

# FAIRFAX TOWN HALL FORUM

6:00pm – 8:00pm  
September 17, 2014

Learn about the General Plan's  
Housing Element



# Meeting Schedule

- 6:00pm Call meeting to order (Mayor David Weinsoff)
- 6:05pm Welcome and introductions  
(Garrett Toy, Town Manager)
- 6:10pm General Plan 101 summary presentation  
(Larry Kennings, Planning Consultant)
- 6:15pm Overview of two Opportunity Sites in the Housing  
Element: (Jim Moore, Planning Director)
  - (1) 10 Olema Road, and
  - (2) School Street Plaza
- 7:50pm Wrap up (Town Manager)
- 8:00pm Next Step (Town Manager/Town Council)



## Some Basic Ground Rules

- ▶ Please let the presenter complete his presentation.
  - ▶ If you want to ask a question or make a comment, please wait for your turn at the microphone.
  - ▶ Please allow Town staff the opportunity to respond to the question.
  - ▶ Please wait until it's your turn to speak or ask a question.
  - ▶ When it's your turn at the microphone, as a courtesy, please introduce yourself and identify if you are a Town resident. However, it's not required that you identify yourself.
  - ▶ We will do our best to give as many people as possible a chance to ask questions and provide comments.
  - ▶ We are providing a microphone so there is no need for people to shout. The moderator will only take questions from people who are lined up to ask a question.
  - ▶ If there is a question that we are unable to answer here today, please provide your contact information and we will do our best to respond within a few days of this meeting.
  - ▶ Also, if you have any data or information that you think would be helpful for staff to have, please provide them a copy of the information.
  - ▶ It is perfectly acceptable to disagree with a person's opinion or perspective, but please do so respectfully.
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**REGIONAL HOUSING NEEDS ALLOCATIONS (RHNA)  
FOR  
THE TOWN OF FAIRFAX 2013 HOUSING ELEMENT**

	Extremely Low <30%	Very Low 30%–50%	Low <80%	Mod <120%	Above Mod	Number Of Units
1999–2006*	6	6	7	19	26	64
2007–2014**	11	12	12	19	54	108
<b>Grand Total</b>						<b>172</b>

\*Source: ABAG, 2006

\*\*Source: ABAG, 2009

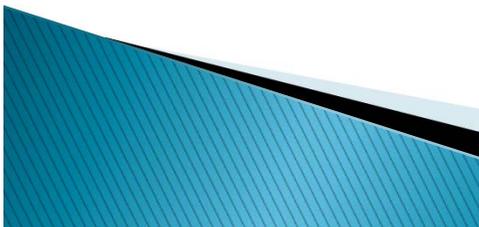
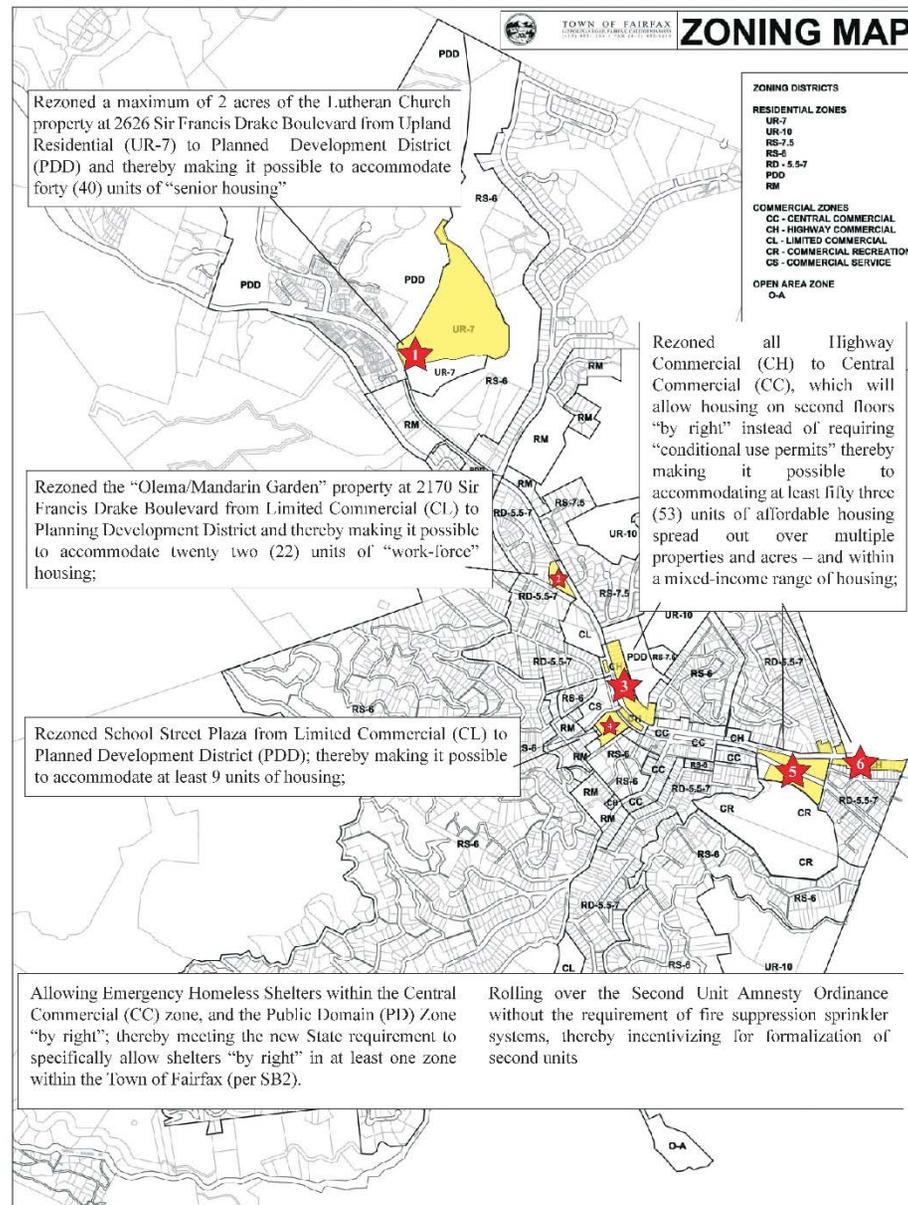


**FAIRFAX 2013 HOUSING ELEMENT ACCOMODATION of RHNA**

Opportunity Sites and/or credits	Targeted Population	Affordability Ranges	Base Density (if any)	Number of Units
Lutheran Church (PDD)	Seniors	100% @ 30% to 50% AMI	20 units / acre*	40
10 Olema Road (PDD)	Workforce	50% @ 30% to 50% AMI	20 units / acre*	22
School Street Plaza (PDD)	Misc.	Moderate to above	None	9
Westside Commercial (CC)	Misc.	Moderate to above	None	17
Fair Anselm Area (CC)	Misc.	Moderate to above	None	22
Eastside Commercial (CC)	Misc.	Moderate to above	None	14
Previously zoned, or built from 1999 - 2014	Misc.	Misc.	None	21
				27
<b>172 Total</b>				

\* Establishing a minimum base density of 20 units / acre at these two sites (only) satisfies the state required low income or below affordability ranges: however, nothing precludes the Town from imposing additional affordability requirements on a project by project basis in each of the opportunity sites identified in the Housing Element.

## Opportunity Site Master List - 6 Total Sites



## Site #2: 10 Olema St



Locator Map



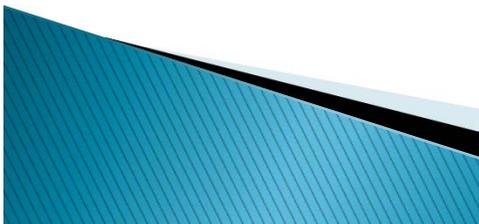
Site Photo



<b>APN:</b>	001-104-012
<b>Site Location:</b>	10 Olema St
<b>Parcel Size:</b>	1.24 acres
<b>Ownership:</b>	Private
<b>Current Use:</b>	Artist Studio, SF-Res
<b>Zoning:</b>	PDD
<b>Density:</b>	20 du/acre min
<b>Units:</b>	22

### Site Description:

The former restaurant is being used by the property owner as an artist's studio. The residence is a rental unit, occupied by one family and configured as a duplex, with a second living space on the ground floor. This building is one of the oldest homes in Fairfax.





1" = 30'

SIR FRANCIS DRAKE BLVD

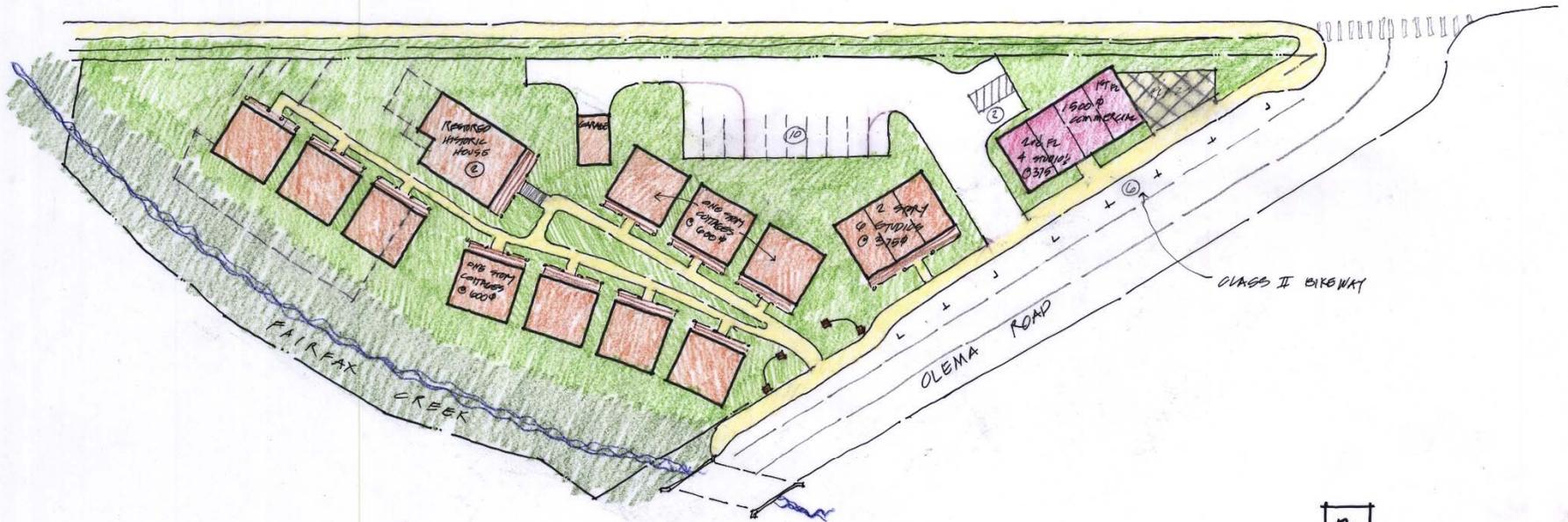


120 DWELLINGS



1" = 20'

SIR FRANCIS DRAKE BLVD

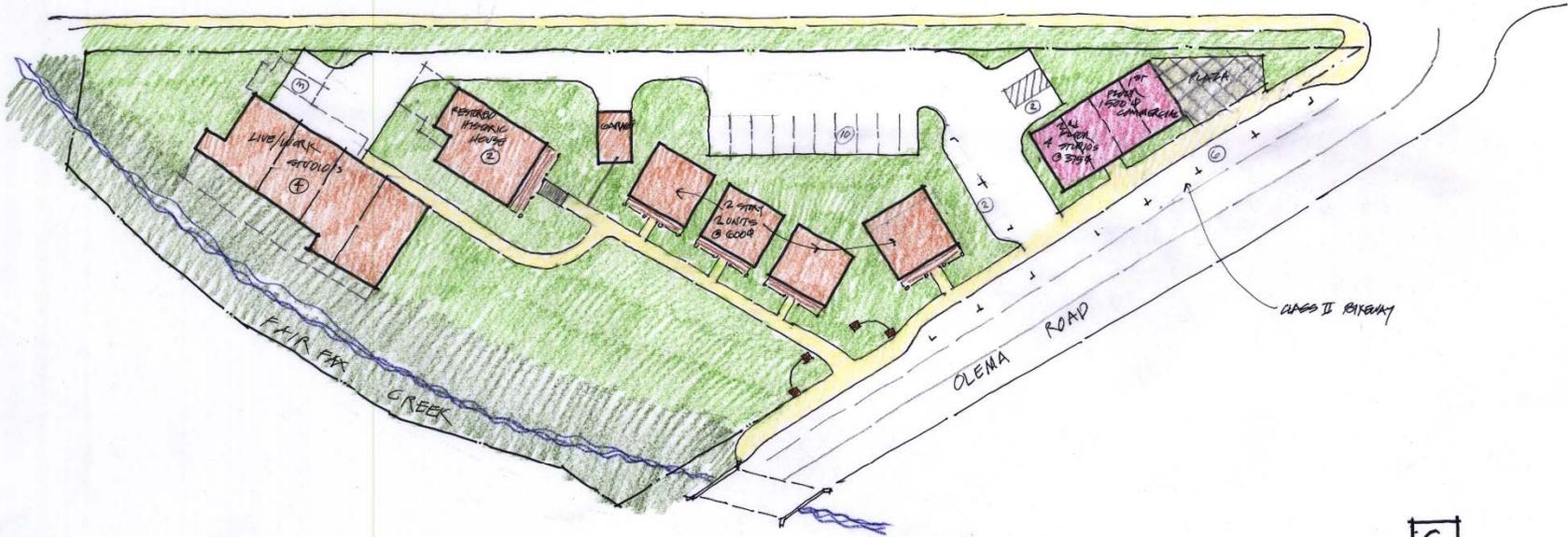


B

20 DWELLINGS



SIR FRANCIS DRAKE BLVD



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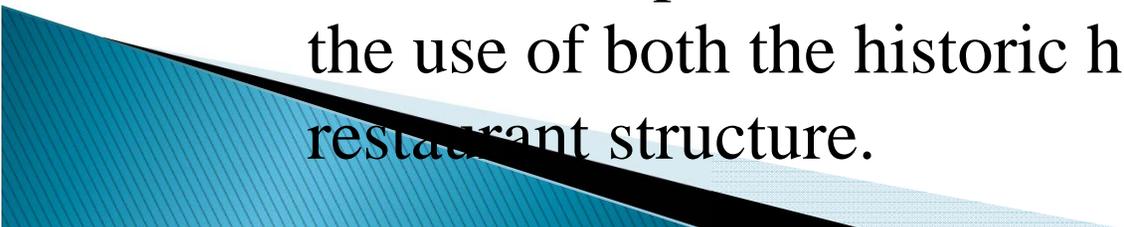
13 DWELLINGS

***Key issues raised with 22 new “Workforce Housing” at 10 Olema Road:***

- Traffic Generation
- Adequate Parking
- Affordability
- Scale of Project
- Use of Historic Structures



## *Comments/Recommendations:*

- California Environmental Quality Act (CEQA) Traffic Impact Study was previously completed for 22 units.
  - Discuss restricting 50% of Work Force Housing at 10 Olema Road for Low Income or below.
  - Applying 20 units/acre “base density” to 10 Olema Road is required by the Housing Element.
  - Discuss parking restrictions.
  - Discuss the potential scale of a project and the use of both the historic house and former restaurant structure.
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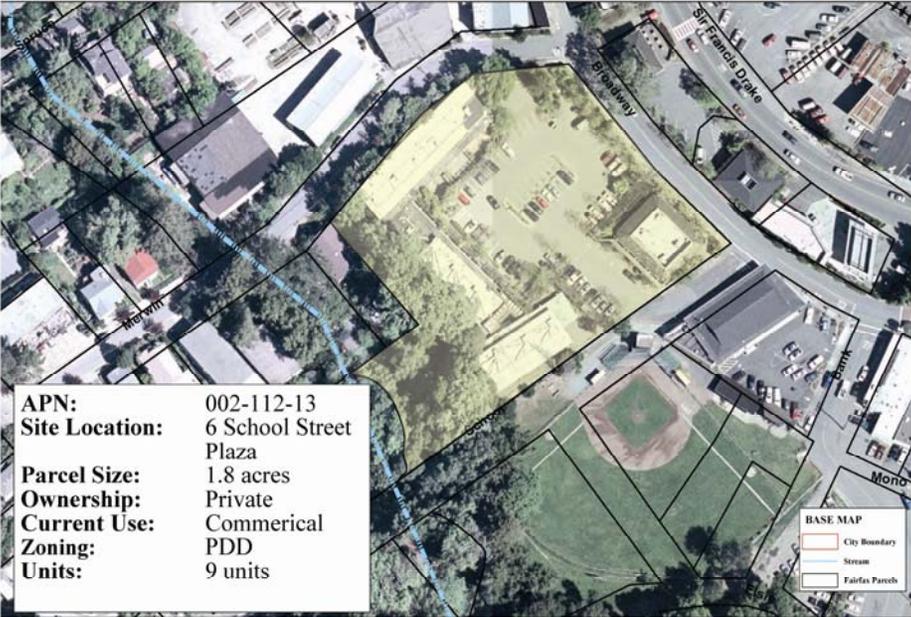
**Site #4: School Street Plaza**



Locator Map

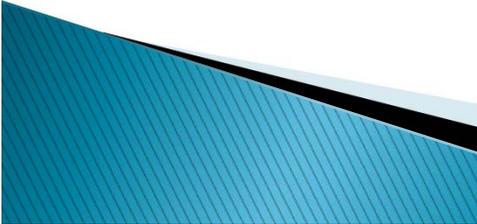


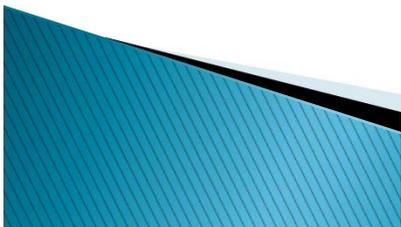
Site Photo



**Site Description:**

The former school site is being used by a variety of commercial businesses. The site includes a paved parking area. The property owner is interested in redeveloping the site, including creating some affordable units. The site is adjacent to the Town’s central park area.





***Key Issues raised with 9 new housing units at  
School Street Plaza:***

- Traffic Generation
- Adequate Parking
- Affordability
- Scale of Project
- Dislocation of tenants



## *Comments/Recommendations:*

- California Environmental Quality Act (CEQA) Traffic Impact Study previously completed for 9 units.
  - Discuss affordability restrictions.
  - Discuss rezoning School Street Plaza to Central Commercial (CC) on the portion fronting Broadway and Planned Development District (PDD) on the back 1 acre.
  - Applying 20 units/acre “base density” to School Street Plaza is not called for in the Housing Element.
  - Discuss the scale of the project and parking.
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We will now hear about the owner's vision for the site from his architect Mr. Herand M. Der Sarkissian.



# QUESTION AND ANSWER



# WRAP UP & NEXT STEP

