



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY July 18, 2019
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, July 18th, 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

Continued consideration of a request for a Conditional Use Permit, Design Review, Setback, and Parking Variances for an unpermitted bedroom, bathroom, storage room, and for a 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).

80 Crest Road; Application # 19-10

Request for a Conditional Use Permit for unpermitted improvements to a single-family residence including a sitting room, and a Height Variance for a fourth unconditioned story that includes storage, wine cellar and ½ bath with miscellaneous electrical improvements; Assessor's Parcel No. 002-152-32; Residential Single-family RS-6 Zone; Verle and Marene Sorgen, applicants/owners; CEQA categorically exempt, § 15301(e)(2)(1).

390 Cascade Drive; Application # 19-11

Request for a Conditional Use Permit, Design Review, Setback and Parking Variances for an unpermitted living room, hallway and bathroom addition to a single-family residence and for conversion of a storage room over a garage to an office and bathroom; Assessor's Parcel No. 003-101-33; Residential Single-family RS-6 Zone; Graham Irwin, Architect; Joey and Stacie Shepp, owners; CEQA categorically exempt, §15301(e)(2)(A).

720 Center Boulevard; Application # 19-12

Request for a Modification of an existing Conditional Use Permit and Design Review for an unpermitted walk-in, refrigeration unit adjacent to an existing grocery store; Assessor's Parcel No. 002-131-12; Highway Commercial CH Zone; Al Baylacq, applicant; Rich Hall, Fairfax Center Properties, owner; CEQA categorically exempt, § 15303(e).

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

Continued consideration and possible recommendation for adoption to the Town Council of "An Ordinance of the Town Council of the Town of Fairfax Adding Section 17.020.130 ("Time Limits; Extensions") for Design Review, 17.032.100 ("Time Limits; Extensions") for Conditional Use Permits, 17.040.100 ("Incomplete Discretionary Permit Applications"), and 17.040.110 ("Permit time Limits and Extensions") and Amending Sections 17.028.090 ("Lapse: Renewal; Term") for Variances, and 17.060.090 ("Time Limits; Extensions") for Ridgeline Development, and Consolidating and Revising Sections 17.072.140 and 17.072.150 ("Expiration" and "Extension") for the Hill Area Residential Development Overlay Zone"; 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 July 5, 2019.

Date: July 5, 2019

Kara Spencer
Assistant Planner