

**TOWN OF FAIRFAX  
PLANNING COMMISSION  
MEETING AGENDA  
7:30 PM, THURSDAY NOVEMBER 19, 2009  
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.

**CONSENT ITEMS**

**1. 26 Oak Road; Application # 09-26**

Request for a modification of a previously approved Use Permit to include a 152 square foot addition instead of the previously proposed 133 square foot addition to an existing 1,747 square foot residence; Assessor's Parcel No. 003-083-03; David Ludwig, Architect/applicant; Jeff Kerr, owner; CEQA categorically exempt, § 15301(e)(1).

**PUBLIC HEARING ITEMS**

**2. 25 Deer Park Drive; Application # 09-27**

Request for a Retaining Wall Height Variance and an Excavation Permit to construct a wall that will reach a maximum of 9ft in height to create a level yard area for an existing single-family residence; Assessor's Parcel No. 002-152-15; Residential Single-family RS 6 Zone; Jason Marrison and Andrea Sumits, applicants/owners; CEQA categorically exempt, § 15303(e).

### 3. **19 Willow Avenue; Application # 09-28**

Request for a Use Permit, Parking Variance and a Setback Variance to construct a 700square foot, second story, two bedroom/one bath addition to an existing 930 square foot single-family residence; Assessor's Parcel No. 001-236-86; Residential RD 5.5-7 Zone; Dennis Key, Key Architecture, applicant; Stephen and Andrea Franks, owners; CEQA categorically exempt, § 15301(e)(1) and 15305(a).

### 4. **80 Chester Avenue; Application # 09-25**

Request for a Use Permit, Parking Variance, Floor Area Ratio (FAR) Variance and Setback Variances to construct a 191sf addition remodel to an existing single family residence, to construct a two car garage and expand the parking deck; Assessor's Parcel No. 001-192-11; Residential RD 5.5-7 Zone; Rich Rushton, Rushton Chartock Architects, applicant; Cameron and Kamber Mason, owners; CEQA categorically exempt, § 15301(e)(1) and 15305(a).

## **DISCUSSION ITEMS**

5. Continued discussion/consideration of the Draft Safety Element

## **PLANNING DIRECTOR'S REPORT**

## **APPROVAL OF MINUTES**

6. Review of the minutes from the meeting of October 15, 2009.

## **COMMISSION COMMENTS AND REQUESTS**

## **ADJOURNMENT**

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**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 November 6, 2009.

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Linda Neal  
Senior Planner

Date: \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

TOWN OF FAIRFAX  
142 BOLINAS ROAD  
FAIRFAX, CA. 94930