

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA
7:30 PM, THURSDAY SEPTEMBER 15, 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. 125 Mono Avenue; Application # 11-20

Request for an exception to the 4ft front fence height limitation to erect a 5 foot fence along the property frontage for a single-family residence; Assessor's Parcel No. 002-123-71; Central Commercial CC Zone District; Doniel Ellis and Yana Harootunian-Cox, applicants/owners; CEQA categorical exemption, § 15303(e).

PUBLIC HEARING ITEMS

2. 32 Tamalpais Road: Application # 11-21

Request for a Use Permit and Variances to convert 390 square feet of basement area into living space, expanding an existing 757 square foot single-family resident to 1,147 square feet; Assessor's Parcel No. 001-122-14; Residential RD 5.5-7 Zone; CEQA categorically exempt, § 15301(e)(1).

3. 69 Taylor Drive; Application # 11-19

Request for a Use Permit and Variances to construct a 100 square foot storage shed replacing a dilapidated shed in the rear yard of a 2,448 square foot parcel developed with a 560 square foot single-family residence; Assessor's Parcel No. 001-211-10; Residential RD 5.5-7 Zone; Rene Verduin and Heinz Engel, applicants/owners; CEQA categorically exempt, § 15303(e).

4. 31 Bolinas Road; Application # 11-15

Continued consideration of a Use Permit for a 750 square foot, outdoor eating area adjacent to Lydia's Lovin Foods Restaurant; Assessor's Parcel No. 002-122-01 and 02 and 002-122-34 and 37; Central Commercial CC Zone District; Lydia Kindheart, applicant/business owner; Brad Schwan, property owner; CEQA categorically exempt, §15301(a).

DISCUSSION ITEMS

PLANNING DIRECTOR'S REPORT

APPROVAL OF MINUTES

5. Minutes from the July 21, 2011 and August 18, 2011 meetings.

APPOINTMENT OF GENERAL PLAN IMPLEMENTATION COMMITTEE (GPIC) MEMBER

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.