



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA/NOTICE
7:00 PM, THURSDAY OCTOBER 18, 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

Interested citizens or Commissioners that wish to address any of the items listed on the consent calendar may ask that the item be removed from consent to be discussed as a public hearing matter.

1. 42 Crest Road; Application # 12-29

Request for a Use Permit and Variances to reconstruct a 362 square foot single-family residence garage with a 156 square foot storage area underneath and legalize an accessory structure; Assessor's Parcel No. 002-094-13; Residential Single-family RS 6 Zone; Richard Rushton, architect/applicant; Bob Castle, owner; CEQA categorically exempt, § 15301(d), 15301(e)(1) and 15305(a).

2. 31 Maple Avenue: Application # 12-30

Request for a Use Permit to construct/expand a 55 square foot entry porch into a 114 square foot combination porch/deck/trellis entryway; Assessor's Parcel No. 001-204-92; Residential RD 5.5-7 Zone; Laura Kehrlein, architect/applicant; JK and Bridget Monagle, owners; CEQA categorically exempt, § 15301(a).

3. 85 Bolinas Road; Application # 12-31

Request for a Use Permit to operate an office in two first floor commercial suites totaling 822 square feet in the Central Commercial CC Zone District where office uses are only permitted on the second floor; Assessor's Parcel No. 002-122-27; Central Commercial (CC) Zone; Peter Strober, owner; John Sunday, 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. *Recommended for continuance until the November 15, 2012 Planning Commission meeting.*

PUBLIC HEARING ITEMS

5. 102 Dominga Avenue; Application # 12-11

Request for a modification of a previously approved Use Permit, Floor Area Ratio Variance, Parking Variance and Design Review to increase the height of the structure 2 feet 1 inch to comply with new FEMA Flood Maps; Assessor's Parcel Number 002-104-12; Residential RD 5.5-7 Zone; Gregory Peitz, applicant/architect; Dustin and Megan Liebman, owners; CEQA categorically exempt, § 15301(a).

6. 18 Sequoia Road; Application # 12-17

Request for a modification of a previously approved Use Permit, Variances and Design Review to construct a 253 square foot addition/remodel of a 605 square foot single-family residence including a 277 square foot attic storage area to increase the height of the structure 1 foot 8 inches to comply with new FEMA Flood Maps; Assessor's Parcel No. 001-144-09; Residential Single—family RS 6 Zone; CEQA categorically exempt, § 15301(e) and 15403(a).

MINUTES

7. Minutes from the August 23, 2012 and September 20, 2012 meetings.

TREE COMMITTEE ELECTION

8. Election/appointment of a new member and an alternate 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

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.