

**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY FEBRUARY 21, 2019
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, Thursday February 21, 2019, 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

Consideration of two Ordinances for zone change amendments to Chapter 17.110 ("Medical Marijuana Dispensaries") and Chapter 17.138, Article III ("Medical Marijuana Cultivation") of the Fairfax Municipal Code relating to cannabis; exempt from CEQA, Sections 15061(b)(3) and 15183 of the CEQA Guidelines as separate and independent bases. The proposed amendments pertaining to personal cannabis cultivation are exempt from CEQA pursuant to Sections 15061(b)(3), 15303 and 15304 of the CEQA Guidelines as separate and independent bases. (Director Berto).

308 Cascade Drive; Application # 19-01

Continued consideration of a request for a Use Permit and Variance for a 120 square-foot accessory structure for accessory living space (meditation, yoga, art studio) adjacent to an existing single-family residence; Assessor's Parcel No. 003-121-29; Residential Single-family RS-6 Zone; Hope Johnson and Enrique Aguirre Aves, applicant/owners; CEQA categorically exempt § 15301(4), 15303(e) and 15305(a). (Principal Planner Neal). ***Continued from the January 17, 2019 meeting.***

200 Toyon Road; Application # 19-03

Request for Hill Area Residential Development, Encroachment, Excavation, Front Setback and Retaining Wall Height Variances, and Design Review permits for a 2,750 square-foot single-family residence with an attached 597 square-foot, 2-car garage. The project also includes the extension of 35 feet of Toyon Road, a fire truck turn-around the creation of 2 public parking spaces and an access path connecting with the existing public path to the Marin County Open Space land located southwest of the site; Assessor's Parcel No's. 003-161-01, 003-171-01 through 08; Residential RS-6 Zone; Jerry Frate, Architecture and Planning, applicant; Ben Ross, owner; CEQA categorically exempt, § 15301(a).

2020 Sir Francis Drake Blvd.; Application # 19-04

Request for a modification of a previously approved Conditional Use Permit (# 17-32), to create a 779 square-foot outdoor dining area on the south side of the Splitrock Tap and Wheel restaurant/bicycle sales and repair shop; Assessor's Parcel No. 001-183-16; Highway Commercial CH Zone; Jason Faircloth, applicant/business owner; Naaim Karakabi, property owner; CEQA categorically exempt, §15301(a).

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.

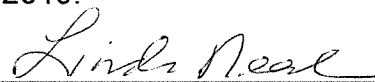
If an item is continued, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific hearing date.

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 February 8, 2019.

Date: February 8, 2019



Linda Neal
Principal Planner