



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 MARCH 20, 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. 7 Vista Way; Application # 14-09

Request for a Use Permit and Combined Side Setback Variance to construct a 378 square foot family room addition underneath the existing 1,679 square foot single-family residence; Residential Single-family RS 7.5 Zone; Assessor's Parcel No. 001-261-16; Rick Block, applicant; Rick Block and Ray Bakowski, owners; CEQA categorically exempt, § 15301(e)(1) and 15305(a).

2. 292 Forrest Avenue; Application # 14-04

Request for a Use Permit to remodel an existing single-family residence, increasing the height of the roofline/ceiling in the area of the kitchen to conform to the Building Code and adding a second bathroom; Residential Single-family RS 6 Zone District; Assessor's Parcel No. 002-105-14; Robert Cabrera, applicant/owner; Charles Huddleston, Designer; CEQA categorically exempt, § 15301(a).

3. 70 Meernaa Avenue; Application # 14-12

Recommended for Continuance - Request for a Use Permit and Variances to remodel and construct a 393 square foot, second story master bedroom, bath, covered balcony addition onto an existing single-family residence increasing the residence square footage from 1,167 square feet to 1,480 square feet on this 3,651 square foot site; Residential RD 5.5-7 Zone; Assessor's

Parcel No. 002-082-02; Richard Rushton, Rushton Chartock Architects, applicant; Jeffrey Morley, owner; CEQA categorically exempt, §§ 15301(a), (e)(1) and 15305(a).

PUBLIC HEARING ITEMS

4. 760 Center Blvd.; Application # 14-06

Continued consideration of a request for a Use Permit and Design Review to demolish the existing 200 square foot kiosk and two drive-up window coffee cart enclosure to construct a 320 square foot, 4 window, drive-up structure with a 160 square foot canopy and 350 square foot trellis structure above a 500 square foot, landscaped, outdoor seating area with fixed benches and countertops; Highway Commercial CH Zone District; Assessor's Parcel No. 002-131-13; Rich Dowd, applicant/architect; Rich Hall, owner; CEQA categorically exempt, § 15303(c).

5. 1912 Sir Francis Drake Boulevard; Application # 14-10

Request for a Use Permit to have an outdoor eating area at the rear of an existing restaurant; Central Commercial CC Zone; Assessor's Parcel No. 001-223-12; Paul Surinder, applicant; Charles Peri, property owner; CEQA categorically exempt, § 15301(a).

6. 127 Dominga Avenue; Application # 14-11

Request for a Use Permit and Side Setback Variances to raise the existing single-family residence up 2.5 feet in height to convert 360 square feet of the basement area to a family room with a full bathroom and laundry room resulting in a 1,328 square foot residence on a 3,700 square foot site; Residential RD 5.5-7 Zone; Assessor's Parcel No. 002-025-06; David Grabham, applicant; Krishna Tyner, owner; CEQA categorically exempt, §§ 15301(a), (e)(1) and 15305(a).

7. 305 Scenic Road; Application # 14-13

Request for a modification of a previously approved Hill Area Residential Development and Excavation permits and for a new accessory structure Height Variance to legalize unpermitted arbor structures and landscaping improvements; Residential Single-family RS 6 Zone; Assessor's Parcel No. 001-052-07; Michael and Marjorie McLennan, applicant/owners; CEQA categorically exempt, §§ 15303(e) and 15304(b).

MINUTES

8. Minutes from the February 20, 2014 meeting.

DISCUSSION ITEMS

9. Review and ranking of the updated General Plan Matrix for Planning Commission responsibilities.

PLANNING DIRECTOR'S REPORT

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.