



# **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 APRIL 16, 2020  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

## **CALL TO ORDER**

## **ROLL CALL**

## **APPROVAL OF AGENDA**

## **IMPORTANT NOTICE REGARDING PUBLIC MEETINGS**

All Town of Fairfax public meetings will be conducted using teleconferencing or other electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. **The Town of Fairfax is not offering an in-person meeting location for the public until further notice.**

**How to observe and participate in the meeting:** In accordance with Executive Order N-29-20, the public may view the April 16, 2020 Planning Commission meeting only on television and/or online and not in the Women's Club. The Planning Commission meeting live stream will be available for the public to view on Cable TV via Marin TV (Comcast Ch 27 and AT&T Ch 99), online at [www.townoffairfax.org](http://www.townoffairfax.org) or at the [Community Media Center of Marin website](http://www.communitymediacenter.com). Public comments for the meeting may be submitted via email, as detailed below. Details on how to telephone questions into the meeting will be provided Monday.

**Submission of Public Comments:** For those wishing to make public comments at the April 16, 2020 Planning Commission meeting, please submit your comments **by email** to be read aloud at the meeting by staff. Email comments must be submitted to Principal Planner Linda Neal at [lneal@townoffairfax.org](mailto:lneal@townoffairfax.org), prior to the time the Chair closes public comments on that agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting. **Comments on matters not on the agenda** must be submitted prior to the time the Chair calls for such comments. There will also be an option for people to phone in and details will follow. There will also be a telephone option provided next week.

**Reading of Public Comments:** Staff shall read email comments out loud, provided that the reading shall not exceed three (3) minutes per commenter, or such other public comment time period the Planning Commission may establish. The email comments submitted shall become part of the record of the meeting. If you send comments by email, it is suggested that you ensure that they can be read by staff out loud in the time allocated for such comments.

## 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, must do so by e-mail in the manner described above. 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 consent items on the agenda.

## PUBLIC HEARING ITEMS

### 1. **6, 8, 10 AND 12 School Street Plaza; Application # 19-14**

Continued consideration of a request for a Conditional Use Permit and Design Review Permit for a minor expansion to building #8 and expansion/remodel/conversion of the following 12 commercial suites into live-work units: Bldg. 6: # 110; Bldg. 8: #'s 8A1, 8B1, 8B2 and 8D2; Bldg. 10: #'s 10C, 10D and 10E; Bldg. 12: #'s 12B-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).

### 2. **181 Meernaa Avenue; Application # 20-1**

Request for a Conditional Use Permit and an Excavation Permit to expand and remodel the 1,199 square foot first floor of an existing 1,455 square foot single-family dwelling by 123 square feet to create a 1,322 square foot primary residence. The primary residence would be located above a proposed ADU addition to the ground floor (ADU exempt from any Planning Commission action per Fairfax Ordinance 844). A two-car carport is proposed under the ADU addition, requiring a second driveway subject to approval of a variance from the Town Council; Assessor's Parcel No. 002-162-20; RS-6 Single-Family Residential Zone, High Density; Stephen LaDyne, applicant, Gerdes Family Trust, owner; CEQA categorically exempt, § 15301(a) and (e)(1). (Assistant Planner Spencer)

## DISCUSSION ITEMS

3. Discussion Objective Design and Development Standards

## MINUTES

4. Minutes from the February 20, 2020 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](http://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](http://townoffairfax.org)" subject to the staff's ability to post the documents before the meeting.