



Town of Fairfax CA Town Council

NOTICE OF PUBLIC HEARING

On Wednesday, October 18, 2023, at 6:30 p.m. or as soon thereafter as the matter may be heard, the Fairfax Town Council will hold a public hearing at the Fairfax Women's Club, 46 Park Road, Fairfax CA to consider an ordinance amending Title 17 (Zoning) and Title 15 (Buildings and Construction) of the Fairfax Municipal Code to add or amend the following chapters:

- Add Chapter 17.010 (Rules of Measurement);
- Add Chapter 17.026 (Ministerial Approvals for Qualifying Housing Developments);
- Add Chapter 17.027 (Procedures for SB 330 Application for Housing Developments);
- Add Chapter 17.050 (Affordable Housing Density Bonus);
- Amend Chapter 17.006 (Definitions);
- Amend Chapter 17.020 (Design Review Regulations);
- Amend Chapter 17.024 (Required Permits);
- Amend Chapter 17.032 (Use Permits);
- Amend Chapter 17.040 (General Zone Regulations);
- Amend Chapter 17.044 (Exceptions and Modifications);
- Amend Chapter 17.048 (Residential and Accessory Dwelling Units and Junior Accessory Dwelling);
- Amend Chapter 17.052 (Off-Street Parking and Loading Requirements);
- Amend Chapter 17.056 (Traffic Impact Permit);
- Amend Chapter 17.076 to 17.090 and 17.116 (Related to Residential Zones);
- Amend Chapter 17.138 (Regulations Applying in Multiple Zone Districts), and,
- Amend Chapter 15.04 (Construction Codes) to Implement the General Plan Housing Element.

Environmental Review: The adoption of the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance Amendment will have a significant effect on the environment.

How to attend and participate in the meeting: The meeting agenda will include information on how to attend and participate in the meeting. The agenda will be posted at least 72 hours prior to the hearing online at www.townoffairfax.org and on the bulletin boards at Town Hall, the Fairfax Post Office, and the Fairfax Women's Club. Items shown on the agenda may be taken out of order so all interested parties should be at the meeting at 6:30 p.m. If the item is continued to a date certain, it is the responsibility of interested parties to note the new meeting date. The agenda packet of staff reports and associated materials will be available online at www.townoffairfax.org prior to the meeting.

Anticipated Actions: The Town Council will hear a staff report, take public testimony, discuss the matter, and may vote to introduce the ordinance.

Per Government Code § 65009(B), if you challenge this matter 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 to the Town Council at, or prior to, the public hearing.

Questions regarding this matter may be directed to Jeff Beiswenger, Director of Planning and Building Services, at jbeiswenger@townoffairfax.org.

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.

I, Michele Gardner, Town Clerk 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 6, 2023. /s/