



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 JULY 18, 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. 402 Scenic Road; Application # 19-09

Continued consideration of a request for a Conditional Use Permit, Design Review, Setback, and Parking Variances for an unpermitted bedroom, bathroom, storage room, and for a stairway addition to an existing single-family residence; Assessor's Parcel No. 001-051-22; Residential Single-family RS-6 Zone District; Leo den Ouden, architect,

Matthew and Jennifer MacDonald, owners; CEQA categorically, exempt § 15301(e)(2)(A)

2. 80 Crest Road; Application # 19-10

Request for a Conditional Use Permit for unpermitted improvements to a single-family residence including a sitting room, and a Height Variance for a fourth unconditioned story that includes storage, wine cellar and ½ bath with miscellaneous electrical improvements; Assessor's Parcel No. 002-152-32; Residential Single-family RS-6 Zone; Verle and Marene Sorgen, applicants/owners; CEQA categorically exempt, § 15301(e)(2)(A). (Planner Neal)

Note: The applicant requested to continue this public hearing item to the August 15, 2019 Planning Commission meeting.

3. 390 Cascade Drive; Application # 19-11

Request for a Conditional Use Permit, Design Review, Setback and Parking Variances for an unpermitted living room, hallway and bathroom addition to a single-family residence and for conversion of a storage room over a garage to an office and bathroom; Assessor's Parcel No. 003-101-33; Residential Single-family RS-6 Zone; Graham Irwin, Architect; Joey and Stacie Shepp, owners; CEQA categorically exempt, §15301(e)(2)(A). (Planner Neal)

4. 720 Center Boulevard; Application # 19-12

Request for a Modification of an existing Conditional Use Permit and Design Review for an unpermitted walk-in, refrigeration unit adjacent to an existing grocery store; Assessor's Parcel No. 002-131-12; Highway Commercial CH Zone; Al Baylacq, applicant; Rich Hall, Fairfax Center Properties, owner; CEQA categorically exempt, § 15303(e). (Planner Neal)

5. Discussion/Consideration of an Ordinance to place time limits on incomplete discretionary permit applications and zoning entitlements

Continued consideration and possible recommendation for adoption to the Town Council of "An Ordinance of the Town Council of the Town of Fairfax Adding Sections 17.020.130 ("Time Limits; Extensions") for Design Review, 17.032.100 ("Time Limits; Extensions") for Conditional Use Permits, 17.040.100 ("Incomplete Discretionary Permit Applications"), and 17.040.110 ("Permit Time Limits and Extensions") and Amending Sections 17.028.090 ("Lapse; Renewal; Term") for Variances, and 17.060.090 ("Time Limits; Extensions") for Ridgeline Development, and Consolidating and Revising Sections 17.072.140 and 17.072.150 ("Expiration" and "Extension") for the Hill Area Residential Development Overlay Zone"; CEQA exempt §15060(c)(2), §15061(b)(3), and §15378 and categorically exempt § 15305. (Planning Director Berto)

DISCUSSION ITEMS

None

MINUTES

6. Minutes from the June 20, 2019 Commission 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.