



# 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 JULY 16, 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. 113 Hillside Drive; Application # 15-19**

Request for a Use Permit, Variances and an Encroachment Permit for a parking deck/storage structure and garbage enclosure, to expand the existing residence with a third floor storage room and access deck and to expand the second floor rear deck; Assessor's Parcel No. 002-092-45; Residential Single-family RS 6 Zone District; Ruth Todd and Daniel Baker, applicants/owners; CEQA categorically exempt, § 15301(a), 15301(e)(1) and 15303(e).

### **2. 22 Pacheco Avenue; Application # 15-20**

Request for a Use Permit for miscellaneous repairs and additions to a single-family residence including an entry porch cover, 6 foot tall fence replacement, garbage enclosure, laundry and rear deck/arbor replacement; Assessor's Parcel No. 002-122-38; Residential RD 5.5-7 Zone; Morgan Hall, Applicant/Architect; Martha Noble and Lisel Blash, applicants; CEQA categorically exempt, § 15301(a) and 15303(e).

**3. 232 Hillside Drive; Application # 14-19**

Modification of a previously approved Hill Area Residential Development permit to enclose and convert an open storage area to a "garage like" storage shed; Assessor's Parcel No. 002-181-02; Upland Residential UR 10 Zone District; Kelly and Deborah London, applicants/owners; CEQA categorically exempt, § 15301(a).

**4. 138 Ridgeway Avenue; Application # 15-22**

Request for a Use Permit to use a 120 square foot prefabricated accessory structure as an artist studio; Assessor's Parcel No. 001-214-21; Residential RS 6 Zone District; David and Idie Weinsoff, applicants/owners; CEQA categorically exempt, § 15303(e).

**5. 69 Spruce Road; Application # 15-09**

Continued consideration of a request for a Preferential Parking Permit to create a 32 foot long by 9 foot wide parking space by constructing a retaining wall that will reach up to 7 feet in height. Project will also include reconstruction of the residence access stairway. The entire project will take place within the Spruce Road right-of-way along the property frontage; Assessor's Parcel No. 001-145-01; Residential Single-family RS 6 Zone District; Wendy Oliveira, Farallon Company, applicant; Ellen De Martini, owner; CEQA categorically exempt, § 15301(4) and 15305(b). **Recommended for continuance until the August 20, 2015 Commission meeting.**

**PUBLIC HEARING ITEMS**

**6. 2001 Sir Francis Drake Boulevard; Application # 15-18**

Continued consideration of a request for a Use Permit for outdoor seating, Design Review of proposed exterior changes and site improvements, and a Parking Variance to have 1 less than the required number of parking spaces and less than the required dedicated delivery vehicle loading space; Assessor's Parcel No. 002-116-04; Highway Commercial CH Zone District; Brian and Elizabeth Back, applicants; Arash Salkhi, owner; CEQA categorically exempt, § 15301(a) and 15303(c).

**7. Solar Energy Permitting Ordinance** - An Ordinance of the Town of Fairfax Adding Article 11 to Chapter 17.138 of the Town Municipal Code ("Solar and Renewable Energy Systems") to Provide a Permitting Process for Solar Energy Systems.

**MINUTES**

8. Minutes from the June 18, 2015 meeting.

**DISCUSSION ITEMS**

There are no discussion items scheduled for this 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](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](http://townoffairfax.org)" subject to the staff's ability to post the documents before the meeting.