

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

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes from the February 1, 2007 and February 15, 2007 meetings.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

COMMISSIONER COMMENTS AND REQUESTS

2. Election of a new member and an alternate to the Tree Committee.

CONSENT CALENDAR

3. 143 Spruce Road; Application # 07-05

Request for an Encroachment Permit and a Wall Height Variance to legalize an existing 6ft retaining wall along the front property line that was constructed to stabilize a hillside that slid during the 2006 flood; Assessor's Parcel #'s 001-123-14 and 26; Residential Single-family RS 6 Zone; Robert Haggett, applicant/owner; CEQA categorically exempt, § 15303(e) and 15305(b), and Public Resources Code 21080(b)(3).

4. 354 Forrest Avenue; Application # 07-06

Request for a Use Permit and a Rear Setback Variance to construct a 346sf addition, include a studio room, full bathroom and storage room onto an existing 1,388sf single-family residence for a total square footage of 1,734sf; Assessor's Parcel No. 002-025-23; Residential Single-family RS 6 Zone; Bridget Brewer, applicant; Ken and Blanchefleur Macher, owners; CEQA categorically exempt, § 15301(e)(1).

PUBLIC HEARING ITEMS

5. 205 Scenic Road; Application # 06-45

Continued consideration of a request for an Excavation Permit to stabilize a landslide on the property; and request for an Encroachment Permit to address an unpermitted on-grade path within the right-of-way; Assessor's Parcel No. 001-121-79; Residential Single-family RS 6 Zone; Zeina and Tiziano Grifoni, applicants/owners; CEQA categorically exempt, § 13304, 15305(b) and Public Resources Code 21080(b)(3).

6. 201 Cascade Drive; Application # 07-04

Request 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).

7. 64 Porteous Avenue; Application # 07-07

Request for a Use Permit and Front Setback Variance to demolish an existing 1,711sf single-family residence, a 257sf cottage and a 181sf garage to construct a 2,492sf residence and 440sf carport; Assessor's Parcel No. 002-041-09; Residential RD 5.5-7 Zone; Jeff Kroot, Architect, applicant; Michael Ambrosini and Diane Marchant, owners; CEQA categorically exempt, §15303(a) and 15305(a).

8. 118 Francis Avenue; Application # 07-08

Request for a Use Permit and an Accessory Structure Height Variance to; construct two-story 622sf storage/carport structure that will reach 24ft in height; and construct a 213sf laundry room, ½ bath addition; Assessor's Parcel No. 002-192-46; Residential Single-family RS 6 Zone; Matt Owens, Richardson Architects, applicant; Miranda Maas, owner; CEQA categorically exempt, § 15303(e).

ZONING AMENDMENTS

9. 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

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 March 2, 2007.

Date: _____

Ann Welsh
Director of Planning and Building Services

NOTICE OF PUBLIC HEARING

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA. 94930

