

**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY, DECEMBER 15, 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.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

ELECTION OF A NEW CHAIR AND VICE CHAIR

RESCHEDULING THE JANUARY 19, 2016 MEETING

CONSENT CALENDAR

There are no items on the consent calendar.

PUBLIC HEARING ITEMS

1. 18 Meernaa Avenue; Application # 16-43

Request for a Use Permit to install a prefabricated, 52-square-foot hot tub and a 24-square-foot, 97-inch tall sauna, ; Assessor's Parcel No. 002-036-29; Residential Single-family RD 5.5-7 Zone; Mariana Caplan, owner; Christopher Schrader, applicant; CEQA categorically exempt, § 15303 (e). (Zoning Technician, Levenson)

2. 2626 Sir Francis Drake Blvd; Application # 16-44

Request for a General Plan Amendment, Zoning Ordinance Text and Map Amendment, Subdivision Map, Traffic Impact Permit, Design Review Permit, Excavation Permit and density bonus waivers and concessions for number of units, height, covered parking and parkland dedication to allow subdivision of an approximately 20-acre property into three parcels. A 2-acre parcel that will be rezoned Planned Development PDD Zone and is proposed for development with a 54-unit senior housing project and two, 9-acre parcels that will remain zoned for single-family use with Upland Residential UR-7 Zoning; Assessor's Parcel No. 174-070-17 project applicant, Resources for Community Development (RCD). Review of the Project under the California Environmental Quality Act ('CEQA') is being conducted via the preparation and circulation of an Initial Study / Mitigated Negative Declaration.

DISCUSSION ITEMS

Rescheduling of the January 19, 2017 Planning Commission meeting.

MINUTES

3. Minutes from the November 17, 2016, regular 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 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.

