



TOWN OF FAIRFAX

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

**PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY, MAY 18, 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. Continued Consideration of a 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. 125 Live Oak Avenue; Application # 17-13

Continued consideration of a 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)

3. 50 Scenic Road; Application # 17-03

Request for a Conditional Use Permit and a Side Setback Variance to remove an existing, deteriorated 224-square-foot detached garage and construct a new 266-square-foot detached garage 11 feet to the northeast of the location of the existing garage that would be removed; Assessor's Parcel No. 001-131-20; Residential Development RD 5.5-7 Zone; Laura Kehrlein, Fredric C. Divine Architects; Thomas Sellars and Jeanne Lotta-Sellars, owners; CEQA Categorically exempt Section 15303(e). (Zoning Technician, Levenson)

4. 287 Bolinas Road; Application # 17-18

Request for a Conditional Use Permit to reconstruct an existing 378-square-foot attached garage by constructing a 315-square-foot carport, relocating a parking space to the front portion of the property and repairing and expanding 104 square feet of decks by 142 square feet (proposed decks would total 246 square feet); Assessor's Parcel No. 001-234-01; Residential Development RD 5.5-7 Zone; Meredith Mill, applicant; Lindy Fleming and Philip Andrews, owners; CEQA Categorically Exempt 15303(e). (Zoning Technician, Levenson)

5. 1569 Sir Francis Drake Boulevard; Application # 17-20

Request for a modification of a Conditional Use Permit approved in 2005 and a Parking Variance to convert an existing 660-square-foot, barn structure for use as 660-square-foot of additional day-care space with 371-square-foot of second story office space; Assessor's Parcel No. 002-213-26; Highway Commercial CH Zone; Shelby Green, applicant; David and Helen Segale, owners; CEQA categorically exempt, § 15301(a). (Principal Planner Neal).

6. 31 Bolinas Road; Application # 02-39

Request for a modification of an existing Use Permit and Design Review Permit to alter an approved landscaping plan, legalize the outdoor use of 2 outdoor rear-yard areas for use by Four Paws and Yoga Mountain, and legalize other minor exterior changes to an existing commercial complex and for a hedge Height Variance to legalize an existing bamboo hedge; Assessor's Parcel No. 002-122-46; Frederic C. Divine Associates, architects; Brad Schwan, owner; CEQA categorically exempt, § 15301(a), 15303(e) and 15304(b). (Principal Planner Neal).

7. 31 Bolinas Road; Application # 17-19

Request for a sign permit and an encroachment permit for a multiple business sign program for 3 of the tenants in an existing commercial complex; Assessor's Parcel No. 002-122-46; Brad Schwan, applicant/owner; CEQA categorically exempt, § 15305(b) and 15311(a).; Principal Planner Neal).

8. Meeting Minutes

Minutes from the April 26, 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.