

**TOWN OF FAIRFAX PLANNING COMMISSION
MEETING AGENDA
7:30 PM, THURSDAY, APRIL 19, 2007
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes from the March 1st and March 15th, 2007 meetings.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

COMMISSIONER COMMENTS AND REQUESTS

2. Election of a new member to the Tree Committee (alternate Hamilton already appointed).

CONSENT CALENDAR

3. 75 Live Oak Avenue; Application # 07-10

Request for a Use Permit to convert and expand a lower level storage area into a 516sf family room/bedroom/bath addition increasing an existing single-family residence to 2,357sf; Assessor's Parcel No. 001-236-18; Residential RD 5.5-7 Zone; Ronnie Cohen, applicant/owner; CEQA categorically exempt, § 15301(e)(1).

4. 47 Scenic Road; # 07-11

Reactivation of a previously approved Variance to construct an internal stairway and 172 square foot addition to a 2,147sf single-family residence resulting in a 2,319sf single-family residence; 001-133-03; Residential RD 5.5-7 Zone; Marjolaine Tremblay-Silva, applicant/owner; CEQA categorically exempt, § 15301(e)(1).

PUBLIC HEARING ITEMS

Zoning Amendment

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.

Workshop Discussion

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. Distribution of Draft Tree Ordinance Materials

8. Planning Director's Report

Adjourn Meeting

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 generally 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 April 6, 2007.

Date: _____
Ann Welsh
Director of Planning and Building Services

NOTICE OF PUBLIC HEARING

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA. 94930

