



# TOWN OF FAIRFAX

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(415) 453-1584 / FAX (415) 453-1618

**TOWN OF FAIRFAX  
PLANNING COMMISSION  
AMENDED MEETING AGENDA  
7:00 PM, THURSDAY AUGUST 20, 2015  
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. 2 Fawn Ridge Road; Application # 22-23**

Request for Design Review/Ridgeline Scenic Corridor permit for a proposed 50% remodel/addition to an existing single-family residence increasing its square footage from 2,267 square feet to 3, 227 square feet including a fence height variance to relocate a portion of 6 foot tall front fence; Residential Single-family RS 6 Zone District; Assessor's Parcel No. 003-123-01; Rich Rushton, applicant/architect; Kieran and Liz Brennan, owners; CEQA categorically exempt, § 15301(e)(2)(A) and (B).

## **PUBLIC HEARING ITEMS**

### **2. 69 Spruce Road; Application # 15-09**

Continued consideration of a request for a Preferential Parking Permit to create a 32 foot long by 9 foot wide parking space by constructing a retaining wall that will reach up to 7 feet in height. Project will also include reconstruction of the residence access stairway. The entire project will take place within the Spruce Road right-of-way along the property frontage; Residential Single-family RS 6 Zone District; Assessor's Parcel

No. 001-145-01; Wendy Oliveira, Farallon Company, applicant; Ellen De Martini, owner; CEQA categorically exempt, § 15301(4) and 15305(b).

**3. 163 Lansdale Avenue; Application # 15-25**

Request for a Use Permit and Variance to construct a 592 square foot addition to a 704 square foot single family residence increasing it to a 1,296 square foot residence; Residential RD 5.5-7 Zone District; Assessor's Parcel No. 002-201-50; Eric and Anne Engert, applicant/owners; CEQA categorically exempt, § 15301(e)(2)(A) and (B).

**4. 53 Belmont Avenue; Application # 15-26**

Request for Design Review to demolish 2 existing units to construct a new 2,150 square foot, 3 bedroom, 2 bath, single-family residence and a 231 square foot carport on a property currently developed with 3, legal non-conforming units; Residential RD 5.5-7 Zone District; Assessor's Parcel No. 002-215-13; Andrew Sikorski, Applicant; William and Sandra Edinger, owners; CEQA categorically exempt, §15301(l)(2), § 15303(a) and 15303(e).

**5. 15 Scenic Road; Application # 15-27**

Request for a Use Permit and Variance to convert an existing storage building into a 297 square foot guest bedroom with a full bathroom but no kitchen facilities including expanding the onsite parking to provide 3 spaces within the side yard setback; 001-146-03; Residential RD 5.5-7 Zone District; Jay Sherlock, applicant/architect; Anthony Hoeber and Gwen Gordon, owners; CEQA categorically exempt, § 15303(a).

**MINUTES**

6. Minutes from the June 18<sup>th</sup> and July 16, 2015 meetings.

**DISCUSSION ITEMS**

7. Review list of top items identified to be updated in the Town Code.

**PLANNING DIRECTOR'S REPORT**

**COMMISSIONER COMMENTS AND REQUESTS**

**ADJOURNMENT**

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**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, at the Fairfax Library and on the Town website at [www.townoffairfax.org](http://www.townoffairfax.org) on the Saturday 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 a minimum of 48 hours prior to the meeting.

**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 lcounter 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.