



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY FEBRUARY 18, 2021
ZOOM MEETING**

IMPORTANT NOTICE REGARDING PUBLIC MEETINGS

All Town of Fairfax public meetings will be conducted using teleconferencing or other electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. **The Town of Fairfax is not offering an in-person meeting location for the public until further notice.**

How to observe and participate in the meeting: In accordance with Executive Order N-29-20, the public may view the February 18, 2021 Planning Commission meeting only on television and/or online and not in the Women's Club.

Members of the public may join or watch the meeting live using any of the following options:

<https://www.townoffairfax.org/watch-live/> or <https://cmcm.tv>

Cable TV Comcast Channel 27 and AT&T Channel 99

Via **Zoom**: Refer to agenda for the Zoom Meeting ID Number

Call-in option: 1 (669) 900-9128 or 1 (346) 248-7799 Refer to agenda for the Zoom Meeting ID Number

Members of the public may provide public comment during the meeting using ONE of the following options:

- Using the Public Comment form directly below the live stream meeting on the town website.
- Emailing Ineal@townoffairfax.org with the AGENDA ITEM # in the subject line prior to the start of the meeting. Note: Comments received by email prior to the beginning of the meeting will be included in the record but will not be read aloud.
- On Zoom, select the Raise Hand function during the public comment time and you will be unmuted when it is your turn.
- If you are calling in, press *9 during the public comment time to raise your hand and *6 to be unmuted to speak.

Prior to the meeting, as always, members of the public may submit written comments to the Planning Commission during Town Hall business hours. These comments will also be a part of the meeting record.

Notice is hereby given that on Thursday, February 18, 2021 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.

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

1930 Sir Francis Blvd.; Application # 20-02

Request for a Formula Business Conditional Use Permit and recommendations on a Design Review permit, Sign Permit and scoring of a medical cannabis dispensary/adult delivery business permit for recommendation to the Town Council; Assessor's Parcel No. 001-223-10; Central Commercial CC Zone; Element 7 Fairfax LLC. Applicant; Adham Nasser, owner; CEQA categorically exempt, § 15301(a).

63 Spring Lane; Application #20-03

Request for a Hill Area Residential Development Permit, Design Review Permit, Excavation Permit, Retaining Wall Height Variance and a Tree Removal Permit to allow the construction of a three story, 2,511 square foot, 3 bedroom, 2 ½ bathroom single-family residence with an attached 648 square-foot garage/storage; Assessor's Parcel No. 002-174-05; Residential Single-family RS-6 Zone; Doug Thompson, Architect/applicant; Stacy and John Peoples, owners; CEQA categorically exempt, § 15303(a)

DISCUSSION

Discussion of elimination in 2002 of a zoning ordinance provision requiring the approval of the Design Review Board for any commercial building exterior color change in downtown Fairfax.

Discussion of zoning ordinance provisions regarding the boundaries of Ridgeline Scenic Corridors.

Conduct: All interested persons are invited to 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) Provide their comments by e-mail as described above; (3) State view and concerns succinctly; and (4) Submit any new documents to the Planning Staff, prior to the meeting, via e-mail to be entered into the record.

Staff reports: Staff reports and associated materials will be available for public review 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)].

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 Town's website at "townoffairfax.org" subject to the staff's ability to post the documents before the meeting.

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.

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 February 5, 2021.

Date: February 5, 2021

_____/s/
Kara Spencer
Assistant Planner