

**TOWN OF FAIRFAX
GENERAL PLAN IMPLEMENTATION COMMITTEE (GPIC)
REGULAR MEETING MINUTES**

DATE, TIME, PLACE:

Thursday, January 8, 2015, 7:30 PM, Fairfax Women's Club

PURPOSE OF MEETING:

Regular Meeting

ATTENDANCE:

GPIC MEMBERS PRESENT: Chair Ted Pugh (Volunteer Board); Secretary Cassidy DeBaker (Community); Mimi Newton (Open Space); Phil Green (Planning Commission); Diane Causey (GPAC Adjourned); and Bruce Ackerman (Community); and John Reed (Town Council).

GPIC MEMBERS ABSENT: None

STAFF PRESENT: Larry Kennings (Consultant) and Jim Moore (Planning Director)

STAFF ABSENT: None

GUESTS: Jody Timms (member of the Fairfax Climate Action Committee, Committee on Aging).

ACTIONS TO BE TAKEN PRIOR TO THE NEXT MEETING:

- Matrix Subcommittee to continue to work on rating system/categories for the GP matrix (B. Ackerman, D. Causey, and M. Newton).
- Density Bonus Requirements Subcommittee will carefully examine AB 2222 and how that corresponds to the General Plan and Housing Element (M. Newton and P. Green).
- GPIC members identify their individual top priority program in the GP.
- C. DeBaker and B. Ackerman to answer M. Newton's question regarding MCE "is Deep Green the greenest choice?"

1. CALL TO ORDER

- Chair T. Pugh called the meeting to order at 7:33 PM

2. APPROVAL OF AGENDA

- Approved January 8, 2014

3. PUBLIC COMMENTS

- None

4. APPROVAL OF PREVIOUS MEETING MINUTES

- Approved October 9, 2014 and November 13, 2014

5. PLANNING DIRECTOR REPORT

Density Bonus Requirements

- J. Moore summarized “housing density bonus” requirements:
 - State law established in 1979; has been subject to many amendments.
 - California law AB 2222-requires states to comply.
 - Provides the opportunity to make development projects feasible for affordable housing.
 - 20%-35% bonus (sliding scale based on affordability)-allows for an increase in housing units if the developer meets affordable housing thresholds (e.g., 20 units per acre would allow for an additional 7 units).
 - Town can’t zone with potential density bonus in mind.
 - In order to deny a development project the Town must make findings to deny the proposed project.
 - All projects must comply with development standards, however upon request reduced parking, height variants, set-backs, and fee waivers can be approved/established.
 - Set incomes/rent for 30 years.
- Town is considering an ordinance that will require new homes over 2,000 square feet to have a second unit (currently not town policy).
- M. Newton suggests that GPIC/Town work to codify the state density bonus requirements and interpret what this means for Fairfax.
- D. Causey believes that describing the density bonus requirements for Fairfax is very complex topic and will require carefully constructed language. She has concerns that if we define this now, it may restrict the Town in the future as we are not able to adequately anticipate the types of housing projects. Better to possibly explore a broad brush outline and respond to the density bonus law on a project basis.
- B. Ackerman stated that it may be better to describe density bonus requirements for Fairfax in lower level details.
- P. Green suggested that the focus should be on density bonus parameters/guidelines rather than definitions and setting criteria; this would lend itself to a more flexible conclusion.
- J. Moore suggested possibly ranking incentive provision for the Town.
- Density bonus subcommittee will carefully examine AB 2222 and how that corresponds to the General Plan and Housing Element. M. Newton and P. Green

will be on the subcommittee. Focus will also be on how the Town can demonstrate findings for incentives/bonus requirements.

- P. Green stated that the Planning Commission can help formulate the density bonus conditions and discuss with GPIC a possible ordinance.
- T. Pugh stated that there should be transparency in any policy for the developers so that they have reasonable expectations moving forward with a project. Setting guidelines is important.

Opportunity Site Roll Over

- J. Moore summarized AB 1233 (Planning and Zoning Law) in terms of the Town's Housing Element and prior planning requirements for opportunity sites (only one cycle back). Town will also utilize second units.
- Housing Element workshop planned for January 22, 2015-special joint meeting of Planning Commission, Town Council, GPIC, and Affordable Housing Committee.
- Town staff is on track to submit draft of the new Housing Element to Town Council in March 2015. Once the draft is submitted to HCD they have 60 days to review. The milestone is for the final Housing Element to be adopted (not necessarily certified) by May 2015 (approval by Town Council and Planning Commission). This will allow the Town to be on an 8-year cycle for the Housing Element.

6. COMMITTEE MEMBERS COMMENTS AND REQUESTS

- M. Newton announced two Fairfax Open Space Committee workshops planned for January 17th and January 24th at the Women's Club. Topics include, tax assessment districts and priority conservation areas (ABAG representative to present).

7. TRAFFIC ANALYSIS

- Traffic counts were completed in October 2014.
- Town Council approved data analysis.
- C. DeBaker suggested comparing traffic data results to bike count.

8. MATRIX RATING SYSTEM PRIORITIES

- No update (to be continued at next regular meeting).
- Subcommittee will continue to work on the matrix.

9. INDIVIDUAL PRIORITY PROGRAM

- To be continued at next regular meeting.

10. SELECTION OF CHAIR AND VICE-CHAIR

- J. Reed, Chair (Town Council)
- M. Newton, Vice Chair (Fairfax Open Space Committee)
- C. DeBaker, Secretary (Community, Climate Action Committee)
- D. Causey will serve as acting secretary, as needed.

11. OLD BUSINESS

- None

12. NEXT GPIC MEETING

- The next GPIC meeting will be on the regular date of the second Thursday of the month, February 13, 2015, at 7:30 PM, at the Fairfax Women's Club.

13. ADJOURNMENT

- The meeting was adjourned at 9:49 PM.

RESPECTFULLY SUBMITTED by Cassidy DeBaker, GPIC Secretary

DISTRIBUTION:

Draft minutes were emailed to: J. Moore and L. Kennings

Approved minutes will be emailed to: J. Moore, L. Kennings, and M. Gardner