



**TOWN OF FAIRFAX  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
7:00 PM, THURSDAY OCTOBER 17, 2019  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, October 17th, 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.

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**PUBLIC HEARING ITEMS**

**54 Cypress Drive; Application # 19-14**

Request for a Conditional Use Permit and Design Review Permit for a substantial remodel and minor addition to a single-story dwelling. Additional scope includes demolition of interior walls to reconfigure interior layout; installation of new windows and doors; repair/replacement of siding; installation of new type "A" fire rated roof; installation of sprinklers; construction of new deck off addition; and, a voluntary seismic upgrade; Assessor's Parcel No. 003-201-23; Residential Single-family RS-6 Zone; Charles Cross, applicant; Charles and Nopparat Cross, owners; CEQA categorically exempt, §15301(a), (d), (e)(1), and (f).

**80 Crest Road; Application # 19-10**

Request for a Conditional Use Permit for unpermitted improvements to a single-family residence including 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).

**6, 8, 10 AND 12 School Street Plaza; Application # 19-15**

Request for a Conditional Use Permit and Design Review Permit for a minor expansion to building #8 and conversion of the following 14 commercial suites into live-work units: Bldg. 6 #'s 110, 270 and 280; Bldg. 8 #'s 8A2, 8B and 8D; Bldg. 10 #'s 10C, 10D and 10E; Bldg. 12 #'s 12B-1, 12C-1, 12C-2, 12D-1 and 12D-2; Assessor's Parcel No. 002-112-13; Limited Commercial CL Zone; Fred Ezazi, applicant/owner; CEQA categorically exempt, § 15301(a) and (e)(1) and 15303(c).

**Discussion/consideration and possible recommendation to the Town Council for adoption a draft Ordinance incorporating the requirement for a Hill Area Residential Development Overlay Zone permit [Town Code § 17.072.020(A) through (D)] into the Multiple-family Residential-Senior-Residential Zone (Town Code Chapter 17.090), the Planned Development PDD District (Town Code Chapter 17.112), the Upland Residential UR-7 and UR-10 Zones (Town Code Chapter 17.124) and the Single-family Residential Master Plan SF-RMP District (Town Code Chapter 17.116) and amending the Hill Area Residential Development Overlay Zone (Town Code Chapter 17.072).**

## DISCUSSION ITEMS

There are no discussion items scheduled for this meeting agenda.

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**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](http://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.

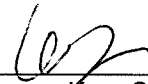
**If an item is continued, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific hearing date.**

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](http://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 October 4, 2019.

Date: October 4, 2019



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Kara Spencer  
Assistant Planner