



TOWN OF FAIRFAX

STAFF REPORT

October 22, 2013

TO: Mayor and Town Council

FROM: Jim Moore, Director of Planning & Building Services
Larry Kennings, Planning Consultant

A handwritten signature in black ink, appearing to be 'J. Moore'.

SUBJECT: Adoption of Resolution 13-52 of the Town Council of the Town of Fairfax Adopting the Amended 2010 Housing Element and Approving an Addendum with Findings of No Additional Environmental Effects, to the (CEQA) Mitigated Negative Declaration which was originally adopted with the 2010 – 2030 General Plan including the 2010 Housing Element

RECOMMENDATION

1. Open the Public Hearing
2. Close the Public Hearing
3. Move to Adopt Resolution No. 13-52, thereby adopting the amended 2010 Housing Element and adopting the Addendum to the (CEQA) Mitigated Negative Declaration Adopted with the 2010 – 2030 General Plan.

BACKGROUND

On April 4, 2012 the Town Council of the Town of Fairfax, via Resolution No. 12-22, approved the Initial Study and Mitigated Negative Declaration, adopting findings regarding environmental effects and a mitigated monitoring and reporting program, for the Fairfax 2010 – 2030 General Plan, and adopted the Fairfax 2010 – 2030 General Plan.

Subsequent to the action outlined above, on December 13, 2012, the State Department of Housing and Community Development (HCD) sent a letter to the Town advising that while the adopted element addressed many statutory requirements, revisions would be necessary to comply with State housing element law (Article 10.6 of the Government Code).

Staff then began working diligently with the Town's primary planning consultant, LAK & Associates, and their sub-consultants, PMC World, in concert "informally" with HCD staff drafting "narrative" amendments to the 2010 Housing Element that are necessary to comply with State housing element law and to gain "certification" from HCD.

On August 27, 2013 at a special meeting of the Town Council (held since three members of the Town Council are members of the following committees) and a joint public hearing meeting of the Planning Commission, General Plan Implementation Committee and the Affordable Housing Committee, the later three entities adopted by motion all staff-recommended amendments to the 2010 Housing Element and directed staff to deliver the amended 2010 Housing Element to the HCD for their sixty (60) day statutory review.

DISCUSSION

On September 26, 2013 the Town's sub-consultant, PMC World, had a conference call with HCD staff to review the adequacy of the amendments to the 2010 Housing Element that were submitted. During that conference call HCD indicated that additional (and presumably final) revisions were still necessary to comply with State housing element law and for "certification". Those additional narrative revisions have now, after review by staff, been added to the document and are presented today in track-change format for ease of review.

Staff has also prepared, for Town Council adoption, an addendum with findings of no additional environmental effects, to the (CEQA) Mitigated Negative Declaration (MND) which was originally adopted with the 2010 – 2030 General Plan (that included the 2010 Housing Element). The addendum to the MND is referenced in Resolution No. 13-52.

FISCAL IMPACT

+\$300,000: State certification of the amended 2010 Housing Element by January 31, 2014 will ensure the receipt of a \$300,000 One Bay Area Grant (OBAG) that was previously awarded by the Transportation Authority of Marin (TAM) to the Town of Fairfax to implement the recommended improvements contained in the ***Parkade Area Circulation Study*** (approved by the Fairfax Town Council in July of 2010).

ATTACHMENTS

Exhibit A – Amended 2010 Housing Element with track changes

Exhibit B – Resolution No. 13-52

Exhibit C – Addendum to the MND