



TOWN OF FAIRFAX

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

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING NOTICE
7:00 PM, THURSDAY MARCH 19, 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. 116 Scenic Road; Application # 15-04

Request for a Preferential Parking Permit to create an off street parking space along the frontage of the property and to redesign/relocate the front entry stairway; Assessor's Parcel No. 001-112-23; Residential Single-family RS 6 Zone District; Mark Predum, applicant/owner; CEQA categorically exempt, §15301(4).

2. 136 Manor Road; Application # 15-05

Request for a Use Permit and Variances to construct an 80 square foot bathroom addition to a 1,116 square foot, 3 bedroom, 1 bath, single-family residence; Assessor's Parcel No. 001-122-13; Residential RD 5.5-7 Zone District; Richard Gilards, applicant/owner; CEQA categorically exempt, 15301(e)(1) and 15305(a).

3. 32 Porteous Avenue; Application # 15-06

Request for a Use Permit to construct a 338 square foot master bedroom/bathroom addition to a 1,383 square foot, 2 bedroom, 1 bath single-family residence and install a sauna and hot tub in the backyard; Assessor's Parcel No. 002-041-04; Residential RD

5.5-7 Zone District; Ann Bool, applicant/designer; Marianna Caplan, owner; CEQA categorically exempt, 15301(e)(1).

PUBLIC HEARING ITEMS

4. Pilot Parking Permit Program – Discussion/consideration of a resident requested proposed pilot parking permit program in the downtown neighborhoods south and southeast of Broadway and Bolinas including Napa, Dominga, Inyo, Mono, Main, Summer Avenue, a portion of Forrest Avenue, Wessen and Court Lanes, Bridge Court and a portion of Creek Road.

5. 127 Dominga Avenue; Application # 14-46

Continued consideration of a modification of a previously approved Use Permit and Setback Variances to convert 299 square feet of the 598 square foot basement area into a finished conditioned space; Assessor's Parcel No. 002-025-06; Residential RD 5.5-7 Zone; David Grabham, G-Family Construction, applicant; Krishna Tyne, owner; CEQA categorically exempt, §§ 15301 and 15305(a).

6. 164 Willow Avenue; Application # 14-47

Continued request for a Hill Area Residential Development Permit, Excavation Permit, Design Review, Encroachment Permit and Variance to construct a 1,192 square foot, three bedroom, 2 ½ bath, single-family residence, including a 2 car garage; Assessor's Parcel No. 001-193-13; Residential RD 5.5-7 Zone District; David Grabham, G-Family Construction, applicant; Kalman Zeiger, owner; CEQA categorically exempt, 15303(a) and 15305(a) and (b).

7. Ordinance Amending Town Code Chapter 17.008 ('Definitions') of the Town Code to Define "Emergency Shelters"; Amending Chapter 17.012 ('Zone Districts Established') to Establish a Public Domain (PD) Zoning District and Rezone Parcels to the PD Zoning District; Amending Chapter 17.100 ('CC Central Commercial Zoning District') to Allow Emergency Shelters as a Permitted Use; Adding Chapter 17.130 ('PD Public Domain Zoning District') to Create a Public Domain Zoning District that Includes Emergency Shelters as a Permitted Use; Adding a New Chapter 17.138 ('Regulations Applying in Multiple Zoning Districts') to Establish Emergency Shelter Standards; and Amending the Town of Fairfax Zoning Map Accordingly

MINUTES

8. Minutes from the January 15, 2015 Planning Commission meeting

9. Minutes from the February 25th, 2015 joint meeting of the Planning Commission and the Affordable Housing Committee

10. ELECTION OF VICE CHAIR AND APPOINTMENT OF TREE COMMITTEE MEMBER AND ALTERNATE

DISCUSSION ITEMS

11. Zoning Ordinance: Issues list prioritization and schedule of first meeting to start addressing 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 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 at the Fairfax Library and on the Town website at 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.