



# 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, JUNE 16, 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. 303 Bolinas Road; Application # 16-16**

Continued Consideration of a request for a Use Permit and Compact Parking Space Variance to construct a new, 699-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)

### **2. 252 Cascade Drive; Application # 16-26**

Request for a Use Permit to expand an existing, second-story 136-square-foot deck to 235 square feet that would remain attached to a 2,408-square-foot single-family residence, and use a 110-square-foot portion of the first-floor area underneath the proposed deck for storage; Assessor's Parcel No. 003-121-01; RS-6 Single-Family Residential Zone; Chrome Architecture; Jeff Paladini and Theresa Hall, owners; CEQA Categorically exempt, §15303(a). (Zoning Technician Levenson)

**3. 2001 Sir Francis Drake Boulevard; Application # 15-38**

Request for a modification of a previously approved Use Permit to revise an approved floor plan to accommodate the sale of food and beverages from a food truck that would be parked within the existing building, eliminate the accessory bathroom building, relocate the bathrooms to the interior of the main building and relocate the kitchen, service counter, and other accessory rooms to the interior of the main structure; Assessor's Parcel No. 002-116-04; Highway Commercial CH Zone; Brian Back, applicant/owner; CEQA categorically exempt, 15301(a) and 15303(c). (Principal Planner Neal)

**PUBLIC HEARING ITEMS**

**4. Ordinance Amending the Town of Fairfax Town Code Chapter 5.052 ('Business Taxes, Licenses, and Regulations'), Chapter 7.008 ('Definitions'), Chapter 17.012 ('Zone Districts Established'), Chapter 17.020 (Design Review Regulations'), Chapter 17.092 9'CL Limited Commercial Zone'), Chapter 17.096 ('CH Highway Commercial Zone'), and 17.100 ('CC Central Commercial Zone') and Addendum to Mitigated Negative Declaration prepared for the 2010-2030 Fairfax General Plan.** The proposed ordinance affects all properties within the Central Commercial (CC), Highway Commercial (CH) and the Limited Commercial (CL) Zoning Districts, as depicted on the Fairfax Zoning Map; Categorically exempt from CEQA per 14 C.C.R. §§ 15301, 15303, and 15332. (Planning Director Moore)

**5. 15 Acacia Road; Application # 16-23**

Request for a Hill Area Residential Development Permit, Variances and Excavation, Encroachment and Design Review Permits to construct a 1,836-square-foot single-family residence; Assessor's Parcel No. 001-112-31; Residential Single-family RS-6 Zone; Ted Pugh, applicant; Ted Pugh and Ricki Kerner, owners; CEQA categorically exempt, § 15303(a), 15305(a) and (b). (Principal Planner Neal)

**6. 615 Oak Manor Drive Application # 16-24**

Request for a Hill Area Residential Development Permit, Excavation Permit and a Design Review Permit to construct a 3,765-square-foot single-family residence, 456-square-foot carport and a 689-square-foot residential second unit; Assessor's Parcel No. 174-010-71; Residential Single-family RS 6 Zone; Shelley Brock, Architect/applicant; Robert Schwartz, owner; CEQA categorically exempt, § 15303(a) and 15303(e). (Principal Planner Neal)

**7. 29 Broadway; Application # 83-UP-32**

Request for a modification to an existing Use Permit to allow live music performances outdoors on a covered patio and a rear yard area; 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)

**8. 31 Bolinas Road; Application # 02-39**

Request for a modification to the existing Use Permit to allow live music performances outdoors on the patio underneath an arbor structure; Assessor's Parcel No's. 002-122-34 and 37; Central Commercial CC Zone; Brad Schwan, applicant/owner; CEQA categorically exempt, § 15301. (Principal Planner Neal)

## DISCUSSION ITEMS

### MINUTES

9. Minutes from the May 19, 2016, regular meeting and the May 26, 2016, special meeting (Minutes from the April 28, 2016, special meeting will be reviewed at the next regular July 21, 2016 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 (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](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.

**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.