



# **TOWN OF FAIRFAX**

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

**7:00 PM, THURSDAY, AUGUST 17, 2017  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

### **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**

There are no items on this meeting consent calendar.

### **PUBLIC HEARING ITEMS**

#### **1. 70 Manzanita Road; Application No. 17-1**

Request for a modification to Conditional Use Permit Application No. 17-1 (issued on February 21, 2017) to change the design of a portion of the rear roof line. The original project involved the construction of a 255-square-foot office on the first floor of a 1,028-square-foot single-family residence; Assessor's Parcel No. 003-192-24; Residential RS 6 Zone; Leyla Hilmi, applicant; Ann Fry, owner(s); CEQA Categorically Exempt 15301(a). (Assistant Planner, Levenson)

**2. 107 Willow Avenue; Application No. 17-29**

Request for a Design Review Permit and a Combined Front-Rear Setback Variance for a 50% remodel and expansion of a single-family residence which would result in the relocation of the residential structure out of the required minimum side-yard setback, increase the height of the structure by 2-feet 9-inches to create living space in the basement, increase the living space square footage from 744-square-feet to 2,034-square-feet and improve the driveway to the existing garage and provide additional parking; Assessor’s Parcel No. 001-204-95; Residential RD 5.5-7 Zone; Henry Taylor, applicant; Kelly Harvard & Ryan Giesen, owner(s); CEQA Categorically Exempt 15301(e)(2). (Principle Planner, Neal)

**3. 64 Cypress Drive; Application No. 17-31**

Request for a Design Review Permit to remodel and expand a 532-square-foot, 2-story barn by 225 square feet resulting in a 803-square-foot, 2-bedroom, 1-bathroom, single-family residence on a 8,394-square-foot property. Project includes construction of a 240-square-foot, 1-car, garage; Assessor’s Parcel No. 003-201-25; Residential Single-family RS-6 Zone; Ingrid Schoenlank, applicant; Anne Lamott, owner; CEQA Categorically Exempt 152301(e)(1). (Principle Planner, Neal)

**4. 2020 Sir Francis Drake Blvd.; Application # 17-32**

Request for a Use Permit and Design Review Permit to operate a combination restaurant/bicycle repair/bicycle retail store from an existing 3,931-square-foot commercial space; Assessor’s Parcel No. 001-183-16; Highway Commercial CH Zone; Jason Faircloth, applicant/owner; CEQA categorically exempt, §15301(a). (Principal Planner Neal)

**ZONING ORDINANCE FUTURE AMENDMENTS LIST**

5. Review and discussion of Planning Commission’s list of potential items for future zoning ordinance amendments.

**PLANNING DIRECTOR’S REPORT**

**COMMISSIONER COMMENTS AND REQUESTS**

**MINUTES**

6. Minutes from the July 20, 2017 Planning Commission meeting.

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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.