



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY June 20, 2019
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, June 20th, 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

402 Scenic Road; Application # 19-09

Request for a Use Permit, Setback Variance and Parking Variance for a bedroom, bathroom, storage room and stairway addition to an existing single-family residence; Assessor's Parcel No. 001-051-22; Residential Single-family RS-6 Zone District; Leo den Ouden, architect, Matthew and Jennifer MacDonald, owners; CEQA categorically exempt § 15301(e)(2)(A).

Discussion/Consideration of an Ordinance to place time limits on incomplete discretionary permit applications and zoning entitlements

Consideration and possible adoption of an Ordinance amending multiple sections of Fairfax Town Code Title 17, Zoning, to provide for expiration time limits on incomplete discretionary permit applications and on zoning entitlements granted by the Planning Commission. Amendments to Chapters 17.020, Design Review, 17.032, Use Permits, 17.040, General Provisions, 17.028, Variances and 17.060, Hill Area Residential Development Overlay, are to be considered which would place a time limit on the amount of time discretionary permit applications can remain incomplete and limit the time approved discretionary permits will remain valid if not acted upon; CEQA exempt §15060(c)(2), §15061(b)(3), and §15378 and categorically exempt § 15305.

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, 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 June 7, 2019.

Date: June 7, 2019

Kara Spencer
Assistant Planner

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MEETING NOTICE
June 20, 2019

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA. 94930