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, April 09, 2015, 7:30 PM, Fairfax Women's Club

PURPOSE OF MEETING: Regular Meeting

ATTENDANCE:

GPIC MEMBERS PRESENT: 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); Cassidy DeBaker (Community and Climate Action Committee.

GPIC MEMBERS ABSENT: Chair John Reed (Town Council)

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

GUESTS: Barbra Coler (Mayor)

ACTIONS TO BE TAKEN PRIOR TO THE NEXT MEETING:

- Density Bonus Requirements Subcommittee to continue work
- Matrix Subcommittee to continue work
- C. DeBaker and D. Causey to create GPIC Milestones list

1. CALL TO ORDER

Vice Chair M. Newton called the meeting to order at 7:34 PM.

2. APPROVAL OF AGENDA

The agenda was approved.

3. PUBLIC COMMENTS

None.

4. APPROVAL OF MEETING MINUTES

The minutes of the March 12, 2015, meeting were approved.

5. PLANNING DIRECTOR REPORT

L. Kennings delivered the report.

- Special TC Meeting on March 18, 2015 considered the PC's recommendations to accept the draft 2015 Housing Element update. Final adoption by TC is anticipated on May 27, 2015.
- Regular PC meeting on March 19, 2015 considered and recommended that the TC pass the Ordinance establishing Emergency Homeless Shelters "by-right" in the CC and PD zones of town (which is required by State Law to happen concurrently with-or prior to- the adoption of the 2015 Housing Element update: which needs to occur by May 31, 2015 for the Town to go on an eight year Housing Element update cycle.
- At the May 6, 2015 TC meeting there will be a short presentation by TAM staff on the Transit Corridor Study that is looking at the feasibility of transit improvements from Fairfax to the San Rafael transit hub.
- TAM has commenced the Bike and Pedestrian Plan update being done concurrently for both Fairfax and San Anselmo: which will require the re-creation of a Bike and Pedestrian Technical Advisory Committee. Town staff is working with TAM staff on creating an online public survey to solicit input from community on existing conditions, needs, and opportunities within Town. The first public meeting is targeted for early June (possibly Saturday June 6th).

6. COMMITTEE MEMBERS COMMENTS AND REQUESTS

D. Causey would like to add a reoccurring item the minutes: "Milestones." The consensus of GPIC is that this will allow the group to keep track of accomplishments- which will also help the Planning Director and the GPIC annual reports to TC.
M. Newton suggested that an addendum is added to the end of the minutes each month. GPIC agreed.
D. Causey and C. DeBaker will work on developing the "GPIC Milestones" list and continue to update, as needed.
D. Causey would like to receive a PDF version of the minutes in addition to the Word format.
B. Ackerman responded to the previous question regarding MCE: "Is Deep Green the Greenest?" B. Ackerman shared information on RECs (renewable energy certificates), renewable local energy projects (such as the new solar facility in Richmond), MCE's program one penny extra per Kw hour (0.5=local solar projects and 0.5=renewable).
M. Newton asked about solar farms and vaping birds and the process called solar thermal incineration which is occurring when birds flying over solar farms.
B. Ackerman suggested that everyone take a look at the power content label provided by MCE to determine the renewable energy sources offered by MCE (they do not offer nuclear and only small hydro).
M. Newton will bring power content labels to next meeting and discuss.
T. Pugh discussed how the change in demographics in Marin County and Fairfax is effecting the market price. He shared an article about Pt. Reyes and the housing market

from the 1970s-which had similarities to the housing market today in Fairfax. He feels it is important the GPIC educate the public about the General Plan and the housing market.

7. DISCUSSION OF GAMEPLAN AND TIMELINE FOR GPIC WORK

Continue at next regular meeting.

8. SUBCOMMITTEE REPORTS

GPIC Matrix Subcommittee (B. Ackerman, M. Newton and D. Causey)

- Continue to work in on the matrix (excel spreadsheet) to develop formulas and functions that allow users to sort data.
- M. Newton is working on how to introduce the matrix to the public and working groups within the town who are responsible for programs in the General Plan.
- B. Coler suggested trying out the matrix on one of the working groups as a trial/error experience.
- M. Newton suggested to start rolling out the matrix and attending other town committee meetings to help them navigate through the General Plan program responsibilities.
- C. DeBaker suggested that GPIC follow up with the working groups who may have already received their program responsibilities (such as the Library, Fire Department of Fairfax Historical Society) and initiate outreach.
- P. Green recommends that we solicit information for the matrix based on "Picks and Priorities." Add a sorting feature that allows the working groups to select primary and secondary programs.

Density Bonus Subcommittee (M. Newton and P. Green)

- P. Green to develop a brief presentation or Power Point for the public that synthesizes density bonus in simple terms. GPIC will review.
- Group discussed concessions related to density bonuses and would like to come up with a list that are tailored to Fairfax.
- M. Newton asked the following question: "what are the impacts for deviating from state law regarding density bonus?" She would also like to discuss further the relationship between open space and density.

9. OLD BUSINESS (ALL)

None.

10. NEXT GPIC MEETING

The next GPIC meeting will be on the regular date of the second Thursday of the month, May 14, 2015, at 7:30 PM at the Fairfax Women's Club.

11. ADJOURNMENT

The meeting was adjourned at 9:35 PM.

RESPECTFULLY SUBMITTED by Cassidy DeBaker Secretary

DISTRIBUTION:

Approved minutes email to: Planning Director, Town Clerk