



**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA
7:00 PM, THURSDAY May 17, 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. Preliminary Discussion/consideration of Zoning Ordinance Amendments to Reduce Maximum Residential Floor Area

General discussion on potential change to Zoning Ordinance as it pertains to the maximum allowable floor area of a single family residence. The current maximum allowable floor area for a residential structure is 5,000 square feet. Discussion of a new maximum residential floor area limit of approximately 3,000 square feet. No ordinance language is proposed at this time. (Director Berto)

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). **Staff is recommending a continuance to the June 21, 2018 Planning Commission meeting.**

3. 176 Willow Avenue; Application # 18-07

Request for a Use Permit to expand and remodel an existing single-family residence, enclosing a front porch and increasing the residence by 104 square feet from a 2,137 square-foot, 3 bedroom, 2 ½ bathroom, residence to a 2,241 square-foot, 3 bedroom, 2 ½ bathroom, residence; Assessor's Parcel No. 001-193-23; Residential Single-family RS-6 Zone; Richard Holland and Gisele Norris, applicants/owners; CEQA categorically exempt, § 15301(a). (Principal Planner Neal)

4. 1966 Sir Francis Drake Boulevard; Application # 18-08

Modification of a previously approved Use Permit for the entire commercial structure, to expand the Marin Mountain Bicycle Museum from its current location in 2,472 square-foot suite A at the front third of the building, to include 1,500 square-foot suite B, which encompasses the middle third of the building. Project includes the 220 square foot expansion of the upstairs 561 square-foot loft storage area and will result in the museum being 4,191 square-feet in size, and recommended changes in conditions relating to future interior uses. Assessor's Parcel Number 001-221-12; Highway Commercial CH Zone District; Marin Mountain Bike Museum, applicants; Mark Squire Trust, owner; CEQA categorically exempt, § 15301(a). (Principal Planner Neal)

5. Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations

Consideration of proposed minor amendments to Sections 17.048.050, 17.048.060 and 17.048.070 of the Fairfax Municipal Code on Accessory Dwelling Units and Junior Accessory Dwelling Units, relating to allowable conversions, unit size, and parking. The ordinance would also make clarifying changes to required deed restrictions. Exempt from CEQA, C.C.R. § 21080.17. (Director Berto)

PLANNING DIRECTOR'S REPORT

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

MINUTES

7. Minutes from the April 19, 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.