

Town of Fairfax Annual Planning Report

Study Session

Planning Commission
February 15, 2024



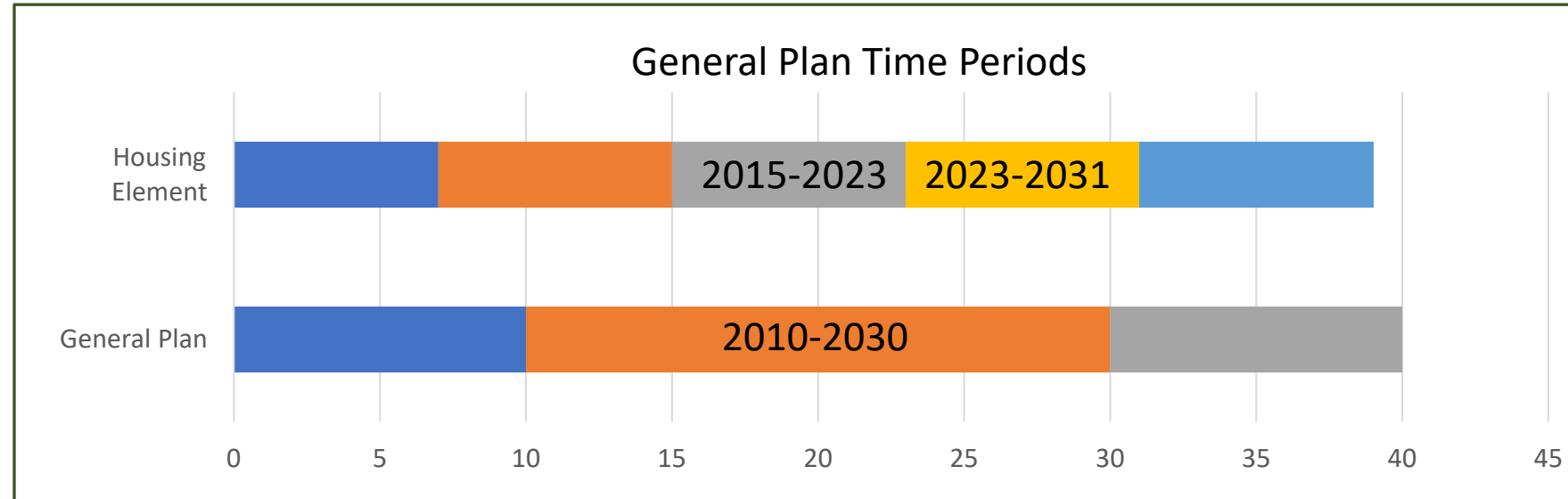
Meeting Objectives

- *Overview of General Plan Elements*
- *Provide overview of current activities*
- *Planning Commission Input on:*
 - *Accuracy of information presented*
 - *Activities that should be added to work plan*

Fairfax 2010 to 2023 General Plan

- Elements

- Land Use
- Circulation
- Town Center
- Housing
- Open Space
- Conservation
- Safety
- Noise



- 8 elements – 7 required, one optional (Town Center)
- Time periods
 - General Plan – 2010-2030, 20 years + (does not “expire”)
 - Housing Element – 2023-31 follows State mandated RHNA cycles
- Up to four updates to General Plan allowed every year
- Zoning ordinance / CIP and other Town documents required to be consistent

Region Housing Needs Allocation (RHNA)

Income Category	2015-2022 Period		2023-31 Period	
	RHNA	Total Units Achieved	RHNA	Total Units Achieved
Very Low	16	17	149	2*
Low	11	71	86	--
Moderate	11	41	71	--
Above Moderate	23	18	184	--
Total	61	147	490	--

*Staff is in the process of compiling data from 2023

Housing Element

- Covers the period of 2023-31
- Not just about RHNA, Goals:
 1. Increase the range of housing options for all economic segments
 2. Address regulatory, process, and market factors
 3. Special needs populations
 4. Foster equal housing opportunity
 5. Monitor the effectiveness of housing programs
- Recent accomplishments
 - Code updates
 - Cluster zoning and WHO help with constrained sites
 - Participation in regional ADU collaborative opportunities
- For 2024 / 25
 - Coordination with property owner and housing providers
 - Implement just cause eviction and rent stabilization
 - Hiring a new planner to focus on housing issues

Land Use Element

- Provides framework for General Plan (the “heart” of the plan)
- Goals:
 - Preserve scenic and natural resources / open space
 - Minimize potential for wildfires (and other catastrophes)
 - Manage future growth with preserving natural resources
 - Annex where advantageous to Town
 - Preserve community character
 - Preserve diversity through affordable housing (transit corridors)
 - Preserve and restore local historic buildings, features, and sites
- Recent accomplishments
 - Ridgeline protections / clustered housing rules
 - Code changes to encourage infill development
 - Clear and objective design standards
- For 2024/25
 - Consistency with Housing Element / Safety Element
 - Clear and object design standards graphics



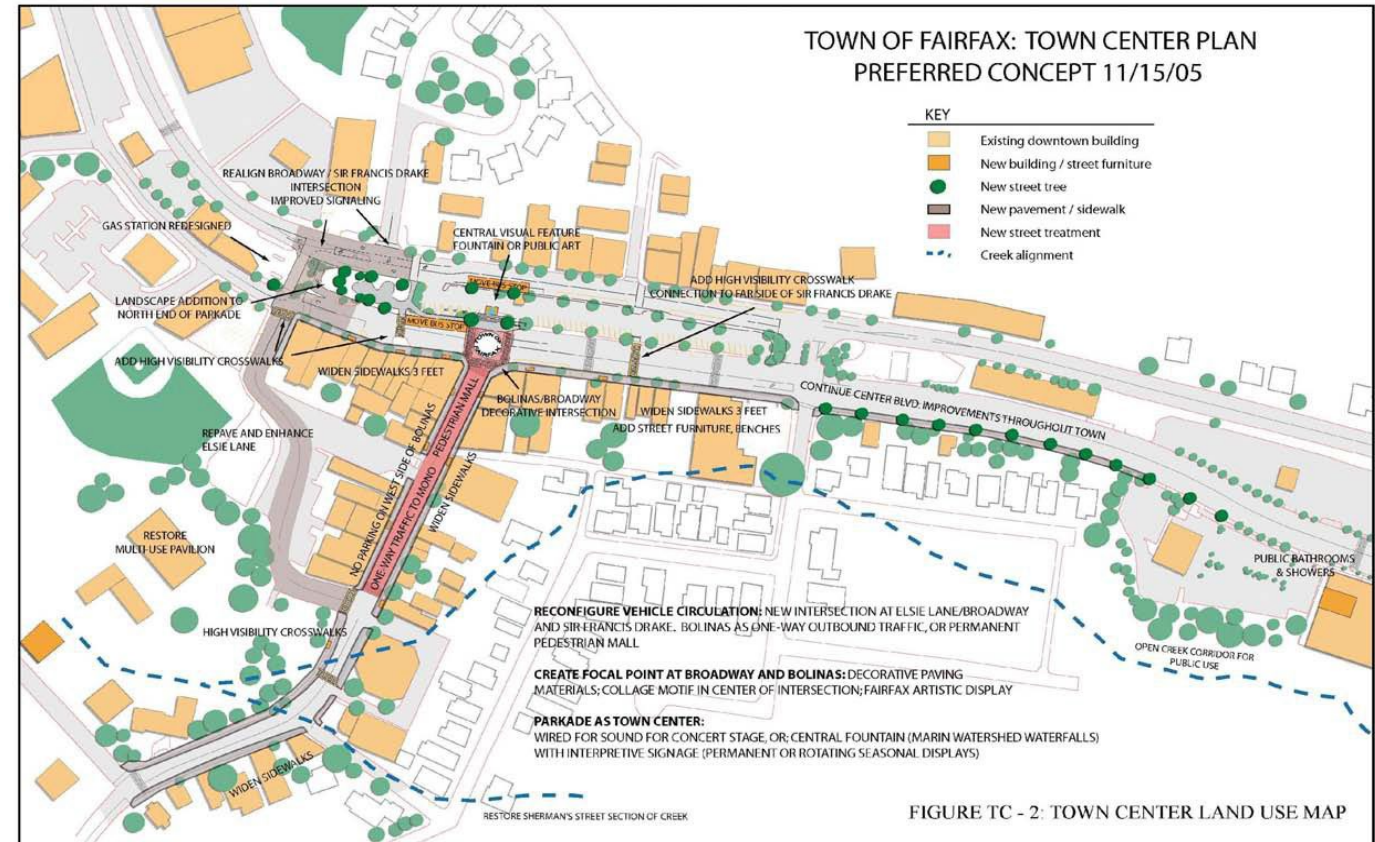
Circulation

- No significant need to expand existing infrastructure
- How does the Town retrofit what we have now?
- Goals
 - Promote complete streets and multi-modal use of streets (connection to State law)
 - Sir Francis Drake (regional arterial, transit)
 - Maintain the narrow and curving streets of Fairfax neighborhoods
 - Ensure access by emergency service vehicles and public evacuation
 - Electrification
- Recent accomplishments
 - Funding for road repairs
 - Efforts towards expanding EV infrastructure
- For 2024/25
 - Help implement Housing Element and Town Center Plan
 - Continue with road repairs and enhancements
 - Continue to expand EV infrastructure



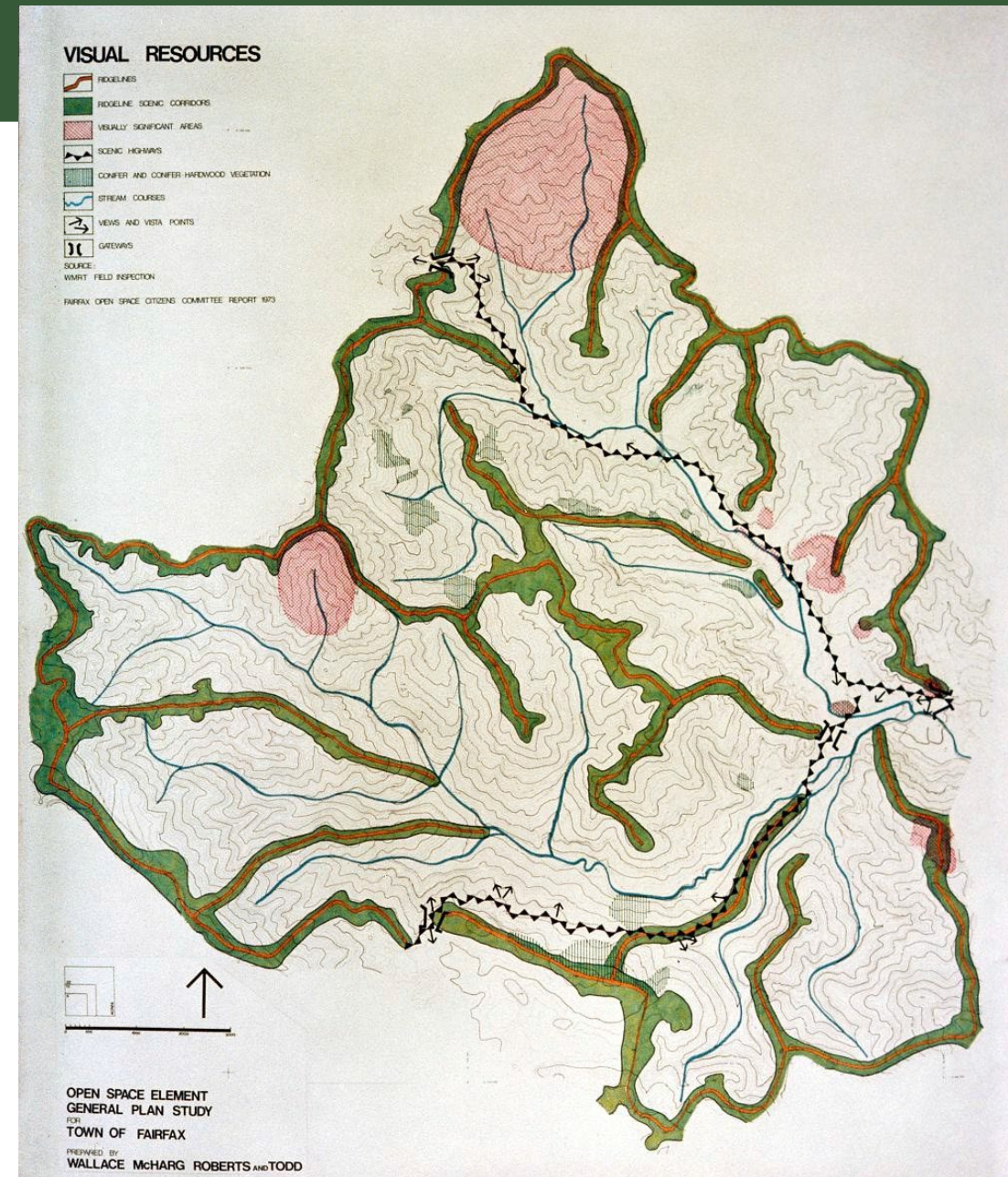
Town Center Element

- Enhance the sense of plan, quality of life, economic base of downtown area
- Goals:
 - Vision for the Town Center
 - Maintain and enhance the historic character
 - Implement a plan
 - Funding sources for improvement program
- 2024/25
 - Amended for consistency with 2023-31 Housing Element
 - Housing Element includes a program to create a Town Center Plan (by 2026)



Open Space Element

- The purpose of this element is to:
 1. Protect the Town's open space resources,
 2. Address safety issue (landslides, flooding, etc.) and
 3. Balance with the right to develop property
- Goals
 1. Protect and preserve open space lands
 2. Manage, enhance, and restore open space .
 3. Preserve the sensory qualities of open space for recreation, cultural, educational, and spiritual experiences.
 4. Balance the interests of public health and safety with the preservation of open space.
- Recent Accomplishments
 - Clustered zoning ordinance
 - “Policy OS-1.4.2: Encourage the creation of open space through clustered development on parcels in this inventory”
- 2024/25
 - Dark Sky

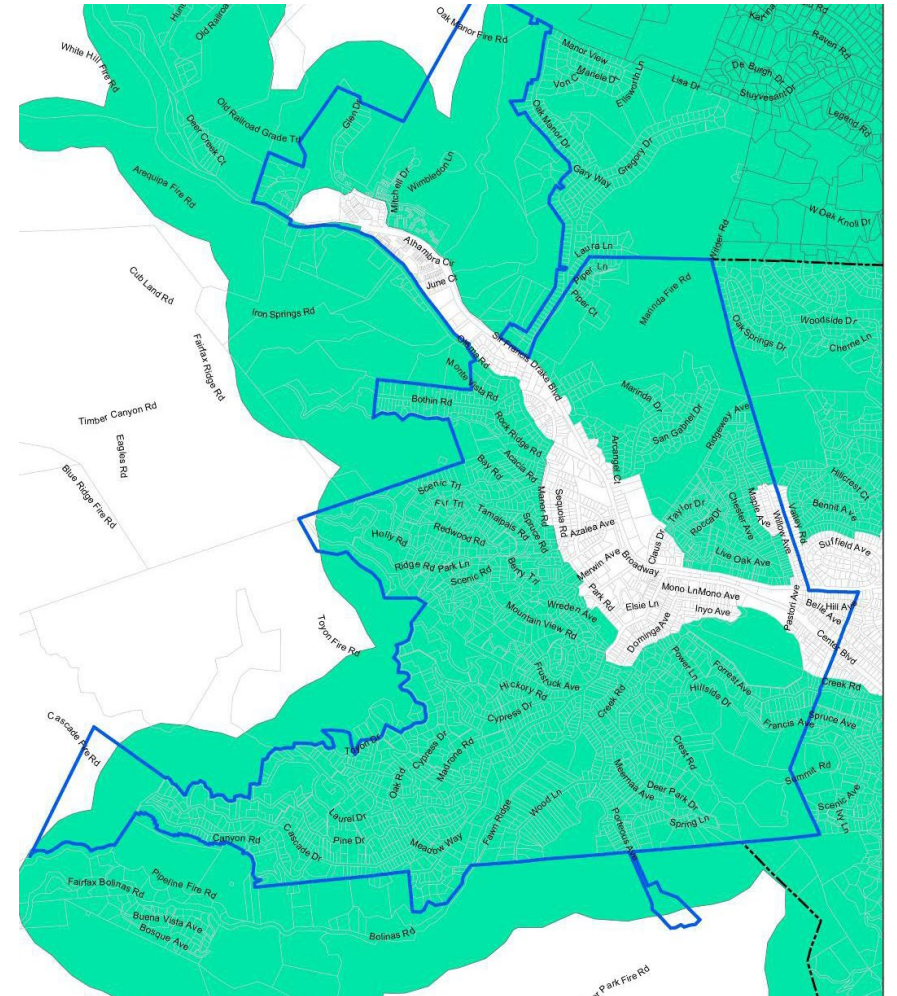


Conservation Element

- The stated purpose of this element is to:
 1. Identify and conserve natural and cultural resources;
 2. Identify where the community can conserve resources generally and reduce the overall impact on the planet.
- Goals
 - Energy Conservation and climate
 - Air Quality
 - Watershed and stream management
 - Water conservation and quality
 - Soils and vegetation
 - Wildlife
 - Waste Management
 - Historic and cultural preservation
- Recent accomplishments
 - Adopted a Climate Action Plan and share a staff person with San Anselmo to implement
 - Green building codes

Safety Element

- Reduce risks, establish programs and policy framework to support disaster response and recovery efforts.
- Goals
 - Minimize risks due to geological hazards
 - Minimize risks due to flood hazards
 - Minimize risks due to fire hazards
 - Community Preparedness
- Recent activities
 - Working on Local Hazard Mitigation Plan with other Marin jurisdictions (under review by State)
- 2024/25
 - Updates required – triggered by Housing Element adoptions (map updates, emergency evacuation routes)



Noise Element

- Purpose is to manage undesirable levels of sound in the Town
- Town already has effective rules in place
- Chapter 8.20 (Noise Control)
- Serves as an important basis for environmental analysis and mitigation measures

<i>Exterior Noise Limits</i>			
<i>(Levels not be exceeded more than 7.5 minutes in any 15-minute period)</i>			
Noise Zone	Time Period		Noise Level (dBA)
A (Residential)	Night	10:00 p.m. - 7:00 a.m.	40
	Day	7:00 a.m. - 10:00 p.m.	50
B (Multiple Dwelling, Residential)	Night	10:00 p.m. - 7:00 a.m.	50
	Day	7:00 a.m. - 10:00 p.m.	55
C (Commercial)	Night	10:00 p.m. - 7:00 a.m.	55
	Day	7:00 a.m. - 10:00 p.m.	60

Next Steps

- Town Council – review and forward APR to State HCD March 7
- Mandatory General Plan Updates 2024
 - Safety Element (emergency evacuation routes)
 - Land Use (consistency with Housing Element)
 - Town Center (consistency with Housing Element)
- Other Code Updates (as time permits) On-going