



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 SEPTEMBER 25, 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. **402 Scenic Road; Application # 14-29**

Request for a Use Permit and Variance(s) for reconstruction and expansion of a 300 square foot, one car parking deck into a 387 square foot, two car parking deck and expansion of the rear pedestrian deck of a single-family home; Assessor's Parcel No. 001-051-05; Residential Single-family RS 6 Zone District; Leo den Ouden, applicant/architect; Matthew and Jennifer MacDonald, owners; CEQA categorically exempt, § 15301(e), 15303(e) and 15305(a).

2. **255 Olema Road; Application # 14-28**

Request for a Use Permit to construct a number of small additions (a total of 129 square feet) onto a single-family residence increasing the square footage from 2,754 square feet to 2,883 square; 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. **2 Claus Circle; Application # 14-33**

Request for a Use Permit to raise the roof over the existing garage 5 feet 6 inches to construct 462 square foot master bedroom/bath addition to the 1028 square foot residence; Assessor's Parcel Numbers 003-081-12 and 22; Residential Single-family RS 6 Zone District; Daniel and Adrienne Peixotto, applicants/owners; CEQA categorically exempt, § 15301(e)(1).

PUBLIC HEARING ITEMS

4. **48 Geary Avenue; Application # 14-31**

Continued consideration of a request for a Hill Area Residential Development Permit, Variance 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).

5. 1599 Sir Francis Drake Blvd.; Application # 14-34

Request for a use permit for a mixed use providing retail wine sales and a wine tasting bar also serving food in an 833 square foot suite in an existing 5,617 square foot commercial building; Assessor's Parcel No. 002-213-27; Highway Commercial CH Zone District; Michelle Johnston, applicant; Doug and Jill McIntosh, owners; CEQA categorically exempt, § 15301(a).

6. 2001 Sir Francis Drake Blvd.; Application # 14-35

Request for design review of proposed exterior changes to a 1,950 square foot, commercially zoned property and a Sign Permit; Assessor's Parcel No. 002-116-04; Central Commercial CC Zone District; Ron Jacobs, PM Design Group, applicant/architect; Arash Salkhi, owner; CEQA categorically exempt, § 15301(a).

7. Formula Business Ordinance

Consideration for recommendation to the Town Council of a draft Ordinance amending Town Code Chapter 17.096 to include language regulating formula businesses in the Highway Commercial CH Zone Districts and Chapter 17.100 to amend/update the formula businesses regulations in the Central Commercial CC Zone Districts; CEQA exempt, 14 C.C.R. § 15061(b)(3).

8. Sign Ordinance Amendment

Consideration for recommendation to the Town Council of a draft Ordinance amending Town Code Chapter 17.064, Signs, to include regulations for non-commercial signs; CEQA exempt, 14 C.C. R. § 15061(b)(3).

MINUTES

9. Minutes from the August 21, 2014 meeting.

DISCUSSION ITEMS

10. Zoning Ordinance: Issues list creation/update

11. Application submittal requirements including plan sizes.

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.