



**TOWN OF FAIRFAX
THE PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY JANUARY 20, 2022**

VIA TELECONFERENCE ONLY

<https://townoffairfax.org/watch-live/> (<https://townoffairfax.org/watch-live-2/>)

Cable TV Channels 27 and 99

CORONA VIRUS (COVID-19) ADVISORY NOTICE

Due to the declared State of Emergency and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, and pursuant to AB 361 and Fairfax Town Council Resolution, this meeting will be held via teleconference only. There will be no in-person meeting location. The public can participate in the meeting in real time as follows:

<https://www.townoffairfax.org/watch-live-2/>

<https://www.cmcm.tv/27>

Cable TV Comcast Channel 27 and AT & T Channel 89

On Zoom: Webinar ID: 842 7052 1962 or join <https://us02web.zoom.us/j/84270521962>

To speak during the Public Comment time, select the **Raise hand** icon and you will be added to the queue and unmuted when it is your turn.

Call in option: 1 (669) 900 6833 or 1 346 248 7799 and use Webinar ID above. If you receive a busy signal, call +1 (346) 248-7799. (**Press *67 before dialing to hide your phone number.**) To speak during the public comment time press *9 and you will be added to the queue and 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 e-mailed written comments from members of the public will be forwarded to the Planning Commission to read and consider. These comments become part of the meeting record. Public comments **will not** be read out aloud by staff at the meeting.

PUBLIC HEARING ITEMS

79 Wood Lane; Continued consideration of a request for Hill Area Residential Development, Excavation, Design Review and Tree Removal Permits and Combined Side-Yard Setback, Parking (to park in a required side yard setback) and Retaining Wall Height Variances to construct a 2,210 sq. ft., 23 ft. 2 in. tall, 3-bedroom, 3 1/2-bathroom, single-family residence and a detached 400 sq. ft., 2-car garage with an attached 500 sq. ft. studio, accessory dwelling unit; APN # 002-062-03; Residential Single-family RS-6 Zone; Laura Kehrlein, Frederic C. Divine Associates, applicant; Coby Friedman, Owner; CEQA categorically exempt, § 15303(a).

765 A Center Blvd.; Request for a determination from the Planning Commission whether or not the proposed combination restaurant/brewery pub business, "West Country Pub Fairfax, CA. Henhouse", constitutes a Formula Business and requires the approval of a Formula Business

Conditional Use Permit from the Planning Commission; APN # 002-131-14; Highway Commercial CH Zone District; Collin McDonnell, CEO of Henhouse Brewing, applicant; Rich Hall, Fairfax Center Properties LLC, owner; CEQA categorically exempt § 15301(a).

765 A Center Blvd.; this item will only be heard if the Planning Commission determines that the proposed restaurant/brewpub business described above constitutes a Formula Business in accordance with Town Code 17.040, Article II, Formula Businesses and Restaurants in Zones Allowing Commercial Uses.

Request for a Formula Business Conditional Use Permit to operate a combination restaurant/brew pub in the same location as the Iron Springs Restaurant and Brew Pub; APN # 002-131-14; Highway Commercial CH Zone District; Collin McDonnell, CEO of Henhouse Brewing, applicant; Rich Hall, Fairfax Center Properties LLC, owner; CEQA categorically exempt § 15301(a).

Senate Bill 9-related Ordinance Review and make recommendations to the Town Council a permanent ordinance regulating the land division and development of qualified Senate Bill 9 (Government Code Sections 65852.21 and 66411.7) properties.

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, 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 January 7, 2022.

Date: January 7, 2022

Linda Neal, Principal Planner