



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, MAY 19, 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

CONSENT CALENDAR

1. 2626 Sir Francis Drake Boulevard; Application # 16-21

Request for a Use Permit to temporarily park up to 6 yellow school buses and up to 6 employee vehicles on the Christ the Victor Church Site during the week; Assessor's Parcel No. 174-070-17; Planned Development PDD Zone; Aubry Smith, Marin Transit Authority, applicant; Christ the Victor Lutheran Church, owner; CEQA categorically exempt, § 15304(e). (Principal Planner Neal)

PUBLIC HEARING ITEMS

2. 303 Bolinas Road; Application # 16-16

Request for a Use Permit, Parking Variance and Residential Second Unit Square Footage Variance to construct a new, 713-square-foot residential second unit behind an existing 2,659-square-foot, single-family residence; Assessor's Parcel No. 002-033-02; Residential RD 5.5-7 Zone District; Laura Kehrlein, Architect, William and Martha Lawlor, owners; CEQA categorically exempt, §15303(a) and 15305(a). (Zoning Technician-Levenson)

3. 1625 Sir Francis Drake Blvd and 5 Belle Avenue.; Application # 16-17
Request for a Use Permit, Parking Variance and Design Review to convert a single-family residence to 2 living units and office space for the adjacent restaurant that is also located on the property and shares a parking lot with the residential structure; Assessor's Parcel No. 002-211-21; Highway Commercial CH Zone/Residential RD 5.5-7 Zone; Kelly Day-Medina, applicant/owner; CEQA categorical exemption, § 15301(a), 15303(b). (Principle Planner-Neal)

4. 22 Meadow Way; Application # 16-18
Request for Hill Area Residential Development, Excavation and Encroachment Permit(s), Design Review and, and a Parking Variance for a 50% remodel/expansion of a single-family residence; Assessor's Parcel No. 003-122-50; Residential Single-Family RS 6 Zone; Rich Rushton, Rushton Chartock Architects, applicants; Nadim and Stacy Nahas, owners; CEQA categorically exempt, § 1515301(e)(2). (Principal Planner-Neal)

5. 93 Rocca Drive; Application # 16-19
Request for a Use Permit to legalize a bedroom and bathroom addition associated with a single-family residence; Assessor's Parcel No. 001-225-27; Residential Single Family RS 6 Zone; Rich Dowd, Architect/Applicant; Bernell and Tony Loeb, owners; CEQA categorically exempt, § 15301(e)(1). (Principal Planner-Neal)

6. 118 Tamalpais Road; Application # 16-20
Request for a Side-Yard Setback Variance and an Encroachment Permit to rebuild access stairs to an existing single-family residence; the original access stairway was destroyed in a land slide 5 years ago; Assessor's Parcel No. 002-121-61; Residential Single-Family RS-6 Zone; Nick Rasic, applicant; Federal National Mortgage Association, owner of record; CEQA categorically exempt, § 15302 and 15305(a). (Principal Planner-Neal)

DISCUSSION ITEMS

MINUTES

7. Minutes from the February 25, 2016, special meeting, the March 17, 2016, regular meeting, the April 21, 2016, regular meeting and the April 28, 2016, special 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.