



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

Continued consideration of a 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: # 110; Bldg. 8: #'s 8A2, 8A3, 8A4, 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)

2. 78 Bay Road; Application # 19-16

Request for a Hill Area Residential Development, Excavation and Design Review permits for a 2,475 square-foot, 3 bedroom, 2 ½ bathroom, single-family residence (existing 374 square foot studio residence will be converted into a legal Accessory Dwelling Unit through the building permit process). The project includes paving and improvement of the existing driveway to current 16-foot width standards (small section narrows to 14 feet as approved by Ross Valley Fire Department); Assessor’s Parcel No. 001-093-21; Residential RS-6 Zone District; Leyla Hilmi, Designer; Ann Lockhard and Ted Bender, owners; CEQA categorically exempt, § 15303(a). (Principal Planner Neal)

DISCUSSION ITEMS

There are no discussion items scheduled.

MINUTES

3. Minutes from the November 21, 2019 Commission meeting.

ELECTION OF NEW PLANNING COMMISSION CHAIR AND VICE CHAIR

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.