



# **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 FEBRUARY 20, 2014  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD**

**CALL TO ORDER  
ROLL CALL  
APPROVAL OF AGENDA**

**ELECTION OF CHAIR, VICE CHAIR AND TREE COMMITTEE REPRESENTATIVE**

**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. 1966 Sir Francis Drake Blvd.; Application # 14-02**

Sign Permit application requesting an exception to the Sign Ordinance regulations to erect a wall/monument sign that will display the words, "Mountain Bike Hall of Fame" and names of benefactors to the business, the Marin Mountain Bike Museum; Highway Commercial CH Zone District; Assessor's Parcel No. 001-221-12; Joe Breeze, applicant; Mark Squire, owner; CEQA categorically exempt, § 15303(e).

**2. 12 Vista Way; Application # 14-03**

Request for a modification of a previously approved Use Permit and an Encroachment Permit to construct a small retaining wall and additional driveway area within the public right-of-way to provide improved driveway accessibility to the on-site parking; Residential RS 7.5 Zone; Assessor's Parcel No. 001-261-23; Edward Scheidelman, applicant/owner; CEQA categorically exempt, § 15305(b).

### **3. 292 Forrest Avenue; Application # 14-04**

Request for a Use Permit to remodel an existing single-family residence, increasing the height of the roofline/ceiling in the area of the kitchen to conform to the Building Code and adding a second bathroom; Residential Single-family RS 6 Zone District; Assessor's Parcel No. 002-105-14; Robert Cabrera, applicant/owner; Charles Huddleston, Designer; CEQA categorically exempt, § 15301(a)

## **PUBLIC HEARING ITEMS**

### **4. 14 Geary Avenue; Application # 14-05**

Request for a Use Permit, Combined Side Setback and Floor Area Ratio Variances to legalize a third story room addition and 204 square foot second story pantry/storage room expansion of a single-family residence; Residential Single-family RS 6 Zone District; Assessor's Parcel No. 001-225-03; Dustin and Angela Ballard, applicants/owners; CEQA categorically exempt, § 15301(e)(1).

### **5. 760 Center Blvd.; Application # 14-06**

Request for a Use Permit and Design Review to demolish the existing 200 square foot kiosk and two drive-up window coffee cart enclosure to construct a 320 square foot, 4 window, drive-up structure with a 160 square foot canopy and 350 square foot trellis structure above a 500 square foot, landscaped, outdoor seating area with fixed benches and countertops; Highway Commercial CH Zone District; Assessor's Parcel No. 002-131-13; Rich Dowd, applicant/architect; Rich Hall, owner; CEQA categorically exempt, § 15303(c).

## **MINUTES**

Minutes from the January 30, 2014 meeting.

## **PLANNING DIRECTOR'S REPORT**

## **DISCUSSION ITEMS**

General Plan Matrix

## **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.