

**DRAFT Fairfax Town Council Minutes  
Special Meeting  
Fairfax Women's Club  
March 18, 2015**

Call to Order/Roll Call:

**COUNCILMEMBERS PRESENT:** Barbara Coler, Mayor  
Renee Goddard, Vice Mayor  
Peter Lacques  
John Reed  
David Weinsoff

**STAFF MEMBERS PRESENT:** Garrett Toy, Town Manager  
Michele Gardner, Town Clerk  
Janet Coleson, Town Attorney

Mayor Coler called the meeting to order at 7:01 p.m.

Adopt Resolution 15-06 Directing the Director of Planning and Building Services to Submit the 2015 Update to the Housing Element of the Fairfax 2010-2030 General Plan (for the Cycle #5 RHNA 2015-2023 Planning Period) to the California Department of Housing and Community Development for Review

Jim Moore, Director of Planning and Building Services, presented a staff report. He addressed the edits he received in advance from Mayor Coler, and from Councilmember Lacques.

Councilmember Reed discussed several more edits regarding discrepancies between assessor's parcel numbers (APN'S) and street addresses, and typos.

Councilmember Lacques requested street addresses be listed with APN's.

John Sergeant, Fairfax, stated that the Council had worn people out with the number of meetings, and that they still ended up in the same place. He would have preferred seeing the Housing Element go to the ballot.

Jessica Green, Ridgeway, opposed the proposed housing along the main arterial road for traffic reasons. She opposed market rate housing, and supported very low and extremely low income housing with deed restrictions.

Alexander Binik, Meadow Way, opposed transit-oriented development for Fairfax as not being a good fit. He supported a green building ordinance, fixing the downtown, and traffic calming on the West side of town, prior to adding more housing.

Ray Burgarella, Fairfax, had questions about listing minimum number of units, rezoning Deer Park School, parking and traffic, density bonuses. He supported a limit on the square footage of buildings.

Joseph Oden, Porteous, supported taking bike safety into consideration when adding housing. He stated there was a conflict between bike safety and the General Plan.

David Wood, Cascade Drive, supported ensuring new housing was affordable, listing maximum instead

of minimum densities, addressing homelessness and the state's housing needs while preserving local autonomy.

Michael Mackintosh was concerned about traffic, creek setbacks, and setting policy based on state mandates.

Elizabeth Back, Geary, supported increased density in the town center to reduce traffic.

Mary Weinstein, Oak Tree Lane, supported a transportation requirement for additional housing.

Lynn Corwin, Cascade Drive, was concerned about density bonus and how to protect Fairfax height limits.

Norma Fragoso, Fairfax, supported the Housing Element as thoughtful, informed by public input, and consistent with state law.

Wendi Kallins, representing the Coalition for a Livable Marin, supported the plan and the careful, inclusive approach, infill, and density as a way to reduce price; requested size limits be maintained.

Jim Rice, Laurel Drive, opposed 53 units downtown, density bonuses, transit-oriented references, and setting densities prior to approval of plans. He proposed adding a requirement of a town-wide housing inventory first.

The Council took a 10-minute break at 8:40.

The Council discussed various suggestions and additions and agreed on the Church property to a minimum of 20 units per acre on the future 2-acre parcel and a maximum of 40 units total, not including density bonuses, and on the School Street Plaza Property a minimum of 9 units and maximum of 10 units and not including bonuses.

M/S Goddard/Reed Motion to adopt Resolution 15-06 Directing the Director of Planning and Building Services to Submit the 2015 Update to the Housing Element of the Fairfax 2010-2030 General Plan (for the Cycle #5 RHNA 2015-2023 Planning Period) to the California Department of Housing and Community Development for Review with the suggestions and additions by the Councilmembers incorporated.

AYES: Coler, Goddard, Lacques, Reed, Weinsoff.

Mayor Coler adjourned the meeting at 10:10 PM.

Respectfully submitted,

Michele Gardner, Town Clerk

DRAFT Fairfax Town Council Minutes  
Special Meeting  
Fairfax Women's Club  
Wednesday, April 29, 2015

Call to Order/Roll Call

**COUNCILMEMBERS PRESENT:** Barbara Coler  
Renee Goddard  
Peter Lacques  
John Reed  
David Weinssoff

**STAFF MEMBERS PRESENT:** Garrett Toy, Town Manager  
Jim Moore, Director, Planning and Building Services  
Michele Gardner, Town Clerk

Mayor Coler called the meeting to order at 7:00 pm.

Approval of Agenda and Affidavit of Posting

M/S Reed/Goddard, Motion to approve the agenda and the affidavit of posting.

AYES: Goddard, Lacques, Reed, Weinssoff, Mayor Coler

Introduce and waive first reading and read by title only Ordinance No. 788, an Ordinance of the Town Council of the Town of Fairfax Amending Town Code Title 17 (Zoning), Chapters 17.008 ('Definitions'), 17.012 ('Zone Districts Established'), 17.052 ('Off-Street Parking and Loading Requirements'), and 17.100 ('CC Central Commercial Zoning District'), and adding new Chapters 17.130 ('PD Public Domain Zoning District') and 17.138 ('Regulations Applying in Multiple Zoning Districts'), and amending the Town Zoning Map

Mayor Coler opened the public hearing.

Town Manager Garrett Toy made a brief report. Planning Director Jim Moore presented a staff report, and noted that there were three changes to the ordinance

Councilmember Reed asked for a clarification regarding the difference between references in the ordinance to emergency shelters and emergency homeless shelters. Planning Director Moore stated there was no difference; the stated definition of emergency shelters was for homeless. It was the consensus of the Council to amend the ordinance to add a sentence to the definition on page 7: "Hereinafter also referred to as emergency homeless shelters."

Councilmember Reed expressed a concern regarding potential safety issues for neighbors of shelters. It was the consensus of the Council to add the words "safety issues" after "loitering" on page 6.

Councilmember Lacques asked where the number of beds came from. Planning Director Moore stated the 2010 US Census.

Councilmember Lacques had concerns with allowing hospitals by right, and churches and private schools as conditional uses in the public domain zone.

It was the consensus of the Council to move hospitals to Subsection (B) Conditional Uses and Structures, and to delete references to private schools, churches, and nurseries.

M/S Goddard/Reed, to make a motion to introduce and waive first reading and read by title only Ordinance No. 788, an Ordinance of the Town Council of the Town of Fairfax Amending Town Code Title 17 (Zoning), Chapters 17.008 ('Definitions'), 17.012 ('Zone Districts Established'), 17.052 ('Off-Street Parking and Loading Requirements'), and 17.100 ('CC Central Commercial Zoning District'), and adding new Chapters 17.130 ('PD Public Domain Zoning District') and 17.138 ('Regulations Applying in Multiple Zoning Districts'), and amending the Town Zoning Map, as amended and discussed by the Council.

AYES: Goddard, Lacques, Reed, Weinsoff, Mayor Coler

The meeting was adjourned at 6:54 p.m.

Respectfully submitted,

Michele Gardner  
Town Clerk