



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
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**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA
7:00 PM, THURSDAY, JULY 21, 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.

If you wish to address the Commission on any issue, please approach the podium. State your name and address only if you feel comfortable doing so. Individuals have 3 minutes to speak, 5 minutes if representing a group.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

CONSENT CALENDAR

1. 80 Hickory Road; Application # 16-28

Request for a Use Permit to legalize a 662-square-foot, bedroom, wet-bar and storage room addition to a 2,097-square-foot, 3-bedroom, 2-bath, single-family residence, including legalization of 1 parking space and associated retaining walls and an approximately 180-square-foot deck and a proposed 342-square-foot carport cover on an existing car-deck; Assessor's Parcel No. 003-191-43; Residential Single-family RS 6 Zone District; Fred Divine, applicant/architect; Karen and Carlos Morales, owners; CEQA categorically exempt, § 15301(e)(1). (Principal Planner, Neal)

2. 141 Bolinas Road; Application # 16-27

Request for Design Review to install a 96-square-foot, 10-foot-high shed at the rear of the property; Assessor's Parcel No. 002-104-04; Central Commercial Zone; Julie Hochstrasser, applicant; Scott and Julie Hochstrasser, owners; CEQA categorically exempt, § 15303(e). (Planning Technician, Levenson)

3. 17-19 Broadway; Application # 16-29

Request for a Use Permit and an exception to the parking regulations to prepare meals for an existing commercial business in a food trailer stored in two of the parking spaces of 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 categorically exempt, 15301(a). (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 (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)

MINUTES

5. Minutes from the April 28, 2016, special meeting, the May 19, 2016, regular meeting, the May 26, 2016, special meeting and the June 16, 2016, regular 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.