



TOWN OF FAIRFAX

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(415) 453-1584 / Fax (415) 453-1618

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA
7:00 PM, THURSDAY, APRIL 19, 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.

PRESENTATION

Dark Sky Presentation – the causes of light pollution, its effects and some ways to minimize its impacts. Joyce Gardella presenter

PUBLIC HEARING ITEMS

1. 12 Acacia Road; Application #18-03

Request for a compact parking space variance and an after-the-fact Conditional Use Permit for the following: (1) within an existing residence expand a 73-square-foot second bedroom by 29.5 square feet; and (2) convert a 411-square-foot workshop located above the garage to a third bedroom resulting in a two-story, 1,653-square-foot single-family residence that would provide on-site parking for three vehicles. Residential Single-family RS-6 Zone District; Glen Janssens and Michelle Roney-Janssens, applicants/owners; CEQA categorically exempt, § 15301(e). (Assistant Planner-Levenson)

2. 20 Park Lane; Application #18-04

Request for a Hillside Area Residential Development (HRD) Permit (fifty-percent remodel) and parking variance for the expansion and remodeling of a 1,854-square-foot, two-story, single family residence into a 2,353-square-foot, two-story single-family residence. Assessor's Parcel No. 001-032-13; Residential Single-family RS-6 Zone District; Ray and Anna Arata, applicants/owners; CEQA categorically exempt 15301(e). (Assistant Planner-Levenson)

3. 10 Court Lane; Application # 18-02

Request for a Conditional Use Permit and a Creek Setback Variance to construct a foundation system beneath a storage "barn" structure; Assessor's Parcel No. 002-105-01; Residential RD 5.5-7 Zone District; Gary Roth, Landscape Architect; Alex Shuldiner and Talia Friedman, owners; CEQA categorically exempt, §§ 15301(a) and 15305(a). (Principal Planner Neal)

4. 26 Claus Circle; Application # 18-05

Request for a Conditional Use Permit to construct a 280 square-foot bedroom and bathroom expansion/remodel onto an existing 990 square-foot, 2 bedroom, 1 bathroom residence, increasing it to a 1,270 square-foot, 2 bedroom, 2 bathroom residence; Assessor's Parcel No. 001-223-02; Residential Single-family RS-Zone District; Peter Brockman, Architect; Lisa and John Hunt, owners; CEQA categorically exempt, § 15301(e)(1). (Principal Planner Neal)

GENERAL PLAN WORK PROGRAM

5. Final review for recommendation to the Town Council on the 2018-2019 General Plan work program including recommendations for possible future Zoning Code amendments.

PLANNING DIRECTOR'S REPORT

6. Report from Ben Berto, Director of Planning and Building Services.

MINUTES

7. Minutes from the March 15, 2018 Planning Commission meeting.

8. 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.