



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 AUGUST 21, 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. 38 Maple Avenue; Application # 14-27

Request for a Use Permit and Parking Variance to construct a 117 square foot dining room expansion and master bedroom addition to an existing 1,244 square foot single-family residence; Assessor's Parcel No. 001-204-33; Residential RD 5.5-7 Zone District; Darlene Gerson, G-Family Construction, applicant; David and Erin Noble, owners; CEQA categorically exempt, § 15301(e)(1).

2. 225 Olema Road; Application # 14-28

Request for a Use Permit to construct a number of small additions (a total of 156 square feet) onto a single-family residence increasing the square footage from 3,035 square feet to 3,191 square feet; Assessor's Parcel No. 001-071-19; Residential Single-family RS 6 Zone District; Fred and Vicky Divine, applicants/owners; CEQA categorically exempt, § 15301(e)(1).

3. 139 Lansdale Avenue; Application # 14-30

Require for a Use Permit and Variance to convert a portion of an existing porch into living space increasing the residence square footage by 78 square feet from 579 square feet to 657 square feet; Assessor's Parcel No. 002-201-18; Residential RD 5.5-7 Zone; Carol Golden, applicant/owner; CEQA categorically exempt, § 15301(e)(1).

PUBLIC HEARING ITEMS

4. Draft General Plan Amendment;

The Planning Commission will consider and may adopt Resolution No. 14-9 recommending the Town Council adopt a proposed Amendment to the General Plan to (1) formally correct typographical errors, (2) make minor narrative revisions to correct numerical inconsistencies, and (3) correct the listing of the General Plan designation for Assessor's Parcel No. 174-070-50 (commonly known as 2600 Sir Francis Drake Boulevard, site of the Jehovah's Kingdom Hall), from Planned Development (PDD) to Upland Residential 7 (UR-7); e.g., 7 acres minimum parcel size; Exempt from CEQA per C.C.R. § 15061(b)(3).

5. 48 Geary Avenue; Application # 14-31

Request for a Hill Area Residential Development Permit, Variances and an Encroachment permit for a 50% remodel/expansion of an existing single-family residence including the construction of a 342 square foot, two car parking deck. The project will increase the residence from 1,331 square feet to 1,768 square feet, an increase of 437 square feet, but will not add any additional bedrooms resulting in a two bedroom, two ½ bath residence; Assessor's Parcel No. 001-215-13; Residential Single-family RS 6 Zone District; Jeffrey Mahaney, applicant/architect; Tim Halikas, owner; CEQA categorically exempt, § 15303(a), 15303(e), 15305(a) and 15305(b).

6. 2000 Sir Francis Drake Boulevard; Application # 14-32

Request for a Use Permit to operate an outdoor flea market twice a month on Saturday, from October through March from 10 AM to 3 PM; Assessor's Parcel No. 001-183-17; Highway Commercial CH Zone District; Michele Schwartz and Val Yandell, applicants; Earth Rat LLC, owner; CEQA categorically exempt, § 15301(a) and 15304(e).

MINUTES

7. Minutes from the July 17, 2014 meeting.

DISCUSSION ITEMS

8. 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.