



# 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 DECEMBER 17, 2015  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA.**

## **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 CALENDAR**

### **1. 2 Maiden Lane; Application No. 15-37**

Request for a Design Review Permit for a 40 square foot kitchen addition onto a 3,216 square foot, 5 bedroom, 3 ½ bath, single family residence increasing it to a 3,256 square foot structure; Assessor's Parcel No. 174-210-07; Planned Development PDD Zone District; Pamela Hayes, Designer; Glenn and Laura Miwa, owners; CEQA categorically exempt, §15301(e).

### **2. 1906 Sir Francis Drake Boulevard; Application No. 15-34**

Request for modification of a Design Review permit to change the approved exterior color palette for an existing commercial space that will soon be opened as a tattoo studio; Assessor 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. Ordinance – Regulating the Cultivation of Medicinal Marijuana:**

Discussion/consideration of an Ordinance Adding a New Article III ('Medical Marijuana Cultivation') to Chapter 17.138 ('Regulations Applying In Multiple Zone Districts') Regulating the Cultivation of Medicinal Marijuana in Multiple Zone Districts; Affects properties throughout the Town; Categorically exempt, from CEQA per 14 C.C.R. §15307 and 15308, as an action taken by a regulatory agency for the protection of natural resources and the environment.

**4. Ordinance – Junior Second Units:** Discussion/consideration of an Ordinance Amending Chapter 17.048, Residential Second Units, Chapter 17.076, RS 7.5 Single Family Residential Zone, Chapter 17.084, RD 5.5-7 Residential Zone, Chapter 17.080, RS-6 Single Family Residential Zone, Chapter 17.116, SF RMP Single Family Residential Master Planned District and Chapter 17.124, UR Upland Residential Zone, of Title 17, Zoning, of the Fairfax Town Code to allow and regulate Junior Second Units within existing single family residences; Categorically exempt from CEQA per 14 C.C. R. §15301 as the ordinance contemplates the minor alteration of existing residences involving negligible or no expansion of the use beyond that already in existence.

### **5. Ordinance – Amending Emergency Shelter On-site Management Provisions:**

Discussion/consideration of an Ordinance of the Town of Fairfax Amending Section 17.148.010 ('Emergency Homeless Shelter Standards') of Title 17 ('Zoning') of the Fairfax Town Code; Specifically the Ordinance proposes amending the on-site management provisions pertaining to emergency shelter operation; Affects properties located in the Central Commercial (CC) and Public Domain (PD) Zone Districts; Categorically exempt from CEQA per 14 C.C.R. §15301(b)(3), because the amendment of on-site management provisions will have no impact on the environment.

## **MINUTES**

6. Minutes from the November 18, 2015 meeting.

## **DISCUSSION ITEMS**

7. Zoning Ordinance Updates: schedule to address zoning code amendments.

## **PLANNING DIRECTOR'S REPORT**

## **COMMISSIONER COMMENTS AND REQUESTS**

## **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 view and concerns succinctly; and (4) 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.