



# TOWN OF FAIRFAX

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**TOWN OF FAIRFAX  
PLANNING COMMISSION  
PUBLIC HEARING AGENDA  
7:00 PM, THURSDAY, JANUARY 19, 2017  
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 on the consent calendar.

## **PUBLIC HEARING ITEMS**

### **1. Planned Development District (PDD) Proposed Text Amendment:**

The Planning Commission will meet to consider and discuss a proposed ordinance revision to Chapter 17.112 ('PDD Planned Development District Zone') of the Fairfax Town Code. The proposed zoning ordinance amendment will implement direction given in the Fairfax 2010-2030 General Plan and 2015 Housing Element update to revise the PDD ordinance as it applies to three (3) parcels identified as 'housing opportunity sites' in the Housing Element. For these sites, it will establish a streamlined review and approval process. This ordinance amendment will not approve any new projects, it will amend the approval process applicable to housing opportunity sites directed to be zoned PDD

Environmental Review: Addendum to the Mitigated Negative Declaration that was adopted in conjunction with the 2012 adoption of the General Plan, which was completed in compliance with the California Environmental Quality Act ('CEQA,' codified

at Public Resources Code § 21000, et seq., and as further governed by the CEQA Guidelines, found at 14 C.C.R. § 15000, et seq.), as adopted on May 27, 2015 by Resolution No. 15-13. The addendum fully analyzed any environmental impacts of this proposed zoning ordinance amendment. Alternatively, the ordinance revision to Chapter 17.112 is not a project requiring review under CEQA per CEQA Guidelines § 15378. (See *Northwood Homes Inc. v. Town of Moraga* (1989) 216 Cal.App.3d 1197.)

## **STUDY SESSION ITEMS**

### **2. 2626 Sir Francis Drake Blvd; Application # 16-44**

Study session on parkland dedication issues and density bonus matters with regard to the proposed Victory Village Project, which seeks a General Plan Amendment, Zoning Map Amendment, Subdivision Map, Traffic Impact Permit, Design Review Permit, Excavation Permit to allow subdivision of an approximately 20-acre property into three parcels. A 2-acre parcel that will be rezoned Planned Development PDD Zone and is proposed for development with a 54-unit senior housing project and two, 9-acre parcels that will remain zoned for single-family use with Upland Residential UR-7 Zoning; Assessor's Parcel No. 174-070-17 project applicant, Resources for Community Development (RCD). Review of the Project under the California Environmental Quality Act ('CEQA') is being conducted via the preparation and circulation of an Initial Study / Mitigated Negative Declaration. No formal action will be taken on the project at this meeting, which will focus on parkland dedication and density bonus issues.

## **DISCUSSION ITEMS**

There are no discussion items scheduled.

## **MINUTES**

3. Minutes from the December 15th, 2016, regular meeting.

## **PLANNING DIRECTOR'S REPORT**

## **COMMISSIONER COMMENTS AND REQUESTS**

## **ADJOURNMENT**

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**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 tkhe 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](http://www.townoffairfax.org) on 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](http://townoffairfax.org)" subject to the staff's ability to post the documents before the meeting.