



TOWN OF FAIRFAX

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**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY, NOVEMBER 17, 2016
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.

PRESENTATION OF PROCLAMATION TO SHELLEY HAMILTON

PUBLIC COMMENTS ON NON-AGENDA ITEMS

CONSENT CALENDAR

There are no items on the consent calendar.

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. 96 San Gabriel Drive; Application # 16-37

Request for a Use Permit and Side Yard Setback Variance to construct a 356-square-foot, second-story bedroom/closet addition over the garage of a 1,505-square-foot, 3-bedroom, 2-bathroom single-family residence resulting in an 1,872-square-foot, 4-bedroom, 2-bathroom residence; Assessor's Parcel No. 001-261-35; Residential Single-family RS 7.5 Zone; Rod and Millie Millstead, applicants/owners; CEQA categorically exempt, § 15301(e)(1). This item was continued from the October 20, 2016 Planning Commission Meeting. (Zoning Technician, Levenson)

2. 68 Cypress Drive; Application # 16-38

Request for a Design Review Permit for a 50-percent remodel/expansion of a single-family residence. The project would involve demolishing 608 square feet of the existing 1,858-square-foot structure and adding 1,127 square feet resulting in a 2,377-square-foot, 3-bedroom, 2-bathroom residence; Assessor's Parcel No. 003-201-25; Residential Single-family RS-6 Zone; Herbert Van Den Bergh and Andrea Speraw, owners; Morgan Hall, architect; CEQA categorically exempt, § 15301(e)(2). This item was continued from the October 20, 2016 Planning Commission Meeting. (Principle Planner, Neal)

3. 16 Piper Lane, Application #16-40

Request for a Use Permit to remove an existing 580-square-foot deteriorated deck and replace it with an 842-square-foot deck. Construction of the deck would result in the removal of a diseased Coast Live Oak tree; Assessor's Parcel Number 001-241-27; Residential RS 7.5 Zone; Rich Dowd, applicant; Judy Mayne, owner; CEQA categorically exempt, § 15301(e). (Zoning Technician, Levenson)

DISCUSSION ITEMS

4. Discussion of Town Position on the definition of a "school" in Town Code Chapter 5.52, Medical Marijuana Dispensaries, and the process going forward if the Commission determines they may want to amend the Ordinance.

MINUTES

5. Minutes from the October 20, 2016, regular meeting and the September 14, 2016 regular meeting.

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.

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.