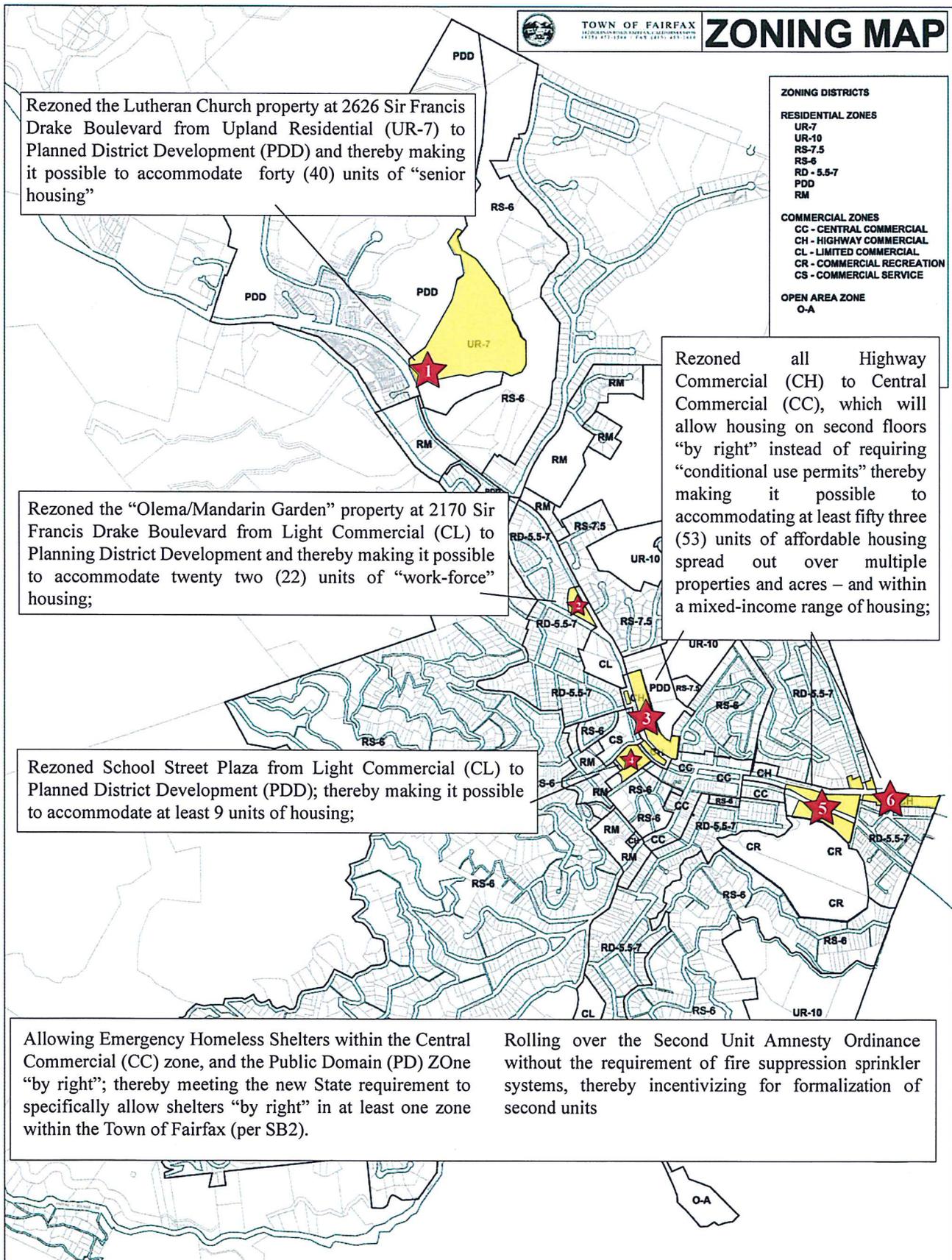


# Opportunity Site Master List - 6 Total Sites



***Objective H-1.1: Create conditions that will foster the development of at least a total of 124 units for persons with a variety of incomes by 2014.***

***Policy H-1.1.1: Local Government Leadership.*** Establish affordable housing as an important priority for the Town, with the Planning Commission providing a leadership role working with community groups, other jurisdictions and agencies, and the building and real estate industry to implement the Housing Element programs.

Program H-1.1.1.1: *Work with Housing Advocates.* The Planning Commission will coordinate with local businesses, housing advocacy groups, and the Chamber of Commerce, and participate in the Marin Consortium for Workforce Housing, to increase community understanding and support for workforce and special needs housing for lower-income households. Work to date has included noticing and facilitating meetings, issuing Requests for Qualifications (RFQs), Requests for Proposals (RFPs), and selecting a developer for the Christ Lutheran Church opportunity site. In addition, the Town sought and received funding from the local County Supervisor for pre-development environmental studies that have been completed for the 10 Olema Road site.

Responsibility: Planning Commission, Planning and Building Services

Schedule: Initiated in 2012 and Ongoing

Program H-1.1.1.2: *Prepare Public Information Material.* The Planning Commission will prepare community information material to improve awareness of housing needs, issues and programs.

Responsibility: Planning Commission, Planning and Building Services

Schedule: 2014

Program H-1.1.1.3: *Conduct Community Outreach.* The Planning Commission will develop and implement a program providing public information and

Additionally, when units become at risk, the Town will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested non-profits to develop a preservation strategy for the at-risk units.

Responsibility: Planning Commission, Planning and Building Services

Schedule: Ongoing

**Policy H-1.1.2: *Neighborhood Meetings.* Require developers of any major project (more than four units) to conduct neighborhood meetings with the community residents early in the process to understand local issues and concerns, and to facilitate a more efficient project review.**

Program H-1.1.2.1: *Establish Neighborhood Meeting Procedures.* The Planning Commission will establish Neighborhood Meeting Procedures that encourage developers to conduct neighborhood meetings with the residents early in the project approval process as a requirement of major residential development applications. The Town will coordinate with nonprofit developers and others who would be affected by the procedures to ensure that there are no constraints to the housing development process.

Responsibility: Planning Commission, Planning and Building Services

Schedule: Within one year of Housing Element adoption or by the end of the planning period.

Program H-1.1.2.2: *Outreach to Lower-Income Housing Developers.* The Town will reach out to potential developers of lower-income housing on the Opportunity Sites identified in this Housing Element, in particular those who may develop residential units on small underutilized parcels. The Town will seek to understand challenges associated with development of these units and work to reduce constraints associated with the challenges.

Responsibility: Planning Commission, Planning and Building Services

Schedule: Initiated in 2012 and Ongoing

the markets, churches, community service centers, real estate and rental offices, and restaurants, cafes and coffee houses.

Responsibility: Planning Commission, Planning and Building Services  
Schedule: 2014

Programs H-1.1.3.4: *Identify Housing Programs and Funding Sources.* The Planning Commission and staff will explore available housing programs and funding sources that are applicable to Fairfax. In particular, efforts will be made to identify funding for developments appropriate for the Opportunity Sites identified in this Housing Element.

Responsibility: Planning Commission, Planning and Building Services  
Schedule: Initiated in Spring 2012 and ongoing.

**Goal H-2: Housing and programs for special needs populations, including seniors, single-parent and families, as well as workforce housing and emergency homeless shelters.**

***Objective H-2.1: Housing opportunities for the Town’s residents with special needs, including 40 units of senior housing and 22 units of workforce housing and identify appropriate zones for emergency homeless shelters.***

***Policy H-2.1.1: Senior and Workforce Housing.* The Town Council will appropriately rezone properties suitable for “senior and workforce housing” on a case-by-case basis and seek to accommodate the growing number of seniors as identified in the needs analysis within the Fairfax community.**

Program H-2.1.1.1: Rezone the Lutheran Church property at 2626 Sir Francis Drake Boulevard from UR 7 du/acre (UR-7) to PDD and thereby make it possible to accommodate at least 40 units of senior housing. Program H-4.1.1.6 proposes to revise the PDD district standards to require residential only development in the PDD zone at a minimum

Recommendations will be made based on the review and action taken on the recommendations.

Responsibility: Planning Commission, Planning and Building Services

Schedule: 2014

Program H-4.1.1.6 *Amend the Planned Development District (PDD) Zone Standards For Opportunity Sites.* Amend Chapter 17.112 of the Fairfax Town Code to:

- Reduce the minimum acreage for a PDD from five acres to one acre for the Opportunity Sites
- Specify that a maximum of 2 acres on the Christ Lutheran Church Opportunity Site and the 10 Olema Road Opportunity Site shall be reserved for residential development only at a minimum of 20 units per acre. This change may also require revisions to other sections of Chapter 17.112 including the purpose and residential density policy sections.

Responsibility: Planning Commission, Planning and Building Services

Schedule: By January 31, 2015 (end of the 2006–2014 ABAG Planning Period)

Program H-4.1.1.7 *Land Monitoring Program to Meet the RHNA.* The Town will implement a land monitoring program to ensure that the Town has enough land to meet its RHNA, through out the planning period. The Town has identified sites to meet their current and previous planning period lower-income RHNA numbers and the PDD Zone district standards will be amended to require a minimum of 20 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate minimum densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned.

All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use

permit or any other discretionary review for allowing the housing units (e.g., Design Review and Development Standards will still be reviewed). All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower-income RHNA shortfall is accommodated on sites designated for exclusively residential uses.

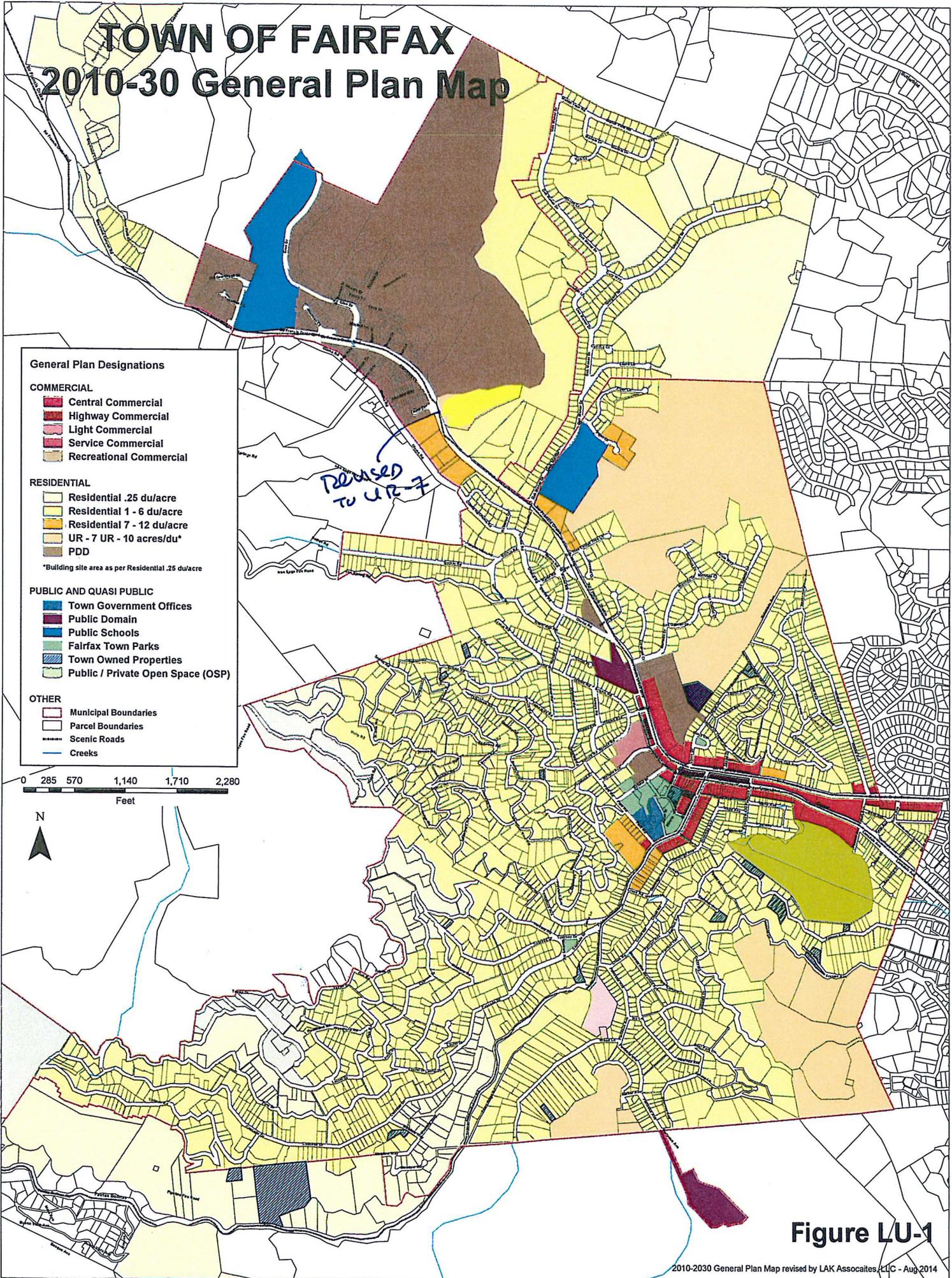
Responsibility: Planning and Building Services  
Schedule: 2014 and ongoing

**Policy H-4.1.2: *Density Bonuses and Other Incentives for Lower-income Housing Developments.*** Support and expand the use of density bonuses, and other incentives, to help achieve housing goals while ensuring that potential impacts are considered and mitigated. Provide the following incentive options for developments containing a significant percentage of extremely low-, very low- or low-income units on-site:

- ***State Bonus Law.*** Offer density bonuses consistent with the State Density Bonus Law (GC Section 65915, et. seq.).
- ***Parking.*** Sites within 962.5 feet (300 meters) of a transit stop may be permitted a reduction in parking required by current code, and tandem parking or off-site parking alternatives will also be considered.
- ***Relationship of Density to Floor Area and Lot Coverage.*** Provide flexibility in applying development standards (e.g., parking, floor area and setback), subject to the type of housing, size, and unit mix, location and overall design. Additional density, beyond the maximum permitted, may be appropriate where units are significantly smaller and would have less impact than the market norm. For example, if the norm is 1,200 square feet of overall space for a two-bedroom unit, two units, 600 square feet each, may be permitted.
- ***Reduced Fees.*** Waive or reduce fees on a sliding scale related to the levels of affordability, such as a rebate of all planning and building fees for lower-income units based on the proportion of such units in the project.
- ***Coordination with Other Agencies.*** Coordinate with service providers and other agencies, as necessary, to create opportunities for the development to be built.

## **REDLINES OF MAPS, TABLES, NARRATIVES**

# TOWN OF FAIRFAX 2010-30 General Plan Map



- General Plan Designations**
- COMMERCIAL**
- Central Commercial
  - Highway Commercial
  - Light Commercial
  - Service Commercial
  - Recreational Commercial
- RESIDENTIAL**
- Residential .25 du/acre
  - Residential 1 - 6 du/acre
  - Residential 7 - 12 du/acre
  - UR - 7 UR - 10 acres/du\*
  - PDD
- \*Building site area as per Residential .25 du/acre
- PUBLIC AND QUASI PUBLIC**
- Town Government Offices
  - Public Domain
  - Public Schools
  - Fairfax Town Parks
  - Town Owned Properties
  - Public / Private Open Space (OSP)
- OTHER**
- Municipal Boundaries
  - Parcel Boundaries
  - Scenic Roads
  - Creeks

*Revised to UR-7*

0 285 570 1,140 1,710 2,280  
Feet



**Figure LU-1**

# TOWN OF FAIRFAX Zoning Map



TOWN OF FAIRFAX  
142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930  
(415) 453-1584 / FAX (415) 453-1618

## ZONING DISTRICTS

### PUBLIC ZONES

PD - Public Domain

### COMMERCIAL ZONES

CC - Central Commercial  
CL - Light Commercial  
CS - Service Commercial  
CR - Recreational Commercial

### RESIDENTIAL ZONES

RD - 5.5 - 7 - Residential  
RS - 6 - Single Family Residential  
RS - 7.5 - Single Family Residential  
RM - Multi-Family Residential  
PDD - Planned Development District  
UR - 7 - Upland Residential (7ac/du)  
UR - 10 - Upland Residential (10ac/du)

\*RS - 6 - zoning determined by arrowood settlement agreement recorded 5/28/91

### OPEN AREA ZONE

O-A - Open Space

(Consult Fairfax Zoning Ordinance for detailed Zone descriptions)

### OTHER

▭ Municipal Boundaries  
▭ Fairfax Parcels Boundaries  
— Creeks

### Summary of Amendments

Date	Ordinance Number	Description/Summary
2/19/02	582	Established land use zones, official zoning ordinance
2/28/01	423	Amended zoning to add Ordinance 582 S.S.7 zones (PDD)
3/17/02	533	PDD zones for Bennett House (SMPN) 1-102-04, 1-103-04, CL, AL, 1-111-04
9/13/07	665	Rezone portion of Alameda Rd from RD 5.5-7 to RS-6
8/16/08	684	Establish OA Zone - Deer Park School
12/01/09	697	Establish Upland Residential Zones UR-10 & UR-7
9/19/09	692	PDD preserve Shadow Creek Subdivision

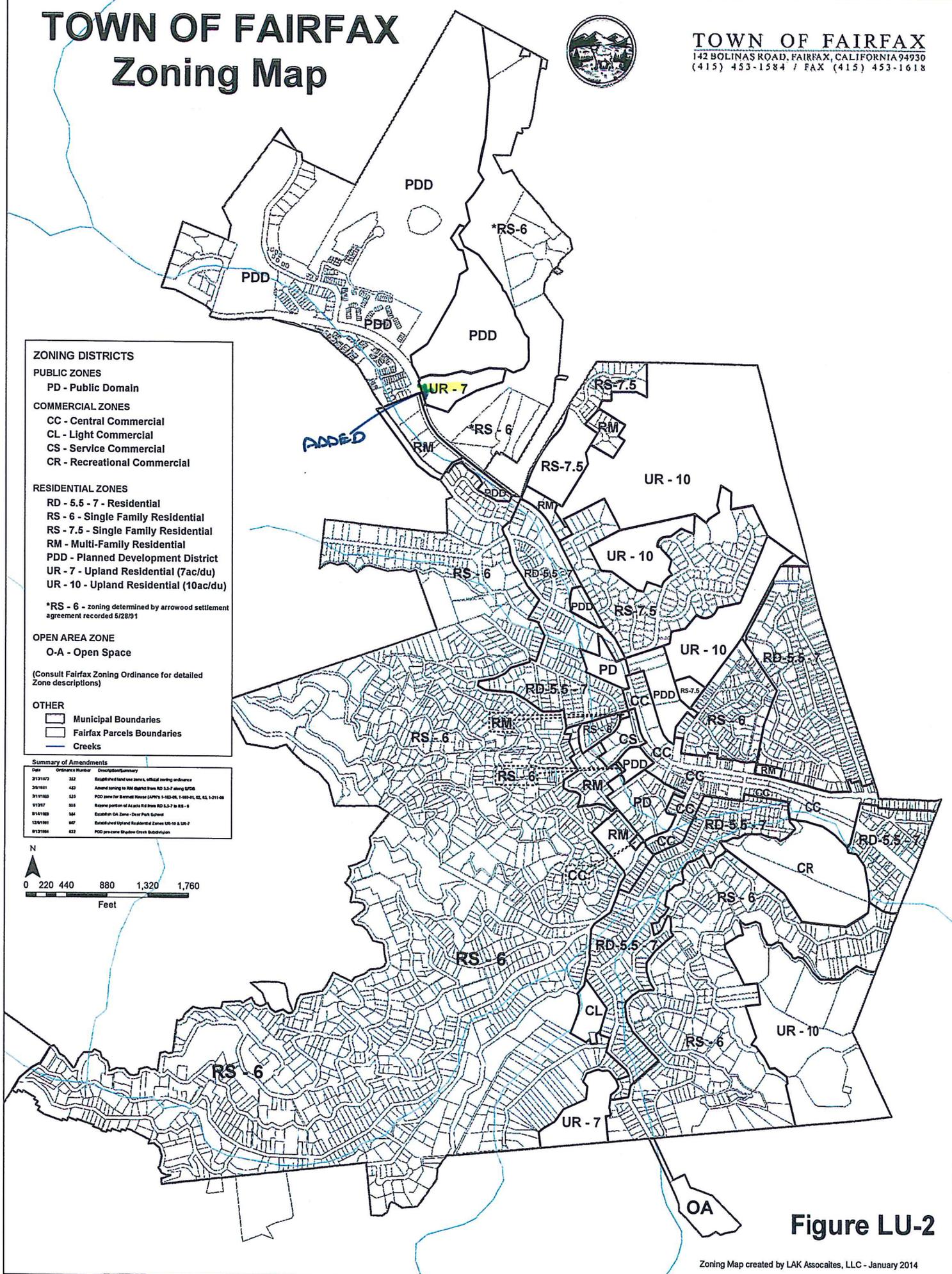
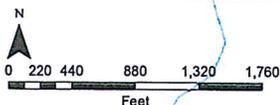
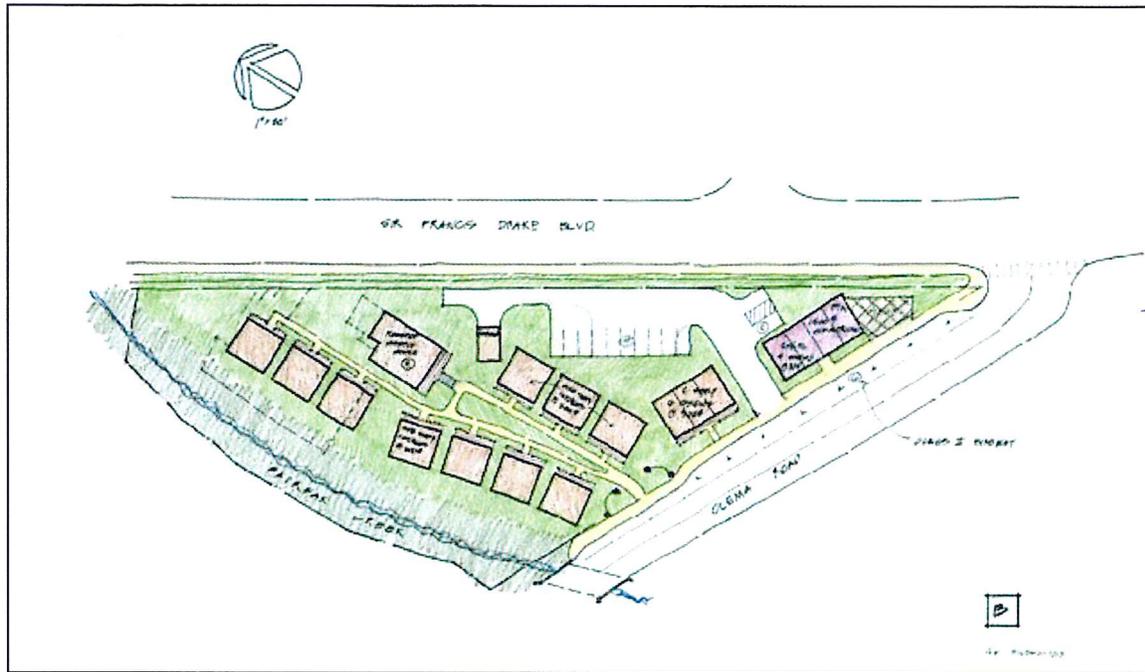


Figure LU-2



*One of three site capacity drawings for workforce housing at 10 Olema Road.*

## INTRODUCTION

### Purpose of the Housing Element

Every jurisdiction in California must have a General Plan, and every General Plan must include a Housing Element as one of the seven Mandatory Elements. The Housing Element, as required by Government Code (GC) Section 65300, must be updated every five years. GC Section 65583 defines the contents of a Housing Element.

As defined by the law, the Housing Element presents a statement of the Town's housing goals, objectives, and policies that serve to provide a framework for decision-making. The Housing Element also includes a program of action items that are intended to resolve specific housing problems and needs.

Tables and charts found throughout the Housing Element are to assist the reader in understanding the intent of the text. They are for illustrative purposes only and where they conflict with the intent of the text, the Housing Element text's intent shall prevail.

**Needs Determination 2007–2014 (ABAG 2010).** Table H-2 summarizes the housing needs determination for all of the jurisdictions in Marin County.

### Households and Housing Characteristics

The 2010 Housing Element analysis must consider current and projected household characteristics, the condition of the housing stock, and the potential impact on future housing needs. Extensive County data for household and housing characteristics and specific statistical information pertaining to the Town of Fairfax has been analyzed and information relative to the items outlined below is fully described in Appendix H-B.

This analysis must include:

- Housing conditions; number of units needing rehabilitation/replacement.
- Overcrowded households.
- Housing costs.

**TABLE H-1 REGIONAL HOUSING NEEDS DETERMINATION 1999–2006**

	Extremely Low <30%	Very Low 30%–50%	Low <80%	Mod <120%	Above Mod	Total
Fairfax	6	6	7	19	26	64

Source: ABAG, 2006.

Note: Table/figure is illustrative only and if any discrepancies exist between the table/figure and the text of the General Plan, the text prevails.

**TABLE H-2 REGIONAL HOUSING NEEDS DETERMINATION 2007–2014 (ABAG 2010)**

	Extremely Low <30%	Very Low 30%–50%	Low <80%	Mod <120%	Above Mod	Total
Belvedere	2	3	4	4	4	17
Corte Madera	34	34	38	46	92	244
Fairfax	11	12	12	19	54	108
Larkspur	45	45	55	75	162	382
Mill Valley	37	37	54	68	96	292

Novato	137	138	171	221	574	1241
Ross	4	4	6	5	8	27
San Anselmo	13	13	19	21	47	113
San Rafael	131	131	207	288	646	1403
Sausalito	22	43	30	34	56	165
Tiburon	18	18	21	27	33	117
Unincorporated	91	92	137	169	284	773
Marin County	547	548	754	977	2,056	4,882

Source: ABAG, 2009.

Note: Table/figure is illustrative only and if any discrepancies exist between the table/figure and the text of the General Plan, the text prevails.

- Housing unit by type.
- Vacancy rates.

## Housing Inventory

An inventory of the existing number of housing units by type and size along with a comparison to household size must be part of the 2010 Housing Element. Information pertaining to the items outlined below is described in Appendix H-B

### Number of existing households

- Total households overpaying for housing.
- Lower income households overpaying.
- Total number of extremely low-income households.
- Total number of projected extremely low-income households.

## Special Housing Needs

An inventory and analysis of people with special needs is also required as part of the 2010 Housing Element. Included in Appendix H-B is information for the special needs populations listed below:

- Persons with disabilities (including developmental disabilities).

**TABLE H-3. GENERAL PLAN LAND USE CATEGORIES PERMITTING RESIDENTIAL USE**

General Plan Land Use Category	Zoning District(s)	Maximum Density (Units per Acre)	Typical Housing Type(s)
Central Commercial	CC	No maximum	Mixed-Use Development
Light Commercial	CL	No maximum	<a href="#">Residential units require conditional use permit (CUP)</a> —
<del>Service Commercial</del>	<del>CS</del>	<del>No maximum</del>	—
Recreational Commercial	CR	No maximum	<a href="#">Second-unit Residential units allowed with CUP, but must be determined to be accessory and incidental (e.g., service employees) to principal recreation use</a>
Residential .25 du/acre	<del>FPA*</del>	.25 du/acre	<a href="#">n/a</a>
Residential 1-6 du/acre	<del>RS-6</del> , <a href="#">RS-7.5</a>	1-6 du/acre	<a href="#">Single family dwelling</a>
Residential 7-12 du/acre	<del>SF-RMPRM</del> , <a href="#">RD 5.5-7</a>	7-12 du/acre	<a href="#">Multi-family units</a>
<del>UR-7</del> / <a href="#">UR-10</a>	<del>UR-7</del> / <a href="#">UR-10</a>	<del>.1425</del> du/acre	Single-family dwelling
<a href="#">UR-10</a>	<a href="#">UR-10</a>	<a href="#">.1 du/acre</a>	<a href="#">Single-family dwelling</a>
Planned Development District	PDD	No maximum	<a href="#">Multi-family units</a>
Public Domain	PD	<del>n/a</del> <a href="#">No maximum</a>	<a href="#">The only residential use <del>could only allowed</del> is for emergency shelters</a>

Source: Town of Fairfax Land Use Element, 2012; Town of Fairfax 2013.

[\\*Fairfax Planning Area\(FPA\)- Pre-zoned parcels within the Fairfax Planning Area that should be annexed to the Town \(LU-6.1.1\)](#)

[Note: Table/figure is illustrative only and if any discrepancies exist between the table/figure and the text of the General Plan, the text prevails.](#)

±

As part of the recent General Plan update the Town rezoned all of the CH properties to CC, which allows residential units on the second floor “by-right” – rather than by Conditional Use Permit only, as is the case under CH.

### *Zoning Ordinance*

Fairfax’s land use designations, as identified in the Zoning Ordinance, have been relatively stable for many years. The predominant designations are residential (RS-6) and (RD5.5-7) allowing single-family residences and duplexes. ~~at densities of 8 to 14 units per acre.~~ In fact, because most of the lots in Fairfax are legal, “non-conforming” due to exceptionally small size, the density in many areas of the community far exceeds the zoning designation. Due to steep slopes and related narrow roads, as well as a general lack of undeveloped land, increasing density beyond the current maximums in established residential areas would not result in an appreciable increase in the supply of housing. Duplexes are allowed in both primary residential zones and second dwelling units are permitted by right on conforming residential lots. A full listing of the types of dwelling units allowed within each zoning designation is provided in Table H-4.

TABLE H-4 ZONES PERMITTING RESIDENTIAL USES

RESIDENTIAL USE	ZONE										
	RS-7.5	RS-6	RD 5.5-7	RM	CL	CC	PDD	SF- RMP	UR	O-A	
SF-Detached	P	P	P	-	-	-	C	P	P	-	
SF-Attached	-	-	P	P	-	-	C	-	-	-	
2-4 DU	-	-	-	P	C	P*	C	-	-	-	
5+ DU	-	-	-	P	C	P*	C	-	-	-	
Residential Care < 6p***	-	-	C	-	-	-	-	-	-	-	
Residential Care > 6p***	-	-	-	-	-	-	-	-	-	-	
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	
Single-Room Occupancy	-	-	-	-	-	-	-	-	-	-	
Manufactured Homes	-	-	-	-	-	-	-	-	-	-	
Mobile-Homes	-	-	-	-	-	-	-	-	-	-	
Employee Housing	C	C	C	-	-	-	-	C**	C	C	
Second Unit	-	-	C	C	-	-	-	C**	C	-	
P=Permitted CUP=Conditional Use											

\* when not on the first floor

\*\* in coordination with planned district approval

\*\*\*Transitional and supportive housing uses are currently allowed in the same manner as small and large residential care facilities. These uses are not specifically defined in the Zoning Ordinance.

Note: Table/figure is illustrative only and if any discrepancies exist between the table/figure and the text of the General Plan, the text prevails.

**TABLE H-5 RESIDENTIAL DEVELOPMENT STANDARDS**

Zoning Designation	RS-6	RS -7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Max. Density (du/ac)	6	5	12	0.25 <del>14</del>	0.25,10	10	Determined during MP		See Note 3	No Maximum	No Maximum
Min. Lot Size (sq. ft.) (10% slope or less)	6,000 sq ft	7,500 sq ft	5,500 sq ft (single-family) 7,000 sq ft (duplex)	7 acres	10 acres	7,500 sq ft	Determined during MP	5 acres <a href="#">See note 3</a>	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (10%-15% slope)	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	7 acres	10 acres	+600 sq ft per 1% slope increase	Determined during MP	5 acres <a href="#">See note 3</a>	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (15% slope or more)	+1,000 sq ft per 1% slope increase	+1,200 sq ft per 1% slope increase	+1,000 sq ft per 1% slope increase	7 acres	10 acres	10,500 sq ft	Determined during MP	5 acres <a href="#">see note 3</a>	5 acres	20,000 sf	No Minimum
Minimum Lot Width (ft.)	60 ft	75 ft	60 ft	60 ft	60 ft	60 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (10%-15%) (ft)	60 ft	75 ft	60 ft	60 ft	60 ft	+8 ft for each 600 sq ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (15% slope or more) (ft)	60 ft	75 ft	60 ft	60 ft	60 ft	100 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Front Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft <sup>1</sup>	Determined during MP	See Note 3	6 ft <sup>4</sup>	0 ft	0 ft
Front Yard (ft.) (10% slope or more)	6 ft	6 ft	6 ft	6 ft	6 ft	10 ft <sup>1</sup>	Determined during MP	See Note 3	6 ft <sup>5</sup>	0 ft	0 ft
Side Yard (ft.) (10% slope or less)	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft <sup>2</sup>	Determined during MP	See Note 3	5 ft <sup>6</sup>	0 ft	0 ft

Zoning Designation	RS-6	RS -7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Side Yard (ft.) (10% slope or more)	5 ft	10 ft	5 ft	5 ft	5 ft	10 ft <sup>2</sup>	Determined during MP	See Note 3	5 ft <sup>7</sup>	0 ft	0 ft
Rear Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft <sup>1</sup>	Determined during MP	See Note 3	6 ft <sup>4</sup>	0 ft	0 ft
Rear Yard (ft.) (10% slope or more)	12 ft	15 ft	10 ft	10 ft	10 ft	10 ft <sup>1</sup>	Determined during MP	See Note 3	12 ft <sup>5</sup>	0 ft	0 ft
Building Coverage (%)	35%	35%	35%	35%	35%	35%	Determined during MP	See Note 3		No Maximum	No Maximum
Max. Bldg. Height (ft.) (10% slope or less)	28.5 ft above natural grade and 2 stories						35 ft	See Note 3	35 ft	28.5 ft above natural grade and 2 stories	
Max. Bldg. Height (ft.) (10% slope or more and uphill)	28.5 ft above natural grade and 3 stories						35 ft	See Note 3	35 ft	28.5 ft above natural grade and 3 stories	
Max. Bldg. Height (ft.) 10% slope or more and downhill)	35 ft above natural grade and 3 stories						35 ft	See Note 3	35 ft	35 ft above natural grade and 3 stories	
Parking (spaces/unit) – Studio	1 space							See Note 3	See 17.048 of Town Code	1 space	
Parking (spaces/unit)–1 bedroom or more	2 spaces and 1 guest space if legal on-street parking is not available along the immediate frontage of the property.							See Note 3	See 17.040 of Town Code	2 spaces and 1 guest space if legal on-street parking is not available along the immediate frontage of the property.	
MP = Master Plan											
Notes:											
<ol style="list-style-type: none"> <li>1. Front and rear yard will have a combined depth of not less than 40 feet, with neither yard having a depth of less than 10 feet.</li> <li>2. Side yards will have a combined width of not less than 25 feet, with neither yard having a depth of less than 10 feet.</li> <li>3. <a href="#">The Planning Commission and Town Council may designate a property less than 5 acres PDD, if deemed suitable.</a> Standards for area, coverage, light and air orientation, site planning, density, yard requirements, open spaces, parking and screening shall be governed by the standards of the residential, commercial or industrial zoning district(s) most similar in nature and</li> </ol>											



**TABLE H- 6 - LOCAL DEVELOPMENT PROCESSING TIMELINES**

<b>Item</b>	<b>Approximate Length of Time from Submittal to Public Hearing</b>
Conditional Use Permit	3–4 months
Zoning Clearance	1–2 days
Minor Development Review	3–4 months
Major Development Review	6–12 months
Specific Plan	6–12 months
Tentative Tract Map/Parcel Map/Subdivision	6–12 months
Variance	3–4 months
Zone Change	3–6 months
General Plan Amendment	3–6 months
Environmental Documentation (EIR)	6–12 months

Note: Table/figure is illustrative only and if any discrepancies exist between the table/figure and the text of the General Plan, the text prevails.

Typical processing procedures by project type are described in Table H-7. On average, applications for single-family custom homes without any site constraints can be deemed complete in four weeks. When proposed single-family developments are not subject to special environmental constraints and are in conformity with existing zoning, it is possible to process the required building permits in approximately three to four months. Multiple-family projects require environmental review, public hearings and design review. In practice, environmental impact reports (EIRs) are required for most multi-family developments. Such studies add 6 to 12 months to a project's approval. If an EIR is not required, Town permit processing could be accomplished in three to four months, which is not out of the normal amount of time required for permit processing. The Town's typical processing procedures and time frames do not pose constraints to the ability of project applicants to develop lower-income housing projects.