



Town of Fairfax Planning Commission Meeting Notice of Public Hearing

AUGUST 17, 2023, 7:00 PM
Women's Club, 46 Park Road

This meeting will be held in-person at the Fairfax Women's Club, 46 Park Road, Fairfax, and the 7:00 p.m. meeting is also being held virtually on Zoom. It will be broadcast on Channels 27 and 99, and livestreamed on <https://www.townoffairfax.org/watch-live-2/> or <https://www.cmcm.tv/27>.

How to participate in the meeting virtually

- Join the Zoom webinar and use the "raise hand" feature to provide verbal public comment.
- **On Zoom: Webinar ID: 836 6532 1093** or join <https://us02web.zoom.us/j/83665321093>
- By telephone: [1 \(669\) 900 6833](tel:16699006833) or [1 \(346\) 248-7799](tel:13462487799) 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 to speak.

Before 2:30 pm on the day of the meeting you may e-mail written comments to the Planning Commission at Ineal@townoffairfax.org. Comments will be provided to the Commission prior to the meeting and will become part of the meeting record but will not be read out loud.

PUBLIC HEARING ITEMS

Discussion/consideration for recommendation to the Town Council of the following:

A resolution of the Fairfax Planning Commission recommending the Town Council adopt an ordinance concerning inclusionary housing requirements, approve a resolution adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master schedule; and approve a resolution adopting affordable housing requirements and program regulations; CEQA exempt per CEQA Guidelines § 15378(b)(4).

34 Hill Avenue; Application # 23-18

Continued consideration of a request for a project *that has been redesigned since the July 20, 2023, meeting* for a Conditional Use Permit, Design Review Permit, Variance, Excavation Permit, and a Tree Removal Permit to construct a 1,318 square-foot, 2-bedroom, 2 ½-bathroom, single-family residence with a 317 square-foot, one car garage on a 3,309 square-foot site; APN: 002-214-01; RD 5.5-7 Residential Zone; John Simenic, applicant/owner; CEQA categorically exempt, 15303(a) and 15305(a).

299 Bolinas Rd.; Application # 23-21

Request for a Conditional Use Permit to construct an approximately 129 square foot wooden deck with a metal railing and wooden access stairway on a detached accessory dwelling unit (ADU); APN: 002-033-01; RD 5.5-7 Residential Zone; Cottage Technologies, Inc., applicant; John Boldrick, owner; CEQA Categorically exempt, § 15301(a).

128 Dominga Ave.; Application # 23-22

Request for a Variance to construct a second driveway and parking area; APN: 002-023-30; RD 5.5-7 Residential Zone; Stephen LaDyne, applicant; Katherine Johnson, owner; CEQA categorically exempt, § 15301(C).

7 Valley Rd.; Application # 23-23

Request for a Conditional Use Permit and Variance to reconstruct/expand an existing carport, build a storage shed and legalize conversion of an existing storage shed to office space on an existing single-family residence site; APN: 003-191-30; RS-6 Single-family Residential Zone; Brooks McDonald, Architect; Kyle Miller and Jessie Curtner, owners; CEQA categorically exempt, § 15301(a), 15303(e).

771 Center Blvd.; Application # 23-24

Request for a Conditional Use Permit to operate an alternative healing center featuring cold plunge pool baths with infrared saunas, red light therapy, cryotherapy and various muscle recovery tools, from an existing commercial space in the Fair-Anselm Plaza; APN: 002-131-14; CH Highway Commercial Zone; Colin Russel, applicant; Rich Hall, Magna Real Estate, owner; CEQA categorically exempt, § 15301(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 August 4, 2023.

Date: August 4, 2023

/s/
Kara Spencer, Assistant Planner