



# 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 DECEMBER 18, 2014  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD

### 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 ITEMS

**1. 23 Claus Drive; 14-43**

Request for a Use Permit to construct a 192 square foot artist studio and half bathroom in the rear yard; Assessor's Parcel No. 001-221-10; Residential Single-family RS 6 Zone District; Kenneth Vincent, applicant; Linaya Forster, owner; CEQA categorically exempt, § 15303(c).

**2. 407 Forrest Avenue; 14-45**

Request for a Use Permit and Variance to construct a 320 square foot freestanding pedestrian deck in the rear yard; Assessor's Parcel No. 002-091-04; Residential Single-family RS 6 Zone District; Gary Scozzafavi, applicant; Chae Sukyoung, owner; CEQA categorically exempt, § 15303(e) and 15305(a).

#### PUBLIC HEARING ITEMS

**3. 127 Dominga Avenue; 14-46**

Modification of a previously approved Use Permit and Setback Variances to convert 299 square feet of the 598 square foot basement area into a finished conditioned space; Assessor's Parcel No. 002-025-06; Residential RD 5.5-7 Zone; David Grabham, G-

Family Construction, applicant; Krishna Tyne, owner; CEQA categorically exempt, §§ 15301 and 15305(a).

**4. 164 Willow Avenue; 14-47**

Request for a Hill Area Residential Development Permit, Excavation Permit, Design Review, Encroachment Permit and Variance to construct a 1,192 square foot, three bedroom, 2 ½ bath, single-family residence, including a 2 car garage; Assessor's Parcel No. 001-193-13; Residential RD 5.5-7 Zone District; David Grabham, G-Family Construction, applicant; Kalman Zeiger, owner; CEQA categorically exempt, 15303(a) and 15305(a) and (b).

**5. Formula Business Ordinance**

Continued consideration for recommendation to the Town Council of a draft Ordinance adding a new Town Code Section to the General Zoning Regulations, Chapter 17.040, regulating formula businesses and restaurants in the Highway Commercial CH Zone Districts, the Central Commercial CC Zone Districts, the Limited Commercial CL Zone Districts, the Commercial Service CS Zone Districts and the Planned Development PDD Zone Districts; CEQA exempt, 14 C.C.R. § 15061(b)(3).6.

**6. Sign Ordinance Amendment**

Continued consideration for recommendation to the Town Council of a draft Ordinance amending Town Code Chapter 17.064, Signs, to include regulations for non-commercial signs; CEQA exempt, 14 C.C. R. § 15061(b)(3).

**MINUTES**

7. Minutes from the November 20, 2014 meeting.

**DISCUSSION ITEMS**

8. Zoning Ordinance: Issues list creation/update

**ELECTION OF A NEW CHAIR AND VICE CHAIR**

**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 name and address; (4) State view and concerns succinctly; and (5) 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 after 5:00 PM and on the Town website on the Friday 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.

**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](http://townoffairfax.org)" subject to the staff's ability to post the documents before the meeting.