



**TOWN OF FAIRFAX  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
7:00 PM, THURSDAY May 17, 2018  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, May 17, 2018, 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, or a potential code change may affect property you own.

**PUBLIC HEARING ITEMS**

**Preliminary discussion/consideration of Zoning Ordinance amendments to reduce maximum residential floor area;** General discussion on potential change to Zoning Ordinance as it pertains to the maximum allowable floor area of a single family residence. The current maximum allowable floor area for a residential structure is 5,000 square feet. Discussion of a new maximum residential floor area limit of approximately 3,000 square feet. No ordinance language is proposed at this time. (Director Berto)

**20 Park Lane; Application #18-04**

Continued consideration of a request for a Hillside Area Residential Development (HRD) Permit (fifty-percent remodel) and parking variance for the expansion and remodeling of a 1,854-square-foot, two-story, single family residence into a 2,353-square-foot, two-story single-family residence. Assessor's Parcel No. 001-032-13; Residential Single-family RS-6 Zone District; Ray and Anna Arata, applicants/owners; CEQA categorically exempt 15301(e). (Assistant Planner-Levenson)

**176 Willow Avenue; Application # 18-07**

Request for a Use Permit to expand and remodel an existing single-family residence, enclosing a front porch and increasing the residence by 104 square-foot from a 2,137 square-foot, 3 bedroom, 2 ½ bathroom, residence to a 2,241 square-foot, 3 bedroom, 2 ½ bathroom, residence; Assessor's Parcel No. 001-193-23; Residential Single-family RS-6 Zone; Richard Holland and Gisele Norris, applicants/owners; CEQA categorically exempt, § 15301(a). (Principal Planner Neal)

**1966 Sir Francis Drake Boulevard; Application # 18-08**

Modification of a previously approved Use Permit for the entire commercial structure, to expand the Marin Mountain Bicycle Museum from its current location in 2,472 square-foot, suite A, the front third of the building, into 1,500 square-foot, suite B, which encompasses the middle third of the building. Project includes the 220 square foot expansion of the upstairs 561 square-foot loft storage area and will result in the museum being 4,191 square-feet in size; Assessor's Parcel Number 001-221-12; Highway Commercial CH Zone District; Marin Mountain Bike Museum, applicants; Mark Squire Trust, owner; CEQA categorically exempt, § 15301(a). (Principal Planner Neal)

**Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations;** Consideration of proposed minor amendments to Sections 17.048.050, 17.048.060 and 17.048.070 of the Fairfax Municipal Code on Accessory Dwelling Units and Junior Accessory Dwelling Units, relating to allowable conversions, unit size, and parking. The ordinance would also make clarifying changes to required deed restrictions. Exempt from CEQA, C.C.R. § 21080.17. (Director Berto)

**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](http://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.**

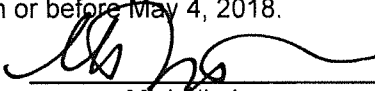
**Notices will not be sent out for items continued to a specific hearing date.**

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](http://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, 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 May 4, 2018.

Date: May 4, 2018

  
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Michelle Levenson  
Assistant Planner

TOWN OF FAIRFAX  
PLANNING COMMISSION  
LEGAL MEETING NOTICE  
MAY 17, 2018

TOWN OF FAIRFAX  
142 BOLINAS ROAD  
FAIRFAX, CA. 94930