



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 FEBRUARY 21, 2013
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.

ELECTION OF CHAIR AND VICE CHAIR

PUBLIC COMMENTS ON NON-AGENDA ITEMS

CONSENT ITEMS

PUBLIC HEARING ITEMS

- 1. Resolution No. 13-01, 711 Center Boulevard, (Fair-Anselm Shopping Center) 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; Michael Watkins, Ballard and Watkins Construction Services, applicant; Fairfax Properties, LLC, owners.
- 2. 305 Scenic Road; Application # 10-28**
Request for a Variance and a Modification of a previously approved Hill Area Residential Development and Design Review permits for a fourth story, storage and mechanical equipment room; Assessor's Parcel No. 001-052-07; Residential Single-family RS 6 Zone; Michael and Marjorie McLennan, applicants/owners; CEQA categorically exempt 15301(e).
- 3. 696 Cascade Drive:**
Residential Second Unit Use Permit and Encroachment Permit for the driveway to second garage on an existing residentially developed property; Assessor's Parcel No. 003-011-24; Residential Single-family RS 6 Zone District; Brian and Terry Jones, applicants/owners; CEQA categorically exempt, § 15301(a).

4. 150 Bolinas Road; Application # 13-02

Request for a Use Permit to operate the existing 7-11 convenience store for 24 hours per day on Friday, Saturday and Sunday; Assessor's Parcel No. 002-101-13; Central Commercial CC Zone District; Richard Mathews, Property Owner; Raj Uppal, Business Owner/Applicant; CEQA categorically exempt, § 15303(c).

MINUTES

5. Minutes from the; a) August 16, 2012; b) September 20, 2012; and, c) November 15, 2012 Planning Commission meetings.

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.