



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA/NOTICE
7:00 PM, THURSDAY JUNE 19, 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. 97 Crest Road; Application # 14-19 – is being removed from the agenda. See staff report for an explanation.

Request for a Ridgeline Scenic Corridor Permit and Use Permit to construct a 557.23 square foot, bedroom, bathroom and hallway addition to an existing 1,300 square foot single-family residence; Assessor's Parcel No. 002-181-18; Residential Single-family RS 6 Zone; Troy Luchessi, applicant/owner; CEQA categorically exempt, § 15301(e)(1).

2. 72 Monte Vista Way; Application # 14-20

Request for a Use Permit to convert and expand a 678 square foot storage laundry area in an existing single-family residence into a 762 square foot recreation room bathroom and laundry room increasing the square footage of the structure from 2,268 square feet to 2,315 square feet; Dermot Whelan, applicant; Gary Anderson, owner; CEQA categorically exempt, § 15301(e)(1).

PUBLIC HEARING ITEMS

3. 1966 Sir Francis Drake Boulevard; Application 14-2 (modification)

Request for Design Review and modification of a previously approved Use Permit to convert 1,530 square feet of an existing commercial building to a combination of office, food preparation, cooking demonstration and retail use and to install 2 windows and 3 skylights; Assessor's Parcel No. 001-221-12; Central Commercial CC Zone District (may change back to Highway Commercial CH Zone District if Ordinance 778 is repealed); Morgan Hall, Architect/applicant; Mark Squire, owner; CEQA categorically exempt, § 15301(a).

4. 6 Bridge Court; Application # 14-15

Continued consideration of a Use Permit, Variances and Design Review of a remodel/expansion of a 1,386 square foot, three bedroom, 1 bath single-family residence into a 1,753 square foot, 3 bedroom, 3 bath residence increasing the structure square footage by 367 square feet and raising the finished floor elevation of the existing portion of the house and increasing the height of the house by 5 feet; Residential RD 5.5-7 Zone; Assessor's Parcel No. 002-105-13; Rich Rushton, Rushton-Chartock Architects, applicant; Lee Mac Pherson and Rae Gordon, owners; CEQA categorically exempt, §§ 15301(a), (e)(1) and 15305(a).

5. 1 Arrowood Lane; Application # 14-22

Request for a Hill Area Residential Development permit and Design review of a 3,327 square foot single-family residence with a 600 square foot detached garage; Assessor's Parcel No. 174-290-01; Residential Single-family RS 6 Zone District; Monica Ream, Aleck Wilson Architects, applicant; Dale Van Fossan, owner; CEQA categorically exempt, § 15303(a) and 15303(e).

6. 73 Willow Avenue; Application # 14-24

Request for a Use Permit and Parking Variance to legalize an unpermitted 351 square foot residential second unit contained in the basement of an existing 1,113 square foot residence; Assessor's Parcel No. 001-204-41; Residential RD 5.5-7 Zone; Maria Allis, applicant/owner; CEQA categorically exempt, § 15301(a), 15301(e)(1) and 15303(a).

MINUTES

7. Minutes from the May 15, 2014 meeting.

PLANNING DIRECTOR'S REPORT

DISCUSSION ITEMS

8. Zoning Ordinance: Issues list creation/update

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 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" subject to the staff's ability to post the documents before the meeting.