



TOWN OF FAIRFAX

142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

**PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, WEDNESDAY, APRIL 26, 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

PUBLIC HEARING ITEMS

1. 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.

2. 145 Forrest Avenue; Application # 17-35

Continued consideration of an application for a Conditional Use Permit to renovate and expand an existing single-family residence by 174 square feet, and remove an unauthorized vehicle pull-out and failing retaining wall; Assessor's Parcel No. 002-192-38; Residential RS 6 Zone; Erick Mikiten, Mikiten Architecture-applicant; Vakil Kuner-Owner; CEQA Categorically Exempt Section 15301(a). (Zoning Technician, Levenson)

3. 196 Tamalpais Road; Application # 17-12

Request for a Conditional Use Permit to convert and enclose an existing, 136-square-foot second-story deck to create a master bathroom and closet. Assessor's Parcel No. 001-052-14; Residential RS 6 Zone; Leyla Hilmi-Applicant; Chris Miller and Robin Goldman-Owners; CEQA Categorically Exempt Section 15301(a). (Zoning Technician, Levenson)

4. 125 Live Oak Avenue; Application # 17-13

Request for a Hill Area Residential Development Permit, Parking Variance and Design Review Permit for a 50% remodel/expansion of an existing 1,910 sf. single-family residence into a 1,962 sf. single-family residence; Assessor's Parcel No. 001-236-03; Residential RD 5.5-7 Zone; Dan Bettencourt, applicant/owner; CEQA categorically exempt, § 15301(a). (Principal Planner, Neal)

5. 39 Wood Lane; Application # 17-14

Request for a Hill Area Residential Development Permit, Excavation Permit, Design Review Permit and Fence Height Variance to construct a new 2,573 sf. single-family residence, a 536 sf. accessory dwelling unit, a 155 sf. carport, a 100 sf. shed and to repair a slide; Assessor's Parcel No. 002-081-04; Residential Single-family RS 6 Zone; Owen Donnelley, applicant/owner; CEQA categorically exempt, § 15303(a). (Principal Planner, Neal)

6. 101 – 191 Piper Court; Application # 17-15

Request for a Design Review Permit, Parking and Side-yard Setback Variances and an Encroachment Permit for exterior changes to existing multiple-family residential development including but not limited to abandoning the swimming pool and construct a 480 sf. combination office/community laundry and bathroom addition to one of the buildings; Assessor's Parcel No. 001-150-41; Residential Multiple Family RM Zone; Ethan Daniels, architect; EAH Housing, owner; CEQA categorically exempt, § 15301(a) and (e)(1). (Principal Planner, Neal)

7. Meeting Minutes

Minutes from the March 30, 2017 Planning Commission meeting.

DISCUSSION ITEMS

There are no discussion items scheduled.

ADJOURNMENT

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 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.