



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 MAY 15, 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. 6 Bridge Court; Application # 14-15

Continued consideration of a Use Permit, Variances and Design Review of a remodel/expansion of a 1,386 square foot, three bedroom, 1 bath single-family residence into a 1,753 square foot, 3 bedroom, 3 bath residence increasing the structure square footage by 367 square feet; Residential RD 5.5-7 Zone; Assessor's Parcel No. 002-105-13; Rich Rushton, Rushton-Chartock Architects, applicant; Lee Mac Pherson and Rae Gordon, owners; CEQA categorically exempt, §§ 15301(a), (e)(1) and 15305(a). *Recommended for a second continuance to the June 19th, 2014 Commission meeting.*

2. 2097 Sir Francis Drake Blvd; Application # 14-17

Request for a Sign Permit to erect a new monument sign for the Fairfax branch of the Marin County Library; Assessor's Parcel No. 001-131-47; Multiple Family RM Zone; County of Marin, owner; Thadius Adcock, applicant; CEQA categorically exempt, §15303(e).

3. 101 Cascade Drive; Application # 14-18

Use Permit and Setback Variances to construct a 200 square foot work studio on the site of recently demolished studio adjacent to a single-family residence; Assessor's Parcel No. 003-204-16; Residential Single-family RS 6 Zone; Diane Rose, owner; Diane Rose and Michael Gross, applicants; CEQA categorically exempt, § 15301(4), 15303(e) and 15305(a).

PUBLIC HEARING ITEMS

4. 3 Arrowood Lane; Application # 14-14

Continued consideration of a request for Design Review of a proposed 2,750 square foot single-family residence with an attached 784 square foot garage; Assessor's Parcel No. 174-290-03; Residential Single family RS 6 Zone; Wayne Ferrare, applicant; Cynthia Post, owner; CEQA categorically exempt, § 15303(a).

5. 76 Spruce Road; Application # Application # 14-17

Request for a Use Permit and Variances to legalize an unpermitted residential second living unit with an accessory garage/workshop structure adjacent to a single-family residence; Assessor's Parcel No. 001-142-23; Residential RD 5.5-7 Zone; Gabriel Harris, applicant/owner; CEQA categorically exempt, § 15301(a), 15303(a) and (e) and 15305(a).

6. 232 Hillside Drive; Application # 14-19

Request for a Hill Area Residential Development permit, Use Permit, Excavation and Design Review permit to construct an 864 square foot pool cabana and swimming pool and to convert 518 square feet of the basement of an existing single family residence to a third living unit for an employee on a developed single-family residence site that is already developed with a second living unit; Assessor's Parcel No. 002-181-03; Upland Residential Deborah and Kelly London, owners; Rich Rushton, Rushton Chartock Architects, applicant; CEQA categorically exempt, § 15301(a) and 15303(e).

7. 19 Manor Road; Application # Application # 14-16

Request for a Use Permit, Variance to park in a side yard setback and Fence Height Variance for a remodel expansion of a 1,379 square foot single-family residence into a 2,358 square foot residence with a 7 ft 2 in front fence/arbor; Assessor's Parcel No. 001-104-07; Residential RD 5.5-7 Zone; Thomas Lutge, applicant/owner; CEQA categorically exempt, § 15301(1), 15303(e) and 15305(a).

MINUTES

8. Minutes from the April 24, 2014 meeting.

PLANNING DIRECTOR'S REPORT

DISCUSSION ITEMS

9. Zoning Ordinance: Issues list creation/update

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.