



# **TOWN OF FAIRFAX**

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930  
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**TOWN OF FAIRFAX  
PLANNING COMMISSION  
MEETING AGENDA  
7:00 PM, THURSDAY, OCTOBER 20, 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**

## **REPORTS**

1. Report on the July 26, 2016 Fairfax Open Space Committee meeting. (Planning Director Moore)
2. Review of general plan's open space & conservation elements. (Commissioner Newton)

## **DISCUSSION ITEMS**

3. Items for discussion sent to the Commission by the Fairfax Town Council on the proposed Highway Commercial (CH) to Central Commercial (CC) Zone Change Ordinance. (Town Manager Toy/Planning Director Moore).

## **PUBLIC HEARING ITEMS**

### **4. 29 Broadway; Application # 83-UP-32**

Review of an existing Use Permit to allow live music performances outdoors on a covered patio and a rear yard area for possible further action; Assessor's Parcel No's. 002-121-03 and 04; Central Commercial (CC) Zone; Charles Peri, applicant/owner; CEQA categorically exempt, § 15301. (Principal Planner, Neal)

### **5. 17-19 Broadway; Application # 16-29**

Continued consideration of a request for a Use Permit and a Parking Variance to prepare meals for an existing commercial business in a food trailer stored in the business parking lot; Assessor's Parcel Numbers 002-121-23 and 24; Central Commercial CC Zone; Tony DeFrance, applicant; Gary and Amory Graham, owners; CEQA Categorical Exempt, 15301(a). (Principal Planner, Neal)

### **6. 96 San Gabriel Drive; Application # 16-37**

Request for a Use Permit and Side-yard Setback Variance to construct a 356-square-foot, second story, bedroom/closet addition over the garage of a 1,505-square-foot, 3-bedroom, 2-bathroom, single-family residence resulting in a 1,872-square-foot, 4-bedroom, 2-bathroom, residence; Assessor's Parcel No. 001-261-35; Residential Single-family RS-7.5 Zone; Rod and Millie Milstead, applicants/owners; CEQA categorically exempt, § 15301(e)(1).

### **7. 68 Cypress Drive; Application # 16-38**

Request for a Design Review Permit for a 50% remodel/expansion of a single-family residence. The project would involve demolishing 608-square-feet of the existing 1,858-square-foot structure and adding 1,127 square feet resulting in a 2,377-square-foot, 3-bedroom, 2-bathroom residence; Assessor's Parcel No. 003-201-25; Residential Single-family RS-6 Zone; Herbert Van Den Bergh and Andrea Speraw, owners; Morgan Hall, Architect; CEQA categorically exempt, § 15301(e)(2). (Principal Planner Neal).

## **MINUTES**

8. Minutes from the September 15, 2016 Planning Commission regular meeting

## **PLANNING DIRECTOR'S REPORT**

## **COMMISSIONER COMMENTS AND REQUESTS**

## **ADJOURNMENT**

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**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 (4l) 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](http://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.