



TOWN OF FAIRFAX

142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

**PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY AUGUST 16, 2018
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

There are no items scheduled for the consent calendar.

PUBLIC HEARING ITEMS

1. 51 San Gabriel Drive; Application # 18-13

Request for a Use Permit to convert an existing garage attic space, by increasing the ceiling height of a portion of the structure and adding a floor, into a 282 square-foot office with a ½ bathroom; Assessor's Parcel No. 001-261-10; Residential Single-family RS 7.5 Zone; Robert Suttman, architect/applicant; Colin Parker, owner; CEQA categorically exempt, § 15301(E)(2)

2. 64 Cypress Drive; Application # 18-14

Request for a modification of a previously approved Use Permit for the conversion of an accessory structure to a new single-family residence to replace the approved garage with a carport; eastern ½ of Assessor's Parcel No. 003-201-25; Residential Single-family RS-6 Zone; Matthew Simpson, applicant; Anne Lamott, owner; CEQA categorically exempt, § 15303(e).

3. 16 Mountain View Road; Application # 18-12

Request for a Use Permit and setback Variances to construct a one-story, 115-square-foot artist studio with minimal electrical improvements and no plumbing in the northern rear corner of a site developed with a single-family residence and garage; Assessor's Parcel No. 002-011-33; Residential Single-family RS-6 Zone; Brian Milton, applicant; Clarisse Lula, owner; CEQA categorically exempt, § 15303(e).

PLANNING DIRECTOR'S REPORT

4. Report from Ben Berto, Director of Planning and Building Services including an update on the Planning Commission work program,

MINUTES

5. Minutes from the July 19, 2018 Planning Commission meeting.

6. COMMISSIONER COMMENTS AND REQUESTS

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 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.