TOWN OF FAIRFAX

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

TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA/NOTICE
7:00 PM, THURSDAY OCTOBER 16, 2014
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD

CALL TO ORDER
ROLL CALL
APPROVAL OF AGENDA
MEETING PROTOCOL

The Chair shall maintain order at the meetings in accordance with Robert's Rules of Order and the Commission has the responsibility to be a model of respectful behavior in order to encourage community participation and citizen input at Commission meetings. The Commission and the audience are expected to refrain from using profane language and/or ridiculing the character or motive of Commission members, staff, or members of the public and to maintain the standards of tolerance and civility.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

CONSENT ITEMS

1. **50 Bay Road; Application # 14-39**
Application for an encroachment permit for a second driveway and associated retaining wall improvements leading to an unpermitted parking space; Assessor's Parcel No. 001-112-04 and 05; Residential Single-family RS 6 Zone District; Michelle Kahn and David Glazier, applicants/owners; CEQA categorically exempt, § 15303(e).

PUBLIC HEARING ITEMS

2. **145 Ridgeway Avenue; Application # 14-38**
Application for a Use Permit to construct a 522 square foot deck off the second floor of an existing single-family residence; Assessor's Parcel No. 001-203-04; Residential RD 5.5-7 Zone District; Rich Rushton, Rushton-Chartock Architects, applicant; Brooke and Matt Golden, owners; CEQA categorically exempt, §15301(e).

3. **49 and 67 Canyon Road; 14-40**
Request for a Lot Line Adjustment to reconfigure three residentially zoned parcels to ensure that all three have street frontage and remain developable; Assessor's Parcel Numbers 003-032-22, 26 and 27; Residential Single-family RS Zone District; Moises Elterman, Kimberly Best and Eric Best, applicant/owners; CEQA categorically exempt, § exempt from CEQA per 14 C.C.R. §15061(b)(3).

4. **30 Deer Park Drive; 14-41**
Request for a Use Permit to construct a 453 square foot bedroom/full bath addition onto an existing 3,028 square foot single-family residence; Assessor's Parcel No. 002-171-09; Residential Single-family RS 6 Zone District; Walter Connolly, applicant/owner; CEQA categorically exempt, § 15301(e)(1).

MINUTES

5. Minutes from the September 25, 2014 meeting.

APPOINTMENT

6. Appointment of a new member of the Commission to either replace or be an alternate for Commissioner Hamilton on the General Plan Implementation Committee (GPIC)

DISCUSSION ITEMS

7. Zoning Ordinance: Issues list creation/update

PLANNING DIRECTOR'S REPORT

COMMISSIONER COMMENTS AND REQUESTS

ADJOURNMENT

Conduct: All interested persons are invited to attend and participate in 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 view and concerns succinctly; and (5) Submit any new documents to the Planning Staff, first, to be entered into the record.

Staff reports: Staff reports and associated materials will be available for public review at the front counter in Town Hall after 5:00 PM and on the Town website 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)].

Accommodation: If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.

The Final Agenda will be posted on the Friday evening before the hearing at the Fairfax Post Office, the Women's Club and Town Hall. Some items shown on this

notice may be placed on the consent calendar or be taken out of order so all interested parties should be at the meeting at 7:00 PM.

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.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection on the public counter at Town Hall in a folder next to the agenda packet. Such documents are also available on the Town's website at "townoffairfax.org" subject to the staff's ability to post the documents before the meeting.