



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING AGENDA
7:00 PM, THURSDAY APRIL 20, 2023**

ADVISORY NOTICE

This meeting will be held in-person at the Fairfax Women's Club, 46 Park Road, Fairfax, and 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 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 at Ineal@townoffairfax.org. 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 (Commissioner Newton will participate via teleconferencing from 16 Ledge Rd. #72, Blue Hill, Maine, 04614)

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 their 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 at ineal@townoffairfax.org to be entered into the record.

CONSENT CALENDER

There are no items on the consent calendar.

OPEN TIME FOR PUBLIC EXPRESSION

PUBLIC HEARING ITEMS

1. **97 Forrest Avenue; Application # 23-09**

Request for a Hill Area Residential Development Permit, Design Review Permit, Combined Side-yard Setback Variance, and a Parking Variance for a 50 percent remodel and two-story addition to a single-family residence; Assessor's Parcel No. 002-192-23; RS-6 Residential Single-family Zone; Jay Sherlock, Architect, applicant; Zak Cordisco and Zoe Pearl, owners; CEQA categorically exempt, § 15301(e)(1).

2. **Encroachment Permits** to install at grade battery backup cabinets in the public rights-of-way to house emergency back-up battery systems for existing COMCAST power sources mounted on existing utility poles in compliance with California Public Utilities Commission regulations requiring communication emergency back-up systems providing 72-hour service emergency service after natural disasters/weather events. The addresses of the nearest houses to the public rights-of-way where the cabinet installations are proposed are:

8 Wood Ln/12 Wood Ln. (APN 002-041-36 & 002-041-26), **10 Madrone Ct.** (APN 003-133-04), **20 Willow Ave.** (APN 001-235-03, pole at 23 Willow Ave.), **76 Manor Rd.** (APN 001-113-08), **111 Marinda Dr.** (APN 001-171-36), **414 Bolinas Rd./418 Bolinas Rd.** (APN 003-142-27 & 003-204-15) and **445 Cascade Dr.** (APN # 003-044-04).

The sites are in the following zones:

8/12 Wood Ln.: 8 Wood Ln.– CL Limited Commercial Zone, 12 Wood Ln. – RD 5.5-7 Residential Zone

10 Madrone Ct. – RS-6 Residential Single-family Zone

20 Willow Ave. – RD-5.5-7 Residential Zone (utility pole at 23 Willow Ave.)

76 Manor Rd. – RD-5.5-7 Residential Zone

111 Marinda Dr. – RS-7.5 Single-family Residential Zone

414/418 Bolinas Rd. – RS-6 Single-family Residential Zone

445 Cascade Dr. – RS-6 Single-family Residential Zone

Applicant, COMCAST

The project is categorically exempt from CEQA, per sections 15301(b) and 15302(c).

DISCUSSION ITEMS

There are no discussion items scheduled for this meeting.

MINUTES

3. Review and approval of minutes from the March 16, 2023, Planning Commission meeting.

COMMISSIONER COMMENTS/REQUESTS

PLANNING DIRECTOR'S REPORT

There will be no Planning Director Report

ADJOURNMENT

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

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", 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.