

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

*The mission of the General Plan Implementation Committee is to monitor and facilitate the implementation of the goals, objectives, policies, and programs of the 2010-30 General Plan for the Town of Fairfax*

**DATE, TIME, PLACE:** Thursday, March 12, 2015, 7:30 PM, Fairfax Women's Club

**PURPOSE OF MEETING:** Regular Meeting

**ATTENDANCE:**

GPIC MEMBERS PRESENT: Chair John Reed (Town Council); Bruce Ackerman (Community and Climate Action Committee); Diane Causey (GPAC Adjourned); Phil Green (Planning Commission); Ted Pugh (Volunteer Board)

GPIC MEMBERS ABSENT: Vice Chair Mimi Newton (Open Space Committee); Secretary Cassidy DeBaker (Community and Climate Action Committee)

STAFF: Larry Kennings (Consultant); Jim Moore (Planning Director) absent

GUESTS: None

**ACTIONS TO BE TAKEN PRIOR TO THE NEXT MEETING:**

February

- GPIC members to identify their individual top priority for the GP
- P. Green to provide link to or file of State's presentation on Density Bonus Requirements
- P. Green to provide list of ordinances for proposed modification with noted overlay with General Plan programs
- Density Bonus Requirements Subcommittee to continue work
- Matrix Subcommittee to continue work

March additions

- Expandable GP on Web Subcommittee to prepare meeting update
- GP Outreach Subcommittee to prepare meeting update

**1. CALL TO ORDER**

Chair J. Reed called the meeting to order at 7:33 PM.

## **2. APPROVAL OF AGENDA**

The agenda was approved with the Deep Green presentation moved to next month.

## **3. APPROVAL OF MEETING MINUTES**

The minutes of the February 12, 2015, meeting were approved with the three additions to the template suggested by D. Causey.

## **4. PUBLIC COMMENTS**

None.

## **5. PLANNING DIRECTOR REPORT**

L. Kennings provided the report.

- The Town Council at a special meeting on March 18, 2015, will consider accepting the Planning Commission's recommendation to accept the draft 2015 Housing Element update. Final adoption by the Town Council is anticipated in May. Adoption by May 31, 2015, needs to happen for the Town to go on an eight-year Housing Element update cycle.
- The Planning Commission at its regular meeting on March 19, 2015, will consider an ordinance establishing Emergency Homeless Shelters which is required by State law to happen concurrently with—or prior to—adoption of the Housing Element update.
- At the Town Council meeting on May 6, 2015, there will be a short presentation by TAM (Transit Authority of Marin) on the Transit Corridor Study to look at the feasibility of transit improvements from Fairfax to the San Rafael Transit Hub.
- TAM has commenced updates to the Bike & Pedestrian Plan(s) which will in all likelihood require the re-creation of a Bike & Pedestrian Technical Advisory Committee (B&P-TAC). Town staff is working with TAM staff on creating an online public survey with results being released one to two weeks in advance of the first public meeting, the date of which has not yet been set.
- J. Moore, Planning Director, will be on a two-week vacation 3/23–4/6/15. March 31<sup>st</sup> will mark six years that Jim has served as Planning Director for the Town.

## **6. COMMITTEE MEMBERS COMMENTS AND REQUESTS**

D. Causey offered a suggestion that a condensed version of the General Plan (GP) on the web site might help to make the GP more accessible. For each plan element it would include the plan element's introductory narrative, a list of the element's goals, and a list of goals and supporting objectives.

B. Ackerman suggested that with some expenses involved it might be beneficial to have an expandable version where if the original Word document version is tagged with levels, a collapsed pdf version with arrows to click to expand could be put on the web site.

GPIC agreed to J. Reed's suggestion that a subcommittee be formed to pursue this task and B. Ackerman agreed to participate.

D. Causey also noted that once a more accessible version of the GP is available on the web site, GP access improvement should include a clearly displayed link on the Town's home page.

J. Reed suggested that an additional subcommittee be formed to pursue an outreach effort for the Fairfax Festival. Display boards of GP elements and goals would be setup for the public to register its choice of favorite goal by placing stickers. D. Causey agreed to participate and suggested that the same effort could be made at the Town Picnic.

D. Causey offered a suggestion that the GP be read at council meetings to further introduction of the GP to the public and the idea was well received by GPIC. She will hold off on starting this undertaking for now.

## **7. SUBCOMMITTEES REPORTS**

Density Bonus Requirements Subcommittee: P. Green, M. Newton

P. Green provided the draft in progress and stated that he and M. Newton have been looking at State and Town's materials in terms of the law. He feels that the State Legislature did a great job of creating clearly worded law. Fairfax is required by law to offer incentives or concessions which the developer may or may not choose to exercise.

The approach being pursued is to:

1. Outline State law
2. Review and compare with Fairfax Ordinances
3. Make recommendations

He stated that we can be in compliance with State law and do it our way. We should be able to simply and understandably present it to the public. In general, people don't like the concept of housing density. GPIC needs to plan on how to mitigate the potential for the Density Bonus Requirement from being misinterpreted. Many in Fairfax like the town the way it is, only they want less traffic.

Matrix Subcommittee: B. Ackerman, D. Causey, M. Newton

B. Ackerman commented that previously he and D. Causey have been working on the project and that during a recent three-hour subcommittee meeting they were able to bring M. Newton up-to-date with the issues and directions being taken. M. Newton is onboard with the direction and will leave data work to B. Ackerman and D. Causey.

M. Newton will pursue how to best work with vested entities to rollout the matrix evolution and how to solicit and incorporate new data.

## **8. DISCUSSION OF POTENTIAL METHODS FOR ESTABLISHING PRIORITIES AND FOCUS OF GPIC (J. REED)**

J. Reed stated that earlier ideas and discussions have included this item in scope and GPIC agreed.

## **9. DISCUSSION OF INDIVIDUAL PRIORITY PROGRAM (ALL)**

Members weighed in on their favorite aspect of the GP:

- B. Ackerman: the Greenhouse Gas Meter
- D. Causey: rebuilding the town after large-scale destruction
- P. Green: sidewalks and circulation in the Town Center
- J. Reed: the trail network

## **10. OLD BUSINESS (ALL)**

Due to time constraints, tabled for next meeting.

## **11. NEXT GPIC MEETING**

The next GPIC meeting will be on the regular date of the second Thursday of the month, April 9, 2015, at 7:30 PM at the Fairfax Women's Club.

J. Reed stated that he would not be able to attend and P. Green thinks that he may not be able to attend, but needs to confirm. L. Kennings will solicit members for attendance and making a quorum.

## **12. ADJOURNMENT**

The meeting was adjourned at 9:38 PM.

**RESPECTFULLY SUBMITTED** by Diane Causey, Acting Secretary

## **DISTRIBUTION:**

Approved minutes email to: Planning Director, Town Clerk