

**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