



TOWN OF FAIRFAX

142 Bolinas Road, Fairfax, California 94930

(415) 453-1584 / Fax (415) 453-1618

**TOWN OF FAIRFAX
PLANNING COMMISSION
SPECIAL MEETING
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY DECEMBER 14, 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 scheduled for the consent calendar.

PUBLIC HEARING ITEMS

1. 74 Cypress Drive; Application # 17-36

Continued consideration of a 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 335-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)

2. 70 Wreden; Application # 17-43

Request for a Conditional Use Permit to rebuild existing entry stairs and enlarge a deck on a site containing a 1,626-square-foot single family residence; Assessor's Parcel No. 002-011-44; Single-family Residential RS 6 Zone; David Ostiller, Applicant and Owner; CEQA categorically exempt, §15301(a). (Assistant Planner Levenson)

PLANNING DIRECTOR'S REPORT

3. Report from Planning Director Berto

MINUTES

4. Minutes from the November 16, 2017 Commission meeting.

Election of Chair, Vice Chair and Member to Serve on the Fairfax Tree Advisory Committee

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.

The Final Agenda will be posted on the Friday evening before the hearing at the Fairfax Post Office, the Women's Club and Town Hall. Items shown on this notice may be taken out of order so all interested parties should be at the meeting at 7:00 PM

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