



# 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, WEDNESDAY NOVEMBER 18, 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. 32 Porteous Avenue; Application # 15-33**

Request for Use Permit and Design Review Permit approval for a 50% remodel project expanding and remodeling a 1,383 square foot single-family residence into a 1,691 square foot residence; Assessor's Parcel No. 002-041-04; Residential RD 5.5-7 Zone; An Bool, Designer; Kirk and Linda Kepley, owners; CEQA categorically exempt, § 15301(e).

**2. 1906 Sir Francis Drake Boulevard; Application #15-34**

Request for Use Permit and Design Review Permit approval to operate a tattoo salon from an existing commercial space and make exterior color changes; Assessor's Parcel No. 001-223-19; Central Commercial CC Zone District; Majid Mahani, owner; Adam Roach and Nathan Gonzalez, applicants; CEQA categorically exempt, § 15301(a).

**PUBLIC HEARING ITEMS**

**3. 31 Bolinas Road, Suites A & B; Application # 02-39**

Request for a Use Permit to operate a fitness facility with a retail component including an outdoor workout area along the Bolinas Road frontage from an existing developed commercial property; Assessor's Parcel Numbers 002-122-02, 34 and 37; Central

Commercial CC Zone; Brad Schwan, owner; Jasha Faye, applicant; CEQA categorically exempt, § 15301(a).

#### **4. 31 Bolinas Road; Application # 02-39**

Request for a modification of a previously approved Use Permit and Design Review Permit approval to make minor exterior changes to the approved plans and amend the permitted use categories for an existing mixed use commercially zoned property currently being remodeled/expanded; Assessor's Parcel No. 002-122-02, 34 and 37; Brad Schwan, owner; Fred Divine, Architect; CEQA categorically exempt, § 15301(a).

### **MINUTES**

5. Minutes from the October 15, 2015 meeting and the October 22, 2015 Wall Property Workshop meeting

### **DISCUSSION ITEMS**

- Follow-up discussion on the October 22, 2015, PC Workshop on the "Wall Property".
- Follow-up discussion on the October 29, 2015, TC Forum on amending the Town Code and the Zoning Map, rezoning all properties in the Highway Commercial CH zone district to Central Commercial CC zone district.
- Discuss the parameters for amending the Town Code to allow and regulate Junior Second Units within existing single-family residences in all residentially zoned areas within the Town limits.
- Discuss regulating Airbnb short-term rentals within existing single-family residences and/or second units (ancillary or attached) within all residentially zoned areas within the Town limits.
- Zoning Ordinance Updates: Issues, list prioritization and schedule of first meeting to start addressing zoning code amendments.

### **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.

**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.