



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 JANUARY 21, 2016
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA.**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

ELECTION OF A NEW CHAIR AND VICE CHAIR

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. 85 Bolinas Road; Application # 16-01

Request for approval of a fence around the landscaping areas of the existing Commercial buildings; Assessor's Parcel No. 002-122-26, 27 and 28; Central Commercial CC Zone District; Peter Strober, applicant/owner; CEQA categorically exempt, § 15303(e).

2. 46 Westbrae Avenue; Application # 16-02; recommended for continuance to the February 18, 2016, Planning Commission Meeting; Request for a Residential Second Unit Use permit to construct a 452-square-foot, residential second-living unit over an existing garage that is attached to a 1,725-square-foot, single-family residence; Assessor's Parcel No. 001-271-04; Residential Single-family RS 6 Zone District; Kristin Tiernan, Designer; Micolyn Magee, owner; CEQA categorically exempt, §15301(e)(2) and 15303(a).

PUBLIC HEARING ITEM(S)

There are no public hearing items scheduled for this meeting.

DISCUSSION ITEM(S)

3. Presentation by the owner of the Wall Property on a potential future project submittal. The property owner will present a revised vision for the use of the property (his original vision was presented at an October 22, 2015, Planning Commission workshop meeting). The purpose of this discussion item is to provide an opportunity for an informal 'community-discussion' with the property owner; Assessor's Parcel Numbers 001-150-12, 001-171-51, 001-251-31 and 002-160-09; Marshall Rothman, property owner.
4. Discussion of policies to be addressed in the crafting of an Ordinance amending the Fairfax Town Code to rezone all properties currently located in the Highway Commercial (CH) Zone to Central Commercial (CC) Zone, update the permitted and conditional use list in the Central Commercial Zoning Classification and to consider amending the Town parking regulations.

MINUTES

5. Minutes from the December 17, 2015, meeting.

DISCUSSION ITEMS

6. 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 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 and new discussion items may be added 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.