



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY SEPTEMBER 21, 2017
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, September 21, 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

760 Center Boulevard; Application No.17-30

Request for a Sign Permit for the "Java Hut" drive-thru coffee establishment. The proposed signs would each be 12.3 square feet in size (a total of two signs are proposed). Assessor Parcel No. 002-131-13; Central Commercial CC Zone; Rich Dowd, applicant; Rich Hall, owner; CEQA Categorically Exempt 15301(g). (Assistant Planner, Levenson)

19 Acacia Drive; Application No. 17-33

Request for a Conditional Use Permit, Retaining Wall Height Variance and Encroachment Permit to replace and slightly relocate a failing retaining wall and renovate the interior of a single-family residence; Assessor's Parcel No. 001-112-32; Residential Single-family RS 6 Zone; Thomas Derring, applicant/owner; CEQA Categorically Exempt 15301(a). (Assistant Planner, Levenson)

1573 Sir Francis Drake Boulevard; Application No. 17-34

Request for Design Review and a Sign Permit to renovate and slightly expand (91 square feet) an existing building to accommodate a delicatessen ("The Lodge"). A total of 5 parking spaces (including 1 ADA-compliant space) would be provided. Outdoor seating and barbecuing *are not* being proposed at this time. Assessor's Parcel No. 002-213-10; Highway Commercial CH Zone; Brian and Lori Buckner, applicants/owners; CEQA Categorically Exempt 15301(a). (Assistant Planner, Levenson)

75 Woodland Rd.; Application # 19-35

Request for a Use Permit and Combined Side Setback Variance for a 24-square-foot, window seat addition to a 2,477-square-foot, three bedroom, 2 bathroom, single-family residence; Assessor's Parcel No. 003-081-40; Residential Single-family RS-6 Zone; Baird Wheatley, applicant; Alexis Tatarski, owner; CEQA categorically exempt, §15301(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, 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 September 8, 2017.

Date: September 8, 2017

Michelle Levenson
Assistant Planner