



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 SEPTEMBER 17, 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

PRESENTATION BY RACHEL GINIS, EXECUTIVE DIRECTOR OF LILLYPAD HOMES, ON JUNIOR SECOND UNITS

CONSENT ITEMS

1. **12 Crescent Circle; Application # 15-24**

Request for a Use Permit for a 708 square foot, second story, master bedroom/bath addition over the garage of an existing single-family residence; Residential Single-family RS 7.5 Zone; Assessor's Parcel No 001-251-18; Tom Borromeo and Minette Norman, applicants/owners; CEQA categorically exempt, § 15301(e)(1).

PUBLIC HEARING ITEMS

2. **53 Belmont Avenue; Application # 15-26**

Continued consideration of a 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, § 15303(a) and 15303(e).

3. **59 Manor Road; Application # 15-28**

Request for a Use Permit and Design Review of a 2,288 square foot, three bedroom, two and ½ bath single-family residence with attached two car garage and a 198 square foot detached studio with a ½ bath, living area and a closet; Residential RD 5.5-7 Zone; Assessor's Parcel No.001-131-39; Truett Roberts and Carroll Swenson Roberts, applicants/owners; CEQA categorically exempt, § 15303(a)

TREE COMMITTEE

4. Appointment of Alternate Tree Committee Member

MINUTES

5. Minutes from the August 20, 2015 meeting.

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, 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.