TOWN OF FAIRFAX

MINUTES FROM THE DECEMBER 19, 2013

FAIRFAX PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Hamilton called the meeting to order at 7:05 pm.

ROLL CALL

Commissioners present:: Gonzalez-Parber, Kehrlein, Ketcham, La Motte, Chair Hamilton

Commissioners absent: Ezzett, Green

Staff members present: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner

APPROVAL OF AGENDA

M/S, Kerhlein-Ketcham, to approve the agenda as submitted.

AYES: all

OPEN TIME FOR PUBLIC COMMENT

There were no public comments on non-agenda items.

PUBLIC HEARINGS

161 Lansdale Avenue; Application # 13-34
Request for a modification of a previously approved Use Permit to eliminate a roof deck and increase the proposed addition by 25 square feet resulting in a 2,664 square foot residence; Assessor's Parcel No. 002-201-07; Residential RD 5.5-7 Zone; Michael and Liz Scherotter, owners; Jessica Fairchild, FairchildBroms Design, applicant; CEQA categorically exempt, § 15301(e).

Principal Planner Neal gave the staff report.

Michael Scherotter, the property owner, informed the Commission that they had worked with the neighbors that had concerns about the previous addition design and have come up with modifications to remove the roof deck while adding a small amount of square footage to the

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house. He stated that the neighbors have approved the new design and he and his wife feel the proposed project is a reasonable solution that addresses everyone's needs.

The Commission commended the owners and the architect on working through the issue to reach resolution with the neighbors.

M/S, Ketcham-Gonzalez-Parber, to approve the proposed project as revised subject to the conditions contained in the staff report.

AYES: all

MINUTES

The following change was made to the November 21st, 2013 minutes:

Page 2, 4th paragraph, change staff member Neal's title to Principal Planner.

PLANNING DIRECTOR'S REPORT

Jim Moore, Director of Planning and Building Services informed the Commission that the General Plan has received certification from the State Department of Housing and Community Development which will allow the Town to receive grant funding for the Town Center Plan process.

The Climate Action Plan (CAP) went to the Town Council on December 4, 2013 and will be reviewed again for final action after some changes on February 5, 2013. Staff forwarded the General Plan Implementation Committee's letter recommending the establishment of a Climate Action Committee to implement the CAP over time.

Staff is gearing up to start working on the Town Center Plan by meeting with LAK and associates and the Town Intern, Corwin Bell. The Commission will be updated as to the scheduling of that process with workshops expected to start in the spring.

A review of the General Plan matrix will be scheduled for either January or February of 2014 so the Commission can give the staff direction on how to prioritize the matrix tasks.

The Chevron/Extra Mile project was called up before the Town Council on directed referral and a spirited meeting was held by the Council on the matter at their December 5, 2013 meeting resulting in the matter being continued with requests for additional information for both staff and the applicant.

Director Moore explained that during the review of the directed referral it was determined that an additional step needs to be taken to update the Zoning Map and Ordinance. The ordinance and map will be coming before the Commission at the January meeting for review, action and recommendation to the Town Council who will then review and act on the changes in February.

Commissioner Ketcham asked for an update on the clean-up of the old Fairfax Gas/Chevron station expressing concern that the concrete had not been replaced and citing the fact that when it rains, water pools in the area where the soil continues to be exposed. The exposure could result in water sinking into the ground with the potential of it moving any remaining contaminates.

Chair Hamilton advised staff that there are citizens concerned about the Marin County Open Space Trails Plan and its impact on the Elliot Nature Preserve because the Town gave that land to Open Space. The word out in the Community is that there may have been some agreement when the property changed hands that gives additional weight to any concerns the Town may have about the use of the preserve. Someone will probably contact staff for more information.

Chair Hamilton adjourned the meeting at 8:00 PM.

Respectfully submitted

Linda Neal
Principal Planner