

**TOWN OF FAIRFAX PLANNING COMMISSION
MEETING NOTICE
7:30 PM, THURSDAY, JANUARY 19, 2006
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES – Meetings of November 17 and December 15, 2005 and January 5, 2006

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

COMMISSIONER COMMENTS AND REQUESTS

PUBLIC HEARING ITEMS

1. 85 Bolinas Road; Application # 06-01

Request for a Use Permit to operate a Pilates exercise studio from three suites in an existing commercial building; Assessor's Parcel No. 002-122-27; Central Commercial CC Zone District; Brady Wedman and Emily Street, applicants; Peter Strober, owner; CEQA categorically exempt, § 15301(a).

2. 6 School Street Plaza; Application # 06-02

Request for a Use Permit to erect a wireless communication facility on the roof of an existing commercial building; Assessor's Parcel 002-112-13; Limited Commercial CL Zone; Corey Alvin and Amy Million, applicants for NEXTEL Communications; Ezazi Farshid, owner; CEQA categorically exempt per sections 15301(a), 15301(e)(2)(A), 15301(e)(2)(B) and 15303(d).

3. Housing Element Revisions

Review draft revisions to the Housing Element which include the following:

- a. increasing the density in the mixed use overlay zone to 20 dwelling units per acre;
- b. reducing the allowable height in the mixed use overlay zone to 28.5 feet;
- c. rezoning of 6 School Street Plaza to be included in the mixed use overlay zone;
- d. constructing a second dwelling unit as an alternative to paying the affordable housing fee in lieu.

Other issues which will be discussed are policies for "Reasonable Accommodation Requests" and "Group Homes".

4. Schedule for Completion of the General Plan

A draft schedule for completion of the required General Plan elements which include housing, land use, circulation, conservation, open space, noise and safety will be presented. Support for the proposed schedule and strategies for meeting the proposed completion date will be discussed.

PLANNING DIRECTOR'S REPORT

ADJOURNMENT

Conduct: All interested persons are invited to attend and participate in the 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 name and address; (4) State views and concerns succinctly; (5) Submit documents to the Planning Staff, to be entered into the record prior to distributing to the Planning Commission.

Staff Reports: Staff reports and associated materials will be available for public review at the front counter in Town Hall after 5:00 PM on the Friday 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 you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.