

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA
7:30 PM, THURSDAY DECEMBER 17, 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. 207 Tamalpais Road; Application # 09-29

Request for an encroachment permit and fence height variance to legalize a 6 foot high fence that replaced a previously existing fence damaged in the 2005 flood; Assessor's Parcel No. 001-054-13; Residential Single-family RS 6 Zone; Joyce Lipps, applicant/owner; CEQA categorically exempt, § 15303(e) and 15305(b).

PUBLIC HEARING ITEMS

2. 161 Ridgeway Avenue; Application # 09-30

Request for a Hill Area Residential Development Permit, Setback Variances, a Parking Variance and an Excavation Permit to construct a 1,055 square foot single-family residence on a 5,374 square foot site that is crossed by Vanni Lane; Assessor's Parcel No. 001-203-08; Laura Kehrlein, Fred Divine and Associates, architect; Charles Pierce, owner; CEQA categorically exempt, § 15303(a), 15305(a) and 15305(b).

DISCUSSION ITEMS

3. Continued discussion/consideration of the Draft Safety Element

PLANNING DIRECTOR'S REPORT

APPROVAL OF MINUTES

4. Review of the minutes from the meeting of November 19, 2009.

COMMISSION COMMENTS AND REQUESTS

ELECTION

5. Election of a new Chair and Vice Chair

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 4, 2009.

Linda Neal
Senior Planner

Date: _____

NOTICE OF PUBLIC HEARING

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA. 94930