



TOWN OF FAIRFAX

STAFF REPORT

June 6, 2018

TO: Mayor and Town Council

FROM: Ben Berto, Director of Planning and Building Services

SUBJECT: Review/consider the Planning Commission's work program and priorities for Fiscal Year 2018-19

CONTINUED FROM THE MAY 2, 2018, MEETING

RECOMMENDATION

Review the Planning Commission's recommended work program and provide direction on the work program and priorities for FY18-19.

BACKGROUND

The Fairfax 2010-2030 General Plan, adopted by the Town Council in April 2012, listed over 300 programs for which the Planning Commission (PC) and planning staff were assigned responsibility for implementing (see attachment C - General Plan Planning Program matrix).

Work on several General Plan implementing programs such as the zoning for Victory Village, affordable senior housing project, were undertaken by staff, the PC, and the Town Council since 2012. Over 300 programs remain.

The Planning Commission and staff have been working since last September to systematically organize and prioritize the highest priority General Plan Implementing Programs.

DISCUSSION

In addition to the General Plan work program priorities, the Planning Commission is also recommending amendments to the Town's Zoning Code to provide more clarity and/or simplify the process for applicants such as residents seeking approval for minor home remodels. The PC also noted that there are two current major work program topics which will impact their ability to implement their workplan: review of the Marinda Heights subdivision of the "Wall" Property and cannabis regulations.

General Plan Work Program

Below are the implementing work program priorities that the Planning Commission is recommending, as developed at its February, March, and April 2018 meetings. The proposed General Plan implementing programs listed below represent the PC's top ten priorities, but are not listed in the order of preference. In addition, the PC recognizes it would be unrealistic to believe the PC could undertake all the actions listed below within the fiscal year. The rationales for each General Plan implementing program are provided in Attachment A.

The Planning Commission is seeking guidance as to the Council's top priorities. The following General Plan Programs are listed verbatim as shown in the General Plan.

1. Conservation Program CON-8.2.1.1-Establish an ordinance for protecting, maintaining, rehabilitating, and enhancing historical and cultural resources within the Fairfax Planning Area.
2. Land Use Program LU-1.2.1.1 Evaluate existing Visually Significant Areas on the Visual Resources Map and update as appropriate
3. Open Space Program OS-3.2.2.1 Update Fairfax Ordinance 17.060 to clarify conditions surrounding development near ridgelines and encourage the County of Marin to align the Marin County Ridgeline Ordinance, as it exists as of the date of approval of this General Plan, with the Fairfax Ordinance 17.060.
4. Housing Program H-1.1.1.4, Preserve Existing Lower-Income Units. The Town has 2 deed restricted housing projects, Bennett House and part of Creekside, but does not currently have any deed-restricted "at-risk" units at this time. Should there be affordable units at risk in the future, the Town will work with property owners of deed-restricted units that are at risk of converting to market rate housing to preserve the lower-income housing by providing funding from the Town's trust fund, working with the County to target Section 8 vouchers for the units or providing other funds for improvements.
5. Housing Program H-4.1.2.1 Enact Density Bonus Zoning and Other Incentives. Town staff will prepare amendments to the Zoning Ordinance, for review and approval by the Planning Commission and Town Council, to encourage an increase in the supply of well-designed housing for extremely low-, very low- and moderate-income households. The amendments will include adoption of a density bonus ordinance consistent with the State Density Bonus Law (GC Section 65915 et seq.). In addition, staff and decision makers will evaluate the following:
 - a. Implementation of additional elements of a density bonus program (above and beyond those required by GC Section 65915 et seq.), including establishing simplified density bonus provisions.
 - b. Inclusion of financially equivalent incentives, such as use of trust fund resources, expedited processing by Planning and Building Services, and waived or reduced fees to the extent possible for lower-income housing.
 - c. Updates to fee schedules to reduce and/or defer fees, to the extent possible, for lower-income housing.
 - d. Establishment of streamlined processing procedures and other mechanisms to fit with funding requirements and to facilitate desirable lower-income projects that have a significant portion of their total floor area committed to housing.
6. Land Use Program LU-7.2.5.2 Develop and adopt an ordinance to preserve neighborhood scale and character to rebuild structures when wide-scale destruction has occurred.

7. Conservation Program CON-6.1.2.3, Incorporate lighting restrictions for proposed new commercial development, replacement street lighting and residential landscaping.
8. Open Space Program OS-1.4.2.1 If development plans are presented to the Planning Commission for parcels on the [open space] inventory list, the commission should encourage clustered development on a small segment of the parcel, with the provision of an easement on the undeveloped portion to create Designated Open Space.
9. Conservation Program CON-3.1.2.1 Develop a Creek Master Plan with implementing programs and funding sources for restoring the creeks and protecting habitat in the Planning Area.
10. Housing Program H-4-1.1.4 Review and Update Parking Standards. Town staff will review and consider updating parking standards, for review and possible approval by the Planning Commission to allow for more flexible parking requirements to allow facilitate infill, transit-oriented, and mixed-use development. The Town will require and consider reducing the parking space requirements for one-bedroom units. Recommendation will be made based on the review and action taken on the recommendations.

Zoning Amendments

The rationales behind the zoning changes recommended by the Commission are listed in Attachment B. Taken together, once enacted, these amendments would “free up” the time needed for staff and the Planning Commission to undertake its General Plan work program.

Developing these zoning amendments constitutes a significant work program item for the PC. The Council's direction on these zoning amendments will allow staff and the Planning Commission to focus on those with a higher Council priority. *As mentioned above, these proposed amendments to the Town's Zoning Code will provide more clarity and/or simplify the approval process for applicants, especially for residents seeking approval for minor home remodels/improvements.*

The zoning amendments recommended by the Planning Commission are:

1. Limit the time a development application can remain incomplete.
2. Revise regulations concerning a) Covered Parking b) Tandem Parking
3. Allow administrative review for parcels that are substandard in width
4. Allow the PC or staff to solely approve Tree Permits under specific circumstances
5. Allow ministerial review of certain applications
6. Establish expiration dates for discretionary permit approvals

On-going Major Work Program Task

There are two current major work program topics which will impact the PC's ability to implement their General Plan work program:

- Marinda Heights Subdivision of the Wall Property
The proposed Marinda Heights Subdivision of the Wall Property will involve a substantial amount of staff and Planning Commission work/time in the coming months. The application is still incomplete, as memorialized in a project status letter dated March 23, 2018 (link to the letter follows):

https://www.fairfaxbuildingplanning.org/uploads/1/7/2/9/17296328/project_status_letter_w_attachments_032318.pdf.

After the incomplete items have been addressed, the project will enter into its Environmental Impact Report (EIR) phase.

- Cannabis regulations
A special Town Council-Planning Commission meeting featuring a consultant specializing in governmental oversight of cannabis businesses is tentatively scheduled for May 30, 2018. Regulating commercial cannabis businesses is one of the Town's highest work program priorities. Staff and the Planning Commission await direction from the Town Council on what aspects of commercial cannabis regulation should be their work focus.

FISCAL IMPACT

We anticipate most of the work product can be performed in house with assistance from the Town Attorney.

ATTACHMENTS

- A. General Plan implementing program rationales
- B. Zoning Amendment rationales
- C. General Plan program matrix for Planning

May 2, 2018

General Plan Program Rationales

1. *Conservation Program CON-8.2.1.1-Establish an ordinance for protecting, maintaining, rehabilitating, and enhancing historical and cultural resources within the Fairfax Planning Area.*

The Planning Commission expressed strong support for preserving the historic character of the downtown. Cassidy DeBaker, Fairfax resident and archaeologist, provided the Commissioners with an overview of the historical significance of the downtown area on October 19, 2017.

At their goal-setting workshop, the Town Council also listed as one of its top 2018 goals "Consider establishment of density limits and objective development standards in commercial areas to address potential residential development on sites."

These Planning Commission and Town Council work items are closely related. It is anticipated that Ms. DeBaker will take the lead on inventorying and developing information on the historical character of the downtown. Staff will work on developing regulations, standards, and policies for the preservation of the Town's historical structures and character

2. *Land Use Program LU-1.2.1.1 Evaluate existing Visually Significant Areas on the Visual Resources Map and update as appropriate*

The graphical Visual Resources Map, Figure OS-1, found on page OS-4 of the General Plan's Open Space Element dates from the 1970's. The hand-drawn map contains inaccuracies in its depiction of relevant physical features in the Town.

General Plan Program LU-1.2.1.1 acknowledges the limitations of the Visual Resources Map and recommends updating as appropriate. Staff is working with GIS consultants to develop an updated, real-world georeferenced Map of Visual Resources. Determining where these features are actually located and designating features and boundaries in regards to real-world projects will be a challenge, but one which will result in a more accurate and useable map

3. *Open Space Program OS-3.2.2.1 Update Fairfax Ordinance 17.060 to clarify conditions surrounding development near ridgelines and encourage the County of Marin to align the Marin County Ridgeline Ordinance, as it exists as of the date of approval of this General Plan, with the Fairfax Ordinance 17.060.*

Chapter 17.060 of the Zoning Code, Ridgeline Development, contains review criteria and findings, including language on the applicability of the Town's Visual Resources Map (see #2 above). The County of Marin's Ridgeline and Upland Greenbelt development regulations contain similar provisions. Work will evaluate what the two regulations share in common and how they differ, and what modifications/clarifications may be appropriate.

Applying Fairfax's Ridgeline Development regulations to the Marinda Heights Subdivision of the Wall property will also help clarify Fairfax's regulations and point to potential updates.

4. *Housing Program H-1.1.1.5, Preserve Existing Low Income Units. The Town has 2 deed restricted housing projects, Bennett House and part of Creekside, but does not currently have any deed-restricted "at-risk" units at this time. Should there be affordable units at risk in the future, the Town will work with property owners of deed-restricted units that are at risk of converting to market rate housing to preserve the lower-income housing by providing funding from the Town's trust fund, working with the County to target Section 8 vouchers for the units or providing other funds for improvements.*

The shortage of affordable housing is a major issue in Marin and Statewide. Therefore the current program context is not just preserving deed-restricted units, but preserving affordable housing and facilitating the creation of compatible housing opportunities. The Town Council affirmed its interest in efforts to "Explore innovative approaches, such as Tiny Homes, to create more affordable housing opportunities." This could include new policies and regulations to avoid any net loss of housing, for example, preventing the conversion of existing duplexes, triplexes, or single-family residences with ADU's, into single-family residences.

5. *Housing Program H-4.1.2.1 Enact Density Bonus Zoning and Other Incentives. Town staff will prepare amendments to the Zoning Ordinance, for review and approval by the Planning Commission and Town Council, to encourage an increase in the supply of well-designed housing for extremely low-, very low- and moderate-income households. The amendments will include adoption of a density bonus ordinance consistent with the State Density Bonus Law (GC Section 65915 et seq.). In addition, staff and decision makers will evaluate the following:*

- *Implementation of additional elements of a density bonus program (above and beyond those required by GC Section 65915 et seq.), including establishing simplified density bonus provisions.*
- *Inclusion of financially equivalent incentives, such as use of trust fund resources, expedited processing by Planning and Building Services, and waived or reduced fees to the extent possible for lower-income housing.*
- *Updates to fee schedules to reduce and/or defer fees, to the extent possible, for lower-income housing.*
- *Establishment of streamlined processing procedures and other mechanisms to fit with funding requirements and to facilitate desirable lower-income projects that have a significant portion of their total floor area committed to housing.*

According to the Town Attorney, the Town can adopt its own Density Bonus ordinance setting forth tiers identifying which density bonus concessions are preferable.

6. *Land Use Program LU-7.2.5.2 Develop and adopt an ordinance to preserve neighborhood scale and character to rebuild structures when wide-scale destruction has occurred.*

This program points towards developing a local post-disaster recovery ordinance, which will improve the speed, efficiency, quality, and predictability of post-disaster efforts, and provide guidance about preserving neighborhood scale and character. Fairfax witnessed the real-world example of the Sonoma and Napa County firestorm, and the numerous challenges faced in rebuilding after catastrophic widespread destruction.

The recent Firewise certification of Cascade Canyon illustrates how neighborhoods can address disaster preparedness, and potentially increase awareness of how to respond after a catastrophic event. Establishing local priorities for recovery will also assist Fairfax in negotiations with State and Federal agencies in the event disaster strikes.

7. *Conservation Program CON-6.1.2.3, Incorporate lighting restrictions for proposed new commercial development, replacement street lighting and residential landscaping.*

This would involve a new lighting ordinance, which could potentially be based on a Dark Sky model ordinance, it would include features such as what would trigger the requirement for lighting upgrades. The Town is already in the process of retrofitting its street lights to energy efficient fixtures. The Planning Commission received a good overview of Dark Sky issues and practices at their April 19 meeting.

8. *Open Space Program OS-1.4.2.1 If development plans are presented to the Planning Commission for parcels on the [open space] inventory list, the commission should encourage clustered development on a small segment of the parcel, with the provision of an easement on the undeveloped portion to create Designated Open Space.*

The concept has been discussed at public meetings with the developer of the proposed Marinda Heights subdivision of the Wall Property. The proposed development plans do reflect a pattern of clustering. Proposed easements, etc. will be part of the review of this and other vacant property development projects.

9. *Conservation Program CON-3.1.2.1 Develop a Creek Master Plan with implementing programs and funding sources for restoring the creeks and protecting habitat in the Planning Area.*

To accomplish this program, staff would research how other municipalities have tackled similar master plan efforts, work with Marin County's Watershed Department to learn of studies and work that have already been completed (e.g., creek restoration projects) and draw upon this information for the purposes of master plan development, further review the "Geomorphologic Assessment of Town of Fairfax Project Sites-Final Report, July 31, 2006" prepared for the Town

by Fluvial Geomorphology Consulting, and research how potential modifications to the current creek ordinance and creek setback ordinance could further protect creeks and associated riparian habitats. It is likely that efforts regarding this program will be longer-term in view of the many pressing priorities with which the Planning Commission and staff are already faced.

10. *Housing Program H-4-1.1.4_Review and Update Parking Standards. Town staff will review and consider updating parking standards, for review and possible approval by the Planning Commission to allow for more flexible parking requirements to allow facilitate infill, transit-oriented, and mixed-use development. The Town will require and consider reducing the parking space requirements for one-bedroom units. Recommendation will be made based on the review and action taken on the recommendations.*

The Town of Fairfax has not updated the town parking ordinance since 1982. Many things have changed since then: the number of vehicles, an increasing number of electric vehicles, State housing regulations that prohibit local jurisdictions from requiring parking at all in some circumstances. Autonomous vehicles may be a part of our transportation future - carshare and web-hailed transport services are already here.

Review of the Town parking regulations could include: considering allowing one or more of the required three parking spaces per residence to be compact sized, reducing the number of spaces, locational requirements for EV charging stations with respect to the property lines (whether or not to require a setback), elimination of covered parking requirements, etc. (see Zoning Ordinance Amendments discussion).

May 2, 2018

Zoning Ordinance Amendments

Simplification of some of the work processing applications under current zoning regulations is important if substantive progress is desired on General Plan implementing programs. Since the 2012 adoption of the General Plan, the Town has only implemented a small portion of the hundreds of General Plan Planning-related implementing programs. The primary reason is that Town staff is almost fully occupied processing applications under the current zoning regulations.

The Planning Commission considers implementation of priority General Plan programs a high priority. To that end, they recommend the following amendments to the Zoning Ordinance:

(1) Limit the time a development application can remain incomplete.

The question is whether, and for how long, an application should be allowed to remain incomplete but 'on the books'? Currently for the most part there is no time limit on incomplete applications. There are several benefits to enacting a time limit:

- It minimizes the possibility that the Town Code and other governmental regulations may change mid-review, complicating the process.
- It avoids stale information. Many technical reports (engineering, etc.) contain expiration dates. Requiring new versions of the 'same' information engenders resistance, even if the information is no longer valid.
- It minimizes the possibility of staff turnover during the project submittal. Although this hasn't been a significant problem in Fairfax, when it does occur it could add considerable uncertainty to all aspects of a review process.
- Lack of progress completing an application often indicates changed circumstances on the part of applicants that significantly impacts their ability to pursue the project to successful completion. Even once a project is complete, changes are often required in order for a project to be approved. Inability to even complete an application is not a good sign that they can/will do so. It is better for an application to expire and the applicant to resubmit when circumstances permit completion in a timely manner.

A search of regulations in other jurisdictions reveals that at least two, San Anselmo and the County of Marin, have ordinances limiting the amount of time an application can remain incomplete. A listed expiration deadline lets an applicant know up front what is necessary for a project to continue to be processed, and the circumstances that result in a project expiring.

Based on similar procedures already adopted in Marin, staff suggests the following expiration information and procedures be included in a potential zoning change:

- (1) The Planning Application form would be modified to include language stating that if an application has been deemed incomplete and remains so for a specified period of time (e.g., 180 days), the application would be considered expired.
- (2) In accordance with the Permit Streamlining Act, staff transmits a project status letter within 30 days of application submittal. If an application is deemed “incomplete,” the letter summarizing all of the information needed to complete the application will also state the time period within which an applicant must submit information or the application will expire.
- (3) Staff would also issue “warning” letters to applicants informing them of the pending deadline to submit the requested materials. Application materials would be available for pick up for 1 week following the expiration deadline, and if the materials were not picked up within the week, they would be recycled.
- (4) If any application fees remained unexpended, these would be refunded to the applicant.
- (5) Code language would state that if an applicant decides to initiate a previously expired application at a later date, the applicant would have to submit a complete Planning Application and pay the full planning fees.

(2) Revise regulations concerning a) Covered Parking, b) Tandem Parking

a) Covered Parking Town Code § 17.052.010(D) requires, “At least one of the off-street parking spaces for a residential unit must be covered, except as set forth in § 17.052.020”. Town Code § 17.052.020(C) exempts properties from have a covered parking spot if they have a slope of greater than 15%, and slope down from the street access. See Attachment B for a visual depiction of what constitutes a 15% slope.” A 15% slope is a fairly moderate slope, so many of the properties in Town are already exempt from the covered parking requirements. The State of California’s new Accessory Dwelling Unit Statute now allows garages to be converted into Accessory Dwelling Units without discretionary review, and does not allow jurisdictions to require replacement parking to be covered, or in many cases in Town, require any parking at all.

Rather than unduly burden the relatively few applicants who would be subject to the covered parking requirement in the Zoning Ordinance, the Commission agreed that the Code should be modified to allow uncovered parking Town-wide.

b) Tandem Parking Town Code § 17.052.010(E) states that “no tandem parking shall be allowed, except for a [third] guest space in tandem with [two parking spaces] required parking for the principal residence. Tandem parking shall not be used in conjunction with a parking space required for a residential second unit.”

State ADU regulations prevent any local jurisdictions from prohibiting tandem parking or parking in the side yard setback. Therefore, Town Code will need to be amended to be consistent with State law.

Also, many of the Town's housing stock already has legal non-conforming tandem parking and parking in the side yard setback.

Historically, tandem parking and parking in the side yard setback were commonly found throughout the older housing developments in Fairfax. Craftsman style residences often had their driveways run alongside the house to a garage in back or along the side of the house. Driveways and garages were also often only 1 car in width.

Insofar as the State does not allow any type of additional parking to be required for most ADU's in Town, and that tandem parking cannot be prohibited for such units, it is unfair to subject a property with only one residence to more stringent parking requirements than a property with two residences.

Parking in the side yard setback is recommended by the Planning Commission to still require a variance and PC review.

(3) Allow administrative review for parcels that are substandard in width

In 1973 the Town adopted its current Zoning Ordinance which included hill area residential development regulations and increased all the setback regulations and minimum lot size and width requirements for all residential properties. The code change dramatically increased the minimum parcel sizes for all sloped parcels. The result of the changes were that roughly 90 % of the residentially zoned properties in Town became legal non-conforming, either with respect to their lot sizes or their existing setbacks. At the same time the Town included code language in all the residential zone districts equivalent to the following code provision:

Except as otherwise provided in §§ 17.044.030 through 17.044.050 of this title, a use permit or hill area residential development permit (HRD) must be first secured in the RS-6 zone for any use, occupancy or physical improvement of or on a building site failing to meet the following requirements:

- (A) Minimum area of 6,000 square feet and minimum width of 60 feet with a slope of ten percent or less;*
- (B) The minimum building site area shall be increased by 300 square feet for each one percent increase in slope over ten percent to and including 15 percent; and the minimum width shall be increased by one foot for each 500 square feet of additional area required;*
- (C) Building sites having a slope of more than 15 percent, shall increase in area above 7,000 square feet, and a minimum width of 65 feet, at a rate of 1,000 square feet of area and three feet of width for each one percent increase in slope; and*
- (D) Fractions shall be disregarded and dropped in all computations made under this section.*

These changes have resulted in almost every single-residential property in Fairfax becoming non-conforming regarding size or width, and any project proposed on them therefore requiring some type of discretionary approval (typically a Conditional Use Permit) from the Planning Commission due to noncomplying width or size.

Examples of projects that have had to be heard by the Planning Commission in the last couple years that, typically, should only require administrative approval, are: closet addition, window seat addition, bathroom addition, conversion of an existing porch into additional dining room space, and two entryway additions - one 18 square feet and the other 50 square foot in size, several fences, conversion of existing unfinished space to storage, and slide repair retaining walls.

The Commission agrees that its time would be better served in working on priority projects, and allowing minor projects such as those described above that comply with all zoning regulations except for lot width, to be administratively reviewed by staff. Properties/projects would have to be in compliance with zoning standards such as setbacks, height, FAR, and lot coverage, and they would not be 50 % remodels. Fifty percent remodels and projects not complying with the above regulations on substandard width parcels, or on parcels with substandard parking for the zone they are located in, would still come before the Commission.

Changing the review of such projects to administrative approval by staff would:

- Require the same level of staff review, but would not involve a public hearing before the Planning Commission.
- Free up considerable staff and Planning Commission time to focus on more substantive program priorities such as those discussed previously in this report.
- Reduce the review time and expense burden on homeowners and other applicants, thereby reducing the incentive by residents to install improvements without the necessary Town approvals.

It is therefore recommended that the Town Code regulations that trigger discretionary review solely due to inadequate lot width be eliminated.

(4) Simplify Tree Permit requirements

The following amendments are recommended to Town Code Chapter 8.36 Trees:

- 1) Staff review of tree removal permits that are submitted with a report by an ISA Certified Arborist that does not provide tree cutting services, indicating a tree is diseased or dying to a point where it is not salvageable.
- 2) Staff review of tree removal requests where the tree is damaging a residence.
- 3) Grant the Planning Commission authority to approve tree removal requests as it relates to the planning application they are reviewing. Currently, the Tree Committee has to review the tree removal aspects of such projects. This creates situations wherein the Planning Commission and Tree Committee both have to approve the request. If the PC approves a project that necessitates tree removal, the Tree Committee is then required to review the request. If the Tree Committee denies the tree removal permit, the project has to go back to Planning Commission for reconsideration. If the Tree Committee reviews a project's request for tree removal first, it could result in an applicant modifying a project to satisfy the Tree Committee, then having the project changed by the Planning Commission, and having to go back to the Tree Committee again to review the Planning Commission changes.

As a practical matter, it is staff's understanding that the Tree Committee rarely, if ever, subsequently denies a tree removal application once the Planning Commission has approved a project that requires that removal. Therefore, the current review by the Tree Committee on Planning Commission-reviewed projects amounts to an additional time-consuming and inefficient process for both staff and the applicant.

These changes would not reduce the level of review for any proposed tree removal, but would substantially reduce the procedural burden currently experienced by many applicants and staff

(5) Allow ministerial review of certain applications

Fence height variances. With adoption of appropriate design standards, authorize staff to approve exceptions to the height limits if certain conditions or standards occur. For example:

- 1) where fences are stepped down the hillside and only small portions of the fence exceed the 6-foot setback.
- 2) Where adjoining residential properties have significantly different elevations, consider allowing side yard fences to exceed 6 feet in height. Standards could be included requiring the uphill property owner desiring the taller fence to step the fence back to allow room for plantings on the downhill neighbor's side of the fence, and getting both neighbors to sign the application to assure their mutual consent to the project.

Encroachment permits. Allow staff to administratively issue encroachment permits for entry stairways in the public right-of-way that do not exceed a certain height above grade (for example, 2 feet). We would also include standards for approval such as the stairs do not eliminate or interfere with an existing on-street public parking space.

(6) Discretionary permit approval expiration

Town Code §17.072.140 contains an expiration time limit of one (1) year for Hill Area Residential Development Permits and Variances if an applicant does not obtain a building permit within 1 year of approval. A similar expiration period should be applied to all discretionary permits. The Town Attorney agrees with a consistent expiration period. Currently, Use Permits, Design Review Permits, Excavation Permits and Sign Permits do not have expiration periods, with the occasional result that projects are not completed in a timely manner without penalty. Such projects are often eyesores – nobody wants to be next to a construction site for long periods of time.

Some permits such as Excavation, or where construction periods are limited by resource considerations, could qualify for an extension if an applicant could demonstrate events beyond his/her control took place, or they had made good faith efforts to complete a project in a timely manner.

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
1	LU-1.1.1.1: Identify and pre-zone lands outside the Town's boundaries	1				X	X	not yet	Within 5 years (w/ LAFCO)			X	
2	LU-1.1.2.1: Identify opportunities for creating park facilities in the community	2				X			Ongoing				X
3	LU-1.1.3.1: Identify, catalog and map public easements	3					X	done, needs updating	With adoption of Circulation Element	X			
4	LU-1.2.1.1: Evaluate existing Visually Distinctive Areas on the Visual Resources Map and update as appropriate	4				X			Upon adoption of OpenSpace Element	X			
5	LU-1.2.1.2: Update the Fairfax Visual Resources Map	5				X			Upon adoption of OpenSpace Element	X			
6	LU-1.2.2.1: Develop Design Guidelines for visual impact analysis procedures	6				X	X		Third year after adoption			X	
7	LU-1.2.3.1: (same as above)	7				X	X		Third year after adoption			X	
8	LU-1.2.4.1: Develop Design Guidelines for roads, streets and drainage facilities built in the hills	8				X	X		Third year after adoption			X	
9	LU-4.1.1.1: Develop a set of application submittal requirements for fire management	9				X			First year after adoption	X			
10	LU-4.1.2.1: Develop a set of application submittal requirements for flood zones	10				X			First year after adoption	X			

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
11	LU-4.1.3.1: Develop a set of application submittal requirements for geotechnical analysis and earthquake retrofits	11				X			With adoption of Safety Element	X			
12	LU-4.1.4.1: Develop site development guidelines for site hydrology analysis and drainage	12				X			Second year after adoption		X		
13	LU-5.1.1.1: Identify and catalog all potential infill development sites	13				X			First two years after adoption	X			
14	LU-5.1.2.1: Prepare a map indicating the extent and capacity of ... utilities in the Planning Area	14				X			Two years after adoption		X		
15	LU-6.1.1.1: Identify, catalog and prioritize areas ... that should be pre-zoned	15				X	X	?	Within 5 years after adoption (w/ LAFCO)			X	
16	LU-6.1.1.2: Pre-zone parcels deemed necessary to incorporate into the Town	16				X	X	not yet	Ongoing				X
17	LU-6.1.2.1: Coordinate with Marin County Community Development Agency for review of development proposals	17				X			Ongoing				X
18	LU-6.1.3.1: Approval of development in pre-zoned areas outside the Town Limits shall require annexation	18				X			Two years after adoption		X		
19	LU-7.1.1.1: Map and describe the Town Center Plan Area	19				X	X	this summer (TCW)	Immediately upon adoption	X			

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
20	LU-7.1.1.2: Rezone All Commercial Highway (CH) Zone to Central Commercial (CC) Zone and revise the CC Zone as appropriate	20				X	X	on hold	Immediately upon adoption	X			
21	LU-7.1.1.3 Revise Zoning Ordinances ... to allow limited neighborhood-serving commercial uses	21				X	X	no plan	Immediately upon adoption	X			
22	LU-7.1.2.1 Develop and adopt general and area-specific Design Guidelines for residential and commercial projects	22				X	X	not yet	Third year after adoption			X	
23	LU-7.1.3.1: Encourage applicants with development proposals to incorporate mixed-use elements	23				X	X		Ongoing				X
24	LU-7.1.4.1: Develop Design Guidelines and Development Standards to be used by project applicants	24				X	X	not yet	Third year after adoption			X	
25	LU-7.1.5.1: Develop Design Guidelines and Development Standards to be used by project applicants	25				X	X	not yet	Third year after adoption			X	
26	LU-7.1.6.1: Develop an Environmental Checklist and Development Standards for use by project applicants	26				X	X		First year after adoption	X			
27	LU-7.2.1.1: Develop and adopt ... Design Guidelines for	27				X	X		Third year after adoption			X	

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
28	LU-7.2.2.1: (same as above)	28				X	X		Third year after adoption			X	
29	LU-7.2.3.1: (same as above)	29				X	X		Third year after adoption			X	
30	LU-7.2.4.1: Approve business permits that do not impact neighborhood quality of life	30				X	X		Ongoing				X
31	LU-7.2.5.1: Develop and adopt a definition and measurement of wide-scale neighborhood destruction	31				X	X		First year after adoption	X			
32	LU-7.2.5.2: Develop and adopt an ordinance ... when wide-scale destruction has occurred	32				X	X		First year after adoption		X		
33	LU-7.2.5.3: Adopt an extension of the existing 1-year non-conforming rebuild exemption to 5 years when wide-scale destruction	33				X	X		Upon adoption	X			
34	LU-7.2.5.4: Develop neighborhood-specific profiles of structures and natural features	34				X	X		Second year after adoption		X		
35	LU-8.1.1.1: Inventory all sites in the Planning Area that afford opportunities for developing affordable housing	35				X			Ongoing				X
36	LU-8.1.1.2: Implement the programs included in the adopted Housing Element	36				X	X	on hold	Ongoing				X
37	LU-8.1.1.3: Change the zoning designation for 10 Olema (Mandarin Gardens)	37				X	X	on hold	First year after adoption	X			

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
38	LU-8.1.1.4: Change the zoning designation for 2626 SFD (Christ Lutheran Church)	38				X	X	on hold	First year after adoption	X			
39	LU-8.1.1.5: Change the zoning designation for School Street Plaza	39				X	X	on hold	First year after adoption	X			
40	LU-8.1.2.1: Establish a classification for second units with parking restrictions, accessible without use of an automobile	40				X	X	not yet	Second year after adoption		X		
41	LU-8.1.3.1: Develop sizing guidelines for residential Second Units	41				X	X	not yet	Second year after adoption		X		
42	LU-8.1.4.1: Review current zoning along the SFD Blvd corridor ... to support Transit-Oriented Development	42				X	X	on hold	Second year after adoption		X		
43	LU-9.1.1.1: Inventory and record historic buildings, features and sites	43				X			Second year after adoption		X		
44	LU-9.1.2.1: Inventory and record pre-European resources	44				X			Third year after adoption			X	
45	LU-9.1.3.1: Inventory and record music-related (1960's era) ... features	45				X			Third year after adoption			X	
46	LU-9.1.4.1: Develop a plan ... to preserve historic structures	46				X			Third year after adoption			X	
47	C-1.1.1: Participate in regional transportation planning ... re SFD	47				X		ongoing	Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
48	C-1.2.1: Review the design and location of bicycle and pedestrian crossings along SFD	48				X			One Year, thereafter every 5 yrs	X			
49	C-1.3.2: Pursue implementation of recommendations in the Pedestrian & Bicycle Master Plan	49				X			Five years			X	
50	C-2.2.2: Promote existing program of Town sharing cost of sidewalk repair/improvements with property owners	55					X		Three years			X	
51	C-2.5.3: Incorporate the needs of people with disabilities [in] planning	63				X			Ongoing				X
52	C-2.7.1: Inventory existing right of way easements as well as sites where existing connectivity is not secured	65				X			Ongoing				X
53	C-5.1.4: Encourage extensive educational programs for safe use of bicycles, mopeds, and motorcycles	75				X			One year & ongoing	X			X
54	C-5.2.2: Complete a pedestrian/bicycle route alternative to Sir Francis Drake	77				X			Three years			X	
55	C-5.2.3: Complete the route of the east / west bicycle corridor	78				X			One year	X			
56	C-5.4.2: Promote pedestrian and bicycle circulation within new development areas	80				X			Ongoing				X

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57	C-5.5.2: Coordinate with the county and surrounding communities and other agencies to establish and maintain off-road bicycle and pedestrian paths	81				X			Ongoing				X
58	C-5.6.2: Implement the recommendations of Safe Routes to Schools	82					X	ongoing	One year	X			
59	C-5.8.1: Create a bicycle staging area including bathrooms, showers and lockers (TC-22)	86					X	not yet	Five years			X	
60	C-6.1.1: Encourage infill, redevelopment, and reuse of vacant or underutilized parcels	88				X			Ongoing				X
61	C-6.1.2: Promote mixed-use development ... thereby reducing the necessity of driving	89				X			Ongoing				X
62	C-6.1.3: Locate higher density development along transit corridors	90				X			Ongoing				X
63	C-6.3.4: Create a long-term education program to change the travel habits of residents, visitors and workers	92				X			Ongoing				X
64	C-6.3.5: Encourage telecommuting, satellite office concepts, and work at home options	93				X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
65	C-6.3.8: Pursue outside funding sources to promote alternative transportation projects	96				X		ongoing	Ongoing				X
66	C-6.3.9: Develop an employee parking plan for businesses	97				X			One year	X			
67	C-6.4.2: Create an urban design plan for the Parkade, including consideration of a transit station and pedestrian and bicycle facilities	99				X			One year	X			
68	C-7.1.2: As infrastructure changes are made ... build infrastructure to support emerging options, such as charging stations	101				X			Ongoing				X
69	C-7.1.3: As infrastructure changes are made, support the possibility of streetcars/Light Rail Vehicles	102				X			Ongoing				X
70	C-8.1.1: Develop a circulation implementation strategy as part of the Town Center Plan, as called for in the Town Center Element	103				X			One year	X			
71	H-1.1.1.1: Work with Housing Advocates.	104				X	X		Adoption & ongoing				X
72	H-1.1.1.2: Prepare Public Information Material	105				X	X		2014		X		
73	H-1.1.1.3: Conduct Community Outreach	106				X	X		2014		X		

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74	H-1.1.1.4: Shared Responsibilities - establish partnerships	107				X	X		2014		X		
75	H-1.1.1.5: Preserve Existing Lower-income Units	108				X	X		Ongoing				X
76	H-1.1.2.1: Establish Neighborhood Meeting Procedures	109				X	X		One year from HE adoption or end of planning period		X		
77	H-1.1.2.2: Outreach to Lower-Income Housing Developers	110				X	X		2012 & Ongoing				X
78	H-1.1.3.1: Adopt an Anti-Discrimination Ordinance	111				X	X		One year from HE adoption or end of planning period		X		
79	H-1.1.3.2: Respond to Complaints	112				X	X		Ongoing				X
80	H-1.1.3.3: Develop a Program to Broadly Disseminate Information on Fair Housing	113				X	X		2014		X		
81	H-1.1.3.4: Identify Housing Programs and Funding Sources	114				X	X		2012 & Ongoing				X
82	H-2.1.1.1: Rezone the Lutheran Church property	115				X	X		Completed in 2012	X			
83	H-2.1.1.2: Rezone 10 Olema, the old "Mandarin Gardens"	116				X	X		Completed in 2012	X			
84	H-2.1.2.1: Assist in the Effective Use of Rental Assistance Programs	117				X	X		Ongoing				X
85	H-2.1.3.1: Ensure Reasonable Accommodation (people with disabilities)	118				X	X		2014		X		

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86	H-2.1.3.2: Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities	119				X	X		Ongoing				X
87	H-2.1.4.1: Ensure special needs housing needs addressed	120				X	X		Ongoing				X
88	H-2.1.4.2: Amend Town Code re employee housing	121				X	X		2014		X		
89	H-2.1.5.1: Expand Conditional Use Categories for Group Homes	122				X	X		2013		X		
90	H-2.1.6.1: Identify, Rezone, and Provide Appropriate Standards for Homeless shelters	123				X	X		Amend zoning within one year	X			
91	H-2.1.6.2: Revise the Town Code to allow Transitional and Supportive Housing	124				X	X		Amend zoning within one year	X			
92	H-2.1.6.3: Modify Residential Care Facility Zoning	125				X	X		2014		X		
93	H-2.1.6.4: Encourage Housing for Special Needs Groups	126				X	X		Ongoing				X
94	H-2.1.6.5: Amend Zoning to Allow Single-Room Occupancy Units	127				X	X		2013 - 2014		X		
95	H-2.1.6.6: Amend Zoning to Allow Mobile Homes and Mobile Home Parks	128				X	X		2013 - 2014		X		
96	H-2.1.6.7: Engage in Countywide Effort to Address Homeless Needs	129				X	X		Ongoing				X
97	H-2.1.6.8: Address Town Homeless Needs	130				X	X		Ongoing				X

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98	H-3.1.1.1: Rezone all CH zones to Central Commercial (CC)	131				X	X		Completed in 2012	X			
99	H-3.1.2.1: Identify and Designate Transit-Oriented Development (TOD) Sites	132				X	X		Completed in 2012	X			
100	H-4.1.1.1: Rezone School Street Plaza from Light Commercial (CL) to Planned District Development (PDD)	133				X	X		Completed in 2012	X			
101	H-4.1.1.2: Revise the Town's Zoning Ordinance	134				X	X		Partially completed	X			
102	H-4.1.1.3: Acceptance of Live/Work Developments	135				X	X		Completed	X			
103	H-4.1.1.4: Facilitate Development at Key Housing Opportunity Sites	136				X	X		Initiated & Ongoing				X
104	H-4.1.1.5: Review and Update Parking Standards	137				X	X		2014		X		
105	H-4.1.1.6: Amend the Planned Development District (PDD) Zone Standards	138				X	X		By January 31, 2015		X		
106	H-4.1.1.7: Land Monitoring Program to Meet the RHNA	139				X	X		2014 & Ongoing		X		
107	H-4.1.2.1: Enact Density Bonus Zoning and Other Incentives	140				X	X		2013	X			
108	H-5.1.1.1: Prepare Recommendations and Guidelines	141				X	X		2013-2014 & Ongoing		X		
109	H-5.1.2.1: Create Home-sharing and Tenant Matching Opportunities	142				X	X		2014		X		

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110	H-6.1.1.1: Reopen/Amend the Second Unit Amnesty Ordinance	143				X	X		2013 - 2014	X			
111	H-6.1.2.1: Modify Second Unit Development Standards and Permit Process	144				X	X		2013 - 2014	X			
112	H-6.1.2.2: Allow second units in new development	145				X			Ongoing				X
113	H-6.1.2.3: Second Unit Affordability	146				X	X		Ongoing				X
114	H-6.1.2.4: Second Unit Incentives	147				X	X		2013 & Ongoing	X			
115	H-6.1.2.5: In-Lieu Fee/Second Dwelling Unit Program	148				X	X		2013 - 2014	X			
116	H-6.1.2.6: Projects Implemented with Affordable In-Lieu Fee Funds	149				X	X		Ongoing				X
117	H-7.1.1.1: Conduct an Annual Housing Element Review	150				X	X		Annually in April; April 2014	X			X
118	H-7.1.1.2: Update Housing Element	151				X	X		2013 - 2014	X			
119	TC-1.1.1.1: The Planning Commission should define the village character and the pedestrian scale of the downtown area of Fairfax	152					X	PC	Ongoing				X
120	TC-2.1.1.1: Planning staff should prepare an inventory of the architectural character of the downtown area	154				X			Initiate by 2011; complete by 2013		X		

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
121	TC-2.1.1.2: The Planning Commission should define the architectural character of the downtown area	155					X		Complete by 2012			X	
122	TC-2.1.2.1: The height restriction defined by the Housing Element for the downtown area of 28.5 feet or two stories, whichever is less, applies to the Town Center Element	157				X	X	TCW	Ongoing				X
123	TC-2.1.3.1: The Planning Department should prepare a Significant Buildings and Structures Plan	158				X			Initiate in 2011, complete by 2012		X		
124	TC-3.1.1.1: The Town shall prepare and adopt the Town Center Plan	160				X	X	not yet	Ongoing		X		
125	TC-3.1.2.1: Planning staff shall prepare Development Standards and Design Guidelines for the Town Center Plan (LU-1 and LU-7)	161				X			Complete by 2012		X		
126	TC-3.1.2.2: The Town shall review and approve the Development Standards and Design Guidelines for the Town Center Plan	162					X	TCW	2012			X	
127	TC-3.2.1.1: The Town shall consider bicycle and pedestrian related development a priority	163				X	X		Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
128	TC-3.2.2.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along SFD	164				X	X	TCW	Complete by 2010		X		
129	TC-3.2.2.2: Town staff shall prepare a risk assessment for bicycle and pedestrian crossings along SFD	165				X			Initiate in 2010, complete by 2012	X			
130	TC-3.2.3.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along Broadway / Center / Bolinas	166					X	TCW	2011	X			
131	TC-3.2.3.2: The Town shall consider the Marin County Bicycle and Pedestrian Master Plan and the Fairfax Pedestrian and Bicycle Plan	167					X	ongoing - soon to reconvene	Ongoing				X
132	TC-3.2.3.3: Town staff should prepare a risk assessment for bicycle and pedestrian crossings along Broadway / Center / Bolinas	168				X			Initiate in 2011, complete by 2012		X		
133	TC-3.2.4.1: The Town shall prepare a pedestrian plan for the downtown area	169				X	X		Initiate in 2010, complete by 2012	X			
134	TC-3.2.4.2: Town staff should prepare a risk assessment for pedestrian routes in the downtown area	170				X	X		Initiate in 2010, complete by 2012	X			

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135	TC-3.2.4.3: The Town shall prepare a vehicle and bicycle-parking plan for the downtown area	171				X	X		Initiate in 2011, complete by 2013		X		
136	TC-3.2.5.1: If proven feasible, as a result of detailed analysis, the Town shall develop a strategy for creating a pedestrian only area from Broadway to Elsie Lane on Bolinas Road	172				X	X	TCW	Initiate in 2011, complete by 2015		X		
137	TC-3.2.5.2: The Town shall prepare a risk assessment for pedestrian crossings between the Parkade and the surrounding shops and services	173				X			Initiate in 2011, complete by 2013		X		
138	TC-3.2.6.1: The Town shall refine the parking space survey prepared by GPAC to provide guidance for the parking plan	174				X	X		2011		X		
139	TC-3.2.6.2: The Town shall prepare a "no net-loss" parking plan for the downtown area	175				X	X	TCW	Initiate in 2011, complete by 2012		X		
140	TC-3.2.7.1: The Town shall prepare a non-vehicular circulation plan connecting the downtown area to the adjacent neighborhoods	176				X	X	TCW	Initiate in 2011, complete by 2012		X		

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141	TC-3.2.10.1: Residential developments proposed for the main streets in the downtown area shall be required to incorporate soundproofing and fresh air access.	180				X	X		Ongoing				X
142	TC-3.2.11.1: If proven feasible, as a result of detailed analysis, the Town should prepare a plan and program for restoring creeks in the downtown area.	181					X		Initiate in 2011, complete by 2013			X	
143	TC-3.2.11.2: The Town shall create a buffer area ... along the restored Fairfax Creek.	182					X	?	Initiate in 2013, complete by 2015			X	
144	TC-3.2.12.1: The Town shall create a palette of landscape materials allowed in the downtown area ... Design Guidelines (111-1.2.11-7)	183				X			Initiate in 2011, complete by 2013			X	
145	TC-3.2.12.2: All new projects proposed for the downtown area ... shall incorporate the use of native plants.	184				X	X		Ongoing				X
146	TC-3.2.13.1: The Town shall work to secure a location for use as a staging area ... and vehicle and equipment.	185				X			Initiate in 2011, complete by 2014	X			
147	TC-3.2.14.1: The Town shall prepare a plan and program for utilizing public property for ... renewable energy technology (CE-1)	186				X			Initiate in 2011, complete by 2014	X			

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148	TC-3.2.15.1: The Town shall prepare a plan and program to make continuous the network of quiet streets and alleys for ... traversing the downtown	187				X	X		Initiate in 2011, complete by 2013	X			
149	TC-3.2.16.1: The Town shall ... identify a site/sites for bicycle staging	188				X	X		Initiate in 2011, complete by 2013	X			
150	TC-3.2.16.2: The Town shall identify possible funding sources for creating a bicycle staging area	189				X			Initiate in 2011	X			
151	OS-1.2.1.1: Create an inventory of undeveloped and underdeveloped land parcels	191				X	X	done (OS?)	within 6 months...	X			
152	OS-1.2.1.2: Notify the owners of all the parcels in the inventory	192				X			Ongoing				X
153	OS-1.4.1.1: Planning and Building Services shall inform applicants ... that their application will be reviewed by the Open Space Committee	196				X			Ongoing				X
154	OS-1.4.1.2: The Fairfax Open Space Committee shall review each application	197				X			Ongoing				X
155	OS-1.4.2.1: ... Planning Commission ... should encourage clustered development on a small segment of the parcel	198				X	X	PC	Ongoing				X

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156	OS-1.4.3.1: If high-priority parcels on the inventory list come up for sale or auction, the Town Council shall consider allocation of funds	199				X	X	ongoing	Ongoing				X
157	OS-1.4.4.1: ... If purchase is not feasible ... investigate the possibility of creating Designated Open Space through acquisition of an appropriate easement	200				X	X	ongoing	Ongoing				X
158	OS-1.4.5.1: Property owners shall be encouraged to set aside land dedicated to open space as a condition to development of parcels in the inventory	201				X	X	?	Ongoing				X
159	OS-1.4.5.2: Identify opportunities early in the planning process	202				X			Ongoing				X
160	OS-3.1.1.1: Update the inventory of public trails, lanes, pathways...	214				X			Within three years & Ongoing			X	
161	OS-3.1.1.2: Update the existing Fairfax Recreational Trail Map...	215				X			Within three years & Ongoing			X	
162	OS-3.2.1.1: Evaluate and update Visually Significant Areas reflected on the Visual Resources Map	221				X			One year after approval	X			

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163	OS-3.2.1.2: Review the contents of the Visual Resources Map, at least once every five years, and update as appropriate	222				X			Every five years after approval			X	
164	OS-3.2.2.1: Update Fairfax Ordinance [re] development near ridgelines, and encourage the County to align the Marin County Ridgeline Ordinance	223					X	not yet	Every five years after approval			X	
165	OS-3.2.3.1: Review development applications to ensure views of Visually Significant Areas are not negatively impacted	224				X	X		Ongoing				X
166	OS-3.3.1.1: Revise Town Code to establish noise level restrictions for Designated Open Space	225				X	X	not yet	Within three years...			X	
167	OS-4.1.1.1: Identify areas prone to landslides in open space	226				X			Within first year...	X			
168	OS-4.1.2.1: Identify the areas within flood-prone areas in open space	227				X			Within first year...	X			
169	OS-4.1.3.1: Identify the areas at high risk of wildfires in open space	228				X			Within first year...	X			
170	OS-4.2.1.1: Require that the design, location and construction of utilities, in open space ... minimize harm	229				X			Ongoing				X

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171	CON-1.1.2.1: Adopt planning policies and zoning that ... promote live/work situations	233				X		no plan (PC should be included)	Within one year...	X			
172	CON-1.1.2.2: Adopt planning policies that promote infill, including second units	234				X		no plan (PC should be included)	Within one year...	X			
173	CON-1.1.3.1: Develop and adopt a green building ordinance	235				X		done	Within one year...	X			
174	CON-1.1.4.4: As part of any traffic study, require GHG emission analysis	240				X		?	Ongoing				X
175	CON-1.2.2.2: Require the installation of electrical outlets in new development and substantial remodel	245				X			Within two years (as standards established)		X		
176	CON-1.3.1.1: Provide a "meter" in a public place showing the overall progress of the Town as a whole in reducing electrical, gas, and/or water usage	246				X			Within two years of adoption & ongoing		X		
177	CON-1.3.1.2: Publish information on Town website on ... Energy	247				X			Within one year...	X			
178	CON-1.3.1.3: Promote the annual "green home" tour conducted by Build It Green	248				X			Ongoing				X
179	CON-2.1.1.1: Change the zoning of areas near public transportation to allow mixed-use	250				X		on hold	Within one year...	X			

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180	CON-2.1.1.2: Support efforts to locate major public facilities and events near the Town Center	251				X	X	yes	Ongoing				X
181	CON-2.1.1.3: Support public transportation measures that reduce vehicular traffic from the Fairfax Town Center to San Anselmo, San Rafael, and 101	252				X		yes	Ongoing				X
182	CON-2.1.1.4: Improve the efficiency of traffic flow along SFD	253				X	X	TCW	Within one year...	X			
183	CON-2.1.1.5: Improve pedestrian and bicycle safety ... promote pedestrian and bicycle	254				X	X	yes	Ongoing				X
184	CON-2.1.2.1: Require projects that generate air contaminants ... to protect existing or future sensitive receptors	255				X		not yet	Ongoing				X
185	CON-2.1.2.2: As a condition ..., require dust control measures	256				X		?	Ongoing				X
186	CON-2.1.2.3: For demolition permits, require mitigating lead paint and asbestos	257				X		not yet?	Ongoing				X
187	CON-2.1.2.4: Require emission control measures for construction equipment	258				X		not yet	Ongoing				X
188	CON-2.1.3.1: Develop and adopt a green building ordinance, requiring low-VOC products	259				X		?	Within one year...	X			
189	CON-2.3.1.2: Refer larger development projects ... to BAAQMD for review...	262				X			Ongoing				X

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190	CON-2.3.1.3: As appropriate, participate in BAAQMD Ozone Strategy	263				X			Ongoing				X
191	CON-2.3.1.4: Require all Planning Commission and Planning staff to familiarize themselves with the ABAG publication	264				X	X		Ongoing				X
192	CON-3.1.1.1: Work with the MCSTOPPP to develop maintenance guidelines for creek and wetland areas	266				X			Within one year...	X			
193	CON-3.1.1.2: Evaluate and update the Surface Hydrology Map	267				X			Within one year...	X			
194	CON-3.1.1.3: Modify the creek protection ordinance to apply to all watercourses, not just San Anselmo Creek and Fairfax Creek	268				X		no plan	Within one year...	X			
195	CON-3.1.1.4: Assess ... to promote peak stormwater flow detention areas	269				X	X	n	Ongoing				X
196	CON-3.1.1.5: Participate in Flood Zone 9 programs	270				X		yes	Ongoing				X
197	CON-3.1.2.1: Develop a Creek Master Plan	271				X			Within one year...	X			
198	CON-3.1.2.2: Establish a creek-side development zone	272				X	X		Within one year...	X			
199	CON-3.1.2.3: Assess ... to identify active floodplain habitat areas	273				X	X	ongoing	Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
200	CON-3.1.2.4: Utilize natural or managed flood basins to maximize habitat values for local wildlife resources	274				X	X	ongoing	Ongoing				X
201	CON-3.1.3.1: Develop a Creek Master Plan, with implementing programs and funding	275				X			Within one year...	X			
202	CON-3.1.4.1: Establish town permit review process	276				X			Within one year...	X			
203	CON-4.1.1.2: Assure high levels of community participation in MMWD water conservation programs	278				X			Ongoing				X
204	CON-4.1.1.3: Review, update, and expand Fairfax Town Code to achieve water reduction policies	279				X	X	n	Ongoing				X
205	CON-4.1.1.4: Develop town ordinances to encourage development of gray-water systems	280				X	X	no plan, but some already in place (SFx FCAC also)	Within one year...	X			
206	CON-4.1.1.5: Provide residential and commercial property owners incentives to utilize gray-water and other water conservation methods	281				X	X	no plan (SFx FCAC also)	Within one year...	X			
207	CON-4.2.1.1: Inventory developed town parcels not within Ross Valley Sanitary District 2, identify closest available connection	282				X		no plan (done??)	Within one year...	X			

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
208	CON-4.2.1.2: Create incentives to integrate the parcels identified above into the operable sanitary network	283				X		not yet	Within two years...		X		
209	CON-4.2.1.3: Create educational material and incentives to improve existing lateral pipe connections to the sanitary network	284				X		MCSD ongoing	Within two years...		X		
210	CON-4.2.2.1: Create a Storm Drain Master Plan	286				X		is it on MarinMap?	Within one year...	X			
211	CON-4.2.2.2: Reduce storm water runoff through use of Low Impact Design (LID) methods	287				X		no plan - model ordinance from Ross	Within one year...	X			
212	CON-4.2.2.3: Modify existing ordinances to require no net increase in storm water runoff with new development and remodels	288				X	X	no plan - model ordinance from Ross	Within one year...	X			
213	CON-4.2.2.4: Town facilities shall incorporate LID methods to reduce or delay storm water runoff	289				X		demo only	Within one year...	X			
214	CON-4.2.2.5: Evaluate town storm water infrastructure ... and ensure facilities meet standard flow requirements	290				X		not yet	Within one year...	X			

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
215	CON-4.2.2.8: Update lot coverage definition to include driveways as part of calculation, and evaluate reduction in allowed lot coverage by ordinance to promote reduction in impervious surface with existing and new development	293				X	X	requires larger policy conversation	Within one year...	X			
216	CON-4.2.3.1: Work with town businesses ... provide incentives for non-toxic solutions for cleaning products, solvents, insecticides herbicides	295				X		partially complete, re rodenticides, insecticides	Within one year...	X			
217	CON-4.2.3.2: Identify and promote no-spray zones throughout community	296				X			Within one year...	X			
218	CON-5.2.1.6: Create a Native Plant ordinance that promotes native vegetation	305				X			2011	X			
219	CON-5.2.1.7: Create or enhance ordinances to protect native trees and regeneration of native forests	306					X	n	Ongoing				X
220	CON-5.2.1.8: Establish a street tree policy that promotes increased shade downtown	307				X	X	?	Ongoing				X
221	CON-6.1.1.2: Update existing maps of wildlife habitat and corridors, integrate into Marin Maps and website	312				X			Within two years...		X		
222	CON-6.1.1.3: Identify key wildlife habitat and corridors...	313				X	X	OS	Within three years...			X	

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223	CON-6.1.2.1: Identify and establish seasonal protection measures for wildlife	314				X			Within three years...			X	
224	CON-6.1.2.3: Incorporate lighting restrictions for commercial, replacement street lighting, residential	316				X			Within three years...			X	
225	CON-6.1.2.4: Review restrictions on the use of pesticides, and revise as needed	317				X	X	yes	Ongoing				X
226	CON-6.1.2.5: Publish and enforce restrictions on the use of pesticides on website	318				X			Within two years & Ongoing		X		
227	CON-6.2.1.2: Assess ... relieve impediments to fish migration on Corte Madera Creek, San Anselmo Creek, Fairfax Creek	320				X		ongoing	Ongoing				X
228	CON-6.2.1.3: Identify and protect riparian vegetation for stream ecosystems	321				X		ongoing	Ongoing				X
229	CON-7.1.2.2: Enact a Green Building ordinance to reduce the amount of waste created by construction activities	331				X	X	done	Within one year...	X			
230	CON-8.1.1.1: Survey historical and cultural resources, and create an inventory...	337				X			Within three years...			X	
231	CON-8.1.1.2: In addition to federal and state factors for assessment, develop factors which include aspects of the "character" of Fairfax	338				X			Within three years...			X	

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232	CON-8.1.1.3: Require archaeological and historic investigations during the permit application process	339				X	X		Ongoing				X
233	CON-8.1.2.1: Consider historical and cultural resources early in the development review process	340				X	X	yes	Ongoing				X
234	CON-8.1.3.2: Consult with Native American tribes to include monitors during investigation of archaeological resources...	342				X			Ongoing				X
235	CON-8.1.4.1: Designate locally-significant historic and cultural resources using the designation criteria established on federal, state and local levels	344				X			Ongoing				X
236	CON-8.2.1.1: Establish an ordinance for protecting, maintaining, rehabilitating and enhancing historical and cultural resources	345				X	X	n	Ongoing				X
237	CON-8.2.1.2: Establish guidelines for preservation, maintenance, rehabilitation, and enhancement of historic and culturally significant structures and other resources	346				X	X	n	Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Timeline	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
238	CON-8.2.1.3: Preserve, maintain, rehabilitate and/or enhance historic sidewalks, street signs, street trees and other	347				X	X	?	Ongoing				X
239	CON-8.2.2.1: Explore incentive programs and transfers of development rights that could be utilized to preserve historic and culturally significant sites	348				X		?	Ongoing				X
240	CON-8.2.2.2: Promote salvage and reuse of materials that may become available due to the maintenance and preservation of historic buildings	349				X		ongoing	Ongoing				X
241	CON-8.2.3.1: Develop programs to encourage the preservation of locally-significant historic buildings or cultural sites	350				X		n	Ongoing				X
242	CON-8.2.3.2: Ensure that impacts to locally-significant historic and cultural resources are evaluated and mitigated	351				X		?	Ongoing				X
243	CON-8.3.1.2: Identify citizens, committees and other public or private institutions that are working to conserve historic and culturally significant resources and coordinate	353				X		yes	Ongoing				X

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244	CON-8.3.3.3: Provide information and fully comply with the California Native American Graves Protection and Repatriation Act	357				X	X		Ongoing				X
245	S-1.1.1.1: Require geotechnical analyses for all new development/substantial improvement proposals	358				X			Ongoing				X
246	S-1.1.1.2: Collect and provide geotechnical data to guide development decisions	359				X			Ongoing				X
247	S-1.1.2.1: Catalogue and archive geotechnical studies performed for development permits	360				X			Initiate by 2011; complete by 2014		X		
248	S-1.1.2.2: Document past landslide occurrences, produce maps ... and enter the data into Marin Maps	361				X			Initiate by 2011		X		
249	S-1.1.2.3: Maintain copies of existing and new documents and maps identifying geologic hazards	362				X			Ongoing				X
250	S-1.1.3.1: Evaluate Town-owned critical facilities and infrastructure to identify those elements that are seismically deficient	363				X			Initiate by 2011		X		
251	S-1.1.3.2: Conduct an inventory of existing or suspected soft-story residential structures...	364				X			Initiate by 2011		X		