



**TOWN OF FAIRFAX
PLANNING COMMISSION
AMENDED PUBLIC HEARING NOTICE
7:00 PM, THURSDAY DECEMBER 15, 2022**

**In person at the Fairfax Women's Club, 46 Park Road, and
Consistent with AB 361 during the declared state of emergency, the
7pm meeting is also being held virtually on Zoom.**

<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: 836 6532 1093 or join <https://us02web.zoom.us/j/83665321093>

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 (669) 900-9128. (**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.

E-mailed and written comments from members of the public received before 3 PM the day of the meeting 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

43 San Gabriel Drive; Application # 22-27

Request for a Conditional Use Permit and a Combined Side Setback Variance for a forty-six square foot laundry room addition to a 1,491 square foot single-family residence; Assessor's Parcel No. 001-261-08; RS-7.5 Single-family Zone; Marin Kitchen Works, applicant; Marsha Jones and Kevin Shine, owners; CEQA categorically exempt § 15301(e)(1).

197 Bothin Road; Application # 22-28

Request for a Conditional Use Permit and a Design Review Permit for an expansion and 50% remodel of a 1,425 s.f. single family residence; conversion of the existing 392 s.f. attached garage into a 392 s.f. JADU; construction of a new 302 s.f. detached one car garage; RS-6 Single-family Zone; John Clarke Architects, applicant; Mike Tzortzis and Shannon Snyder, owners; CEQA categorically exempt, § 15301(e)(1) and § 15303(e).

67 Tamalpais Road; Application # 22-29

Request for a Hill Area Residential Development Permit, Excavation Permit, Design Review Permit, Tree Removal Permit, **Encroachment Permit and Retaining Wall Height Variance and** Combined Front/Rear Setback Variance to construct a 1,772 s.f. single-family residence with a 497 s.f. attached junior accessory dwelling unit and a 315 s.f. attached, 1-car, garage; Assessor's Parcel No. 001-123-03; RS-6 Residential Single-family Zone; Ron Kappe, Architects, applicant; Stephen Altman, owner; CEQA categorically exempt, § 15303(a).

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 to a date certain, 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 December 5, 2022.

Date: December 5, 2022

_____/s/
Kara Spencer, Assistant Planner