



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY NOVEMBER 15, 2018
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, November 15th, 2018, at 7:00 p.m. or as soon thereafter as the matter may be heard, the Fairfax Planning Commission will hold a public hearing on each of the projects described below at the Fairfax Women's Club, 46 Park Road, Fairfax, California.

You are receiving this notice because you own and/or reside in property located within three-hundred feet of one of the properties listed below where a project requiring discretionary permits from the Planning Commission is proposed, or a potential code change may affect property you own.

PUBLIC HEARING ITEMS

1914 Sir Francis Drake Blvd.; Application # 18-18

Request for a Design Review Permit and a Parking Variance to expand/remodel the existing Lotus Café Restaurant from its current 683 square-foot commercial space at 1912 Sir Francis Drake Blvd. into the existing 687 square-foot commercial space at 1914 Sir Francis Drake Blvd.; Assessor's Parcel No. 001-223-12; Central Commercial (CC) Zone District; Paul Sroa, applicant/business owner; CEQA categorically exempt, § 15301(a) and (e)(1) and 15303(c). (Principal Planner Neal)

407 Cascade Drive: Application # 18-21

Request for Design Review and Use Permit for a new, 2-story, 3-bedroom, 2½ bath, 2,395 square-foot residence with an attached 530 square-foot (30 net square feet) garage (2,425 net building square feet) on a level 6,362 square-foot vacant lot. Independent of the garage area, the residence will contain 985 square feet on the first floor and 1,410 square feet on the second floor. Maximum proposed building height is 28.5 feet. Assessor's Parcel 003-044-09, Residential R6 Zone District; Shawn and Allison Madden, owners/applicants; CEQA categorically exempt, § 15301. (Planning Director Berto)

119 Live Oak Ave.; Application # 18-19

Request for a Use Permit to construct a 95 square-foot access stairway onto the west side of an existing residence to provide code compliant access from the upper floor of the structure to the crawl space mechanical room; Assessor's Parcel 001-236-04; Residential RD 5.5-7 Zone District; Steve and Susan Scott, owners; Darold Petty, applicant; CEQA categorically exempt, § 15301(a) and (f). (Principal Planner Neal)

154 Ridgeway Ave.; Application # 18-20

Request for a Use Permit to construct a 108 square-foot art studio, accessory structure with electricity and plumbing for a sink in the south rear yard of site developed with a 1,668 square-foot, 3 bedroom, 2 bathroom single-family residence; Assessor's Parcel No. 001-214-20; Residential Single-family RS-6 Zone District; Jessica Green, applicant/owner; CEQA categorically exempt, § 15303(e). (Principal Planner Neal)

Continued discussion/consideration of an Ordinance amending the text of the Fairfax Zoning Ordinance, Town Code Title 17, Chapter 17.112, PDD Planned Development District Zone, pertaining to development standards and submittal procedures; CEQA exempt, sections 15305 and 15183. (Director Berto)

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 view and concerns succinctly; and (4) 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, at the Fairfax Library and 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)].

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.

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.

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, Linda Neal, Principal 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 November 2, 2018.

Date: November 2, 2018

Linda Neal
Principal Planner

**TOWN OF FAIRFAX
PLANNING COMMISSION
LEGAL MEETING NOTICE**

November 15, 2018