



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY MAY 18, 2023**

**In person at the Fairfax Women's Club, 46 Park Road, and
Consistent with Government Code section 54953, the
7pm meeting is also being held virtually on Zoom.**

<https://www.townoffairfax.org/watch-live-2/>

<https://www.cmcm.tv/27>

Cable TV Comcast Channel 27 and AT & T Channel 89

On Zoom: Webinar ID: 836 6532 1093 or join <https://us02web.zoom.us/83665321093>

To speak during the Public Comment time, select the **Raise hand** icon and you will be added to the queue and unmuted when it is your turn.

Call in option: 1 (669) 900 6833 or 1(346) 248-7799 and use Webinar ID above. If you receive a busy signal, call +1 (669) 900-9128. (**Press *67 before dialing to hide your phone number.**) To speak during the public comment time press *9 and you will be added to the queue and unmuted when it is your turn.

E-mailed and written comments from members of the public received before 3 PM the day of the meeting will be forwarded to the Planning Commission to read and consider. These comments become part of the meeting record. Public comments ***will not*** be read out aloud by staff at the meeting.

PUBLIC HEARING ITEMS

Continued Consideration of Encroachment Permits to install battery backup cabinets in the public rights-of-way to house emergency back-up battery systems for existing COMCAST power sources mounted on existing utility poles in compliance with California Public Utilities Commission regulations requiring communication emergency back-up systems providing 72 hour service emergency service after natural disasters/weather events. The addresses of the nearest houses to the public rights-of-way where the cabinet installations are proposed are:

20 Willow Ave. (APN 001-235-03) and **76 Manor Rd.** (APN 001-113-08).

The sites are in the following zones:

20 Willow Ave. – RD 5.5-7 Residential Zone

76 Manor Rd. – RD 5.5-7 Residential Zone

Applicant, COMCAST

The project is categorically exempt from CEQA, per sections 15301(b) and 15302(c).

54 and 56 Bolinas Road; Application # 23-13

Request for a Design Review Permit for an exterior color change to the existing commercial building front façade; Assessor's Parcel No. 002-115-15; CC Central Commercial Zone; Doug Yee, owner; Holly Brandborg, applicant; proposed work does not entail any structural changes to the building and therefore, does not constitute a project under CEQA.

142 Tamalpais Road; Application # 23-14

Request for a Conditional Use Permit and Front Yard Setback and Combined Side Setback Variances to construct a 213 square-foot deck onto the north side of the existing single-family residence; Assessor's Parcel # 001-121-25; RS-6 Residential Single-family Zone; Arrow Deck and Construction, Applicant; John Nolan, owner; CEQA categorically exempt, § 15301(a).

74 Woodland Road; Application # 23-15

Request for a Conditional Use Permit, Variances, and Revocable Encroachment Permit for the repair and reinforcement of existing retaining walls; construction of new retaining walls, entry stairs, concrete driveway, deck with two paved parking spaces below; and installation of new parking pad for four parking spaces; Assessor's Parcel # 003-082-04; Residential Single-family RS-6 Zone; Briar Horn, Applicant; Briar and Haley Horn, owners; CEQA categorically exempt, § 15301(d) and § 15303(d).

Staff reports: Staff reports, and associated materials will be available for public review on the Town website at www.townoffairfax.org the Saturday 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)].

If an item is continued to a date certain, 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 Town's website at "townoffairfax.org" subject to the staff's ability to post the documents before the meeting.

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 a minimum of 48 hours prior to the meeting.

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. Items shown on this notice may be taken out of order so all interested parties should be at the meeting at 7:00 PM.

I, Kara Spencer, Assistant Planner of the Town of Fairfax, County of Marin, State of California, do hereby certify that I posted a copy of this notice at three public places in the Town of Fairfax, to wit: 1) Bulletin Board, Town Hall Offices; 2) Bulletin Board, Fairfax Post Office; and 3) Bulletin Board, Fairfax Women's Club and that each of the postings was completed on or before May 5, 2023.

Date: May 5, 2023

_____/s/_____
Kara Spencer, Assistant Planner