



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, AUGUST 18, 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

There are no items on the consent calendar.

PUBLIC HEARING ITEMS

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 the reconstruction and modification of an approximately 187-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 a Use Permit and 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, § 15301(k)(4). (Planning Technician, Levenson)

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

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 categorically exempt, 15301(a). (Principal Planner, Neal)

4. 20 Cypress Drive; Application # 16-31

Request for a Use Permit to enclose the front porch of a single-family residence to create a dining room; APN # 003-202-04; Residential Single-family RS 6 Zone; Wendy Kirk-Scalise, applicant/owner; CEQA categorically exempt, § 15301(a). (Principal Planner Neal)

5. 29 Broadway; Application # 83-UP-32

Clarification of what types of occasional private uses are permitted by Use Permit # 83-UP-32, approved June 16, 2016, in the outdoor back-yard area of the bar; Central Commercial (CC) Zone; Charles Peri, applicant/owner; CEQA categorically exempt, § 15301. (Principal Planner Neal)

DISCUSSION ITEMS

There are no discussion items scheduled for this agenda.

MINUTES

6. Minutes from the April 28, 2016, special meeting, the May 26, 2016, special meeting and the July 21, 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.

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.