

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA/NOTICE
7:00 PM, THURSDAY JUNE 21, 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.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

CONSENT ITEMS

1. 41 Azalea Avenue; Application # 12-10

Request for Design Review approval, a Use Permit and Setback and Lot Coverage Variances to replace a 400 square foot carport with a 528 square foot garage; Assessor's Parcel No. 001-144-11; Multiple Family RM Zone District; Thomas and McCoy Dodsworth, applicants/owners; CEQA categorically exempt, 15303(e) and 15305(a). **Staff is recommending this item be continued until the July 19, 2012 meeting for re-noticing.**

2. 715 Center Boulevard; Application # 12-12

Request for a Use Permit and Design Review for an outdoor seating area adjacent to an existing restaurant (Avatar Punjabi); Assessor's Parcel No. 002-131-14; Highway Commercial CH Zone District; Gregory Smith, applicant/architect; Richard Hall, property owner; Avatar Group, Inc., business owner; CEQA categorically exempt, § 15301.

PUBLIC HEARING ITEMS

3. 101 San Gabriel Drive; Application # 12-13 Request for design review of a proposed deck and sliding glass door addition to a single-family residence undergoing a 50% remodel; Assessor's Parcel No. 001-261-25; Residential Single-family RS 7.5 Zone District; Marcelo Veristain, applicant; Paige Rogers, owner; CEQA categorically exempt, § 15303(e) and 15305(a).

4. 102 Dominga Avenue; Application # 12-11

Request for a Use Permit, Floor Area Ratio Variance, Parking Variance and Design Review approval to convert 475 square feet of a basement into a bedroom, bathroom and laundry room and construction an enclosed entryway/porch addition. Project constitutes a 50% remodel; Assessor's Parcel No. 002-104-12; Residential RD 5.5-7 Zone District; Gregory Peitz, applicant/architect; Dustin and Megan Liebman, owners; CEQA categorically exempt, § 15301(a).

APPROVAL OF MINUTES

5. Minutes from the May 17, 2012 meeting.

PLANNING DIRECTOR'S REPORT

DISCUSSION ITEMS

6. Discussion/consideration of design review, the design review application and design review submittal requirements

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 and on the Town website 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.

