

**TOWN OF FAIRFAX
PLANNING COMMISSION
MEETING AGENDA/NOTICE**

CHANGE OF MEETING LOCATION

**7:00 PM, THURSDAY MARCH 21, 2013
FAIRFAX YOUTH CENTER, 16 PARK ROAD
(meeting was previously scheduled for the 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

1. 12 Vista Way; Application # 13-08

Request for a variance of the Minimum and Combined Side Yard Setback and a Use Permit in order to locate a second parking space in the side yard in order to allow conversion of a portion of the existing garage and a home office into a 380 square foot third bedroom, bathroom, and laundry room; Assessor's Parcel No. 001-261-23; Residential Single-family RS 7.5 Zone; Gisela Hollis, architect/applicant; Edward Scheidelman and Joanna Brook, owners; CEQA categorically exempt, § 15301(a) and 15305(a).

PUBLIC HEARING ITEMS

2. 30 Maple Avenue; Application # 13-07

Request for a Use Permit and Fence Height Variance to: a) construct a decorative 7 foot tall entry arbor; b) demolish the existing open carport; and c) construct an enclosed 343 square foot garage, 245 square foot rooftop deck and 73 square foot access stairway and elevated roof area over the stairwell of an single-family residence; Assessor's Parcel No. 001-204-36; Residential RD 5.5-7 Zone; Laura Kehrlein, architect/applicant; Richard Miller and Karen Belanger, owners; CEQA categorically exempt, § 15301(a) and 15303(e).

3. 41 Bothin Road; Application # 13-06

Request for a Use Permit and a Combined Front/Rear Setback Variance to construct a 212 square foot addition/remodel onto a 1,587 square foot residence; Assessor's Parcel No. 001-101-03; Residential Single-family RS 6 Zone; Christopher Fiore, applicant/architect; Mark Fiore and Chelsea Donovan, owners; CEQA categorically exempt, § 15301(e) and 15305(a).

MINUTES

4. Minutes from the February 21, 2013 Planning Commission meeting.

PLANNING DIRECTOR'S REPORT

DISCUSSION ITEMS

5. Discussion/consideration of a draft Ordinance regulating leaf blowers and/or other gasoline powered landscaping maintenance equipment. Zoning - All residential and commercial zones districts in Town; Direction originates from Town Council Resolution No. 13-3 directing the Commission to include but not be limited to: ordinance effect date, permitted times and days of operation, hardship/exemption considerations and processing, inclusion of other gasoline powered equipment and penalties.

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.