

**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, February 12, 2015, 7:30 PM, Fairfax Women's Club

PURPOSE OF MEETING: Regular Meeting

ATTENDANCE:

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

GPIC MEMBERS ABSENT: 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:

- GPIC members to identify their individual top priority program in 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

1. CALL TO ORDER

Chair J. Reed called the meeting to order at 7:31 PM.

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MEETING MINUTES

The minutes of the January 8, 2015, meeting were approved.

4. PUBLIC COMMENTS

None.

5. PLANNING DIRECTOR REPORT

L. Kennings provided the report.

- Joint Planning Commission/Affordable Housing Committee meeting on February 25, 2015, starting at 7:00 PM at the Women's Club to review the draft Housing Element update and CEQA Addendum.
- Targeted Town Council meeting date is March 18, 2015 (to be confirmed) to accept the Planning Commission's recommendation regarding acceptance of the draft Housing Element and CEQA Addendum and forward to the State Office Housing and Community Development (HCD) for review.
- Town Council has authorized staff, with the help of consultants, to prepare for a Town Traffic Forum sometime in the spring.
- Town Council has authorized, and staff will prepare for the third Town Forum (targeted for the summer) on the existing (and to be updated) Housing Element policies to convert all CH zoned properties to CC.
- FYI: on or before September 30, 2015, local governments must adopt a solar ordinance creating a streamlined permitting process for small rooftop solar energy systems.
- The Planning Director (J. Moore) is currently serving on three Technical Advisory Committees (TACs) working on county-wide projects:
 01. A study looking at returning to yellow school buses for all the school districts, or, where congestion relief will be most effective (a Marin Transit initiative).
 02. Transit corridor study from Fairfax to the San Rafael transit hub; exploring ways to improve efficiencies and incentivize multi-modal transportation (a Transit Authority of Marin (TAM) study—originally called the “Trolley Study”).
 03. Bike and Pedestrian Plan(s) Update—Phase II: which will in all likelihood require the re-creation of a Bike and Pedestrian TAC (a TAM project).

6. COMMITTEE MEMBERS COMMENTS AND REQUESTS

B. Ackerman reviewed a document from the Climate Action Committee to GPIC; it's an abbreviated report of what the town has completed as related to Climate Action in the General Plan.

B. Ackerman requested an overall update on the Traffic Forum Study. P. Green commented that this would be helpful for Density Bonus Requirements considerations.

7. SUBCOMMITTEES REPORTS

Matrix Subcommittee: B. Ackerman, D. Causey, M. Newton
D. Causey stated that it continues as a work-in-progress.

Density Bonus Requirements Subcommittee: P. Green, M. Newton
P. Green stated that he and M. Newton have begun work. He has been looking at the State's parking requirements and briefly reviewed the differences between the State's and Fairfax's parking requirements. The thinking is to possibly add a section for statutory affordable housing parking requirements as a differentiation from Fairfax parking requirements in light of considering concessions. He stated that the presentation on the State's Density Bonus Requirements web site was helpful and that he will provide the link to or file of the presentation to GPIC members. The subcommittee is beginning to break down the types of concessions: e.g., historic buildings, parking, fire sprinklers, setbacks, CEQA, etc.

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

J. Reed stated that council member Renee Goddard expressed an interest in attending GPIC meetings and commented that adding another council member might help move things along. It was unanimously stated that GPIC would welcome Renee Goddard's attendance.

9. DISCUSSION OF INDIVIDUAL PRIORITY PROGRAM (ALL)

J. Reed mentioned that he had taken D. Causey's top General Plan priority for the rebuilding of Fairfax after a natural disaster to the Town Council. P. Green said that his top priority is for the sidewalks to be fixed as called for in the Town Center element. Other GPIC members will give thought to what they may consider to be a top priority for implementation of the General Plan. D. Causey suggested that soliciting members of the community as to what they think should be the top priority for implementation of the General Plan might encourage the public to positively and actively engage with the plan.

10. OLD BUSINESS (ALL)

The Actions to be Taken from the January 8, 2015, minutes were reviewed and discussed. The MCE "is Deep Green the greenest choice?" bullet will be added to the agenda for the next meeting.

11. NEXT GPIC MEETING

The next GPIC meeting will be on the regular date of the second Thursday of the month, March 12, 2015, at 7:30 PM at the Fairfax Women's Club.

12. ADJOURNMENT

The meeting was adjourned at 9:22 PM.

RESPECTFULLY SUBMITTED by Diane Causey, Acting Secretary

DISTRIBUTION:

Draft minutes email to: Jim Moore, Larry Kennings

Approved minutes email to: Planning Director, Town Clerk