

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA/NOTICE
7:30 PM, THURSDAY APRIL 21, 2011
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 the 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 motive of Commission members, staff, or members of the public and to maintain the standards of tolerance and civility.

CONSENT ITEMS

1. 150 Bolinas Road; Application # 79-UP-33

Request for a modification of a previously approved Use Permit to allow the existing 7-11 convenience store to remain open 24 hours; Assessor's Parcel No. 002-101-13; Highway Commercial CH Zone District; Richard M. Matthews Trust, owner; Rajiv Uppal, applicant; CEQA categorically exempt, § 15301.

2. Three vacant parcels on Ridge Road between 131 and 153 Ridge Road; Application # 11-08

Encroachment permit requested to construct a portion of a 12 foot wide access driveway within the undeveloped Summit Road right-of-way. The driveway is necessary to access an existing water tank site. Project includes replacement of existing 100,000 gallon redwood tank with a 100,000 gallon steel tank; Assessor's Parcel Numbers 001-041-03, 001-042-06 and 001-042-16; Residential Single-family RS 6 Zone District; Marin Municipal Water District, applicant/owners; A Mitigated Negative Declaration has been prepared for the project. Contact the Marin Municipal Water District for more information on the environmental review process. The Town of Fairfax review is limited to the portion of the access road within the public right-of-way. Local review of water supply projects is limited by Government Code § 53090.

PUBLIC HEARING ITEMS

3. 9 Scenic Road; Application # 10-30

Continued consideration of a request for a use permit to legalize the conversion of a detached workshop into living space with a full bathroom adjacent to a single-family residence; Assessor's Parcel No. 001-146-04; Residential RD 5.5-7 Zone District; Dolores Cordell, applicant/owner; CEQA categorically exempt, § 15303(e).

4. 720 Center Boulevard; Application # 11-09

Review of an Initial Study, Draft Mitigated Negative Declaration, Use Permit for outdoor eating and a Traffic Impact permit for a project encompassing remodeling and a 196 square foot expansion of the existing commercial building to; 1) bring the structure into compliance with current Building Codes; 2) add exterior improvements and landscaping; and, 3) resurface the parking lot in order to open as a natural foods grocery store; Assessor's Parcel No. 002-131-12; Highway Commercial CH Zone District; Good Earth Natural Foods, applicant; John Fry, applicant's representative; LRG Capital Real Estate Partners, owners.

DISCUSSION ITEMS

PLANNING DIRECTOR'S REPORT

APPROVAL OF MINUTES

COMMISSIONER 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 view 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 to the above referenced public hearing [Govt. Code section 65009(b)].

Accommodation: If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.

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 the staff's ability to post the documents before the meeting.

