

**TOWN OF FAIRFAX PLANNING COMMISSION
WORKSHOP AGENDA
7:30 PM, THURSDAY, JANUARY 11, 2007
FAIRFAX YOUTH CENTER, 16 PARK ROAD**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

COMMISSIONER COMMENTS AND REQUESTS

DISCUSSION ITEMS

Zoning Amendments

1. 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 (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.

2. 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.

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 meeting was posted in accordance with Government Code Section 65091 et seq. on or before January 5, 2007.

Ann Welsh
Director of Planning and Building Services

Date
