



TOWN OF FAIRFAX

142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

**PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY MARCH 21, 2019
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

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission, may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission's agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to **three minutes, or as otherwise established by the Commission Chair**. Persons are not required to give their name or address, but it is helpful for speakers to state their name for the record and whether or not they are a Fairfax Resident in order that the Secretary may identify them.

CONSENT CALENDAR

There are no items scheduled for the consent calendar.

PUBLIC HEARING ITEMS

1. 200 Toyon Road; Application # 19-03

Continued consideration of a request for Hill Area Residential Development, Encroachment, Excavation, Front Setback and Retaining Wall Height Variances and a Design Review permit for a 2,750 square-foot single-family residence with an attached

597 square-foot, 2-car garage. The project also includes the extension of 35 feet of Toyon Road, a fire truck turn around the creation of 2 public parking spaces and an access path connecting with the existing public path to the Marin County Open Space land located southwest of the site; Assessor's Parcel No's. 003-161-01, 003-171-01 through 08; Residential Single-family RS-6 Zone; Jerry Frate, Architecture and Planning, applicant; Ben Ross, owner; CEQA categorically exempt, § 15301(a). (Principal Planner Neal) (***continued from the 2/21/19 meeting***)

2. 2020 Sir Francis Drake Blvd.; Application # 19-04

Continued consideration of a request for a modification of a previously approved Conditional Use Permit and a Design Review Permit to create a 792 square-foot outdoor dining area on the south side of the Splitrock Tap and Wheel restaurant/bicycle sales and repair shop; Assessor's Parcel No. 001-183-16; Highway Commercial CH Zone; Jason Faircloth, applicant/business owner; Naaim Karakabi, property owner; CEQA categorically exempt, §15301(a). (Principal Planner Neal) (***Continued from the 2/21/19 meeting***)

3. 18 Meerna Avenue; Application # 19-05

Request for a Use Permit to convert an existing 237 square-foot, 1-car carport to a 237 square-foot 1-car, garage on a site developed with a single-family residence; Assessor's Parcel No. 002-036-29; Residential RD 5.5-7 Zone; Christopher Schrader, applicant; Mariana Caplan, owner; CEQA categorically exempt, 15303(e) and 15.

4. 251 Scenic Road; Application # 19-06

Request for a Hill Area Residential Development, Design Review, Encroachment and Combined Side-yard Setback Variance to construct a 2,172 square-foot, 3 bedroom, 2 ½ bathroom, single-family residence with an attached 2-car carport; Assessor's Parcel No. 001-121-50; Residential Single-family RS-6 Zone; Bryan Murdock, Murdock Architecture, applicant; David Boesel, owner; CEQA categorically exempt, § 15303(a), 15305(a) and (b).

REGULAR AGENDA ITEMS

There are no regular agenda items schedule for this meeting.

DISCUSSION ITEMS

5. Discussion of fence regulations regarding permitted materials.

MINUTES

6. Minutes from the January 17, 2019 meeting.

PLANNING DIRECTOR'S REPORT

COMMISSIONER COMMENTS AND REQUESTS

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 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.