



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 18TH, 2016
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

PRESENTATION

Creek maintenance and rain water capture (Commissioner Fragoso)

CONSENT CALENDAR

1. **84 Pine Drive; Application # 16-03**

Request for a Use Permit and an Encroachment Permit for a deck addition and to widen an existing driveway by building 2 new retaining walls partially within the Pine Drive right-of-way; Assessor's Parcel No. 003-092-35; Residential Single-family RS 6 Zone District; Chuck Wright, applicant; Fiona Gillan and Chuck Wright, owners; CEQA categorically exempt, § 15301(a) and 15305(b).

2. **Application withdrawn - 46 Westbrae Avenue; Application # 16-02**

Request for a Residential Second Unit Use permit to construct a 452-square-foot, residential second living unit over an existing garage attached to a 1,725-square-foot single-family residence; Assessor's Parcel No. 001-271-04; Residential Single-family RS 6 Zone District; Kristin Tiernan, Designer; Micolyn Magee, owner; CEQA-categorically exempt, §15301(e)(2) and 15303(a). ***Continued from the January 21st,***

2016 meeting. Notice to the public that the applicant has withdrawn the application.

PUBLIC HEARING ITEMS

3. 56 Belle Avenue; Application # 16-04

Request for a Use Permit, and Setback, Floor Area-Ratio and Lot Coverage Variances to demolish an existing 1-story, 2 bedroom, 1 bath single-family residence and construct a 1,507square-foot, 2 bedroom, 2 bath, single-family residence with an attached, 193-squarefoot, 1 car garage; Assessor's Parcel No. 002-215-10; Residential RD 5.5-7 Zone District; Walter Connolly, Architect, John Fitzpatrick, owner; CEQA categorically exempt, §15303(a) and 15305(a).

4. 57 Taylor Drive; Application # 16-05

Request for a Use Permit and Parking Variance to remodel and expand an existing 1,429-square-foot, 2 bedroom, 1 bath, single-family residence into a 1,645-square-foot, 3 bedroom, 2 ½ bath, single-family residence; Assessor's Parcel No. 001-221-05; Residential Single-family RS 6 Zone District; Daniel Castor, architect; Sven and Christina Schunemann, owners; CEQA categorically exempt, §15303(a) and 15305(e).

MINUTES

Minutes from the January 21, 2016 meeting.

PLANNING DIRECTOR'S REPORT

COMMISSIONER COMMENTS AND REQUESTS

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 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 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.

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. Some items shown on this notice may be placed on the consent calendar or be taken out of order so all interested parties should be at the meeting at 7:00 PM.

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.