



# 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, FEBRUARY 16, 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. 118 Tamalpais Road; Application # 17.05**

***Approval of a continuance, at the direction of the Town Attorney, until the March 16, 2017 meeting;*** 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)

### PUBLIC HEARING ITEMS

#### **2. 70 Manzanita Road; Application # 17-01**

Request for a Conditional Use Permit to construct a 225-square-foot office on the first floor of a 1,028-square-foot, 2-bedroom, 2-bathroom, single-family residence. The project would involve enclosing an existing deck, adding 50 square feet to the rear of the residence and relocating a hallway and bathroom. Upon completion of the project, the square footage of the residence would increase to 1,253 square feet; Assessor's

Parcel No. 003-192-24; Residential Single-family RS 6 Zone; Leyla Hilmi, Applicant; Anny Fry, Owner; CEQA categorically exempt, §15301(e). (Zoning Technician, Levenson)

**3. 102 Marinda Drive; Application # 17-02**

Request for Design Review Approval to install a 67-foot-long shade/rain protection structure along the southern side of the Cascade Canyon School building. The structure would be attached to the existing roof and would be comprised of transparent and galvanized metal roofing panels; Assessor's Parcel No. 001-183-18; Karl Vavrek, Applicant, Archdiocese of San Francisco/Saint Rita's Church, Property Owner; CEQA categorically exempt §15301(a). (Zoning Technician, Levenson)

**4. 20 Meadow Way; Application # 17-04**

Request for a Use Permit to remodel 813-square-feet and construct a 157-square-foot addition to an existing 2,334-square-foot, 3-bedroom, 2-bathroom, single-family residence increasing it to a 2,491-square-foot, 3-bedroom, 3-bathroom, residence; Assessor's Parcel No. 003-111-05; Residential Single-family RS-6 Zone District; Matt Owens, applicant; Jason and Jennifer Brooks, owners; CEQA categorically exempt, § 15301(e)(1). (Principal Planner Neal)

**5. 760 Center Boulevard; Application # 17-06**

Request for a Use Permit and Design Review Permit to install a Wells Fargo ATM kiosk on the west side of an existing drive-through coffee building; Assessor's Parcel No. 001-131-13; Highway Commercial CH Zone District; Rich Dowd, architect/applicant; Rich Hall, owner; CEQA categorically exempt, § 15303(e). (Principal Planner Neal)

**MINUTES**

6. Minutes from the December 15, 2016 regular meeting and the January 19, 2017 regular meeting of the Planning Commission

**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 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) 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" subject to the staff's ability to post the documents before the meeting.