



# TOWN OF FAIRFAX

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**TO:** Planning Commission  
**FROM:** Ben Berto, Planning and Building Services Director  
**SUBJECT:** General Plan Implementation Matrix and Zoning Amendment List

Commissioners

Staff has conducted the review requested by the Commission of the General Plan Implementation Matrix developed by the Town's General Plan Implementation Committee with the formatting finalized by Bruce Ackerman and Diane Causey. The review included a comparison with the Commission's and staff's zoning amendment list (attached).

Staff has amended the matrix to only include implementation items for which the Planning Commission or Planning and Building Services (or both) are indicated as being responsible for. The attached matrix currently lists 319 implementation items.

Following are preliminary notes on the two documents:

- There is comparatively little cross-integration between the items on the matrix and the PC/staff list. The latter is detailed and Zoning Code-oriented. The GP list varies from larger-scale, longer-term tasks to some detailed recommendations often not zoning-related.
- The implementation matrix's size and scope suggest that it will probably be necessary to review it at a Commission workshop separate from a regular Commission meeting.
- The number and scope of the matrix's implementation items warrant prioritization of work.
- Several of the matrix implementation items require staff resources and funding that currently exceed Planning capabilities at this time.
- Should options to streamline some current planning activities be considered in order to free up resources to work on long-range planning initiatives?
- The Town Council needs to be involved in the selection and funding of implementation activities. This could be considered in next year's (FY '18-19) work program and budget.
- Several implementation items have been completed.



- Some implementation items appear to primarily involve other departments or agencies.
- Consider working on easily implementable (short time-frame, low staff and financial cost) works items this fiscal year, including Zoning Ordinance-only items.

### Recommendation

Select a Planning Commission subcommittee to work with staff on the General Plan Implementation Matrix and the Planning Commission/planning staff list, and prepare recommendations for the Planning Commission's review at a future workshop.

- Attachments: A. General Plan Implementation Matrix  
B. Planning Commission/staff zoning amendment list





No.	General Plan Program	GP Sequence	Resources Required	Important	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			



No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
10	LU-4.1.2.1: Develop a set of application submittal requirements for flood zones	10			X			First year after adoption	X			
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



No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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			
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		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		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		Third year after adoption			X	
							not yet					

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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	
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			

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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			
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		

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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
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	

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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



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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 2014				X
72	H-1.1.1.2: Prepare Public Information Material	105			X	X		2014		X		

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73	H-1.1.1.3: Conduct Community Outreach	106			X	X		2014		X		
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			

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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		
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

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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
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		

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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		
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

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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		
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		

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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		
	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	
126	TC-3.2.1.1: The Town shall consider bicycle and pedestrian related development a priority	163			X	X		Ongoing				X
127	TC-3.2.2.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along SFD	164			X	X		Complete by 2010			X	
128	TC-3.2.2.2: Town staff shall prepare a risk assessment for bicycle and pedestrian crossings along SFD	165			X		TCW	Initiate in 2010, complete by 2012		X		
129	TC-3.2.3.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along Broadway /	166				X		2011				
130	Center / Bollinas						TCW					



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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			
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		



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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		
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

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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 TC-3.2.12.1: The Town shall create a palette of landscape materials allowed in the downtown area ... Design	182				X	?	Initiate in 2013, complete by 2015			X	
144	Guidelines (LU-1.2, LU-7)				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

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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			

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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			

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
170	OS-4.2.1.1: Require that the design, location and construction of utilities, in open space ... minimize harm	229			X			Ongoing				X
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			

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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		X			
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					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



No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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
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 ABAAG 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			



No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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
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

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
204	CON-4.1.1.3: Review, update, and expand Fairfax Town Code to achieve water reduction policies	279			X	X	n	Within one year...				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			
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			

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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			
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			

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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			2011	X			
218	CON-5.2.1.6: Create a Native Plant ordinance that promotes native vegetation	305			X			Ongoing				
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	
223	CON-6.1.2.1: Identify and establish seasonal protection measures for wildlife	314			X			Within three years...			X	

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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	

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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	
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

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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
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



No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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
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		



No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
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		
252	S-1.1.3.3: Evaluate structural integrity of publicly and privately owned buildings that may be used for post-disaster sheltering...	365			X			Initiate by 2011		X		
253	S-1.1.3.4: Based on the inventories and evaluations ..., design and implement a seismic retrofit program to address the highest priority structures	366			X		ongoing	2013			X	
254	S-1.1.4.1: Develop a list of educational resources, and provide seismic retrofit technical guidance ... along with permit application forms	367			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
255	S-1.1.4.2: Provide financial incentives to residential and commercial property owners to undertake seismic retrofit of wood frame structures...	368			X		not yet	Initiate by 2011		X		
256	S-1.1.4.3: Research, identify and acquire Federal and State funds and/or grants to subsidize seismic retrofits	369			X		ongoing	Ongoing				X
257	S-1.1.6.1: Require development to avoid or minimize potential hazards from earthquakes ... through rigorous enforcement of codes and construction standards	372			X			Ongoing				X
258	S-1.1.6.2: Develop and adopt a post-earthquake repair ordinance	373			X		not yet	2012		X		
259	S-1.1.6.4: Modify design requirements for hillside development ... require calculations based on saturated soils	375			X			2011-2012		X		
260	S-2.1.1.1: Review updated Flood Insurance Rate Maps	376			X			Ongoing				X
261	S-2.1.2.1: Update and enforce the Flood Ordinance for all development, redevelopment, or substantial improvement projects in the floodplain...	381			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
262	S-2.1.2.2: Continue to comply with all requirements of the National Flood Insurance Program	382			X			Ongoing				X
263	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	383			X			Ongoing				X
264	S-2.1.3.2: Require new developments and substantial remodels to incorporate Low Impact Design and Best Management Practices to mitigate stormwater runoff	384			X			Ongoing				X
265	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...	385			X			Ongoing				X
266	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	400			X			2011-2012		X		

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
267	S-3.1.2.2: Continue to standardize and simplify defensible space guidelines and disseminate to public for implementation	401			X			2011	X			
268	S-3.1.2.3: Seek geographic and programmatic expansion of fuel management programs through the Marin County Vegetation Management Plan	402			X			2011	X			
269	S-3.1.2.4: Apply for grants through Fire Safe Marin for model xeriscapes	403			X			2011	X			
270	S-3.1.2.5: Establish a Fire Hazard Abatement District	404			X	X	not yet	2012		X		
271	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	405			X			Ongoing				X
272	S-3.1.2.7: Support appropriate urban forestry management practices to disrupt the vertical continuity of fuels	406			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
273	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	407			X			Ongoing				X
274	S-3.1.3.4: Require that new development provide adequate emergency access roads, onsite fire protection systems, evacuation signage, and fire breaks	411			X			Ongoing				X
275	S-3.1.3.7: Enforce code requirements for privately maintained roads or driveways accessing more than three properties to ensure emergency access	414			X		?	Ongoing				X
276	S-3.1.3.8: Develop and enforce street signage and street address signage codes	415			X			Ongoing				X
277	S-3.1.3.10: Review fire safety, evacuation, and emergency vehicle access when considering development proposals in wildland-urban interface neighborhoods...	417			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
278	S-3.1.4.1: Require a reliable source of water for fire suppression ... for existing and new development	418			X			Ongoing				X
279	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...	422			X			Ongoing				X
280	S-3.1.5.2: Adopt and/or amend, as needed, updated versions of the California Building and Fire Codes...	423			X		yes	Ongoing				X
281	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...	424			X			Ongoing				X
282	S-3.1.5.4: Require fire sprinklers in all new or substantially remodeled housing	425			X			Ongoing				X
283	S-3.1.5.5: Require sprinklers in all mixed-use developments to protect residential uses from fires started in non-residential areas	426			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
284	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	427			X			2011-2012		X		
285	S-3.1.5.7: Adopt an ordinance to require automatic gas shut-off valves for multi-unit soft-story structures	428			X		?	2011	X			
286	S-3.1.5.9: Review development proposals to ensure that they incorporate a fire department approved defensible space plan and conduct inspections...	430			X	X	yes	Ongoing				X
287	S-4.1.1.1: Provide information to residents ... on the availability of interactive hazard maps showing the community on ABAG's web site	431			X			2011		X		
288	S-4.1.1.2: Develop printed materials, existing materials, workshops, outreach encouraging residents to have family disaster plans...	432			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
289	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	433			X			Ongoing				X
290	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	434			X			Ongoing				X
291	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	435			X		ongoing	Ongoing				X
292	S-4.1.1.6: Sponsor the formation and training of Community Emergency Response Teams (CERT) or Get-Ready-Marin	436			X		yes	Ongoing				X



No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
293	S-4.1.1.7: Institute the neighborhood watch block captain and team programs outlined in the Citizen Corp program guide	437			X			Ongoing				X
294	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	439			X			Ongoing				X
295	S-4.1.1.10: Develop a "Maintain-a-Drain" campaign ... encouraging private businesses and residents to keep storm drains free of debris	440			X			Ongoing				X
296	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	441			X			Ongoing				X
297	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 ...	442			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
298	S-4.1.1.13: Develop a continuity of operations and disaster recovery plan to include short-term and intermediate-term sheltering of employees	443			X		n	Ongoing				X
299	S-4.2.1.1: Conduct demonstration projects on common housing types demonstrating structural and nonstructural mitigation techniques as community models for earthquake mitigation	445			X			Ongoing				X
300	S-4.2.1.2: Provide earthquake retrofit classes or workshops for building owners, local government staff, engineers, and contractors	446			X			Ongoing				X
301	S-4.2.1.3: Identify financial incentives for owners of single-family homes to retrofit for prevention of earthquake damage	447			X		ongoing	Ongoing				X
302	S-4.3.3.6: Encourage home and apartment owners to participate in home elevation programs within flood hazard areas	455			X			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
303	S-4.4.1.2: Develop a fire evacuation plan for the highest fire hazard areas ...	458			X			2011	X			
304	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	464			X			Ongoing				X
305	S-4.4.2.6: Work with residents to ensure adequate plans are developed for appropriate access and evacuation in wildland-urban-interface	467			X			Ongoing				X
306	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	474	Huge	No	P			2011	X			
307	N-1.1.2.1: Incorporate a noise analysis in the Town Center Plan	475	Easy	Yes	P	S	Precedes the town discussion of Town Center Element	Per the schedule for the Town Center Plan 2011	X			
308	N-1.1.3.1: Incorporate noise reduction guidelines in the Green Building Ordinance, when adopted	476	Easy	No	P	S			X			

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline	Year One	Year Two	Year 3-5	Ongoing
309	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	477	Easy	Yes	P		Might impact the opportunity sites in the current Housing Element	Ongoing				X
310	N-1.1.5.1: Identify and map non-transportation noise sources	478	Easy	No	P			2011	X			
311	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	479	Dup	No	P	S	Dup(N-3.1.3.1) This program says to revise the application (does that mean Linda's forms?)	2011	X			
312	N-2.1.1.4: New developments along major roadways having >60 dBA Ldn will include sound-absorbing landscaping...	483	Easy	No	P		Presumably this is already noted in the application forms	Ongoing				X
313	N-2.1.1.5: For open space occupied by highly-sensitive or endangered species sensitive to sound, the sound level goal should be...	484	Easy	No	P		Might not be in current ordinances or application materials	Ongoing				
314	N-2.1.1.6: Develop educational materials regarding noise limitations within Fairfax and make them available	485	Education	No	P			Ongoing				X

No.	General Plan Program	GP Sequence	Resources Required	Important	Planning & Building	Planning Commission	Comments	General Plan Timeline				
								Ongoing	Year One	Year Two	Year 3-5	Ongoing
315	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	486	Easy	No	P	S						X
316	N-3.1.2.1: Revise the Town Code to require noise analyses	487	Huge	No	P		ongoing (150709: this value needs to be confirmed by John Reed)		X			
317	N-3.1.3.1: Identify acoustical analyses as a project application requirement, where appropriate	488	Easy	No	P		Does this program say to revise the application (Linda's forms?) (see also N-1.1.6.1, and read Policy N-3.1.3)		X			
318	N-3.1.4.1: Develop a guidance manual to provide information to public regarding construction noise control	489	Easy	No	P		Synergistic with N-3.1.5.1	2012		X		
319	N-3.1.5.1: Develop a guidance manual to provide information to public regarding construction noise control	490	Easy	No	P		Synergistic with N-3.1.4.1			X		





**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





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		



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.	



**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 superceded 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	



