



**TOWN OF FAIRFAX
THE PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY OCTOBER 21, 2021**

VIA TELECONFERENCE ONLY

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

Due to the declared State of Emergency and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, and pursuant to AB 361 and Fairfax Town Council Resolution No. 21-40, this meeting will be held via teleconference only. There will be no in-person meeting location. The public can participate in the meeting in real time 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. 169 Ridgeway Avenue; Application # 21-19

Request for a modification of an approved Hill Area Residential Development, Design Review and Ridgeline Scenic Corridor permits to convert an area previously approved as a laundry/mechanical room into a den along with minor, window/door changes; APN # 001-28001; Residential RD 5.5-7 Zone; Alex Riley, Architect; Dylan Riley, owner; CEQA categorically exempt, § 15301(e). (Principal Planner Neal)

2. 31 Forrest Terrace; Application # 21-22

Request for a Conditional Use Permit, Tree Removal Permit, and a Parking Variance to construct a bedroom addition onto an existing single-family residence; Assessor's Parcel No. 002-092-28; Residential Single-family RS 6 Zone; Fredric C. Divine Associates, applicant; Colin Kelly and Shelley Clark, owners; CEQA categorically exempt, § 15301(e)(1). (Principal Planner Neal)

CONTINUED ITEMS

3. 1930 Sir Francis Blvd.; Application # 20-02

Consideration of Cannabis Business permit application, Formula Business Conditional Use Permit, Design Review permit and Sign Permit for a medical cannabis dispensary/adult delivery business permit for business permit scoring and recommendation on the required Design Review and Sign discretionary permits to the Town Council; Assessor's Parcel No. 001-223-10; Central Commercial CC Zone; Element 7 Fairfax LLC. Applicant; Adham Nasser, owner; CEQA categorically exempt, § 15301(a), 15303(c) and 15304(b). (Principal Planner Neal).

MINUTES

4. Minutes from the August 12, 2021, August 19, 2021, and the September 16, 2021, Commission meetings.

PLANNING DIRECTOR'S REPORT

5. Housing Element and Objective Design and Development Standards update

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.