

**TOWN OF FAIRFAX PLANNING COMMISSION
MEETING AGENDA
7:30 PM, THURSDAY, FEBRUARY 15, 2007
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes from the January 11th and 18th, 2007 meetings.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

COMMISSIONER COMMENTS AND REQUESTS

Discussion/consideration of forwarding a request to the Town Council that the draft Tree Ordinance be moved to a higher position on the list of tasks to be Completed by the Planning Department

CONSENT CALENDAR

2. 201 Cascade Drive; Application # 07-04

Request a continuance until the March 15, 2007 meeting for a Use Permit and a Height Variance to construct a play room/pool house with a bathroom and front entry porch underneath an existing garage structure; Assessor's Parcel No. 003-134-10; Residential Single-family RS Zone District; Morgan Hall, Architect/applicant; Scott and Erinn Lance, owners; CEQA categorically exempt, § 15303(e).

PUBLIC HEARING ITEMS

3. 275 Frustuck Avenue; Application # 07-02

Continued consideration of a request for an Encroachment Permit and Fence Height Variance to erect a sound wall around the existing equipment cabinet at the request of the owners of adjacent residences; Assessor's Parcel No. 002-022-32; AT&T, applicant; Town of Fairfax, owner of right-of-way easement; Residential Single-family RS 6 Zone; CEQA categorically exempt, § 15303(e) and 15305(b).

4. 21 Creek Road; Application # 07-03

Request for a Use Permit, Creek Setback Variance, Side Setback Variance and an Encroachment Permit to raise an existing single family residence 4.8ft in height to convert the existing basement/crawlspace to living space and expand the upper floor of the residence 43sf increasing the living space from 819sf to 1,717sf. The project also includes the construction of two parking spaces, one of them a garage space; Assessor's parcel No. 002-025-18; Residential RD 5.5-7 Zone District; Lori and Dan Hennessey, applicants/owners; CEQA categorically exempt, § 15303(e).

ZONING AMENDMENTS

5. Second Dwelling Unit Amnesty Program

A public hearing shall take place to consider adoption of the Second Dwelling Unit Amnesty Program which would allow those who have created second dwelling units without benefit of planning approval, to legalize the units with a waiver of fines and other incentives. The amnesty program shall be in place for one year from the date of ordinance adoption.

DISCUSSION ITEMS

PLANNING DIRECTOR'S REPORT

Information was provided in the packet regarding the proposed Mixed Use Overlay Zone. This information is for future discussion at the March 1, 2007 workshop. The subject of this information is possible parking requirements and the rationale for the ratio of affordable housing to market rate housing.

Conduct: All interested persons are invited to attend and participate in the public hearings. In order to give all interested persons an opportunity to be heard, and to ensure the presentation of all points of view, members of the audience should: (1) Limit presentation to three minutes; (2) Always address the Chair; (3) State name and address; (4) State views and concerns succinctly; (5) Submit documents to the Planning Staff, to be entered into the record prior to distributing to the Planning Commission.

Staff Reports: Staff reports and associated materials will be available for public review at the front counter in Town Hall after 5:00 PM on the Friday before the meeting.

Court Challenges: If you challenge the matter(s) described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to the above referenced public hearing [Govt. Code section 65009(b)]. If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.

If an item is continued, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific hearing date. This public hearing was noticed in accordance with Government Code Section 65091 et seq. on or before February 2, 2007.

