



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 JULY 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.

PUBLIC HEARING ITEMS

1. 103 Woodland Road; Application #18-11

Request for a Hillside Area Residential Development (HRD) Permit (fifty-percent remodel), design review permit, encroachment permit and variances for the expansion and remodeling of a 2,216-square-foot, three-story, single family residence into a 3,540-square-foot, three-story single-family residence, with second- and third-story decks, a carport and on-site parking for three (3) vehicles. Assessor's Parcel No. 003-081-08; Residential Single-family RS-6 Zone District; Stacey Lovelace, applicant/owner; CEQA categorically exempt 15301(e). (Assistant Planner-Levenson)

2. Maximum Residence Size (Maximum Floor Area)

Continued consideration of Commission recommendations about potential reductions in the maximum permitted residence size (maximum floor area) of single family residences and duplexes from the current 5,000 square feet maximum. Also potential applicability of garage and accessory structure floor area, as well as amendments to the non-

conforming chapter (17.16) of the zoning ordinance will be considered. If approved at a later date, the changes to the Town Code would affect all single-family and duplex residential properties within the Town limits; CEQA categorically exempt 14 C.C.R. §§15301, 15303 and 15332.

PLANNING DIRECTOR'S REPORT

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

MINUTES

4. Minutes from the June 21, 2018 Planning Commission meeting.

5. 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.