

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA/NOTICE
7:30 PM, THURSADY MAY 19, 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

There are no consent items on this agenda. If any Commissioner feels an item belongs on the consent calendar, they should ask the Chair to poll the audience to ensure there are no citizens wishing to speak to the item and then make a motion to move the item to consent. If seconded, and voted for approval, the item may be moved.

PUBLIC HEARING ITEMS

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

Continued consideration of a 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. 40 Forrest Terrace: Application # 11-04

Request for a Use Permit to legalize an unpermitted expansion of a single-family residence and Variances of the minimum and combined Side Yard Setbacks to legalize an unpermitted deck; Assessor's Parcel No. 002-091-01; Residential Single-family RS 6 Zone; Harold Lezzeni, Architect; Julien and Martha Pearl, owners; CEQA categorically exempt, § 15301(e) and 15305(a).

3. 75 Taylor Drive; Application 11-11

Request for a Use Permit to remodel and expand a 768 square foot single-family residence to a 1,142 square foot residence; Assessor's Parcel No. 002-131-26; Residential Single-family RS 6 Zone; Chris and Sarah Gaidano, owners; CEQA categorically exempt, § 15301(e).

4. 12 Muriel Place; Application # 11-12

Request for a Use Permit and Parking Variance to remodel and expand an existing 1,689 square foot single-family, one story residence, to a 1,841 square foot, two story residence; Assessor's Parcel No. 001-131-26; Residential RD 5.5-7 Zone; Charles Theobald, Architect; Peter Parish and Sarah McKereghan, owners; CEQA categorically exempt, § 15301(e).

DISCUSSION ITEMS

PLANNING DIRECTOR'S REPORT

APPROVAL OF MINUTES

5. Minutes from the April 21, 2011 meeting.

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 prior 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.

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 at 7:30 PM.

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.

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA, 94930