



**TOWN OF FAIRFAX  
PLANNING COMMISSION  
PUBLIC HEARING AGENDA  
7:00 PM, THURSDAY OCTOBER 27, 2022**

**ADVISORY NOTICE**

**This meeting will be held in-person at the Fairfax Women's Club, 46 Park Road, Fairfax, and, consistent with AB 361 during the declared order of emergency, the 7pm meeting is also being held virtually on Zoom. It will be broadcast on Channels 27 and 99, and livestreamed on <https://www.townoffairfax.org/watch-live-2/> or <https://www.cmcm.tv/27>**

**How to participate in the meeting in-person:**

- Stay home if you are experiencing COVID-19 symptoms.
- Face coverings are strongly recommended for attendees.
- All attendees are encouraged to be fully vaccinated.
- Attendees will be limited to 50 percent of room capacity (no more than 96 persons) and all in-person attendees should socially distance as recommended by public health authorities. If the Chambers are 50% occupied, please participate on-line instead.

**How to participate in the meeting virtually.**

- Join the Zoom webinar and use the "raise hand" feature to provide verbal public comment.
- **On Zoom: Webinar ID: 836 6532 1093** or join <https://us02web.zoom.us/j/83665321093>
- **By telephone:** 1 (669) 900 6833 or 1 (346) 248-7799 and use Webinar ID above. If you receive a busy signal, call +1 (346) 248-7799 (**Press \*67 before dialing to hide your phone number.**), To speak during the public comment time press \*9 and you will be added to the queue and unmuted when it is your turn to speak.

**Before 3:00 pm** on the day of the meeting you may **e-mail** written comments to the Planning Commission. Comments will be provided to the Commission prior to the meeting and will become part of the meeting record but will not be read out loud.

**7:00 PM – 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, in person, or 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 their view and concerns succinctly; and (4) Submit any new documents to the Planning Staff, first, directly, or via e-mail to be entered into the record.

## **CONSENT CALENDER**

1. Setting the regular meeting dates for the November and December 2022 Planning Commission meetings as November 17, 2022 and December 15, 2022.

## **PUBLIC HEARING ITEMS**

2. **35 Wreden Avenue; Application # 2022-21**  
Request for a Conditional Use Permit, Combined Side-yard Setback Variance and Parking Variance for a Remodel/expansion of an existing 1,182 s.f., single-family residence into a 1,233 s.f., single-family residence. Project includes reconstruction/reorientation of the front entry stairs: Assessor's Parcel No. 002-014-10; Residential Single-family RS 6 Zone; Christopher Arnold, applicant; Christopher and Kristin Arnold, owners; CEQA categorically exempt, § 15301(e)(1).
3. **109 Broadway (Fairfax Lumber); Application # 2022-22**  
Request for a Fence Height Variance, Design Review Permit, and an Encroachment Permit to erect an 8-foot-tall fence along approximately 350 linear feet of the rear property line along Spruce Road and install a planting buffer within the Spruce Road right-of-way: Assessor's Parcel No. 001-148-13; Service Commercial CS Zone; Fairfax Lumber, applicant; San Rafael Lumber Company, owner; CEQA categorically exempt, § 15303(e).
4. **Gas Station Ordinance;** Discussion/Consideration of a proposed ordinance prohibiting new gas stations and prohibiting expansion of fossil fuel infrastructure at existing gas stations: CEQA categorically exempt; § 15307, § 15308 and § 15061(b)(3).
5. **Driveway Entrances Ordinance;** Discussion/Consideration of an ordinance transferring authority to review and grant exceptions to the residential and commercial driveway width and number regulations from the Town Council to the Planning Commission and expanding the variance language contained in the various residential and commercial zone districts to include the option to consider driveway entrance variances: CEQA categorically exempt, § 15301(e) and 15303(a) and (c) and 15305.

## **MINUTES**

6. Minutes from the September 22, 2022 and September 28, 2022, meetings.

## COMMISSIONER COMMENTS/REQUESTS

### PLANNING DIRECTOR'S REPORT

#### ADJOURNMENT

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**Staff reports:** Staff reports, and associated materials will be available for public review 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)].

**If an item is continued to a date certain, 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 Town's website at "[townoffairfax.org](http://townoffairfax.org)", subject to the staff's ability to post the documents before the meeting.

**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.***

The Final Agenda will be posted on the Friday evening before the hearing at the Fairfax Post Office, the Women's Club and Town Hall in accordance with Government Code section 54954.2(a)(1). Items shown on this notice may be taken out of order so all interested parties should be at the meeting at 7:00 PM.