

**TOWN OF FAIRFAX
PLANNING COMMISSION
CORRECTED PUBLIC HEARING NOTICE
7:00 PM, **WEDNESDAY, APRIL 26, 2017**
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, March 30, 2017, 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 at the Fairfax Women's Club, 46 Park Road, Fairfax, California.

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.

PUBLIC HEARING ITEMS

Draft Accessory Dwelling Unit Ordinance; discussion/consideration of a draft Accessory Dwelling Unit Ordinance being proposed to bring the Fairfax Accessory Dwelling Unit Ordinance into compliance with new State Regulations; CEQA categorically exempt, § 15300.1, and Statutory Exemptions, Public Resources Code §§ 21080.15(b)(15) and 21080.17.

145 Forrest Avenue; Application # 17-35

Continued consideration of an application for a Conditional Use Permit to renovate and expand an existing single-family residence by 174 square feet, and remove an unauthorized vehicle pull-out and failing retaining wall; Assessor's Parcel No. 002-192-38; Residential RS 6 Zone; Erick Mikiten, Mikiten Architecture-applicant; Vakil Kuner-Owner; CEQA Categorically Exempt Section 15301(a). (Zoning Technician, Levenson)

196 Tamalpais Road; Application # 17-12

Request for a Conditional Use Permit to convert and enclose an existing, 136-square-foot second-story deck to create a master bathroom and closet. Assessor's Parcel No. 001-052-14; Residential RS 6 Zone; Leyla Hilmi-Applicant; Chris Miller and Robin Goldman-Owners; CEQA Categorically Exempt Section 15301(a). (Zoning Technician, Levenson)

125 Live Oak Avenue; Application # 17-13

Request for a Hill Area Residential Development Permit, Parking Variance and Design Review Permit for a 50% remodel/expansion of an existing 1,910 sf. single-family residence into a 1,962 sf. single-family residence; Assessor's Parcel No. 001-236-03; Residential RD 5.5-7 Zone; Dan Bettencourt, applicant/owner; CEQA categorically exempt, § 15301(a). (Principal Planner, Neal)

39 Wood Lane; Application # 17-14

Request for a Hill Area Residential Development Permit, Excavation Permit and Design Review Permit to construct a new 2,573 sf. single-family residence, a 536 sf. accessory dwelling unit, a 155 sf. carport, a 100 sf. shed and to repair a slide; Assessor's Parcel No. 002-081-04; Residential Single-family RS 6 Zone; Owen Donnelley, applicant/owner; CEQA categorically exempt, § 15303(a). (Principal Planner, Neal)

101 – 191 Piper Lane; Application # 17-15

Design Review Permit, for exterior changes to existing multiple-family residential structures to the improvements, abandon the swimming pool and construct a 480 sf. combination office/community laundry and bathroom addition to one of the buildings; Assessor's Parcel No. 001-150-41; Residential Multiple Family RM Zone; Ethan Daniels, architect; EAH Housing, owner; CEQA categorically exempt, § 15301(a) and (e)(1). (Principal Planner, Neal)

Conduct: All interested persons are invited to attend and 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) Always address the Chair; (3) State view and concerns succinctly; and (4) Submit any new documents to the Planning Staff, first, to be entered into the record.

Staff reports: Staff reports and associated materials will be available for public review at the front counter in Town Hall, at the Fairfax Library and 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)].

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.

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 public counter at Town Hall in a folder next to the agenda packet. Such documents are also available on the Town's website at "townoffairfax.org" subject to the staff's ability to post the documents before 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, Michelle Levenson, Zoning Technician 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 April 17, 2017.

Date: _____

Michelle Levenson
Zoning Technician

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PUBLIC HEARING NOTICE**

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA. 94930