

Fairfax General Plan Super Committee Worksheet

		145	62	54	##																													
Program	Timeline	Year One	Year Two	Year 3-5	Ongoing	Sequence	Comment	Changed?	Planning and Building	Planning Commission	Town Council	Public Works	Open Space Committee	Fx Volunteers	Design Review	Ross Vly Fire Dept	Fx Historical Society	Police Department	Town Attorney	Town Manager	Chamber of Commerce	FCAC	Sustainable Fairfax	Zero Waste Committee	Town Engineer	Fairfax Library	Disaster Council	Finance	Ross Vly Watershed Pgm	Sanitary District	MMWD	County Fire Department		
H-7.1.1.1: Conduct an Annual Housing Element Review	March thru May each year	X			X	145			X	X																								
LU-1.1.3.1: Identify, catalog and map public easements	With adoption of Circulation Element	X				3				X	X		X	X																				
LU-7.1.1.1: Map and describe the Town Center Plan Area	Immediately upon adoption	X				19	Eas y		X	X	X																							
LU-7.1.1.3 Revise Zoning Ordinances ... to allow limited neighborhood-serving commercial uses	Immediately upon adoption	X				20			X	X	X																							
LU-7.1.6.1: Develop an Environmental Checklist and Development Standards for use by project applicants	First year after adoption	X				25			X	X					X																			
LU-7.2.5.1: Develop and adopt a definition and measurement of wide-scale neighborhood destruction	First year after adoption	X				30			X	X																								
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	X				32			X	X																								
LU-8.1.1.3: Change the zoning designation for 10 Olema (Mandarin Gardens)	First year after adoption	X				36	HI		X	X	X																							
LU-8.1.1.4: Change the zoning designation for 2626 SFD (Christ Lutheran Church)	First year after adoption	X				37	HI		X	X	X																							
LU-8.1.1.5: Change the zoning designation for School Street Plaza	First year after adoption	X				38	HI		X	X	X																							
C-5.6.2: Implement the recommendations of Safe Routes to Schools	One year	X				81				X	X																							
H-1.1.1.2: Prepare Public Information Material	December 2010 & ongoing	X				104			X	X																								
H-1.1.1.3: Conduct Community Outreach	December 2010 & ongoing	X				105			X	X																								
H-1.1.2.1: Establish Neighborhood Meeting Procedures	Adoption & annual review	X				107			X	X																								
H-1.1.3.2: Respond to Complaints	December 2010 & ongoing	X				109			X	X																								

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H-2.1.1.1: Rezone the Lutheran Church property	After adoption	X				112			X	X																							
H-2.1.1.2: Rezone 10 Olema, the old "Mandarin Gardens"	After adoption	X				113			X	X																							
H-3.1.1.1: Rezoning all Highway Commercial (CH) zones to Central Commercial (CC) zones	After adoption & certification	X				127			X	X																							
H-4.1.1.1: Rezone School Street Plaza from Light Commercial (CL) to Planned District Development (PDD)	Adoption	X				129			X	X																							
H-4.1.1.2: Revise the Town's Zoning Ordinance	Adoption	X				130			X	X																							
H-6.1.1.1: Roll-over the Second Unit Amnesty Ordinance without ... sprinkler	Spring 2010 & annual review	X				137			X	X																							
TC-3.2.3.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along Broadway / Center / Bolinas	2011	X				161				X	X																						
TC-3.2.4.1: The Town shall prepare a pedestrian plan for the downtown area	Initiate in 2010, complete by 2012	X				164			X	X																							
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	X				165			X	X																							
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	X				182			X	X		X																					
TC-3.2.16.1: The Town shall ... identify a site/sites for bicycle staging	Initiate in 2011, complete by 2013	X				183			X	X		X																					
OS-1.1.1.1: Create an inventory of undeveloped and underdeveloped land parcels	within 6 months...	X				186			X	X	X		X																				
CON-2.1.1.4: Improve the efficiency of traffic flow along SFD	Within one year...	X				248			X	X	X	X																					
CON-3.1.2.2: Establish a creek-side development zone	Within one year...	X				267			X	X		X																					

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CON-4.1.1.4: Develop town ordinances to encourage development of gray-water systems	Within one year...	X				275			X	X	X																					
CON-4.1.1.5: Provide residential and commercial property owners incentives to utilize gray-water and other water conservation methods	Within one year...	X				276			X	X	X																					
CON-4.2.2.3: Modify existing ordinances to require no net increase in storm water runoff with new development and remodels	Within one year...	X				283			X	X	X																					
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 one year...	X				288			X	X	X																					
CON-7.1.2.2: Enact a Green Building ordinance to reduce the amount of waste created by construction activities	Within one year...	X				326			X	X	X																					
N-1.1.2.1: Incorporate a noise analysis in the Town Center Plan	Per the schedule for the Town Center Plan	X				470			X	X																						
N-1.1.3.1: Incorporate noise reduction guidelines in the Green Building Ordinance, when adopted	2011	X				471			X	X																						
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	2011	X				474			X	X																						
LU-7.2.5.2: Develop and adopt an ordinance ... when wide-scale destruction has occurred	First year after adoption		X			31			X	X																						
LU-7.2.5.4: Develop neighborhood-specific profiles of structures and natural features	Second year after adoption		X			33			X	X																						

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LU-8.1.2.1: Establish a classification for second units with parking restrictions, accessible without use of an automobile	Second year after adoption		X			39			X	X	X	X																					
LU-8.1.3.1: Develop sizing guidelines for residential Second Units	Second year after adoption		X			40			X	X	X	X																					
LU-8.1.4.1: Review current zoning along the SFD Blvd corridor ... to support Transit-Oriented Development	Second year after adoption		X			41			X	X	X																						
H-1.1.1.4: Shared Responsibilities	September 2011 & ongoing		X			106			X	X																							
H-1.1.3.1: Adopt an Anti-Discrimination Ordinance	June 2011		X			108			X	X																							
TC-3.1.1.1: The Town shall prepare and adopt the Town Center Plan	Ongoing		X			155			X	X	X											X											
TC-3.2.2.1: The Town shall consider bicycle and pedestrian crossing design and location as a priority along SFD	Complete by 2010		X			159			X	X	X	X																					
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		X			166			X	X																							
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		X			167			X	X	X																						
TC-3.2.6.1: The Town shall refine the parking space survey prepared by GPAC to provide guidance for the parking plan	2011		X			169			X	X																							
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		X			170			X	X	X																						
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		X			171			X	X	X																						
S-3.1.2.5: Establish a Fire Hazard Abatement District	2012		X			399			X	X	X					X																	

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LU-1.1.1.1: Identify and pre-zone lands outside the Town's boundaries	Within 5 years (w/ LAFCO)			X		1			X	X	X																					
LU-1.2.2.1: Develop Design Guidelines for visual impact analysis procedures	Third year after adoption			X		6			X	X					X																	
LU-1.2.3.1: (same as above)	Third year after adoption			X		7			X	X					X																	
LU-1.2.4.1: Develop Design Guidelines for roads, streets and drainage facilities built in the hills	Third year after adoption			X		8			X	X		X																				
LU-6.1.1.1: Identify, catalog and prioritize areas ... that should be pre-zoned	Within 5 years after adoption (w/ LAFCO)			X		15			X	X	X		X																			
LU-7.1.2.1 Develop and adopt general and area-specific Design Guidelines for residential and commercial projects	Third year after adoption			X		21			X	X	X				X																	
LU-7.1.4.1: Develop Design Guidelines and Development Standards to be used by project applicants	Third year after adoption			X		23			X	X	X				X																	
LU-7.1.5.1: Develop Design Guidelines and Development Standards to be used by project applicants	Third year after adoption			X		24			X	X	X				X																	
LU-7.2.1.1: Develop and adopt ... Design Guidelines for residential and commercial projects	Third year after adoption			X		26			X	X					X																	
LU-7.2.2.1: (same as above)	Third year after adoption			X		27			X	X					X																	
LU-7.2.3.1: (same as above)	Third year after adoption			X		28			X	X					X																	
C-2.2.2: Promote existing program of Town sharing cost of sidewalk repair/improvements with property owners	Three years			X		54				X		X								X												
C-5.8.1: Create a bicycle staging area including bathrooms, showers and lockers (TC-22)	Five years			X		85				X	X	X																				
H-7.1.1.2: Update Housing Element	Begin in 2014			X		146			X	X																						

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TC-2.1.1.2: The Planning Commission should define the architectural character of the downtown area	Complete by 2012			X		150				X																							
TC-3.1.2.2: The Town shall review and approve the Development Standards and Design Guidelines for the Town Center Plan	2012			X		157				X	X			X																			
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	Initiate in 2011, complete by 2013			X		176				X		X	X																				
TC-3.2.11.2: The Town shall create a buffer area ... along the restored Fairfax Creek	Initiate in 2013, complete by 2015			X		177				X	X																						
OS-3.2.2.1: Update Fairfax Ordinance [re] development near ridgelines, and encourage the County to align the Marin County Ridgeline Ordinance	Every five years after approval			X		218				X	X																						
OS-3.3.1.1: Revise Town Code to establish noise level restrictions for Designated Open Space	Within three years...			X		220				X	X	X																					
CON-6.1.1.3: Identify key wildlife habitat and corridors...	Within three years...			X		308				X	X	X																					
LU-6.1.1.2: Pre-zone parcels deemed necessary to incorporate into the Town	Ongoing				X	16				X	X	X																					
LU-7.1.3.1: Encourage applicants with development proposals to incorporate mixed-use elements	Ongoing				X	22				X	X																						
LU-7.2.4.1: Approve business permits that do not impact neighborhood quality of life	Ongoing				X	29				X	X																						
LU-8.1.1.2: Implement the programs included in the adopted Housing Element	Ongoing				X	35				X	X	X																					
H-1.1.1.1: Work with Housing Advocates.	Adoption & ongoing				X	103				X	X																						
H-1.1.3.3: Develop a Program to Broadly Disseminate Information on Fair Housing	Ongoing				X	110				X	X																						

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H-1.1.3.4: Identify Housing Programs and Funding Sources	Ongoing				X	111			X	X																						
H-2.1.2.1: Assist in the Effective Use of Rental Assistance Programs	Adoption & ongoing				X	114			X	X																						
H-2.1.2.2: Engage in a Countywide Effort to Address Homelessness-related Needs	Ongoing				X	115			X	X																						
H-2.1.3.1: Ensure Reasonable Accommodation (people with disabilities)	Ongoing				X	116			X	X																						
H-2.1.3.2: "Request for Reasonable Accommodation Procedure."	Ongoing				X	117			X	X																						
H-2.1.3.3: Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities	Ongoing				X	118			X	X																						
H-2.1.4.1: Expand Conditional Use Categories for Group Homes	Ongoing				X	119			X	X																						
H-2.1.5.1: Identify, Rezone, and Provide Appropriate Standards for Homeless shelters	Ongoing				X	120			X	X																						
H-2.1.5.2: Revise the Town Code to allow Transitional and Supportive Housing	Ongoing				X	121			X	X																						
H-2.1.5.3: Modify Residential Care Facility Zoning	Ongoing				X	122			X	X																						
H-2.1.5.4: Encourage Housing for Special Needs Groups	Ongoing				X	123			X	X																						
H-2.1.5.5: Enable Group Residential Care Facilities	Ongoing				X	124			X	X																						
H-2.1.5.6: Support Efforts to House the Homeless	Ongoing				X	125			X	X																						
H-2.1.5.7: Engage in Countywide Efforts to Address Homeless Needs	Ongoing				X	126			X	X																						
H-3.1.2.1: Identify and Designate Transit-Oriented Development Sites (TOD)	Ongoing				X	128			X	X																						
H-4.1.1.4: Enact Density Bonus Zoning and Other Incentives	Ongoing				X	131			X	X																						
H-4.1.1.5: Facilitate Development at Key Housing Opportunity Sites	Ongoing				X	132			X	X																						

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H-4.1.1.6: Review and Update Parking Standards	Ongoing				X	133			X	X																						
H-4.1.2.1: Enact Density Bonus Zoning and Other Incentives	Ongoing				X	134			X	X																						
H-5.1.1.1: Prepare Recommendations and Guidelines	Ongoing				X	135			X	X																						
H-5.1.2.1: Create Home-sharing and Tenant Matching Opportunities	Ongoing				X	136			X	X																						
H-6.1.2.1: Development Accessory Dwelling Unit Standards and Permit Process	Ongoing				X	138			X	X																						
H-6.1.2.3: ADU Affordability	Ongoing				X	140			X	X																						
H-6.1.2.4: ADU Incentives	Ongoing				X	141			X	X																						
H-6.1.2.5: Modify Accessory Unit Development Standards and Permit Process	Ongoing				X	142			X	X																						
H-6.1.2.6: Fee in Lieu/ Second Dwelling Unit Program	Ongoing				X	143			X	X																						
H-6.1.2.7: The Affordable Housing Fund shall be deposited in a Housing Trust or other similar repository	Ongoing				X	144			X	X																						
TC-1.1.1.1: The Planning Commission should define the village character and the pedestrian scale of the downtown area of Fairfax	Ongoing				X	147				X	X																					
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				X	152			X	X	X																					
TC-3.2.1.1: The Town shall consider bicycle and pedestrian related development a priority	Ongoing				X	158			X	X																						
TC-3.2.3.2: The Town shall consider the Marin County Bicycle and Pedestrian Master Plan and the Fairfax Pedestrian and Bicycle Plan	Ongoing				X	162				X	X																					

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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				X	175			X	X																						
TC-3.2.12.2: All new projects proposed for the downtown area ... shall incorporate the use of native plants	Ongoing				X	179			X	X																						
OS-1.3.2.1: ... Planning Commission ... should encourage clustered development on a small segment of the parcel	Ongoing				X	193			X	X	X																					
OS-1.3.3.1: If high-priority parcels on the inventory list come up for sale or auction, the Town Council shall consider allocation of funds	Ongoing				X	194			X	X	X																					
OS-1.3.4.1: ... If purchase is not feasible ... investigate the possibility of creating Designated Open Space through acquisition of an appropriate easement	Ongoing				X	195			X	X	X																					
OS-1.3.5.1: When legally permitted, property owners should be required to set aside land dedicated to open space as a condition to development of parcels in the inventory	Ongoing				X	196			X	X	X																					
OS-3.2.3.1: Review development applications along the scenic highways to ensure views of Visually Distinctive Areas	Ongoing				X	219			X	X																						
CON-2.1.1.2: Support efforts to locate major public facilities and events near the Town Center	Ongoing				X	246			X	X	X																					
CON-2.1.1.5: Improve pedestrian and bicycle safety ... promote pedestrian and bicycle	Ongoing				X	249			X	X	X																					

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CON-2.3.1.4: Require all Planning Commission and Planning staff to familiarize themselves with the ABAG publication...	Ongoing				X	259			X	X										X												
CON-3.1.1.4: Assess ... to promote peak stormwater flow detention areas	Ongoing				X	264			X	X	X	X																				
CON-3.1.2.3: Assess ... to identify active floodplain habitat areas	Ongoing				X	268			X	X	X	X																				
CON-3.1.2.4: Utilize natural or managed flood basins to maximize habitat values for local wildlife resources	Ongoing				X	269			X	X	X	X																				
CON-4.1.1.3: Review, update, and expand Fairfax Town Code to achieve water reduction policies	Ongoing				X	274			X	X	X																					
CON-5.2.1.7: Create or enhance ordinances to protect native trees and regeneration of native forests	Ongoing				X	301				X	X	X																				
CON-5.2.1.8: Establish a street tree policy that promotes increased shade downtown	Ongoing				X	302			X	X	X	X																				
CON-6.1.2.4: Review restrictions on the use of pesticides, and revise as needed	Ongoing				X	312			X	X	X											X										
CON-8.1.1.3: Require archaeological and historic investigations during the permit application process	Ongoing				X	334			X	X																						
CON-8.1.2.1: Consider historical and cultural resources early in the development review process...	Ongoing				X	335			X	X	X																					
CON-8.2.1.1: Establish an ordinance for protecting, maintaining, rehabilitating and enhancing historical and cultural resources	Ongoing				X	340			X	X	X																					
CON-8.2.1.2: Establish guidelines for preservation, maintenance, rehabilitation, and enhancement of historic and culturally significant structures and other resources	Ongoing				X	341			X	X	X																					

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CON-8.2.1.3: Preserve, maintain, rehabilitate and/or enhance historic sidewalks, street signs, street trees and other...	Ongoing				X	342			X	X	X																					
CON-8.3.3.3: Provide information and fully comply with the California Native American Graves Protection and Repatriation Act...	Ongoing				X	352			X	X							X															
S-3.1.5.9: Review development proposals to ensure that they incorporate a fire department approved defensible space plan and conduct inspections...	Ongoing				X	425		X	X	X				X	X																	
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	Ongoing				X	481			X	X																						