



TOWN OF FAIRFAX

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January 17, 2018

TO: Planning Commission
FROM: Ben Berto, Planning and Building Services Director
SUBJECT: Planning Commission workshop

Commissioners:

Staff has been working with your Commission since October to develop a draft work program for the remainder of this fiscal year and the following fiscal year. The primary effort has focused on developing priorities for implementation of the 2012 Fairfax General Plan's Policies and Programs. To that end, Staff has worked with the Commission at its regular meetings, an ad hoc subcommittee comprised of Commission members Swift and Green, and received additional written input from Commissioners.

The goal of this workshop is to come up with a functional list of work program priorities to forward to the Town Council for their direction.

Attached are several documents representing various potential work areas. These include:

- General Plan Implementation Matrix
- Planning Commission Town Code Amendment list
- Zoning Ordinance potential administrative review items

General Plan Implementation

Perhaps most significant work area are the General Plan Implementation Programs that are contained in the Town's 2012 General Plan Update. The General Plan Implementation Committee (GPIC) developed a matrix that showed over 300 Implementation Programs assigned to either the Planning Commission, Planning and Building Services staff, or both for implementation. Through work with the Commission and the ad hoc committee, it has been determined that 245 Implementation Programs were listed in only one General Plan Element, 63 were listed in two different General Plan Elements, and 6 were listed in three General Plan Elements. It also appears that 16 Implementation Programs have already been completed, and 22 Implementation Programs do not apply to Planning.

Matrix layout

The Planning Commission noted that many of the implementation programs are listed in more than one of the General Plan's eight Elements (Land Use, Circulation, Housing, Town Center, Open Space, Conservation, Safety, and Noise). This makes it difficult to understand the full scope of an implementation program, for example, does one just involve Housing, or is

Transportation is also involved? If multiple General Plan Elements are involved, how do other Implementation Programs in those Elements relate to that particular program?

Based on Commission feedback, staff reorganized the attached General Plan Implementation Matrix into 6 topical categories: Natural disaster & safety preparedness, education, and recovery (N); Historic Preservation (HP); Environment (E); Transportation (T); Housing (H); and Town Ordinance (TO).

Within each new category, every Implementing Program that is topically related to that category is shown, with the General Plan Element where it is located noted in the second column. Where an Implementing Program is found in more than one General Plan Element, each Element where it is found is noted.

The first column shows any Commissioners (by their initials) that have identified that Implementing Program as a priority. If the Commissioner's initial is preceded by a checkmark, that indicates that the Commissioner instead considers that Implementing Program to have already been completed.

Recommendation

Almost half of the Implementing Programs are considered by at least one Commissioner to be a work priority. In and of themselves, these represent too large a number to recommend to the Town Council.

Staff therefore asks every Commissioner to prepare in advance of the meeting their top five priorities within each of the 6 topical categories: Natural disaster & safety preparedness, education, and recovery (N); Historic Preservation (HP); Environment (E); Transportation (T); Housing (H); and Town Ordinance (TO). At the workshop, your individual top five priorities will be discussed by the group and ultimately overall Planning Commission top five recommended priorities will be developed for each topical category. Staff will return at the Commission's February meeting with a report of these compiled priorities for formal Commission recommendation to the Town Council.

Other Work Program Items

Staff is including two other lists in your packet:

- Planning Commission Town Code Amendment list
- Zoning Ordinance potential administrative review items

These two are important because they represent potential other work program priorities. The list showing potential changes to the Zoning Ordinance to allow administrative review relates to other work program priorities because if some of these are ultimately adopted, they would free up staff resources to work on other program (for example, General Plan implementation) priorities.

At this workshop, staff would like your Commission to review the suggestions and recommend what changes (if any) in the Town Code and Zoning Ordinance should be prioritized.

- Attachments:
1. General Plan Implementation Matrix
 2. Planning Commission Town Code Amendment List
 3. Zoning Ordinance potential administrative review items

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
<i>disaster & safety preparedness, education & recovery</i>							
			<i>Staff</i>	<i>Cost</i>			
LK	N-1	LU-4.1.1.1: Develop a set of application submittal requirements for fire management			1st year after adoption		
LK	N-2	LU-4.1.2.1: Develop a set of application submittal requirements for flood zones			1st year after adoption		
✓-NF	N-3	LU-4.1.3.1: Develop a set of application submittal requirements for geotechnical analysis and earthquake retrofits			With adoption of Safety Element		
NF; CS	N-4	LU-7.2.5.1: Develop and adopt a definition and measurement of wide-scale neighborhood destruction			1st year after adoption		
NF	N/TO-1	LU-7.2.5.2: Develop and adopt an ordinance ... when wide-scale destruction has occurred			1st year after adoption		
NF	N/TO-2	LU-7.2.5.3: Adopt an extension of the existing 1-year non-conforming rebuild exemption to 5 years when wide-scale destruction			Upon adoption		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	N/E-1	OS-4.1.1.1: Identify areas prone to landslides in open space OS-4.1.2.1: Identify the areas within flood-prone areas in open space			Within 1st year		
NF	N/E-2	OS-4.1.3.1: Identify the areas at high risk of wildfires in open space			Within 1st year		
NF	N/E-3	CON-3.1.1.5: Participate in Flood Zone 9 programs			Within 1st year		
NF; LK	N/E-4	S-1.1.2.2: Document past landslide occurrences, produce maps ... and enter the data into Marin Maps			Ongoing	Yes	
	N-5	S-1.1.2.3: Maintain copies of existing and new documents and maps identifying geologic hazards...			Initiate by 2011		
	N-6	S-1.1.3.1: Evaluate Town-owned critical facilities and infrastructure to identify those elements that are seismically deficient...			Ongoing		
LK	N-7	S-1.1.3.2: Conduct an inventory of existing or suspected soft-story residential structures...			Initiate by 2011		
	N-8				Initiate by 2011		

PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
NF	N-9			S-1.1.3.3: Evaluate structural integrity of publicly and privately owned buildings that may be used for post-disaster sheltering...						Initiate by 2011					
	N-10			S-1.1.3.4: Based on the inventories and evaluations ..., design and implement a seismic retrofit program to address the highest priority structures						2013		Ongoing			
	N-11			S-1.1.4.1: Develop a list of educational resources, and provide seismic retrofit technical guidance ... along with permit application forms						Ongoing					
	N-12			S-1.1.4.2: Provide financial incentives to residential and commercial property owners to undertake seismic retrofit of wood frame structures...						Initiate by 2011		Not yet			
	N-13			S-1.1.4.3: Research, identify and acquire Federal and State funds and/or grants to subsidize seismic retrofits						Ongoing		Ongoing			

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	N-14	S-1.1.6.1: Require development to avoid or minimize potential hazards from earthquakes ... through rigorous enforcement of codes and construction standards			Ongoing		
	N-15	S-1.1.6.2: Develop and adopt a post-earthquake repair ordinance			2012	Not yet	
	N-16	S-2.1.1.1: Review updated Flood Insurance Rate Maps			Ongoing		
	N/TO-3	S-2.1.2.1: Update and enforce the Flood Ordinance for all development, redevelopment, or substantial improvement projects in the floodplain...			Ongoing		
LK	N-18	S-2.1.2.2: Continue to comply with all requirements of the National Flood Insurance Program			Ongoing		
NF; LK	N-19	S-3.1.2.2: Continue to standardize and simplify defensible space guidelines and disseminate to public for implementation			2011		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
NF; LK	N-20	S-3.1.2.3: Seek geographic and programmatic expansion of fuel management programs through the Marin County Vegetation Management Plan			2011		
NF	N-21	S-3.1.2.4: Apply for grants through Fire Safe Marin for model xeriscapes			2011		
LK	N-22	S-3.1.2.5: Establish a Fire Hazard Abatement District			2012	Not yet	
LK	N-23	S-3.1.2.6: Take measures to eradicate or limit the spread of vegetation with a high fuel ranking, such as Broom species and Eucalyptus			Ongoing		
LK	N-24	S-3.1.2.7: Support appropriate urban forestry management practices to disrupt the vertical continuity of fuels			Ongoing		
	N-25	S-3.1.2.8: Review fire-preventative vegetation management techniques and practices for creek sides and high-slope areas to identify and mitigate potential for erosion or landslide			Ongoing		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	N-26	S-3.1.3.4: Require that new development provide adequate emergency access roads, onsite fire protection systems, evacuation signage, and fire breaks S-3.1.3.7: Enforce code requirements for privately maintained roads or driveways accessing more than three properties to ensure emergency access			Ongoing		
	N-27	S-3.1.3.10: Review fire safety, evacuation, and emergency vehicle access when considering development proposals in wildland-urban interface neighborhoods...			Ongoing	?	
	N-28	S-3.1.4.1: Require a reliable source of water for fire suppression ... for existing and new development			Ongoing		
	N-29	S-3.1.5.2: Adopt and/or amend, as needed, updated versions of the California Building and Fire Codes...			Ongoing		
	N-30	S-3.1.5.2: Adopt and/or amend, as needed, updated versions of the California Building and Fire Codes...			Ongoing	Yes	

PC Priority		PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	N-31		S-4.1.1.1: Provide information to residents ... on the availability of interactive hazard maps showing the community on ABAG's web site			2011		
	N-32		S-4.1.1.2: Develop printed materials, existing materials, workshops, outreach encouraging residents to have family disaster plans...			Ongoing		
	N-33		S-4.1.1.3: Inform residents of comprehensive mitigation activities, e.g. elevation of appliances above flood levels, fire-resistant roofing, defensible space, through workshops, publications, and media announcements and events			Ongoing		
	N-34		S-4.1.1.4: Develop a public education campaign on the cost, risk, and benefits of earthquake, flood, and other hazard insurance as compared to mitigation			Ongoing		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	N-35	S-4.1.1.5: Use disaster anniversaries, such as April (the 1906 earthquake and October (Loma Prieta earthquake and Oakland Hills fire), to remind the public about safety and security mitigation activities			Ongoing	Ongoing	
	N-36	S-4.1.1.6: Sponsor the formation and training of Community Emergency Response Teams (CERT) or Get-Ready-Marin			Ongoing	Yes	
	N-37	S-4.1.1.7: Institute the neighborhood watch block captain and team programs outlined in the Citizen Corp program guide			Ongoing		
	N-38	S-4.1.1.9: Make use of the materials on the ABAG and other relevant web sites to increase residential mitigation activities related to disasters			Ongoing		

PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
NF		N-39		S-4.1.1.11: Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program						Ongoing					
		N-40		S-4.1.1.12: Develop plans, in conjunction with fire jurisdictions and the Ross Valley School District, for evacuation or sheltering in place of school children during danger fire event, flood or major earthquake ...						Ongoing					
		N-41		S-4.1.1.13: Develop a continuity of operations and disaster recovery plan to include short-term and intermediate-term sheltering of employees						n					
		N-42		S-4.2.1.1: Conduct demonstration projects on common housing types demonstrating structural and nonstructural mitigation techniques as community models for earthquake mitigation						Ongoing					

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	N-43	S-4.2.1.2: Provide earthquake retrofit classes or workshops for building owners, local government staff, engineers, and contractors			Ongoing		
	N-44	S-4.2.1.3: Identify financial incentives for owners of single-family homes to retrofit for prevention of earthquake damage			Ongoing	Ongoing	
	N-45	S-4.3.3.6: Encourage home and apartment owners to participate in home elevation programs within flood hazard areas			Ongoing		
NF; LK	N-46	S-4.4.1.2: Develop a fire evacuation plan for the highest fire hazard areas ...			2011		
	N-47	S-4.4.2.3: Develop and implement a notification phone tree for each pedestrian evacuation area to formally identify persons responsible for initiating the phone tree, persons with special needs, and protocols for activation			Ongoing		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
NF; LK	N-48	S-4.4.2.6: Work with residents to ensure adequate plans are developed for appropriate access and evacuation in wildland-urban-interface			Ongoing		
<i>HP-Historic preservation</i>							
PG; CS	HP-1	LU-9.1.1.1: Inventory and record historic buildings, features and sites			2nd year after adoption		
PG	HP-2	LU-9.1.2.1: Inventory and record pre-European resources			3rd year after adoption		
PG; CS	HP-3	LU-9.1.3.1: Inventory and record music-related (1960's era) ... features			3rd year after adoption		
PG; CS; NF	HP-4	LU-9.1.4.1: Develop a plan ... to preserve historic structures			3rd year after adoption		
√-NF; LK	HP/T-1	TC-1.1.1.1: The Planning Commission should define the village character and the pedestrian scale of the downtown area of Fairfax			Ongoing		
CS	HP-5	TC-2.1.1.1: Planning staff should prepare an inventory of the architectural character of the downtown area			Initiate by 2011; Complete by 2013		

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✓-NF; LK	HP-6	TC-2.1.1.2: The Planning Commission should define the architectural character of the downtown area TC-2.1.3.1: The Planning Department should prepare a Significant Buildings and Structures Plan			Complete by 2012		
CS	HP-7	CON-8.1.1.1: Survey historical and cultural resources, and create an inventory...			Initiate by 2011; Complete by 2012		
CS	HP-8	CON-8.1.1.2: In addition to federal and state factors for assessment, develop factors which include aspects of the "character" of Fairfax...			Within 3 years		
CS	HP-9	CON-8.1.1.3: Require archaeological and historic investigations during the permit application process			Within 3 years		
CS	HP-10	CON-8.1.2.1: Consider historical and cultural resources early in the development review process...			Ongoing		
CS	HP-11				Ongoing	Yes	

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		HP-12		CON-8.1.3.2: Consult with Native American tribes to include monitors during investigation of archaeological resources...					Ongoing						
		HP-13		CON-8.1.4.1: Designate locally-significant historic and cultural resources using the designation criteria established on federal, state and local levels					Ongoing						
		HP/TO-1		CON-8.2.1.1: Establish an ordinance for protecting, maintaining, rehabilitating and enhancing historical and cultural resources					Ongoing		n				
		HP-14		CON-8.2.1.2: Establish guidelines for preservation, maintenance, rehabilitation, and enhancement of historic and culturally significant structures and other resources					Ongoing		n				
		HP-15		CON-8.2.1.3: Preserve, maintain, rehabilitate and/or enhance historic sidewalks, street signs, street trees and other...					Ongoing		?				

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
HP-16	CON-8.2.2.1: Explore incentive programs and transfers of development rights that could be utilized to preserve historic and culturally significant sites	CON-8.2.2.2: Promote salvage and reuse of materials that may become available due to the maintenance and preservation of historic buildings		Ongoing	?		
HP-17	CON-8.2.3.1: Develop programs to encourage the preservation of locally-significant historic buildings or cultural sites			Ongoing	Ongoing		
HP-18	CON-8.2.3.2: Ensure that impacts to locally-significant historic and cultural resources are evaluated and mitigated			Ongoing	n		
HP-19	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...			Ongoing	?		
HP-20				Ongoing	yes		

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	HP-21	CON-8.3.3.3: Provide information and fully comply with the California Native American Graves Protection and Repatriation Act...			Ongoing	Ongoing	
<i>E-Environment</i>							
	E-1	LU-1.1.2.1: Identify opportunities for creating park facilities in the community LU-1.2.1.1: Evaluate existing Visually Distinctive Areas on the Visual Resources Map and update as appropriate			Ongoing		
	E-2	LU-1.2.1.2: Update the Fairfax Visual Resources Map			Upon adoption of Open Space Element		
	E-3	LU-1.2.2.1: Develop Design Guidelines for visual impact analysis procedures			Third year after adoption		
PG	E-4	LU-1.2.4.1: Develop Design Guidelines for roads, streets and drainage facilities built in the hills			Third year after adoption		
	E-5	LU-4.1.4.1: Develop site development guidelines for site hydrology analysis and drainage			Second year after adoption		
√-NF	E-6						

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	E-7	LU-7.2.5.4: Develop neighborhood-specific profiles of structures and natural features 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			Second year after adoption		
PG; LK	E-8	TC-3.2.11.2: The Town shall create a buffer area ... along the restored Fairfax Creek			Initiate in 2011, complete by 2013		
	E-9	TC-3.2.12.1: The Town shall create a palette of landscape materials allowed in the downtown area ... Design Guidelines (LU-1.2, LU-7)			Initiate in 2013, complete by 2015	?	
	E-10	TC-3.2.12.2: All new projects proposed for the downtown area ... shall incorporate the use of native plants			Initiate in 2011, complete by 2015		
	E-11	TC-3.2.14.1: The Town shall prepare a plan and program for utilizing public property for ... renewable energy technology (CE-1)			Ongoing		
NF	E-12				Initiate in 2011, complete in 2014		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
LK	E-13	OS-1.4.1.1: Planning and Building Services shall inform applicants ... that their application will be reviewed by the Open Space Committee			Ongoing		
LK	E-14	OS-1.4.1.2: The Fairfax Open Space Committee shall review each application			Ongoing		
PG; LK	E/H-1	OS-1.4.2.1: ... Planning Commission ... should encourage clustered development on a small segment of the parcel			PC		
	E-15	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			Ongoing		
	E-16	OS-1.4.4.1: ... If purchase is not feasible ... investigate the possibility of creating Designated Open Space through acquisition of an appropriate easement			Ongoing		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
LK	E-17	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			Ongoing	?	
	E-18	OS-1.4.5.2: Identify opportunities early in the planning process			Ongoing		
	E-19	OS-3.1.1.1: Update the inventory of public trails, lanes, pathways...			Within 3 years and ongoing		
	E-20	OS-3.1.1.2: Update the existing Fairfax Recreational Trail Map...			Within 3 years and ongoing		
CS	E-21	OS-3.2.1.1: Evaluate and update Visually Significant Areas reflected on the Visual Resources Map			1 year after approval		
CS	E-22	OS-3.2.1.2: Review the contents of the Visual Resources Map, at least once every five years, and update as appropriate			Every 5 years after approval		
CS	E/TO-1	OS-3.2.2.1: Update Fairfax Ordinance [re] development near ridgetlines, and encourage the County to align the Marin County Ridgetline Ordinance			Every 5 years after approval	Not yet	

PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
LK	E-23			OS-3.2.3.1: Review development applications to ensure views of Visually Significant Areas are not negatively impacted						Ongoing					
	E-24			OS-3.3.1.1: Revise Town Code to establish noise level restrictions for Designated Open Space						Within 3 years and ongoing		Not yet			
	N/E-1			OS-4.1.1.1: Identify areas prone to landslides in open space						Within 1st year					
NF	N/E-2			OS-4.1.2.1: Identify the areas within flood-prone areas in open space						Within 1st year					
NF	N/E-3			OS-4.1.3.1: Identify the areas at high risk of wildfires in open space						Within 1st year					
	E-25			OS-4.2.1.1: Require that the design, location and construction of utilities, in open space ... minimize harm											
	E/T-1			CON-1.2.2.2: Require the installation of electrical outlets in new development and substantial remodel						Within 2 years (as standards established)					
NF	E-26			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						Within 2 years of adoption & ongoing					

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NF	E-27	CON-1.3.1.2: Publish information on Town website on ... Energy CON-1.3.1.3: Promote the annual "green home" tour conducted by Build It Green			Within 1 year		
	E-28	CON-2.1.1.1: Change the zoning of areas near public transportation to allow mixed-use			Ongoing		
	E/1/TO-1	CON-2.1.2.1: Require projects that generate air contaminants ... to protect existing or future sensitive receptors			Within 1 year	On hold	
	E-29	CON-2.1.2.2: As a condition ..., require dust control measures			Ongoing	Not yet	Public Works?
	E-30	CON-2.1.2.3: For demolition permits, require mitigating lead paint and asbestos			Ongoing	?	Public Works?
	E-31	CON-2.1.2.4: Require emission control measures for construction equipment			Ongoing	Not yet	Public Works?
	E-32	CON-2.1.3.1: Develop and adopt a green building ordinance, requiring low-VOC products			Ongoing	Not yet	Public Works?
	E-33	CON-2.3.1.2: Refer larger development projects ... to BAAQMD for review...			Within 1 year	?	Public Works?
	E-34				Ongoing		

PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
		E-35		CON-2.3.1.3: As appropriate, participate in BAAQMD Ozone Strategy						Ongoing					
				CON-2.3.1.4: Require all Planning Commission and Planning staff to familiarize themselves with the ABAG publication...						Ongoing					
		E-36		CON-3.1.1.1: Work with the MCSTOPPP to develop maintenance guidelines for creek and wetland areas						Ongoing					
	NF	E-37		CON-3.1.1.2: Evaluate and update the Surface Hydrology Map						Within 1 year					
	NF	E-38		CON-3.1.1.3: Modify the creek protection ordinance to apply to all watercourses, not just San Anselmo Creek and Fairfax Creek						Within 1 year		No plan			
				E/TO-2						Within 1 year					
	NF			CON-3.1.1.4: Assess ... to promote peak stormwater flow detention areas						Ongoing					
	NF	E-39		CON-3.1.1.5: Participate in Flood Zone 9 programs						Ongoing		Yes			
	NF; LK			N/E-4						Ongoing					
				E-40						Within 1 year					
										Within 1 year					
		E-41		CON-3.1.2.2: Establish a creek-side development Zone						Within 1 year					

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NF	E-42	CON-3.1.2.3: Assess ... to identify active floodplain habitat areas	CON-3.1.2.4: Utilize natural or managed flood basins to maximize habitat values for local wildlife resources					Ongoing		Ongoing					
	E-43	CON-3.1.3.1: Develop a Creek Master Plan, with implementing programs and funding						Ongoing		Ongoing					
	E-44	CON-3.1.4.1: Establish town permit review process						Within 1 year							
	E-45	CON-4.1.1.2: Assure high levels of community participation in MMWD water conservation programs						Within 1 year							
	E-46	CON-4.1.1.3: Review, update, and expand Fairfax Town Code to achieve water reduction policies						Ongoing							
	E/TO-3	CON-4.1.1.4: Develop town ordinances to encourage development of gray-water systems						Ongoing							
	E/TO-4							Within 1 year							

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	E-47	CON-4.1.1.5: Provide residential and commercial property owners incentives to utilize gray-water and other water conservation methods			Within 1 year	No plan, but some already in place (SfX FCAC also)	
NF	E-48	CON-4.2.2.1: Create a Storm Drain Master Plan			Within 1 year	Is it on Marin Map?	
	E-49	CON-4.2.2.2: Reduce storm water runoff through use of Low Impact Design (LID) methods			Within 1 year	No plan-model ordinance from Ross	
	E/TO-5	CON-4.2.2.3: Modify existing ordinances to require no net increase in storm water runoff with new development and remodels			Within 1 year	No plan-model ordinance from Ross	
	E-50	CON-4.2.2.4: Town facilities shall incorporate LID methods to reduce or delay storm water runoff			Within 1 year	Demo only	
NF	E-51	CON-4.2.2.5: Evaluate town storm water infrastructure ... and ensure facilities meet standard flow requirements			Within 1 year	Not yet	

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	E-52	CON-4.2.3.1: Work with town businesses ... provide incentives for non-toxic solutions for cleaning products, solvents, insecticides herbicides			Within 1 year	Partially complete, re rodenticides, insecticides	
	E-53	CON-4.2.3.2: Identify and promote no-spray zones throughout community			Within 1 year		
	E/TO-6	CON-5.2.1.6: Create a Native Plant ordinance that promotes native vegetation			2011		
	E/TO-7	CON-5.2.1.7: Create or enhance ordinances to protect native trees and regeneration of native forests			Ongoing	N	
	E-54	CON-5.2.1.8: Establish a street tree policy that promotes increased shade downtown			Ongoing	?	
	E-55	CON-6.1.1.2: Update existing maps of wildlife habitat and corridors, integrate into Marin Maps and website			Within 2 years		
NF	E-56	CON-6.1.1.3: Identify key wildlife habitat and corridors...			Within 3 years	OS	
	E-57	CON-6.1.2.1: Identify and establish seasonal protection measures for wildlife			Within 3 years		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
NF; CS	E-58	CON-6.1.2.3: Incorporate lighting restrictions for commercial, replacement street lighting, residential			Within 3 years		
	E-59	CON-6.1.2.4: Review restrictions on the use of pesticides, and revise as needed			Ongoing	Yes	
	E-60	CON-6.1.2.5: Publish and enforce restrictions on the use of pesticides on website			Within 2 years & ongoing		
	E-61	CON-6.2.1.2: Assess ... relieve impediments to fish migration on Corte Madera Creek, San Anselmo Creek, Fairfax Creek			Ongoing	Ongoing	
NF	E-62	CON-6.2.1.3: Identify and protect riparian vegetation for stream ecosystems			Ongoing	Ongoing	
√-NF	E-62	S-1.1.1.1: Require geotechnical analyses for all new development/substantial improvement proposals			Ongoing		
	E-63	S-1.1.1.2: Collect and provide geotechnical data to guide development decisions			Ongoing		
	E-64	S-1.1.2.1: Catalogue and archive geotechnical studies performed for development permits			Initiate by 2011; Complete by 2014		

General Plan Program		Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
PC Priority	PC Category					
LK	E-65	S-2.1.3.1: Require property owners or developers to pay the cost of any on-site improvements ... to meet state storm water laws			Ongoing	
LK	E-66	S-2.1.3.2: Require new developments and substantial remodels to incorporate Low Impact Design and Best Management Practices to mitigate stormwater runoff			Ongoing	
LK	E-67	S-2.1.4.1: Require that lots and rights-of-way are laid out for the provision of approved sewer and drainage facilities, providing on-site detention facilities whenever practicable...			Ongoing	
	E-68	S-3.1.2.1: Identify basic vegetation types common to the Town of Fairfax and write a prescription for each type on how to manage			2011-2012	
NF	E-69	S-4.1.1.10: Develop a "Maintain-a-Drain" campaign ... encouraging private businesses and residents to keep storm drains free of debris			Ongoing	

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	E-70	N-1.1.1.1: Utilize the noise contours in Figure N-9 and noise/land use compatibility standards in Figure 10 to update the Town Code	Huge	No	2011		
	E-71	N-1.1.2.1: Incorporate a noise analysis in the Town Center Plan N-1.1.3.1: Incorporate noise reduction guidelines in the Green Building Ordinance, when adopted	Easy	Yes	Per the schedule for the Town Center Plan	Precedes the Town discussion of Town Center Element	
LK	E-72	N-1.1.4.1: Residential development sites exposed to noise levels exceeding 60 Ldn shall be analyzed following the protocols in the 2007 California Building Code	Easy	No	2011		
	E-73	N-1.1.5.1: Identify and map non-transportation noise sources	Easy	Yes	Ongoing	Might impact the opportunity sites in the current HE	
	E-74	N-1.1.6.1: Revise the project application to require a noise analysis if the proposed development would be exposed to sound levels exceeding the Noise Ordinance levels	Easy	No	2011		
	E-75		Dup	No	2011	Dup (N-3.1.3.1) This project says to revise the application (does that mean Linda's forms)	

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	E-76	N-2.1.1.4: New developments along major roadways having >60 dBA Ldn will include sound-absorbing landscaping...	Easy	No	Ongoing	Presumably this is already noted in the application forms	
	E-77	N-2.1.1.5: For open space occupied by highly-sensitive or endangered species sensitive to sound, the sound level goal should be...	Easy	No	Ongoing	Might not be in current ordinances or application materials	
	E-78	N-2.1.1.6: Develop educational materials regarding noise limitations within Fairfax and make them available	Education	No	Ongoing		
	E-79	N-3.1.1.1: Require an acoustical analysis to evaluate mitigation measures for noise-generating projects that would cause the following criteria to be exceeded or would cause a significant adverse community response	Easy	No	Ongoing		
	E/TO-8	N-3.1.2.1: Revise the Town Code to require noise analyses	Huge	No	2011	Ongoing (150709: this value needs to be confirmed by John Reed)	

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	E-80	N-3.1.3.1: Identify acoustical analyses as a project application requirement, where appropriate	Easy	No	2011	Does this program say to revise the application (Linda's forms?) (See also N-1.1.6.1, and read Policy N-3.1.5.1)	
	E-81	N-3.1.4.1: Develop a guidance manual to provide information to public regarding construction noise control	Easy	No	2012	Synergistic with N-3.1.5.1	
	E-82	N-3.1.5.1: Develop a guidance manual to provide information to public regarding construction noise control	Easy	No	2012	Synergistic with N-3.1.4.1	
T-Transportation							
NF; LK	T-1	C-1.1.1: Participate in regional transportation planning ... re SFD			Ongoing	Ongoing	
NF; LK	T-2	C-1.2.1: Review the design and location of bicycle and pedestrian crossings along SFD			1 year, thereafter every 5 years		
	T-3	C-1.3.2: Pursue implementation of recommendations in the Pedestrian & Bicycle Master Plan			5 years		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	T-4	C-5.1.4: Encourage extensive educational programs for safe use of bicycles, mopeds, and motorcycles			1 year & ongoing		
	T-5	C-5.2.2: Complete a pedestrian/bicycle route alternative to Sir Francis Drake			3 years		
	T-6	C-5.2.3: Complete the route of the east / west bicycle corridor			1 year		
NF, LK	T-7	C-5.4.2: Promote pedestrian and bicycle circulation within new development areas			Ongoing		
	T-8	C-5.5.2: Coordinate with the county and surrounding communities and other agencies to establish and maintain off-road bicycle and pedestrian paths			Ongoing		
PG, LK	T-9	C-5.6.2: Implement the recommendations of Safe Routes to Schools			1 year	Ongoing	
	T-10	C-5.8.1: Create a bicycle staging area including bathrooms, showers and lockers (TC-22)			5 years	Not yet	
√-NF, LK	T-11	C-6.1.1: Encourage infill, redevelopment, and reuse of vacant or underutilized parcels			Ongoing		

PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
		T-12		C-6.1.2: Promote mixed-use development ... thereby reducing the necessity of driving						Ongoing					
		T-13	√-NF; LK	C-6.1.3: Locate higher density development along transit corridors						Ongoing					
		T-14	NF	C-6.3.4: Create a long-term education program to change the travel habits of residents, visitors and workers ...						Ongoing					
		T-15		C-6.3.5: Encourage telecommuting, satellite office concepts, and work at home options						Ongoing					
		T-16		C-6.3.8: Pursue outside funding sources to promote alternative transportation projects						Ongoing		Ongoing			
	LK	T-17		C-6.3.9: Develop an employee parking plan for businesses						1 year					
	NF	T-18		C-6.4.2: Create an urban design plan for the Parkade, including consideration of a transit station and pedestrian and bicycle facilities						1 year					
	NF	T-19		C-7.1.2: As infrastructure changes are made ... build infrastructure to support emerging options, such as charging stations						Ongoing					

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	T-20	C-7.1.3: As infrastructure changes are made, support the possibility of streetcars/Light Rail Vehicles C-8.1.1: Develop a circulation implementation strategy as part of the Town Center Plan, as called for in the Town Center Element ...			Ongoing		
	T-21	H-3.1.2.1: Identify and Designate Transit-Oriented Development (TOD) Sites			1 year		
✓-NF	T/H-1	H-4.1.1.5: Review and Update Parking Standards			Completed in 2012		
LK	T/H/TO-1	TC-1.1.1.1: The Planning Commission should define the village character and the pedestrian scale of the downtown area of Fairfax			2014		
✓-NF; LK	HP/T-1	TC-3.2.1.1: The Town shall consider bicycle and pedestrian related development a priority			Ongoing	PC	
LK	T-22	TC-3.2.2.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along SFD			Ongoing		
LK	T-23				Complete by 2010		

PC Priority		PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
LK	T-24	TC-3.2.2.2: Town staff shall prepare a risk assessment for bicycle and pedestrian crossings along SFD	TC-3.2.3.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along Broadway / Center / Bolinas			Initiate in 2010, complete by 2012		
LK	T-25	TC-3.2.3.2: The Town shall consider the Marin County Bicycle and Pedestrian Master Plan and the Fairfax Pedestrian and Bicycle Plan	TC-3.2.3.2: The Town shall consider the Marin County Bicycle and Pedestrian Master Plan and the Fairfax Pedestrian and Bicycle Plan			2011		
LK	T-26	TC-3.2.3.3: Town staff should prepare a risk assessment for bicycle and pedestrian crossings along Broadway / Center / Bolinas	TC-3.2.3.3: Town staff should prepare a risk assessment for bicycle and pedestrian crossings along Broadway / Center / Bolinas			Ongoing		
LK	T-27	TC-3.2.4.1: The Town shall prepare a pedestrian plan for the downtown area	TC-3.2.4.1: The Town shall prepare a pedestrian plan for the downtown area			Initiate in 2011, complete by 2012		
LK	T-28	TC-3.2.4.2: Town staff should prepare a risk assessment for pedestrian routes in the downtown area	TC-3.2.4.2: Town staff should prepare a risk assessment for pedestrian routes in the downtown area			Initiate in 2010, complete by 2012		
LK	T-29					Initiate in 2010, complete by 2012		

PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
LK		T-30		TC-3.2.4.3: The Town shall prepare a vehicle and bicycle-parking plan for the downtown area						Initiate in 2011, complete by 2013					
PG		T-31		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						Initiate in 2011, complete by 2015					
LK		T-32		TC-3.2.5.2: The Town shall prepare a risk assessment for pedestrian crossings between the Parkade and the surrounding shops and services						Initiate in 2011, complete by 2013					
PG; LK; CS		T-33		TC-3.2.6.1: The Town shall refine the parking space survey prepared by GPAC to provide guidance for the parking plan						2011					
PG; LK; CS		T-34		TC-3.2.6.2: The Town shall prepare a "no net-loss" parking plan for the downtown area						Initiate in 2011, complete by 2012					
NF		T-35		TC-3.2.7.1: The Town shall prepare a non-vehicular circulation plan connecting the downtown area to the adjacent neighborhoods						Initiate in 2011, complete by 2012					

General Plan Program							Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments				
	T-36	TC-3.2.13.1: The Town shall work to secure a location for use as a staging area ... and vehicle and equipment			Initiate in 2011, complete by 2014						
	T-37	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			Initiate in 2011, complete by 2013						
PG	T-38	TC-3.2.16.1: The Town shall ... identify a site/sites for bicycle staging			Initiate in 2011, complete by 2013						
	T-39	TC-3.2.16.2: The Town shall identify possible funding sources for creating a bicycle staging area			Initiate in 2011						
PG	T-40	CON-1.1.4.4: As part of any traffic study, require GHG emission analysis			Ongoing	?					
	E/T-1	CON-1.2.2.2: Require the installation of electrical outlets in new development and substantial remodel			Within 2 years (as standards established)						
	E/T/TO-1	CON-2.1.1.1: Change the zoning of areas near public transportation to allow mixed-use			Within 1 year	On hold					

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
LK	T-41	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					
LK	T-42	CON-2.1.1.4: Improve the efficiency of traffic flow along SFD CON-2.1.1.5: Improve pedestrian and bicycle safety ... promote pedestrian and bicycle					
	T-43						
H-Housing							
✓-NF	H-1	LU-5.1.1.1: Identify and catalog all potential infill development sites LU-6.1.1.1: Identify, catalog and prioritize areas ... that should be pre-zoned			First 2 years after adoption Within 5 years after adoption (w/ LAFCO)		
PG	H-2	LU-6.1.2.1: Coordinate with Marin County Community Development Agency for review of development proposals			Ongoing	?	
LK	H-3	LU-7.1.2.1 Develop and adopt general and area-specific Design Guidelines for residential and commercial projects					
PG	H/TO-1				3rd year after adoption	Not yet	

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	H-4	LU-7.1.3.1: Encourage applicants with development proposals to incorporate mixed-use elements			Ongoing		
		LU-8.1.1.1: Inventory all sites in the Planning Area that afford opportunities for developing affordable housing			Ongoing		
√-NF	H-5	LU-8.1.1.2: Implement the programs included in the adopted Housing Element			Ongoing		
NF	H-6	LU-8.1.4.1: Review current zoning along the SFD Blvd corridor ... to support Transit-Oriented Development			2nd year after adoption	On hold	
	H-7	H-1.1.1.1: Work with Housing Advocates.			Adoption & ongoing		
PG	H-8	H-1.1.1.2: Prepare Public Information Material			2014		
PG	H-9	H-1.1.1.3: Conduct Community Outreach			2014		
	H-10	H-1.1.1.4: Shared Responsibilities - establish partnerships			2014		
	H-11	H-1.1.1.5: Preserve Existing Lower-Income Units			Ongoing		
LK	H-12	H-1.1.2.2: Outreach to Lower-Income Housing Developers			2012 & Ongoing		
	H-13						

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	H-14	H-1.1.3.1: Adopt an Anti-Discrimination Ordinance			1 year from HE adoption or end of planning period		
	H-15	H-1.1.3.2: Respond to Complaints			Ongoing		
	H-16	H-1.1.3.3: Develop a Program to Broadly Disseminate Information on Fair Housing			2014		
	H-17	H-1.1.3.4: Identify Housing Programs and Funding Sources			2012 & ongoing		
	H-18	H-2.1.2.1: Assist in the Effective Use of Rental Assistance Programs			Ongoing		
PG; LK	H-19	H-2.1.3.1: Ensure Reasonable Accommodation (people with disabilities)			2014		
PG	H-20	H-2.1.3.2: Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities			Ongoing		
PG	H-21	H-2.1.4.1: Ensure special needs housing needs addressed			Ongoing		
√-NF; PG	H/TO-2	H-2.1.4.2: Amend Town Code re employee housing			2014		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
√-NF; PG, LK	H/TO-3	H-2.1.5.1: Expand Conditional Use Categories for Group Homes			2013		
√-NF; PG	H/TO-4	H-2.1.6.1: Identify, Rezone, and Provide Appropriate Standards for Homeless shelters			Amend zoning within 1 year		
√-NF; PG	H/TO-5	H-2.1.6.2: Revise the Town Code to allow Transitional and Supportive Housing			Amend zoning within 1 year		
√-NF; PG	H/TO-6	H-2.1.6.3: Modify Residential Care Facility Zoning			2014		
√-NF; PG	H-22	H-2.1.6.4: Encourage Housing for Special Needs Groups			Ongoing		
√-NF	H/TO-7	H-2.1.6.5: Amend Zoning to Allow Single-Room Occupancy Units			2013-2014		
√-NF	H/TO-8	H-2.1.6.6: Amend Zoning to Allow Mobile Homes and Mobile Home Parks			2013-2014		
	H-23	H-2.1.6.7: Engage in Countywide Effort to Address Homeless Needs			Ongoing		
	H-24	H-2.1.6.8: Address Town Homeless Needs			Ongoing		
√-NF	T/H-1	H-3.1.2.1: Identify and Designate Transit-Oriented Development (TOD) Sites			Completed in 2012		

		General Plan Program		Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
PC Priority	PC Category	General Plan Program		Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	H/TO-9	H-4.1.1.1: Rezone School Street Plaza from Light Commercial (CL) to Planned District Development (PDD)				Completed in 2012	Not complete- remains CL	
	H-25	H-4.1.1.3: Acceptance of Live/Work Developments				Completed		
LK	H-26	H-4.1.1.4: Facilitate Development at Key Housing Opportunity Sites				Initiated & ongoing		
LK	T/H/TO-1	H-4.1.1.5: Review and Update Parking Standards				2014		
		H-4.1.1.7: Land Monitoring Program to Meet the RHNA				2014 & ongoing		
√-NF	H-27	H-4.1.2.1: Enact Density Bonus Zoning and Other Incentives				2014 & ongoing		
NF; PG	H/TO-11	H-5.1.2.1: Create Home-sharing and Tenant Matching Opportunities				2013		
	H-28	H-6.1.1.1: Reopen/Amend the Second Unit Amnesty Ordinance				2014		
NF; LK	H-29	H-6.1.2.3: Second Unit Affordability				2013-2014		
PG; LK	H-30	H-6.1.2.4: Second Unit Incentives				Ongoing		
PG; LK	H-31	H-6.1.2.5: In-Lieu Fee/Second Dwelling Unit Program				2013 & ongoing		
PG	H-32					2013-2014		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
PG	H-33	H-6.1.2.6: Projects Implemented with Affordable In-Lieu Fee Funds			Ongoing		
LK	H-34	H-7.1.1.1: Conduct an Annual Housing Element Review			Annually in April, April 2014		
LK	H-35	H-7.1.1.2: Update Housing Element			2013-2014		
NF	H-36	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			Ongoing		
PG; LK	E/H-1	OS-1.4.2.1: ... Planning Commission ... should encourage clustered development on a small segment of the parcel			Ongoing	PC	
√-NF	H-37	CON-1.1.2.1: Adopt planning policies and zoning that ... promote live/work situations			Within 1 year	no plan (PC should be included)	
√-NF	H-38	CON-1.1.2.2: Adopt planning policies that promote infill, including second units			Within 1 year	no plan (PC should be included)	
	H/TO-10	S-1.1.6.4: Modify design requirements for hillside development ... require calculations based on saturated soils			2011-2012		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
<i>TO-Town Ordinance</i>							
NF	N/TO-1	LU-7.2.5.2: Develop and adopt an ordinance ... when wide-scale destruction has occurred			1st year after adoption		
NF	N/TO-1	LU-7.2.5.3: Adopt an extension of the existing 1-year non-conforming rebuild exemption to 5 years when wide-scale destruction			Upon adoption		
PG	TO-1	LU-7.1.1.2: Rezone All Commercial Highway (CH) Zone to Central Commercial (CC) Zone and revise the CC Zone as appropriate			Immediately upon adoption	On hold	
√-NF	TO-2	LU-7.1.1.3: Revise Zoning Ordinances ... to allow limited neighborhood-serving commercial uses			Immediately upon adoption	No plan	
PG	H/TO-1	LU-7.1.2.1: Develop and adopt general and area-specific Design Guidelines for residential and commercial projects			Third year after adoption	Not yet	
	TO-3	LU-7.1.4.1: Develop Design Guidelines and Development Standards to be used by project applicants			Third year after adoption	Not yet	

General Plan Program							
PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	TO-4	LU-7.1.5.1: Develop Design Guidelines and Development Standards to be used by project applicants			Third year after adoption	Not yet	
	TO-5	LU-7.1.6.1: Develop an Environmental Checklist and Development Standards for use by project applicants			First year after adoption		
	TO-6	LU-7.2.1.1: Develop and adopt ... Design Guidelines for residential and commercial projects			Third year after adoption		
PG	TO-7	LU-8.1.1.3: Change the zoning designation for 10 Olema (Mandarin Gardens)			First year after adoption	On hold	
	TO-8	LU-8.1.1.5: Change the zoning designation for School Street Plaza			First year after adoption	On hold	
	TO-9	H-2.1.1.2: Rezone 10 Olema, the old "Mandarin Gardens"			Completed in 2012(?)		Not complete
√-NF; PG	H/TO-2	H-2.1.4.2: Amend Town Code re employee housing			2014		
√-NF; PG; LK	H/TO-3	H-2.1.5.1: Expand Conditional Use Categories for Group Homes			2013		

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
√-NF; PG	H/TO-4	H-2.1.6.1: Identify, Rezone, and Provide Appropriate Standards for Homeless shelters H-2.1.6.2: Revise the Town Code to allow Transitional and Supportive Housing			Amend zoning within 1 year		
√-NF; PG	H/TO-5	H-2.1.6.3: Modify Residential Care Facility Zoning			Amend zoning within 1 year		
√-NF; PG	H/TO-6	H-2.1.6.5: Amend Zoning to Allow Single-Room Occupancy Units			2014		
√-NF	H/TO-7	H-2.1.6.6: Amend Zoning to Allow Mobile Homes and Mobile Home Parks			2013-2014		
√-NF	H/TO-8	H-3.1.1.1: Rezone all CH zones to Central Commercial (CC)			Completed in 2012 (?)		Not complete
NF	TO-10	H-4.1.1.1: Rezone School Street Plaza from Light Commercial (CL) to Planned District Development (PDD)			Completed in 2012 (?)		Not complete
	H/TO-9	H-4.1.1.2: Revise the Town's Zoning Ordinance			Partially completed		
NF	TO-11	H-4.1.1.5: Review and Update Parking Standards			2014		
LK	T/H/TO-1	H-4.1.1.6: Amend the Planned Development District (PDD) Zone Standards			By 1/31/2015		
	H/TO-10						

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PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
NF; PG	H/TO-11	H-4.1.2.1: Enact Density Bonus Zoning and Other Incentives								2013					
PG	TO-12	H-5.1.1.1: Prepare Recommendations and Guidelines								2013-2014 & ongoing					
LK	TO-13	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								Ongoing		TCW			
CS	E/TO-1	OS-3.2.2.1: Update Fairfax Ordinance [rel] development near ridgelines, and encourage the County to align the Marin County Ridgeline Ordinance								Every 5 years after approval		Not yet			
	E/T/TO-1	CON-2.1.1.1: Change the zoning of areas near public transportation to allow mixed-use								Within 1 year		On hold			
	E/TO-2	CON-3.1.1.3: Modify the creek protection ordinance to apply to all watercourses, not just San Anselmo Creek and Fairfax Creek								Within 1 year		Not yet			

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	E/TO-3	CON-4.1.1.3: Review, update, and expand Fairfax Town Code to achieve water reduction policies			Ongoing	n	
	E/TO-4	CON-4.1.1.4: Develop town ordinances to encourage development of gray-water systems			Within 1 year	No plan but some already in place (Sfx FCAC also)	
	E/TO-5	CON-4.2.2.3: Modify existing ordinances to require no net increase in storm water runoff with new development and remodels			Within 1 year	No plan-model ordinance from Ross	
NF; LK	TO-14	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			Within 1 year	Requires larger policy conversion	
	E/TO-6	CON-5.2.1.6: Create a Native Plant ordinance that promotes native vegetation			2011		
	E/TO-7	CON-5.2.1.7: Create or enhance ordinances to protect native trees and regeneration of native forests			Ongoing	n	

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
CS	HP/TO-1	CON-8.2.1.1: Establish an ordinance for protecting, maintaining, rehabilitating and enhancing historical and cultural resources			Ongoing	n	
	H/TO-10	S-1.1.6.4: Modify design requirements for hillside development ... require calculations based on saturated soils S-2.1.2.1: Update and enforce the Flood Ordinance for all development, redevelopment, or substantial improvement projects in the floodplain...			2011-2012		
	N/TO-3	N-3.1.2.1: Revise the Town Code to require noise analyses			Ongoing		
	E/TO-8		Huge	No	Ongoing (150709; this value needs to be confirmed with John Reed)		
Completed							
		LU-7.2.4.1: Approve business permits that do not impact neighborhood quality of life			Ongoing		Complete-Home Occupation License
		LU-8.1.1.4: Change the zoning designation for 2626 SFD (Christ Lutheran Church)			1st year after adoption		Complete

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	✓	LU-8.1.2.1: Establish a classification for second units with parking restrictions, accessible without use of an automobile			2nd year after adoption		Complete
	✓	LU-8.1.3.1: Develop sizing guidelines for residential Second Units			2nd year after adoption		Complete
	✓	H-2.1.1.1: Rezone the Lutheran Church property			Completed in 2012		Complete
		H-6.1.2.1: Modify Second Unit Development Standards and Permit Process			2013-2014		Complete
	✓	H-6.1.2.2: Allow second units in new development			Ongoing		Complete
	✓	CON-1.1.3.1: Develop and adopt a green building ordinance			Within 1 year		Complete
	✓	CON-7.1.2.2: Enact a Green Building ordinance to reduce the amount of waste created by construction activities			Within 1 year		Complete
	✓	S-3.1.5.1: Enforce provisions of the California Building and Fire Codes and municipal housing codes that require the installation of smoke detectors...			Ongoing		Complete (Residential Resale Inspection Reports)

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
	✓	S-3.1.5.2: Adopt and/or amend, as needed, updated versions of the California Building and Fire Codes...			Ongoing	Yes	Complete (2017 UBC)
	✓	S-3.1.5.3: Require that new homes or substantial remodels constructed in high fire hazard areas be constructed of fire-resistant building materials required by code...			Ongoing		
	✓	S-3.1.5.2: Adopt and/or amend, as needed, updated versions of the California Building and Fire Codes...			Ongoing		Requirement of RVFD
		S-3.1.5.3: Require that new homes or substantial remodels constructed in high fire hazard areas be constructed of fire-resistant building materials required by code...			Ongoing		Requirement of RVFD
	✓	S-3.1.5.4-Require fire sprinklers in all new or substantially remodeled housing.			Ongoing		Requirement of RVFD
	✓	S-3.1.5.5-Require fire sprinklers in all mixed-used developments to protect residential uses from fires started in non-residential areas.			Ongoing		Requirement of RVFD

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
<i>Uncategorized</i>							
		LU-1.1.1.1: Identify and pre-zone lands outside the Town's boundaries			Within 5 years (w/ LAFCO)		Not yet
		LU-1.1.3.1: Identify, catalog and map public easements (PG)			With adoption of Circulation Element	Done needs updating	
		LU-5.1.2.1: Prepare a map indicating the extent and capacity of ... utilities in the Planning Area			2 years after adopting		
		LU-6.1.1.2: Pre-zone parcels deemed necessary to incorporate into the Town			Ongoing	Not yet	
		LU-6.1.3.1: Approval of development in pre-zoned areas outside the Town Limits shall require annexation			2 years after adoption		
		LU-7.1.1.1: Map and describe the Town Center Plan Area			Immediately upon adoption	This summer (TCV)	
NF		C-2.2.2: Promote existing program of Town sharing cost of sidewalk repair/improvements with property owners			3 years		Public Works
NF; LK		C-2.5.3: Incorporate the needs of people with disabilities in planning			Ongoing		

PC Priority		PC Category		General Plan Program		Resources Required (GPIC)		Important		General Plan Timeline		GPIC Comments		Planning Staff Comments	
				C-2.7.1: Inventory existing right of way easements as well as sites where existing connectivity is not secured						Ongoing					
				H-1.1.2.1: Establish Neighborhood Meeting Procedures						1 year from HE adoption or end of planning period					
				TC-3.1.1.1: The Town shall prepare and adopt the Town Center Plan						Ongoing					
				TC-3.1.2.1: Planning staff shall prepare Development Standards and Design Guidelines for the Town Center Plan (LU-1 and LU-7)						Complete by 2012					
	PG/LK			TC-3.1.2.2: The Town shall review and approve the Development Standards and Design Guidelines for the Town Center Plan						2012					
				OS-1.2.1.1: Create an inventory of undeveloped and underdeveloped land parcels						Within 6 months		Done (OS?)			
				OS-1.2.1.2: Notify the owners of all the parcels in the inventory						Ongoing					

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
		CON-2.1.1.2: Support efforts to locate major public facilities and events near the Town Center			Ongoing	Yes	
		CON-4.2.1.1: Inventory developed town parcels not within Ross Valley Sanitary District 2, identify closest available connection			Within 1 year	No plan (done?)	RVSD
		CON-4.2.1.2: Create incentives to integrate the parcels identified above into the operable sanitary network			Within 2 years	Not yet	RVSD & Public Works
		CON-4.2.1.3: Create educational material and incentives to improve existing lateral pipe connections to the sanitary network			Within 2 years	MCSD ongoing	RVSD program exists
NF; LK		S-3.1.3.8: Develop and enforce street signage and street address signage codes			Ongoing		Public Works/Police

PC Priority	PC Category	General Plan Program	Resources Required (GPIC)	Important	General Plan Timeline	GPIC Comments	Planning Staff Comments
		S-3.1.5.6: Compile a list of high-occupancy buildings deemed to be particularly susceptible to fire hazards, and determine an expeditious timeline for the fire-safety inspection and installation of fire safety improvements			2011-2012		RVFD
		S-3.1.5.7: Adopt an ordinance to require automatic gas shut-off valves for multi-unit soft-story structures			2011		Public Works (?)
		S-3.1.5.9: Review development proposals to ensure that they incorporate a fire department approved defensible space plan and conduct inspections...			Ongoing	Yes	Review complete (?)/Inspections require further review with RVFD

*N-Natural disaster & safety preparedness, education & recovery; HP-Historic Preservation; E-Environment; T-Transportation; H-Housing; and TO-Town Ordinance

COMMISSION LIST OF ZONING ORDINANCE AMENDMENTS TO DISCUSS AND CONSIDER

SECTION TOPIC	PROPOSED CHANGES	CODE CHAPTERS/SECTIONS	STATUS	NOTES
1	Floor Area Ratio To exceptions	17.008, Definitions Chapter 17.136, FAR		
2	Lot Coverage To improvements that count as lot coverage	17.008, Definitions 17.040.010, General Zone Regulations, Lot Coverage		
3	50% Remodel Change to match Ross Valley Fire Definition			use of the word "significant" instead of "50%" and eliminate "or the addition of a bedroom" language
4	Accessory dwelling unit ordinance Decreasing min. and increasing max size limits, eliminating survey requirement, eliminate/decrease parking requirement	Chapter 17.048	all regs superseded by state law, TC considering code to comply with state law	
5	Tree Ordinance Review to clarify and consider amending regs., consider including an over the counter process for certain tree removals	Chapter 8.36		
6	Covered parking Consider eliminating the requirement	17.052.010(D)		
7	Tandem parking Consider revising-- currently prohibited except for the guest space	17.052.040(E)		
8	Green Building Consider adopting a Town specific ordinance		Building Code currently includes green regulations	

9	Solar	Include site specific report for application and consider requiring installation based on site specific reports			
10	Preservation of open space	Consider adopting regulations requiring retention of natural areas			
11	Substandard parcels	Consider amending the requirement that all modifications require a Use Permit	17.076.050 RS7.5; 17.080.050 RS; 17.084.050 RD5.5-7; 17.088.050 RM		must include fiscal impact analysis
12	Common agenda items	Consider making items commonly heard ministerial	17.044.080, fences; 12.32.020, encroachments; 17.064.060, signs; 17.076.050(A), 17.080.050(A), 17.084.050(A) & 17.088.050(A)(1), residential sites with 10% or less slope and stable soils; 17.020.030(B);		fence height, encroachment, driveways (width and second drives), signs, use permits for additions under 500 s.f. on sites with under a 10% slope with stable soils), design review for minor exterior changes, etc.
13	incomplete application time limits	Consider ordinance limiting the time an application can remain incomplete			
14	fifty % remodel	Relocate definition to proper location	17.008.020, definitions – place before “Filling Station”		
15	Tree Ordinance	Consider giving removal approval for trees being removed by projects requiring Commission review to the Commission	8.60.050; 8.36.060		Redundant to have people go before the Planning Commission for a project that requires the removal of trees and then have them go again before the Tree Committee for a project that has been approved by the Commission.

16	Use Permits & Design Review Permits	Include an expiration date for use permits and DRB permits that are not activated via issuance of a business license/building permit			Variances expire in 1 yr. if construction is not started on the project.
17	Accessory Structures	Consider decreasing the 15 ft. height limit and including a limit on the number of accessory structures a site can have			
18	outdoor fire places and permanent barbecue pit improvements	Consider banning them to improve neighborhood air quality	Chapter 8.64		
19	Shadow Creek Court Subdivision	Add Shadow creek parcels to the list of parcels in the PDD Zone	17.012.170 – add parcels 174-210-01 through 11		Only add if the list of parcels is not eliminated with the rezoning of CH to CC
20	Certified Access Specialist Report	Add the requirement of a CASP report prior to issuance of any building permit for a significant remodel to commercial structures	Chapter 15, Buildings and Construction		
21	Lot Coverage	Include ImperVIOUS surfaces to match definition	17.008.020, Definitions, 17.40.010, Lot Coverage		
22	Bath House	Change to lath house	17.084.040(B)		
23	Encroachment	include language requiring the signing and recording of the encroachment document	Chapter 12.32.030, Fee and add recording of encroachment document		

DISCUSSION ITEMS

- Require a solar analysis for projects and if possible, require solar installations
- Discuss possible ordinances to preserve the natural state of the area
- Fourth story Ordinance and its analysis
- Pastori/Willow traffic issues

Applications that could be reviewed at a staff level with no public hearing:

1. Encroachment permits for parking structures, walls, fences and garbage enclosures when the proposed location does not result in the removal of an on –street public parking space,
2. Fence and wall height Variances.
3. 500 (or any number the Commission and Council sees fit) square-foot or smaller additions to non-conforming lots when the new addition complies with the setback, lot coverage, height and FAR regulations.
4. All sign permits.
5. Use Permits and Parking Variances for the reuse of existing commercial buildings when the new use does not have the potential to be subject to the Traffic Impact Permit Process.
6. Use permits for outdoor seating for commercial
7. Change code to limit the number of accessory structures allowed on each residentially zoned property to 2 and then allow use of accessory structures as artist studios, meditation rooms, home offices, as long as only a ½ bathroom/1 utility sink is proposed, and all setback, lot coverage, height and FAR regulations are complied with.
8. Design Review for minor exterior changes to existing commercial buildings (window changes, awning additions/removals, design features, etc.).
9. Variances of combined setback regulations when the minimum setbacks are maintained (not including creek setback variances).
10. 50% remodels to residential structures where there are no exterior changes to the building except window changes and where the number of rooms are not increased.
11. Slide repair excavation applications for over 100 cubic yards of material where the topography of the existing site is restored to its original condition and all involved property owners are in agreement as to how the repair is to occur and they all sign the application.

