



**TOWN OF FAIRFAX
THE PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY AUGUST 19, 2021**

VIA TELECONFERENCE ONLY

**<https://townoffairfax.org/watch-live/> (<https://townoffairfax.org/watch-live-2/>)
Cable TV Channels 27 and 99**

Consistent with State of California Executive Order Nos. N-25-20 and N-29-20 there will be no in-person physical meeting location. The public will be able to view the meeting as follows:

- (<https://www.townoffairfax.org/watch-live-2/>)
- <https://cmcm.tv> (<https://cmcm.tv/27>)
- Zoom: click on the following link: <https://us02web.zoom.us/j/84270521962>
Zoom telephone call in: 1 669 900 6833 or 1 346 248 7799
Webinar ID: 842 7052 1962

Members of the public may provide public comment during the meeting using ONE of the following options:

- On Zoom, select the Raise Hand function during the public comment time and you will be unmuted when it is your turn.
- If you are calling in, press *9 during the public comment time to raise your hand and *6 to be unmuted to speak.

Prior to 3:00 PM on the day of the meeting, members of the public may submit written comments to the Planning Commission. If comments are received after the circulation of the Commission meeting packet, but prior to the meeting, they will be sent to the Planning Commission and will be part of the meeting record but will not be read aloud.

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, must do so by e-mail or in person via Zoom in the manner described above. Presentations will be limited to **three minutes, or as otherwise established by the Commission Chair**.

Conduct: All interested persons are invited to 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) Provide their comments by e-mail as described above; (3) State view and concerns succinctly; and (4) Submit any new documents to the Planning Staff, first, via e-mail to be entered into the record.

CONSENT CALENDAR

There are no items on the consent calendar.

PUBLIC HEARING ITEMS

1. 104 Bothin Rd.; Application # 21-15

Request for a Conditional Use Permit for the remodel/expansion of a 1,619 s.f., 2-story, 3-bedroom, 2-bathroom, single-family residence into a 1,881 s.f., 2-story, 3-bedroom, 2-bathroom single-family residence with sewing/storage rooms; APN # 001-082-70; Residential Single-family RS 6 Zone; Gary Millar, applicant/architect; Dan and Sandy Howard, owners; CEQA categorically exempt, § 15301(e). (Principal Planner Neal)

2. 403 Cascade Dr.; Application # 21-11

Continued consideration of a request for a Use Permit, Creek Setback Variance and Design Review Permit for a new 2 story, 1,745 s.f., 2-bedroom, 2-bathroom, single-family residence with an attached, 467 s.f., two car garage. The residence/garage will replace an existing residence on the site. APN 003-044-10; Residential Single-Family RS-6 Zone; Daniel Thompson owner/applicant; CEQA categorically exempt, § 15301(e)(1). (**Continued from July 15, 2021 meeting**) (Planning Director Berto)

3. 79 Wood Lane; Application # 21-17

Request for a Hill Area Residential Development, Excavation, Design Review Permit and Tree Removal permits and Combined Side-yard Setback and Retaining Wall Height Variances for a 1,936 square-foot, 2-story, 3-bedroom, 2 ½ bathroom, single-family residence, attached 704 square-foot accessory dwelling unit and a detached 450 square-foot garage; APN # 002-062-03; Residential Single-family RS 6 Zone; Laura Kehrlein, applicant/architect; Coby Friedman, owner; CEQA categorically exempt, § 15303(a). (Principal Planner Neal)

4. 24 Shadow Creek Court; Application # Application # 21-18

Request for an exception to the 3,500 s.f. maximum house size limitation, Design Review and Excavation permits to expand an existing 4,005 s.f., 6-bedroom, 3.5-bath, single-family residence into a 4,153 s.f. residence with an expanded family room. The project includes construction of a swimming pool, spa pool accessory

structures and an accessory dwelling unit; Assessor's Parcel No. 174-210-03; Planned Development PDD Zone; Chase Hallenberg, owner; Charles Theobald, applicant/architect; CEQA categorically exempt, § 15301(e) and 15303(f). (Principal Planner Neal)

MINUTES

5. Minutes from the July 15, 2021, and July 29, 2021, Commission meetings.

PLANNING DIRECTOR'S REPORT

6. Housing Element, Safety Element, Land Use Element, and Objective Design and Development Standards update. (This report will be given verbally by Director Berto)

COMMISSIONER COMMENTS AND REQUESTS

ADJOURNMENT

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)].

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.

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.