

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA
7:30 PM, THURSDAY DECEMBER 18, 2008
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENTS ON NON-AGENDA ITEMS

MEETING PROTOCOL

The Chair shall maintain order at the meetings in accordance with Robert's Rules of Order and the Commission has a 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 motives of Commission members, staff, or members of the public and to maintain the standards of tolerance and civility.

PUBLIC HEARING ITEMS

1. 15 Acacia Road; Application # 08-46

Continued consideration of a request for a Hill Area Residential Development Permit, Front Setback Variance, Combined Side Yard Setback Variance, Encroachment Permit and an Excavation permit to construct a 2,184sf single-family residence with an attached 583sf two car garage for a total square footage of 2,767sf; Assessors Parcel No. 001-112-31; Residential Single-family RS 6 Zone; Ted Pugh and Ricki Kerner, applicants/owners; CEQA categorically exempt, § 15303(a), 15305(a) and (b). *The project has been modified so that a previous request for a height variance for a four story structure has been eliminated.*

2. 34 Spruce Road; Application # 08-47

Request for a Use Permit to construct a 714sf addition, including a second story, to an existing 1,110sf single-family residence; Assessor's Parcel No. 001-147-13; Residential Single-family RS 6 Zone; Tim and Elizabeth Horn, owners; Max Crome, Crome Architecture, applicant; CEQA categorically exempt, § 15301(e).

3. Consideration/discussion of a draft Ordinance amending the 50% remodel definition of the Town Code. CEQA exempt, § Public Resources Code 21080(b)(1).

DISCUSSION ITEMS

4. Discussion/consideration of Town Center Element Revisions.

ELECTION OF CHAIR AND VICE CHAIR

5. Election of Chair and Vice Chair for 2009.

APPROVAL OF MINUTES

6. Review of the minutes from the meeting of November 20, 2008.

COMMISSION COMMENTS AND REQUESTS

ADJOURNMENT

Conduct: All interested persons are invited to attend and 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) Always address the Chair; (3) State name and address; (4) State views and concerns succinctly; and (5) Submit any new documents to the Planning Staff, first, to be entered into the record.

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.

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. Some items shown on this notice may be placed on the consent calendar or be taken out of order so all interested parties should be at the meeting promptly at 7:30 P.M.

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.

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 public counter at Town Hall in a folder next to the agenda packet. Such documents are also available on the Town's website at "townoffairfax.org" subject to staff's ability to post the documents before the meeting.

I, Linda Neal, Senior Planner of the Town of Fairfax, County of Marin, State of California, do hereby certify that I posted a copy of this Agenda at three public places in the Town of Fairfax, to wit: 1) Bulletin Board, Town Hall Offices; 2) Bulletin Board, Fairfax Post Office, and 3) Bulletin Board, Fairfax Women's Club and that each of said postings was completed on December 9, 2008.

Linda Neal
Senior Planner

Date: _____

NOTICE OF PUBLIC HEARING

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA. 94930