



## **TOWN OF FAIRFAX**

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### **TOWN OF FAIRFAX PLANNING COMMISSION MEETING AGENDA**

**7:00 PM, THURSDAY, APRIL 20, 2017  
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**

#### **CONSENT CALENDAR**

1. Minutes from the March 16, 2017 Planning Commission workshop meeting.

#### **PUBLIC HEARING ITEMS**

##### **2. 2626 Sir Francis Drake Blvd. Assessor's Parcel No. 174-070-17;**

The Planning Commission will meet to consider approval of resolutions regarding the proposed Victory Village senior housing project (the "Project"). The Project will require the subdivision of the existing 20-acre site into three parcels, one 2-acres in size and two others that will each be 9-acres. A General Plan amendment is sought to change the land use designation of the two 9-acre parcels from PDD to UR-7-10, as well as to establish a new General Plan land use designation (Multiple-Family Residential – Senior) and re-designate the 2-acre Project site to that new land use designation. Zoning ordinance text and map amendments are necessary to add a new Multiple-Family Residential - Senior (RM-S) Zone District to the Town Code (Town Code Chapter 17.090), as well as to rezone the 2-acre parcel from UR-7 to RM-S. The 2-acre

parcel is proposed to be developed as a senior housing project affordable to extremely low and very low income households. Given these affordability parameters, the project applicant, Resources for Community Development, seeks a density bonus in order to construct 54 units at a density of 27 dwelling units per acre, where 20 dwelling units per acre would otherwise be permitted, and has requested density bonus waivers and/or concessions with respect to the project's proposed height (38' 7"), uncovered parking, and undergrounding of the existing above ground utility lines on Sir Francis Drake Boulevard. Finally, applicant seeks approval of a Traffic Impact Permit, Excavation Permit, and Design Review for the Project. Review of the Project under the California Environmental Quality Act ('CEQA') has been conducted via the preparation and circulation of an Initial Study / Mitigated Negative Declaration.

The Planning Commission will consider these items and may make a recommendation to the Town Council to approve and adopt the Initial Study/Mitigated Negative Declaration and the requested approvals listed above.

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**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](http://www.townoffairfax.org) 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.