



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 OCTOBER 17, 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. 54 Cypress Drive; Application # 19-14

Request for a Conditional Use Permit and Design Review Permit for a substantial remodel and minor addition to a single-story dwelling. Additional scope includes demolition of interior walls to reconfigure interior layout; installation of new windows and doors; repair/replacement of siding; installation of new type "A" fire rated roof; installation of sprinklers; construction of new deck off addition; and, a voluntary seismic

upgrade; Assessor's Parcel No. 003-201-23; Residential Single-family RS-6 Zone; Charles Cross, applicant; Charles and Nopparat Cross, owners; CEQA categorically exempt, §15301(a), (d), (e)(1), and (f). (Assistant Planner Spencer)

2. 80 Crest Road; Application # 19-10

Request for a Conditional Use Permit for unpermitted improvements to a single-family residence including 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)(1). (Principal Planner Neal)

3. 6, 8, 10 AND 12 School Street Plaza; Application # 19-15

Request for a Conditional Use Permit and Design Review Permit for a minor expansion to building #8 and conversion of the following 14 commercial suites into live-work units: Bldg. 6 #'s 110, 270 and 280; Bldg. 8 #'s 8A2, 8B and 8D; Bldg. 10 #'s 10C, 10D and 10E; Bldg. 12 #'s 12B-1, 12C-1, 12C-2, 12D-1 and 12D-2; Assessor's Parcel No. 002-112-13; Limited Commercial CL Zone; Fred Ezazi, applicant/owner; CEQA categorically exempt, § 15301(a) and (e)(1) and 15303(c). (Principal Planner Neal)

4. Discussion/consideration and possible recommendation to the Town Council for adoption a draft Ordinance incorporating the requirement for a Hill Area Residential Development Overlay Zone permit [Town Code § 17.072.020(A) through (D)] into the Multiple-family Residential-Senior-Residential Zone (Town Code Chapter 17.090), the Planned Development PDD District (Town Code Chapter 17.112), the Upland Residential UR-7 and UR-10 Zones (Town Code Chapter 17.124) and the Single-family Residential Master Plan SF-RMP District (Town Code Chapter 17.116) and amending the Hill Area Residential Development Overlay Zone (Town Code Chapter 17.072). (Planning Director Berto)

DISCUSSION ITEMS

There are no discussion items scheduled for this agenda.

MINUTES

5. Minutes from the September 19, 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.