



General Plan Advisory Committee Meeting #5

Meeting #5: June 24, 2021 | 6:00-8:00 PM

The General Plan Advisory Committee (GPAC) is an advisory body appointed by the Fairfield City Council to provide input to the planning team, and engage community members and stakeholders and act as “community ambassadors” in the development of the Fairfield General Plan Update. The fifth GPAC meeting was held on Thursday, June 24, 2021 in-person; 12 of the 13 GPAC members attended the meeting. The purpose of these meetings was to introduce the next phase of the project, the Alternatives phase, and solicit GPAC member input on preliminary ideas for the Alternatives, based on the Vision and Guiding Principles and information in the Existing Conditions Report.

MEETINGS RECAP

- Amy Kreimeier of the City of Fairfield called both meetings to order followed by a roll call of GPAC members.
- There was one public comment related to how Fairfield planning efforts should interface with Plan Bay Area 2050 planning efforts, and the commenter recommended the team review the Plan Bay Area 2050 environmental impact report.
- Following public comment, the consultant team moved into a presentation recapping background information that will inform Alternatives development, including the ECR and market analysis, as well as the process for identifying Opportunity Areas (areas where change might occur) in the City.
- Following the presentation of each section, GPAC members were asked to add stickers to a blank map in the Opportunity Areas and provide comments on the questions below. Comments were captured on flipchart notes.
 - What land uses would you like to see in these opportunity area “clusters”?
Please use stickers and post-its to add to the map.
 - Are there other areas for potential change that should be considered?
 - Do you have suggestions for connecting the three “parts” of Fairfield?
 - What are your thoughts on City boundaries?



FLIP CHART SUMMARY

Prompt: What land uses do you want to see?

Cordelia Area:

- Mixed media hubs, attract more businesses from SF. Housing, retail
- Retail by Cement Hill- Only Raleys currently. More mixture of retail/jobs.
- Population growth has increased, schools haven't. Could add school near community college.
- Beck Ave- more retail/commercial near intersection and Peabody area.
- Roads are repaved without bike lanes. Hillburn St. is an example.
- Solano Mall- divide up to include more things, such as vocational school and greater mixed use. Urban forest can provide calm in the middle of the city.
- Benicia- currently has a 35 acre solar farm that provides up to 60% of its energy.
- Should not have new homes without solar; should have a carbon neutral building requirement as part of CAP. Solar business and commercial buildings as well

North Texas:

- Mixed use, wholesale change to circulation and roadway. Inclusion of urban forest.
- Potential area for specific plan.
- New types of retail and services; restaurants
- Secondary part of Fairfield, housing
- Opportunity Zone, underutilized areas for investment
- Bowling alley new community facility
- Support of linear park with recreation center
- Oliver road- next to freeway and Safeway area, potential areas for redevelopment- housing or offices
- Retail area next to base, opportunity for intensification. mixed use commercial and housing for base along Travis Ave
- Yardbird site- Oliver Road next to mall, what about Mixed Use? Proposed for mixed use a few years ago, strong opposition. Concern that retail warehousing doesn't provide many jobs for a large footprint. Required zoning change is hard to regulate.
- Suisun Valley road- Mixed use development potential. Next to freeway. Single Family Housing- 200 units, people didn't want single family housing, more multifamily.
 - Missing on-ramp, would help make property viable
- Public is receptive of MU and MF condos that are more walkable



- How much is too much housing? impacts to quality of life?
- More social events and social scene.
- Grocery stores- why no whole foods? Income, density/population, demographics
- Create a vision for what the city is to become
- Housing needs to meet diverse demographics: young, older, affordability
- Jobs/housing balance
- Solano community college, other areas in county- how can we (city) connect to it?
- Maybe look at spot along stem and hwy to annex
- All the way up to Rockville down to railroad
- Annex Rockville hills regional park.
- Mall to revitalize for a new area- revision of its purpose, more activities for younger generation. Space for everyone, open plaza for shopping.
- East labor- lots of apts in small area. Diversity housing in those areas too. Connection to linear trail and fresh produce
- Lower income areas- need good paying jobs and less liquor stores, more healthy food
- Better utilization of existing areas and unification
- Better access to adult education
- Development is not equal- take care of existing neighborhoods
- Demographics and population to support areas
- Downtown still not great, though it has potential. Need population not support and make active
- Problem of people coming through downtown, homeless and services release.
- Need development to support vision while taking care of existing residents
- Middle green valley- differing opinions on urban/not urban; potential area for annexation.

ATTENDANCE

Meeting #5

GPAC Members

- Noah Rumbaoa
- Patricia Young
- Robin Cox
- Shane Singh
- Will Bible



- Susan Stern
- Leo Callejas
- Barry Williams
- Anthony Russo
- Deanna Deckard
- Naomi Gordon
- Gary Walker

City of Fairfield Staff

- Dave Feinstein, Planning Division Manager
- Amy Kreimeier, Senior Planner

Consultant Team

- Alison Moore, Dyett & Bhatia
- Brendan Hurley, Dyett & Bhatia