



# TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930  
(415) 453-1584 / FAX (415) 453-1618

## TOWN OF FAIRFAX PLANNING COMMISSION MEETING AGENDA

7:00 PM, THURSDAY OCTOBER 15, 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. **10 Marin Road; Application # 15-29**

Request for a Use Permit and Variances for an unpermitted 190 square foot replacement storage structure on a site developed with a 1,244 square foot single family residence; Residential RD 5.5-7 Zone District; Assessor's Parcel No. 001-102-10; Sara and Chris Tewksbury, applicants/owners; CEQA categorically exempt, § 15303(e) and 15305(a).

#### 2. **19 Bolinas Road; Application # 15-30**

Request for design review of exterior changes to an existing commercial space; Assessor's Parcel No. 002-121-22; Central Commercial CC Zone District; Scott Porter, applicant; Fairfax Bolinas LLC, owner; CEQA categorically exempt, § 15301(a).

### PUBLIC HEARING ITEMS

3. **Consideration/discussion of a draft Ordinance Updating the Water Conservation Chapter of the Town Code to require Very Low Flow Toilets, 1.28 gallons, to be installed in all structures when property sells/changes hands or is remodeled; Applies to all properties within the Town limits; CEQA categorically exempt, § 15301(a) and 15307.**

## MINUTES

4. Minutes from the September 17, 2015 meeting.

### DISCUSSION ITEMS

- Ordinance update on Solar Energy Systems greater than 10KW?
- Upcoming Planning Commission Workshops on the Wall, Church and Fairfax Market Opportunity Sites: on October 22 & 29, 2015.
- Upcoming Town Council General Plan / 2015 Housing Element Forum on converting all Highway Commercial (CH) zoned properties to Central Commercial (CC): on November 12, 2015.

### PLANNING DIRECTOR'S REPORT

### COMMISSIONER COMMENTS AND REQUESTS

Discussion/consideration of the Sustainability Section of the Fairfax 2010-2030 Fairfax General Plan and the Commission sponsorship of an educational forum on water conservation and possible regulation changes (Commissioner Frago)

### 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 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.