

**TOWN OF FAIRFAX  
PLANNING COMMISSION  
MEETING AGENDA/NOTICE  
7:30 PM, THURSDAY OCTOBER 21, 2010  
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. 339 Cypress Drive; Application # 10-25**

Request for an encroachment permit and retaining wall height variance to construct a 50 foot long, up to 5 ½ feet high, concrete retaining wall within the right-of-way to repair a failing wooden wall and create a trash/recycling area; Assessor's Parcel No. 003-131-22; Residential Single-family RS 6 Zone District; Scott Coutour, applicant/architect; Danny Rubenstein and Janet Di Giovanna, owners; CEQA categorically exempt, § 15302, 15303(e) and 15305(b).

**2. 17 Hill Avenue; Application # 10-27**

Request for a Combined Side-yard Setback Variance to construct a 220 square foot living room addition onto an existing 1,222 square foot residence (square footage includes 611 square foot basement area); Assessor's Parcel No. 002-213-24; Residential RD 5.5-7 Zone District; Derek Schutt, applicant; Rachel Schutt-Mesrahi, owner; CEQA categorically exempt, § 15301(e)(1) and 15305(a).

**PUBLIC HEARING ITEMS**

**3. 124 Redwood Road; Application # 10-26**

Request for a Use Permit and Minimum and the Minimum Side Yard Setback Variance to construct a 639 square foot garage/roof deck addition onto an existing 1,025 square foot single-family residence; Assessor's Parcel No. 001-025-01; Residential Single-family RS 6 Zone District; Albert Delima, Architect; Nick or Chris Cedar, applicants/owners; CEQA categorically exempt, § 15301(e)(1) and 15305(a).

**4. 305 Scenic Road; Application # 10-28**

Request for a Hill Area Residential Development Permit, Encroachment Permit, Minimum Front Setback Variance and Excavation Permit to demolish an existing 1,397 square foot single-family residence to

construct a 2,563 square foot single-family residence and attached carport; Assessor's Parcel No. 001-052-07; Residential Single-family RS 6 Zone District; Onju Updgrave, architect/applicant; Michael McLennan, owner; CEQA categorically exempt, § 15303(a), 15305(a) and 15305(b).

## TREE COMMITTEE MEMBER AND ALTERNATE

5. Election of a new Tree Committee Member and Alternate

## DISCUSSION ITEMS

There are no discussion items schedule for this meeting.

## PLANNING DIRECTOR'S REPORT

## APPROVAL OF MINUTES

6. Review of the minutes from the meeting of August 19, 2010.

## 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.

