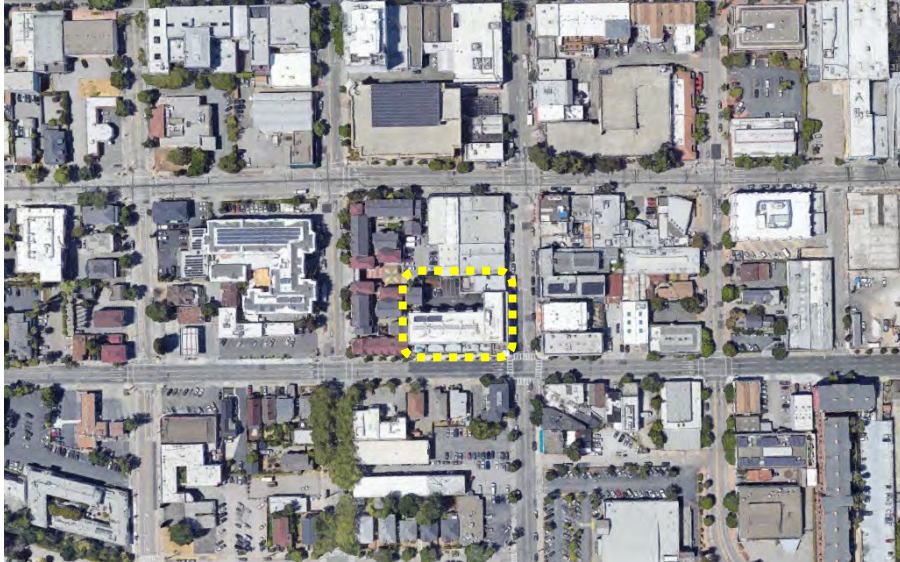


Streetscape

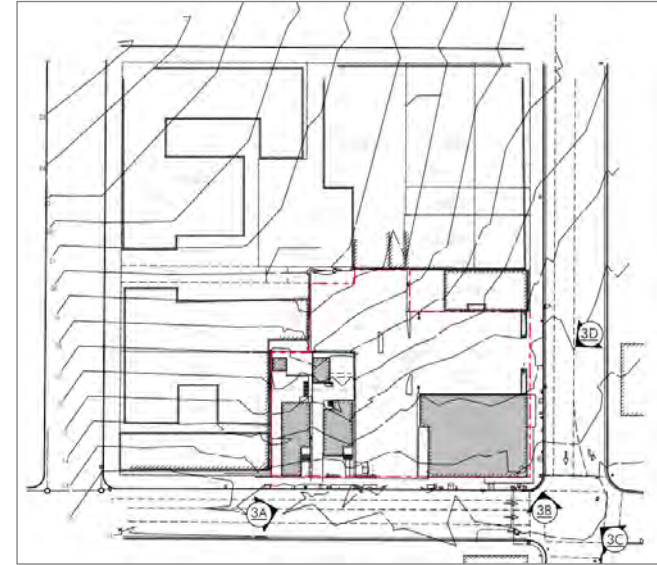


Bird's Eye View of Building

San Rafael



Site Location



Site Plan

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

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

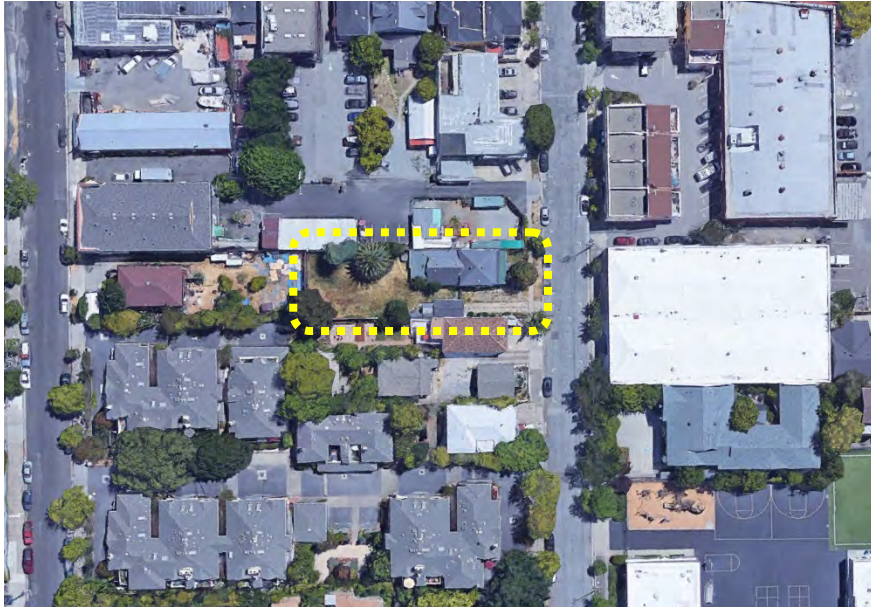


Existing Building Facade

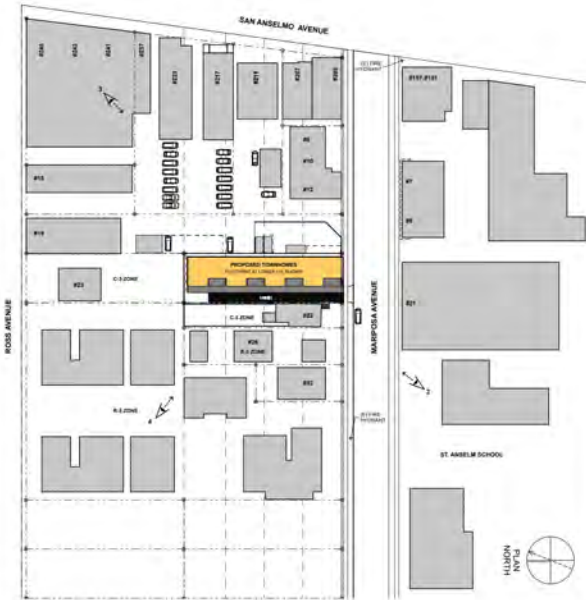


On-Site Amenities

San Anselmo



Site Location



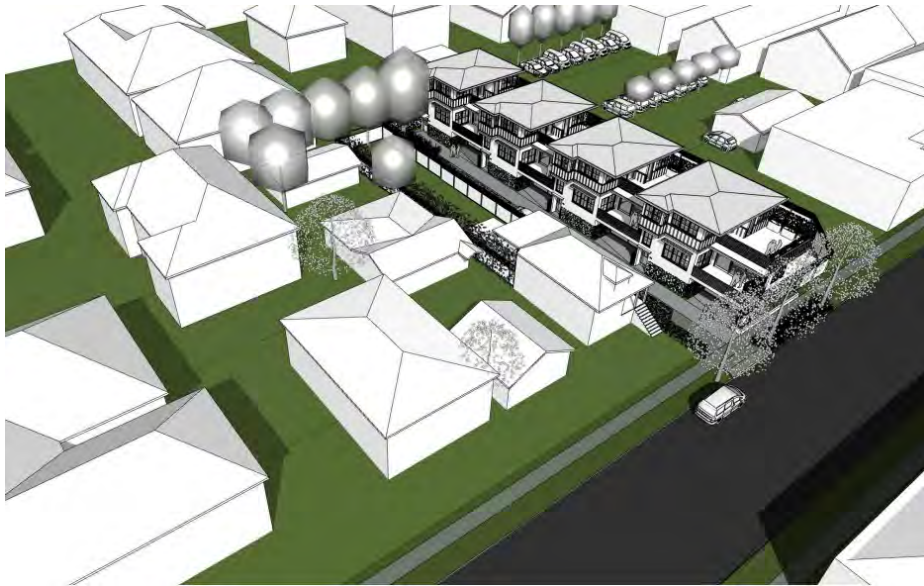
Site Plan

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



Site Plan

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

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)



Façade: Before Renovation



Façade: After Renovation



Current Built Conditions after Renovation

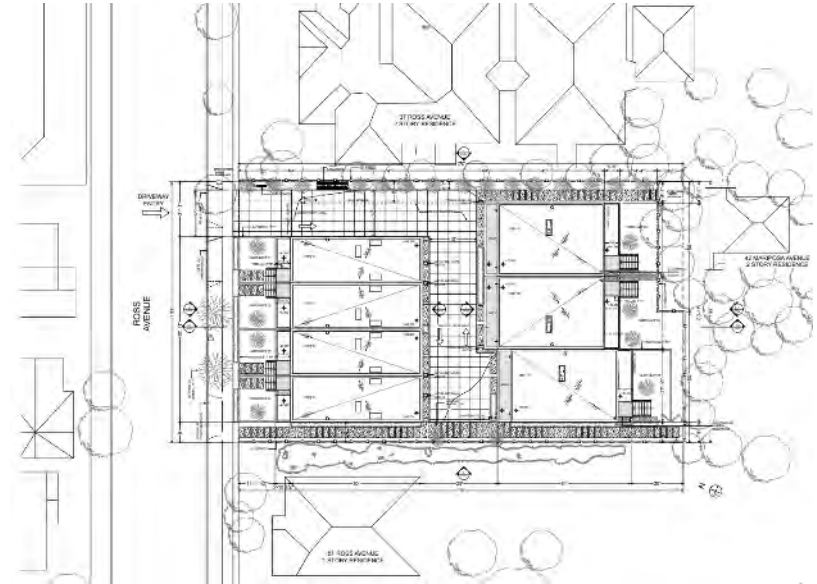


Rear Deck Rendering

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)

San Anselmo *(continued)*



Rendering at Time of Proposal



Backyards of Built Property



Newly Built Building



Garage Entrance

Novato



Site Location



Site Plan

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

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



Site Plan

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

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)*



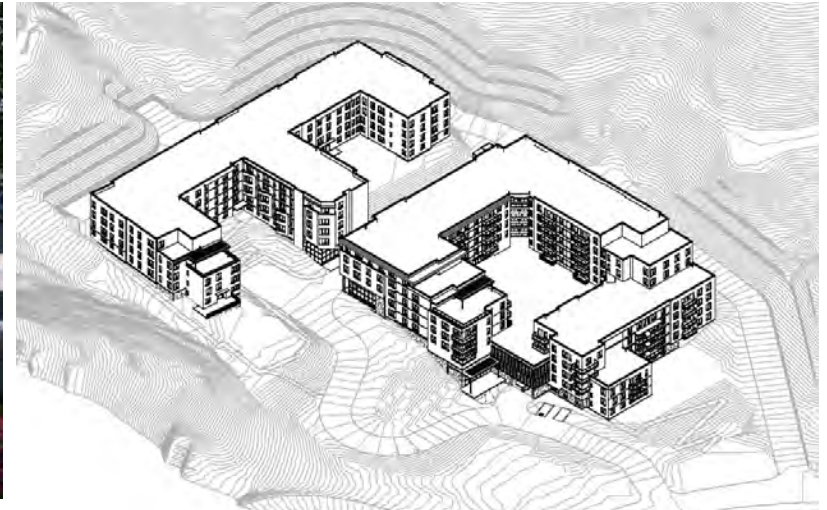
Rendering of the Project



Rendering of the Project



Rendering of the Project



Architectural Massing

Table G-2: Zoning Standards on Representative Multifamily Projects from Marin County Jurisdiction

Location	Name	Address	Zoning	Underlying Zoning Parameters			
				Density	Height	Parking	Open Space
Corte Madera	Bell Mt. Tam	195 Tamal Vista Blvd	Mixed Use Gateway District (MUGD)1	40 du/acre	38 ft. along street frontage; 48 ft. on inner portions of lot	1 per unit for studio and 1 bedroom; 1.5 per unit for 2 bedrooms; 2 per unit for 3+ bedrooms; 1 guest parking space per 10 units	50 sq. ft./du
San Rafael	Second & B Street	815 B Street	2nd/3rd Mixed-use West (2/3 MUW)	30 du/ac4	42'-0"	1 per unit for studio and 1 bedroom; 1.5 per unit for 2+ bedrooms	100 sq.ft. of common or private open spaces per du
San Anselmo	18-20 Mariposa	18-20 Mariposa Ave	Commercial (C-3)	20 du/ac	2 stories	1 per unit for studio and 1 bedroom; 1.5 per unit for 3+ bedrooms	-
Novato	Verandah	7711 Redwood Blvd	Business and Professional Office (BPO)/Affordable housing overlay	20-23 du/ac	35'-0"	1.2 per unit for studio; 1.5 for 1 bedroom; 2 per unit for 2 bedrooms; 2.2 per unit for 3+ bedrooms; 1 guest parking space per 3 units	150 sq.ft. of common or private open spaces per du
Sausalito	676 Bridgeway	676-686 Bridgeway	Commercial (CC)/Downtown Historic District Overlay	29 du/ac	32'-0"	1.5 per unit	-
San Anselmo	Ross Avenue Homes	45 Ross Avenue	Specific Planned Development (SPD) over R-3 Residential	13-20 du/ac	2 stories / 30'-0"	1.5 per unit for 2 bedrooms; 2 per unit for 3+ bedrooms	-
Novato	First and Grant	1107 Grant Ave	Downtown Core Retail (CDR)/Downtown Overlay	FAR 2.05	5 stories / 35'-0"	1 per unit for 1 bedroom; 1.5 per unit for 2+ bedrooms; 1 guest parking space per 4 units	150 sq.ft. of common or private open spaces per du
Sausalito	Bridgeway Commons	1755 Bridgeway	Multifamily Residential (R-3)	29 du/ac	32'-0"	1.5 per unit	Zoning limits coverage on site by impervious surfaces to 75%
Fairfax Workforce Housing Overlay (WHO)			WHO-A	40 du/acre ²	3 stories (max. 35 ft) ³	1 per unit for studio; 1.5 per unit for 1 bedroom units; 2 per unit for 2+ bedroom units	150 sq.ft. of common or private open spaces per du (at least 36 sq.ft. must be private for individual du and 60 sq.ft. for ground level units)
			WHO-B	20 du/acre ²	2 stories (max. 28.5 ft) ³		200 sq.ft. of common or private open spaces per du (at least 48 sq.ft. must be private for individual du and 60 sq.ft. for ground level units)

Note:

- Requires 10% affordable housing
- Allows 10 percent increase in the percentage of for-sale units affordable to moderate income households and a similar increase in the percentage of rental units for low income households. With this increase, WHO-A allows up to 60 du/acre and WHO-B, 40 du/acre.
- Additional height and an additional story area allowed up to 45 feet and four stories in the WHO-A zone and 35 feet and three stories in the WHO-B zone for lots with at least 100 feet of primary street frontage to accommodate affordable for-sale or rental housing for lower-income renters and enable provision of sloped roofs and common open space for recreational facilities. The stories above 30 feet shall be setback back from the front property line a minimum of 20 feet from the front property line
- For projects with more than 20 units, the City requires that 20% of units to be "below market rates"; this particular project provided certain levels of affordability and was entitled to a State Density Bonus of 35%, providing 11 additional market rate units for a project total of 41 units
- Residential density (units per acre) is not a development intensity metric applied to the CD designated properties

Table G-3: Environmental Constraints on Representative Multifamily Projects from Marin County Jurisdictions

Location	Name	Address	Zoning	Underlying Zoning Parameters			
				Liquefaction	Fire	Flood	Other
Fairfax	Victory Village	2626 Sir Francis Drake Blvd	Built	-	High Risk	-	-
Corte Madera	Bell Mt. Tam	195 Tamal Vista Blvd	Built	High Risk	-	-	-
San Rafael	Second & B Street	815 B Street	Built	Medium Risk	-	100-year zone	“Very Strong” shaking area
San Anselmo	18-20 Mariposa	18-20 Mariposa Ave	Built	High Risk	-	1% annual chance of flood area	-
Novato	Verandah	7711 Redwood Blvd	Built	High Risk	High Risk	-	Low risk land slide potential area; moderate soil erosion hazard
Sausalito	676 Bridgeway	676-686 Bridgeway	Built	High Risk	-	-	-
San Anselmo	Ross Avenue Homes	45 Ross Avenue	Built	High Risk	-	1% annual chance of flood area	-
Novato	First and Grant	1107 Grant Ave	Approved	High Risk	-	-	Dam inundation area
Sausalito	Bridgeway Commons	1755 Bridgeway	Under Review	Very High Risk	-	-	Strongest shaking soil type and hazard soil type

UNDERUTILIZED SITES

Description of Existing Conditions

As detailed in Chapter 3, the inventory of sites available for housing has identified 17 underutilized sites as candidates for redevelopment with high density housing over the planning period. These sites are centrally located along Sir Francis Drake Boulevard and Broadway, two of the Town's primary commercial corridors. These sites all provide convenient access to transit and the local transportation network. Most of the sites are also within the Town Center area, which includes downtown Fairfax, and as such provide easy walking access to shops, services, employment, and parks. Some of the sites have businesses that have closed in recent years, such as the former Pancho Villa restaurant or the Bank of America building on Broadway, which no longer offers walk-in client services and is currently for sale. These sites would be rezoned to facilitate redevelopment with multifamily housing with implementation of Programs 2-A and 2-B in the Housing Action Plan (Chapter 4). The following provides a description of existing conditions and uses on each of the underutilized properties.

Workforce Housing Overlay (WHO)

The Town of Fairfax will adopt Zoning Code amendments in the form of a Workforce Housing Overlay (WHO) District to implement streamlined ministerial approval pathway for multifamily projects on commercially zoned land and provide an alternative to California Assembly Bill AB2011. This overlay district is a means of promoting the construction of housing for teachers, restaurant and service workers, firefighters, police officers, and other employed in Fairfax and Marin County. The overlay will apply to properties shown on Map 3-5 in the CL, CH, and CC zones, providing property owners with the option to redevelop their land with housing or mixed use projects should they elect to do so. Two subzones of the WHO are envisioned: one for high density workforce housing in the downtown area (WHO-A), and another for medium density workforce housing along Sir Francis Drake Boulevard (WHO-B).

WHO overlay will promote mixed use developments with a residential component in Downtown Fairfax to provide workforce housing and locate higher density residential development in proximity to employment, shopping, transit, recreation, and other services. Its policy goals are as follows:

- Allow for mixed use development and 100 percent residential buildings on commercial properties within in the overlay, with at least 50 percent of the floor area in a mixed use development required to be for residential uses;
- Establish an "by right" maximum base density with a minimum percentage of affordable housing (40 units per acre in downtown and 20 dwelling units per acre along Sir Francis Drake Boulevard);
- Permit additional density above the maximum base on larger sites that provide additional on-site amenities and designs with transitions to adjacent lower density uses;
- Create a sliding scale that provides bonus density in exchange for a greater commitment to affordability;
- Incorporate objective design and development standards to accommodate higher density development and ensure appropriate buffering of adjacent residential land uses.

Additionally, as part of these zoning amendments, the Town will amend the base zoning for overlay sites to establish a minimum density of 20 dwelling units per acre when residential uses are proposed.

WHO A Sites: Downtown

1. 2090, 2086, 2082 Sir Francis Drake Blvd (APN: 001-183-12, 14, 15)

This cluster of sites, collectively occupying 0.55 acres, is located within an older, low slung strip mall, which includes a thrift store, nail salon, design studio, and a law office with surface parking in the front. Current zoning is CH (Highway Commercial), and the existing 1-story buildings were constructed between 1955 and 1960. Two of the three parcels (2086 and 2082 Sir Francis Drake Blvd) are adjacent and under common ownership, which will facilitate redevelopment. The sites are located along the Town's major transit route, a short walk from the intersection of Bolinas and Broadway, at the heart of Downtown Fairfax.



2. No Address (APN: 001-183-10)

Adjacent to the previously mentioned sites is vacant parcel with an earthen berm from grading of an adjacent site. This parcel is 0.41 acres in size and the owner has communicated interest to Town staff in developing housing on the site, although no formal application has been submitted. The site is immediately north of the Fairfax Market multifamily pipeline project, and there is existing multifamily housing adjacent to the southeast, as shown in the photo on the bottom of the page.



3. 6 School Street Plaza (002-112-13)

Located near the heart of the Town Center area, a short walk to the shops, services, and recreational amenities in Downtown Fairfax, the School Street Plaza site is one of the largest underutilized properties on the inventory, at 1.92 acres. As detailed further in the letter of interest from the property owner included in this appendix, the site has drawn interest from various entities given its generally flat configuration, walkability, access to transit, and proximity to the downtown core. The site was formerly a school and now houses various businesses, including a hair salon, tax office, children's programs and camps, fitness center, sound studio, hot tub spa, medical practice, yoga studio, a cannabis dispensary, and eight live-work units. Several of the commercial units on the site are currently vacant and other uses are set to close. Existing 1-story buildings were constructed in 1983 and oriented around a large surface parking lot.



4. 89 Broadway (APN: 002-113-08)

Adjacent to the School Street site is a 0.35-acre property that was formerly a Bank of America branch building, that closed several years ago. The existing structure dates from 1960 and currently provides automated teller services only. Approximately half of the site area is surface parking. The site is located on Broadway in Downtown Fairfax.



5. 2000 Sir Francis Drake Blvd (001-183-17)

This 0.51-acre site is located on the east side of Sir Francis Drake across from the Bank of America site in the Town Center area. It currently houses a van conversion shop specializing in off-roading and camping vehicles. As shown in the photos below, a significant portion of the land is dedicated to on-surface parking for vans and oversized vehicles and the as built floor area ratio is only 0.06. The existing 1,200 square foot structure was built in 1956 and the property owner has expressed interest in redeveloping with housing.



6. 1810-1812 Sir Francis Drake Blvd (001-225-53)

This 0.33-acre site is centrally located on the north side Sir Francis Drake, across from the Fairfax Theater. The existing single story structure is about 10,950 square feet in size and made of corrugated metal. It currently houses an auto repair shop and some smaller retail shops.



WHO B Sites: Corridor

WHO-B sites are anticipated for workforce housing in commercial areas along Sir Francis Drake Boulevard, generally about one third of a mile (1,750 feet) from the downtown core. The following summary is a list of WHO-B sites and their existing conditions.

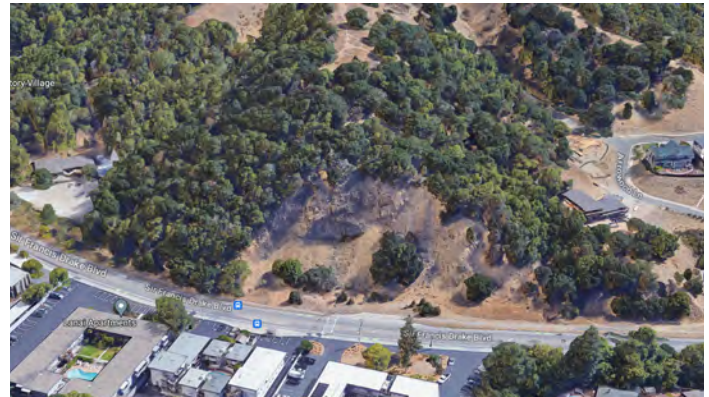
1. 2600 Sir Francis Drake Blvd (APN: 174-070-05)

This 6.22-acre site on Sir Francis Drake next door to Victory Village and across from three apartment complexes is occupied by the Jehovah's Witness Kingdom Hall. Originally built in 1973, the 3,600 for structure is currently unoccupied and unused. In communications with Town staff, the property has expressed interest in redevelopment with housing. A 1-acre portion of the site fronting Sir Francis Drake Boulevard has relatively flat terrain, which could be redeveloped with multifamily housing. The site is located approximately 1-mile north-west of downtown Fairfax on the town's major transit corridor.



2. Portion of Parcel 174-070-71 (615 Oak Manor Drive)

This site is immediately adjacent to the Jehovah’s Witness Kingdom Hall. Part of a larger property with a total area of nearly 40 acres, the property owner has submitted a letter of interest indicating the desire to subdivide the property and develop a 1-acre portion fronting Sir Francis Drake with multifamily housing, including an affordable component. Working with an architect, the property owner has prepared an initial development concept for this vacant portion of the property.



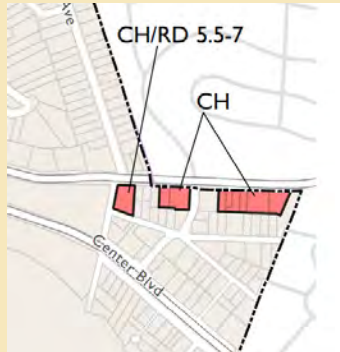
3. 10 Olema Road (APN: 002-204-12)

Located at the intersection of Olema Road and Sir Francis Drake Boulevard, this 1.21-acre site is approximately one third of a mile from Downtown Fairfax, along the town’s major transportation and transit corridor. There is an artist studio and an existing single family home on the property, which formerly housed a restaurant. Existing structures occupy a small portion of the site, which has an as built FAR of 0.12 and large areas of paved open space. The existing single-family home was built in 1903, but has not been designated as a local landmark or historic resource. The property is for sale and several potential buyers have expressed interest in acquiring it to redevelop with multifamily housing if adequate zoning to support that concept is put in place.



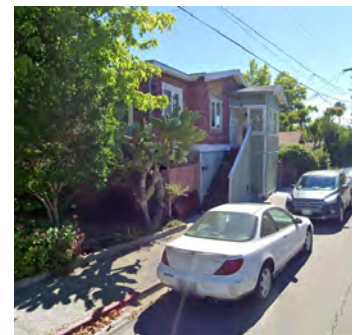
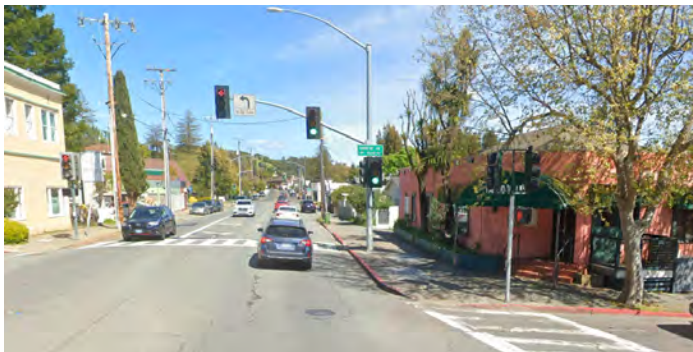


The following WHO-B sites are a total of nine, relatively smaller lots that sit adjacent to each other along Sir Francis Drake Boulevard.



4. 1625 Sir Francis Drake Blvd (APN: 002-211-21)

Located at the intersection of Sir Francis Drake Boulevard and Pastori Avenue, this 0.26-acre property was formerly the home of the Pancho Villa restaurant. The restaurant is now closed and the building has been unoccupied for several years. The site is across the street from the Good Earth supermarket at the eastern gateway to the town. Existing multifamily apartments are located across Sir Francis Drake to the north. The property owner has expressed strong interest in redeveloping the site housing and is also interested in acquiring adjacent properties to consolidate and redevelop together with the Pancho Villa site.



5. 1607 Sir Francis Drake Blvd (APN: 002-211-05)

This 0.11-acre site contains a single story commercial building with an existing business, a commercial vacancy and three apartment units. The existing building was constructed in 1930, but has not been designated as a local landmark or historic resource. The site is a candidate for shop keeper housing or live-work units that can provide housing opportunities for moderate income households, including local entrepreneurs and artisans. The property owner has expressed interest in redeveloping with additional housing.



6. 1601 Sir Francis Drake Blvd (002-211-20)

This 0.18-acre site presently accommodates both a dry cleaner's establishment and a take-out Italian restaurant. Existing buildings are single-story and total 2,150 square feet. There is a large surface parking lot that occupies the majority of the site. It is located on the south side of Sir Francis Drake at the eastern gateway to Fairfax, within easy walking distance to the Good Earth supermarket. Like 1607 Sir Francis Drake, it is a candidate for shop keeper housing or live-work units that can provide housing opportunities for moderate income households within the Town Center area.



7. Multiple Properties on Sir Francis Drake Blvd

This series of adjacent properties are candidates for shop keeper housing or live-work units that can provide housing opportunities for moderate income households within the Town Center area.

1591 Sir Francis Drake Blvd (002-213-04)

This 0.09-acre site contains a Second Hand Shop with an apartment above and surface parking. The buildings are aging and in need of repair. The owner has expressed strong interest in redevelopment and is looking to acquire or sell to adjacent property owners in order to consolidate and redevelop multiple adjacent sites with housing. Like 1607 Sir Francis Drake, it is a candidate for shop keeper housing or live-work units that can provide housing opportunities for moderate income households within the Town Center area.



1589 Sir Francis Drake Blvd (002-213-05)

Also located within this cluster of small, underutilized commercial properties at the eastern gateway to Fairfax, this 0.05-acre site contains a food and liquor market. The existing single story building is aging and in need of repair. The owner has expressed interest in redevelopment with housing.



1585-7 Sir Francis Drake Blvd (002-213-06)

This 0.1-acre site contains an art studio and vacant restaurant building fronting Sir Francis Drake, with three apartments in the rear. The single-story structures total 1,420 square feet. The owner has expressed interest in redevelopment with housing.



1583 Sir Francis Drake Blvd (002-213-07)

This 0.08-acre site contains a clothing alteration and sales shop. The aging single-story structures total 3,500 square feet. The owner has expressed interest in redevelopment with housing.



1581 Sir Francis Drake Blvd (002-213-25)

This 0.25-acre site is currently occupied by a car wash. Existing structures on the site total 1,200 square feet and as built FAR is just 011. The owner has expressed interest in redevelopment with housing.



1573 Sir Francis Drake Blvd (002-213-10)

Adjacent to the car wash, this 0.20-acre site is currently occupied by a restaurant. Existing structures on the site total 1,320 square feet and there is a large unpaved parking area in the rear. The owner has expressed interest in redevelopment with housing.



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,

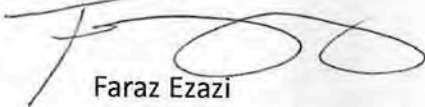
As the ownership representative of School Street Plaza (6 - 12 School Street), I am writing to inform you of our family's express interest in redeveloping our property with housing. Our site's prime location, relatively large size compared to other parcels in the Town Center area, existing utility service, 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,



Faraz Ezazi
School Street LLC

Robert Schwartz
615 Oak Manor Drive, Fairfax, CA 94930
(510) 495-7511 / robmschwartz@yahoo.com

May 8, 2023

Ms. Heather Abrams
Town Manager
Town of Fairfax
142 Bolinas Rd.,
Fairfax, California 94930

RE: LETTER OF INTENT TO SUBMIT APPLICATIONS FOR REZONING & SUBDIVIDING PORTIONS OF 615 OAK MANOR DRIVE, FAIRFAX, CA. (APN 174-070-71)

Dear Ms. Abrams,

As the owner of the 45 acre property known as 615 Oak Manor Drive in Fairfax which is currently zoned RS-6 with a minimum entitled lot size of 6 acres, I am pleased that at your last Town Council meeting on May 3, 2023 the Town Council voted to give direction to staff and the Town housing element consultant to change the Draft Housing Element Appendix A Fairfax Sites Inventory and to include my property as a “pipeline project” as follows:

- (1) Include a proposed 1 acre “flat” lot that fronts Sir Francis Drake Blvd for 20 units of low and very low income multi-family residential “for sale” or rental units; where ample sewer, water and utilities are located; adjacent to and across the road from several rental apartments; fronting a public transit stop and is less than ¼ mile to shopping, schools etc. Please note: Site development and building design plans will be submitted with the rezoning and subdivision applications; as was similarly done after the Town’s last Cycle 5 Housing Element on the successful “*Victory Village*” project next door - that targeted 2 acres out of a 20 acre site for 40 units of infill and has resulted in 54 units of multi-family housing units being constructed - that are all affordable to those at or below 50% of the area median income.
- (2) Include 6 clustered lots for single family “above moderate income” detached homes with accessory dwellings “uphill”, as shown in the previously provided preliminary map and called for in “Program 2D”; with two half-acre lots, and 4 quarter acre lots in two separate areas. In total, 6 new infill lots would be created that front Oak Manor Drive; where ample sewer, water, and utilities exist on the road. Each of the 6 new lots will be sited for 6 new single family detached homes and 6 new ADUs for a total of 12 new dwelling units. These single family detached homes with accessory dwellings on infill lots will generally be consistent in size and shape to those existing developed lots that front Oak Manor Drive.

In furtherance of the above, I have engaged design professionals to site plan & design 20 units of multi-family high density low-income residential units on the flat 1-acre portion of the site that fronts Sir Francis Drake (e.g., @ 20 units to the acre minimum); and, site plan for 6 clustered housing lots in specific locations as shown in the preliminary parcel map previously provided.

I acknowledge that the 1-acre portion of land fronting Sir Francis Drake Boulevard will require subdivision and rezoning of that portion of the property to permit high density residential uses. The purpose of this letter is to confirm my commitment to doing the above and (a) providing affordable housing development on the lower portion of my property fronting Sir Francis Drake Boulevard and (b), to provide market-rate clustered development on the remainder of my property in order to protect as much open space as possible – as proposed in Program 2D.

With regards to the proposed 1-acre affordable housing site fronting Sir Francis Drake Boulevard, my development team is currently exploring a public non-profit development or a public/private partnership to lead the multi-family residential housing project. The objective is to prepare the project for shovel ready “Tier II” financing eligibility: It is important to note that in May 2022 the California Department of Housing and Community Development (HCD) announced the availability of 1.6 billion dollars in CA Housing Accelerator (CHA) funds for the purposes of supporting shovel ready projects. HCD has developed a list of projects eligible for the CHA funding. This project may be eligible for funding through the “Infill Infrastructure Grant Program”; the “Multifamily Housing Program”; “Transit-Oriented Development Implementation Program” and/or several other programs listed with HCD.

In summary: I am committed to seeing this large 45 acre piece of land, largely vacant with the exception of my newly built home and ADU, as an opportunity for the Town to address the affordable housing crisis. I have taken the next steps to demonstrate conceptually that this property has the potential to provide a mix of housing unit types including at least 20 units of multi-family residential attached low-income ‘for sale condos’ or rental apartments on a flat one acre site; and, an additional 6 units of above moderate income single family residences “uphill” with an additional 6 ADU’s (which are presumably more affordable by size) in clustered developments. Likewise, I provided a land planning analysis in the letter and conceptual plan to the Town dated April 24, 2023 to demonstrate that the subject property provides the Town with an excellent opportunity for additional housing to address the needs of the community, region and state while at the same time accommodating the Town of Fairfax General Plan open space and hillside development policies.

Accordingly, once the Town’s housing element is certified by California Department of Housing and Community Development, the Town adopts the new Housing Element and Certifies the EIR, I will file a formal property rezoning & subdivision application within three months. Therefore, I look forward to the Town’s hopeful completion of the housing element update process by mid to late summer and providing our applications by the end of this year.

Thank you again for all your hard work on these matters - and for the Town Council’s decision to include my property in the 6th cycle Housing Element update process as described above.

Sincerely,

Robert Schwartz

CC: Andrew Hill, Dyett & Bhatia



DYETT & BHATIA
Urban and Regional Planners