



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

**TOWN OF FAIRFAX PLANNING COMMISSION
MEETING AGENDA
7:30 PM, THURSDAY, JANUARY 18, 2007
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD**

CALL TO ORDER

ROLL CALL

ELECTION OF OFFICERS

Election of new Planning Commission Chair.
Election of a new Tree Committee Advisory Member and an Alternate

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes from the December 21, 2006 meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

RESOLUTIONS OF COMMENDATION

2. Resolution # 07-01

A Resolution of the Planning Commission of the Town of Fairfax Commending Paul Herbert for His Contributions to the Town and Years of Service as a Fairfax Planning Commissioner

3. Resolution # 07-02

A resolution of the Planning Commission of the Town of Fairfax Commending Steve Shaiken for His Contributions to the Town and Years of Service as a Fairfax Planning Commissioner

COMMISSIONER COMMENTS AND REQUESTS

CONSENT CALENDAR

There are no items on the consent calendar.

PUBLIC HEARING ITEMS

4. 275 Frustuck Avenue; Application # 07-02

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).

5. 13 Acacia Road; Application # 07-01

Request for an Encroachment Permit and retaining wall height variance to construct a replacement retaining wall while also providing additional parking and support for a deck on an existing single-family residence; Assessor's Parcel No. 001-112-30; Gary Dowd, applicant; Acacia Road LLC, owner; Residential Single-family RS 6 Zone; CEQA categorically exempt per §15303(e) and 15305(b).

ZONING AMENDMENTS

6. Mixed Use Overlay Zone

An amendment is proposed to create a Mixed Use Overlay Zone which would allow a density of 20 dwelling units per acre on properties which are zoned Highway Commercial. The zone would allow a maximum building height of 28.5 feet, the Mixed Use Overlay (MX) zone encourages new housing and retail that is pedestrian oriented and less automobile dependent. The proposed overlay zone would establish the Pedestrian Realm, 12-foot wide area located between the face of the curb of an abutting street and the face of the building, would allow a diversity of housing types, and allow Design Enhancement Exceptions (DEE) for mixed use overlay zone projects. The proposed ordinance would also rezone parcel 002-112-13 (6 School Street Plaza) from Limited Commercial District to Highway Commercial District.

7. Second Dwelling Unit Amnesty Program

The Second Dwelling Unit Amnesty Program would allow those who have created second dwelling units without benefit of planning approval within a structure for which a building permit was issued, 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 - GENERAL PLAN UPDATE