



**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA
7:00 PM, THURSDAY, OCTOBER 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 this meeting consent calendar.

PRESENTATION

1. Historical Significance presentation and discussion of buildings and structures in the downtown corridor led by Cassidy DeBaker. (Commissioner Ackerman)

PUBLIC HEARING ITEMS

2. 74 Cypress Drive; Application # 17-36

Request for a Conditional Use Permit and a Side Setback Variance to legalize the conversion of a 479 square-foot garage to living space, and construct a 417 square-foot carport within the side setback on a site containing a 1,997 square-foot, 3-bedroom, 2.5-bathroom single family residence. Assessor Parcel No. 003-201-25; Residential RS 6 Zone; Graham Irwin-Applicant; Gregor and Kristen Stewart, Owners; CEQA Categorically Exempt 15301(a) and 15303(e). (Assistant Planner Levenson)

3. 61 Bolinas Road; Application # 17-37

Request for a Sign Permit to erect a new 41 square-foot business identification sign on an existing commercial building; Assessor's Parcel No. 002-122-31; Central Commercial CC Zone; Nicole De Lecce, Applicant/Owner; CEQA categorically exempt, § 15301(g). (Principal Planner Neal)

4. 22 Sequoia Road; Application # 17-38

Request for a Use Permit and a Parking Variance to construct a 300 square-foot, second story, studio/office addition over the garage of an existing 1,368 square-foot, 2 bedroom, 2 bathroom, single-family residence; Assessor's Parcel No. 001-144-10; Residential Single-family RS 6 Zone; Eric and Rolanda Ebert, Applicants/Owners; CEQA categorically exempt, § 15301(e)(1). (Principal Planner Neal)

5, 208 Ridgeway Avenue; Application # 17-29

Request for a Use Permit for a 148 square-foot remodel/expansion of a 1,598 square-foot, 3-bedroom, 2-bathroom, single-family residence, resulting in a 1,746 square-foot, 3-bedroom, 2-bathroom residence; Residential RD 5.5-7 Zone; Assessor's Parcel No. 001-231-19; Laura Kehrlein, Architect; Mary Wells, Owner; CEQA categorically exempt, § 15301(e)(1). (Principal Planner Neal)

GENERAL PLAN MATRIX REVIEW/UPDATE

6. Director report on the status of the General Plan Matrix and its relationship to the Planning Commission's Zoning Ordinance update list. (Planning Director Berto)

PLANNING DIRECTOR'S REPORT

7. Director Berto's report to the Commission on Council actions and other current issues.

COMMISSIONER COMMENTS AND REQUESTS

8. Comments and requests from the Planning Commissioners.

MINUTES

9. Minutes from the September 21, 2017 Planning Commission meeting.

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.