

**TOWN OF FAIRFAX  
PLANNING COMMISSION  
MEETING AGENDA/NOTICE  
7:00 PM, THURSDAY SEPTEMBER 20, 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. 67 Park Road; Application # 12-26**

Request for a Use Permit to construct a 167 square foot laundry room and full bath in a portion of an existing garage in an 1200 square foot single-family residence; Assessor's Parcel No. 002-012-05; Residential Multiple Family RM Zone District; Alex and Julie Witz, applicants/owners; CEQA categorically exempt, § 15301(a).

**PUBLIC HEARING ITEMS**

**2. 40 Forrest Terrace; Application # 12-21**

Request for a Use Permit and a Variance to legalize an in ground Spa; Assessor's Parcel No. 002-091-01; Residential RD 5.5-7 Zone; Harold; Julien and Martha Pearl, applicants/owners; CEQA categorically exempt, § 15303(e).

**3. 31 Bolinas Road; Application # 12-28**

Design Review of proposed exterior changes to a commercially zoned property to accommodate an outdoor eating area previous approved by Use Permit on July 21, 2011; Assessor's Parcel No. 002-122-01, 02 and 34; Central Commercial CC Zone District; Morgan Hall, architect/applicant; Peter Ammerall, business owner; Brad Schwann, property owner; CEQA categorically exempt, 15301(a).

**4. Resolution No. 12-02, 711 Center Boulevard, Fair-Anselm Creek Bank Restoration, Initial Study and Mitigated Negative Declaration; Application # 12-27**

Initial Study, Mitigated Negative Declaration and Creek Setback Variance to allow construction of a retaining wall and creek bank stabilization project within the required creek setback replacing an existing failing wall and stabilizing a compromised section of bank underneath Fair-Anselm Shopping Center and along the rear of the western parking lot; Assessor's Parcel No. 002-131-14; Central Commercial CC Zone District.

**MINUTES**

5. Minutes from the August 16, 2012 and August 23, 2012 meetings.

**TREE COMMITTEE**

6. Election/appointment of new member to serve on the Tree Committee.

**PLANNING DIRECTOR'S REPORT**

**DISCUSSION ITEMS**

There are no discussion items scheduled for this meeting.

**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 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](http://townoffairfax.org)" subject to the staff's ability to post the documents before the meeting.