

Fairfax Planning Commission Meeting
Fairfax Women's Club, 46 Park Road
March 20, 2008

CALL TO ORDER 7:30 pm

ROLL CALL

Board members present: Shelby LaMotte
 Terry Goyan
 Pam Meigs
 Shelley Hamilton
 Brannon Ketcham (arrived 7:35 pm)
 Peter Lacques (arrived 7:42 pm)
 Alec Hoffmann (arrived 7:44 pm)

Staff present: Michael Rock, Town Manager
 Ann Welsh, Planning Director
 Linda Neal, Senior Planner
 Amy Dunnigan, Minutes Clerk

APPROVAL OF AGENDA

Hamilton-Goyan motioned to approve the agenda with the revision of moving Application # 08-13 to the first Public Hearing item.

AYES: All (4)

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Irene of 159 Meernaa inquired as to when the bridge would be repaired at Creek Road. Chair Meigs advised her question would normally be addressed to Town Council. Town Manager Rock advised July 15, 2008 would commence repairs and the project would be completed by October 15, 2008.

APPROVAL OF MINUTES

1. Due to staff illness, the minutes from the February 21, 2007 meeting were to be reviewed at the April 3, 2008 meeting.

COMMISSIONER COMMENTS AND REQUESTS

None.

RESOLUTION OF COMMENDATION:

2. Chair Meigs stated she was sad, but also feeling good regarding Resolution # 08-01 of the Fairfax Planning Commission commending Barbara Petty for her service beginning December 7, 2005.

Ex-Commissioner Petty said whomever Meigs' writer was (Senior Planner Neal) said she would like to hire her/him and thanked the Commission for being recognized and stated it had been a pleasure to serve on the Commission.

CONSENT CALENDAR ITEMS

3. 18 Sequoia Road; Application # 08-13

Recommended approval based on findings in Staff Report.

M/S Hamilton-LaMotte motioned to approve Application # 08-13 with the addition of three conditions, 1) excavated soil be taken offsite, 2) clear story windows be added to north side to be consistent with the south side, and 3) landscaping/screening to mitigate the impact be provided at the north side at the owners' expense with the neighbor agreeing to allow for planting on 22 Sequoia's side of the property and to be worked out between the neighbors.

ROLL CALL VOTE

AYES: All (7)

None opposed.

Chair Meigs advised that any Public had 10 days to appeal the application and the application was available at Town Hall.

PUBLIC HEARING ITEMS

4. 81 Pine Drive; Application # 08-12

M/S Lacques-LaMotte moved to approve Application # 08-12, 81 Pine Dr., with the findings and conditions in the Staff Report and included an additional condition that the applicant present a proposed color scheme that would be muted and fit in with adjacent landscaping to Town with their building permit application. The proposed project was intended to reduce energy use at the site with its high thermal load. The eave and roof extensions were beneficial to the overall energy efficiency to the home.

AYES: All (7)

None opposed.

Chair Meigs advised that any public had 10 days to appeal the application and the application was available at Town Hall.

DRAFT ORDINANCES

5. Continued discussion/consideration of the Draft Mixed Use Overlay Zone

Chair Meigs advised the MUOZ sub-committee had come up with a draft and after reviewing the six unresolved items, she would like to round-table, debate and vote on each of them.

- 1) Whether or not the Town can have a negative declaration for the California Environment Quality Act (CEQA).

M/S Hoffmann-Ketcham motioned that the Commission move to wait until they got to the end of the Ordinance to address item 1.

AYES: All (7)

M/S Lacques-LaMotte motioned that the Commission also get a formal opinion from the Town Attorney.

AYES: All (7)

2) To reach a consensus for a new definition of “character”.

Changes to definition below in **bold**.

CHARACTER (COMMUNITY, TOWN, NEIGHBORHOOD). The physical, economic, social **aesthetic, historical** and political attributes of an area as defined by images, uses, value, and relationships. For this ~~Mixed-Use Zone Overlay~~, the Character is **further** defined by the visual quality and use of the physical structures, **and** landscape features, **architectural styles, and** their arrangement, **scale** and relationships to other structures and **(as well as instead of and)** the pedestrian and vehicular circulation framework **in the context** in which they are located.

M/S Lacques-LaMotte moved to approve changes as read (in paragraph above) by Commissioner Hamilton.

AYES: (6)

OPPOSED: (1, Hoffmann)

ACTION: Commissioner Hoffmann would bring in “current best building standards.”

M/S Meigs-Hoffmann motioned Commission update a Green Building ordinance ad hoc.

AYES: All (7)

M/S Hamilton-LaMotte motioned to adjourn the meeting at 10:29 pm.

AYES: All (7)

Respectfully submitted,
Amy Dunnigan
Minutes Clerk