



# TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930  
(415) 453-1584 / FAX (415) 453-1618

**TOWN OF FAIRFAX  
PLANNING COMMISSION  
MEETING AGENDA  
7:00 PM, THURSDAY, MARCH 30, 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**

### **1, 50 Scenic Road; Application # 17-08**

***Recommended for Continuance off calendar at request of the applicant;*** Request for a Use Permit and Side Setback Variance to relocate a 221-square-foot, one-car, garage 19 feet north of the front property line to provide an additional 9-foot by 19-foot parking space on-site for the existing 687-square-foot, 2-bedroom, 2-bathroom, residence; Assessor's Parcel No. 001-131-20; Residential RD 5.5-7 Zone; Laura Kehrlein, architect/applicant; Jeanne Lotta-Sellars and Thomas Sellars, owners; (Zoning Technician Levenson).

## **PUBLIC HEARING ITEMS**

### **2. 118 Tamalpais Road; Application # 17-05**

Continued consideration of a modification of a previously approved Side-yard Setback Variance and Encroachment Permit for a retaining wall and access stairway to an existing single-family residence. The existing stairway was destroyed in a land slide

almost 6 years ago; Assessor's Parcel No. 002-121-61; Residential Single-family RS 6 Zone District; Nick Rasic, applicant; Federal National Mortgage Association, owner; CEQA categorically exempt, §15301 and 15305(a). (Principal Planner Neal)

**3. 156 Toyon Road; Application # 17-09)**

Request for a Use Permit for a 247-square-foot, storage room addition to an existing 1,860-square-foot, single-family residence; Assessor's Parcel No. 003-152-28; Residential Single-family RS-6 Zone; Owen Gump, applicant; Carl Diehl and Nancy Gump, owners; CEQA categorically exempt, § 15301(a) and 15301(e)(1). (Zoning Technician Levenson)

**4. 760 Center Boulevard; Application # 14-06**

Request for Design Review approval of proposed changes to a previously approved Design Review Permit for a 320-square-foot, drive-through, commercial building currently under construction; Assessor's Parcel No. 002-131-13; Highway Commercial CH Zone District; Rich Dowd, architect/applicant; Rick Carson, business owner; CEQA categorically exempt, § 15301(a). (Principal Planner Neal)

**5. 85 Bolinas Road, Suites 1, 2 and 3; Application # 17-10**

Request for a Use Permit for a 2,600-square-foot, health clinic on the ground floor of an existing commercial building; Assessor's Parcel No. 002-122-27; Central Commercial CC Zone; Dr. Joseph Smith, applicant; Peter Stroeber, owner; CEQA categorically exempt, 15301(a). (Principal Planner Neal)

**6. Draft Accessory Dwelling Unit Ordinance; discussion/consideration of a draft Accessory Dwelling Unit Ordinance being proposed to bring the Fairfax Accessory Dwelling Unit Ordinance into compliance with new State Regulations;** CEQA categorically exempt, § 15300.1, and Statutory Exemptions, Public Resources Code §§ 21080.15(b)(15) and 21080.17.

**MINUTES**

7. Minutes from the February 16, 2017 meeting.

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