

**TOWN OF FAIRFAX  
PLANNING COMMISSION  
MEETING AGENDA/NOTICE  
7:00 PM, THURSDAY JANUARY 19, 2012  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**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.

The Planning Commission will review the agenda at 10:00 PM to ascertain which items will be heard that evening and which, if any, will be continued to another meeting. Any matter not started by 11:00 PM will be continued to an adjourned or regular meeting Planning Commission unless the Commission votes to continue the meeting.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**ELECTION OF NEW CHAIR AND VICE CHAIR**

**CONSENT ITEMS**

**1. 339 Cypress Drive; Application # 10-25**

Request for a modification of a previously approved Encroachment Permit and Retaining Wall Height Variance to revise the design of the safety guard rail; Assessor's Parcel No. 003-131-22; Residential Single-family RS 6 Zone; Danny Rubenstein and Janet DeGiovanna owner/applicants; CEQA categorically exempt, § 15305(b)

**PUBLIC HEARING ITEMS**

**2. 40 Forrest Terrace: Application # 11-04**

Continued consideration of a request for a Variance to legalize an unpermitted deck constructed within the required minimum 5 foot side yard setback and the combined 20 foot side yard setback;

Assessor's Parcel No. 002-091-01; Residential RD 5.5-7 Zone; Harold Lezzeni, Architect/Applicant; Julian and Martha Pearl, owners; CEQA categorically exempt, § 15301(e) and 15305(a).

**3. 34 Pacheco; Application # 10-27**

Request for a Use Permit and Variance of the required 20 foot combined side yard setback requirement to construct a 50% remodel, adding a 1,059 square foot, two story addition to an existing 1,428 square foot single-family home; Assessor's Parcel No. 002-123-06; Gregory Iboshi, Huang Iboshi Architecture/Applicant; John and Lorna Kirk, owners; Residential RD 5.5-7 Zone; CEQA categorically exempt, § 5301(e) and § 15305(a)

**4. 90 Spruce Road; Application # 10-28**

Request for a Use Permit and Variances of the minimum 5 foot and combined 20 foot side yard setbacks to construct a 504 square foot, two story addition to a 1,263 square foot residential structure; Assessor's Parcel No. 001-142-22; Residential Single-family RS 6 Zone; Peter Brockman, Architect/Applicant; Joan and Ron Wada, owners; CEQA categorically exempt, § 15301(e) and § 15305(a).

**5. 62 Valley Road; Application # 10-29**

Request for a Hill Area Residential Development Permit and Excavation Permit to construct a 2,696 square foot single-family residence including driveway improvements for emergency response vehicles; Assessor's Parcel Numbers 001-063-31, 003-191-01 and 003-191-02; Residential Single-family RS 6 Zone; Jeff Kroot Architect/Applicant; Frances Kibbe, owner; CEQA categorically exempt, 15303(a).

**APPROVAL OF MINUTES**

6. Minutes from the November 17, 2011 meeting

**PLANNING DIRECTOR'S REPORT**

**DISCUSSION ITEMS**

**COMMISSIONER COMMENTS AND REQUESTS**

**ADJOURNMENT**

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**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 7:00 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.