



Town of Fairfax Planning Commission Meeting

October 17, 2024, 7:00 PM
Women's Club, 46 Park Road

Agenda

This meeting will be held at 7:00 p.m. in person at the Fairfax Women's Club, 46 Park Road, Fairfax, CA. The meeting is also being held virtually on Zoom. It will be broadcast on Channels 27 and 99, and livestreamed on <https://www.townoffairfax.org/watch-live-2/> or <https://www.cmcm.tv/27>.

How to participate in the meeting virtually

- Join the Zoom webinar and use the "raise hand" feature to provide verbal public comment.
- **On Zoom: Webinar ID: 889 4332 9232** or join <https://us02web.zoom.us/j/88943329232>
- By telephone: [1 \(669\) 900 6833](tel:16699006833) or [1 \(346\) 248-7799](tel:13462487799) and use Webinar ID above. If you receive a busy signal, call +1 (346) 248-7799 (Press *67 before dialing to hide your phone number). To speak during the public comment time press *9 and you will be added to the queue and unmuted when it is your turn to speak.

Before 2:00 pm on the day of the meeting you may e-mail written comments to the Planning Commission at Planning@townoffairfax.org. Comments will be provided to the Planning Commission prior to the meeting and will become part of the meeting record but will not be read out loud.

7:00 P.M. CALL TO ORDER

ROLL CALL (Commissioner Newton will participate via teleconferencing from 16 Ledge Rd. #72, Blue Hill, Maine, 04614)

APPROVAL OF AGENDA

MEETING PROTOCOL

The Chair shall maintain order at the meetings in accordance with Robert's Rules of Order and the Planning Commission has the responsibility to be a model of respectful behavior in order to encourage community participation and citizen input at Planning Commission meetings. The Planning Commission and the audience are expected to refrain from using profane language and/or ridiculing the character or motive of Planning Commission members, staff, or members of the public and to maintain the standards of tolerance and civility.

Conduct: All interested persons are invited to 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 their presentation to three minutes; (2) Provide their comments by e-mail as described above; (3) State their view and concerns succinctly; and, (4) Submit any new documents to the Planning Staff, first, directly, or via e-mail at Planning@townoffairfax.org to be entered into the record.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Anyone who wishes to address the Planning Commission on matters not on the agenda, but within the jurisdiction of the Planning Commission, must do so by e-mail, in person, or via Zoom in the manner

described above. Presentations will be limited to three minutes, or as otherwise established by the Planning Commission Chair.

CONSENT CALENDER

There are no items on the consent calendar.

PUBLIC HEARING ITEMS

1. 58 Ridge Road: Application # 24-13

Request for a Conditional Use Permit to remodel and expand an approximately 1,391 square foot two bedroom, 1.5 bathroom single-family residence by approximately 118 square feet, resulting in an approximately 1,509 square foot, two bedroom, 1.5 bathroom residence; Assessor's Parcel No. 001-061-27; RS-6 Single-family Residential Zone; Laura Kehrlein, applicant; Erica Smith, owner; CEQA categorically exempt, §§ 15301(a) & (e)(1).

2. 88 Toyon Road; Application # 24-14

Request for a Modification of a previously approved Hill Area Residential Development Permit, an Encroachment Permit, and an accessory structure Height Variance to modify the approved parking replacing the circular driveway with a combination parking pad/bicycle storage shed, install stepped retaining walls with a planting strip between them above the existing swimming pool/spa, and legalize a retaining wall within the Toyon Road right-of-way constructed to create a planting bed west of the driveway entrance; Assessor's Parcel No. 003-081-39; RS-6 Single-family Residential Zone; Gregg Foster, applicant; Gregg and Sarah Foster, owners; CEQA categorically exempt, §§ 15303(e) and 15305(b).

3. Continued Consideration of Recommendation to the Town Council amendments to regulations related to Short-Term Rentals:

A resolution recommending the Town Council adopt an ordinance to amend Town Code Title 17 (Zoning), Chapters 17.008 ('Definitions'), 17.052 ('Off-Street Parking and Loading Requirements'), 17.084 ('RD-5.5-7 Residential Zone, High Density'), 17.088 ('RM Multiple-Family Residential'), 17.092 ('CL Limited Commercial Zone'), 17.096 ('CH Highway Commercial Zone'), and 17.100 ('CC Central Commercial Zone') to regulate short-term rentals.

DISCUSSION ITEMS

4. Study Session: Amendments to 2010 to 2030 General Plan, Land Use, Town Center and Safety Elements

MINUTES

5. Minutes from the September 19, 2024 meeting.

PLANNING DIRECTOR'S REPORT

COMMISSIONER COMMENTS/REQUESTS

ADJOURNMENT

Staff reports: Staff reports and associated materials will be available for public review on the Town website at 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)].

If an item is continued to a date certain, 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 Town's website at "townoffairfax.org", subject to the staff's ability to post the documents before the meeting.

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](tel:4154531584) or cfoster@townoffairfax.org a minimum of 48 hours prior to the meeting.