



**TOWN OF FAIRFAX
PLANNING COMMISSION
PUBLIC HEARING NOTICE
7:00 PM, THURSDAY JULY 19, 2018
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA**

Notice is hereby given that on Thursday, July 19, 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

103 Woodland Road; Application #18-11

Request for a Hillside Area Residential Development (HRD) Permit (fifty-percent remodel), encroachment permit and variance for the expansion and remodeling of a 2,266-square-foot, three-story, single family residence into a 2,363-square-foot, three-story single-family residence. Assessor's Parcel No. 003-081-08; Residential Single-family RS-6 Zone District; Stacey Lovelace, applicant/owner; CEQA categorically exempt 15301(e). (Assistant Planner-Levenson)

Maximum Residence Size (Maximum Floor Area)

Continued consideration of Commission recommendations about potential reductions in the maximum permitted residence size (maximum floor area) of single family residences and duplexes from the current 5,000 square feet maximum. Also potential applicability of garage and accessory structure floor area, as well as text amendments to the non-conforming structure zoning ordinance chapter will be considered. If approved at a later date, the changes to the Town Code would affect all single-family and duplex residential properties within the Town limits; CEQA categorically exempt 14 C.C.R. §§15301, 15303 and 15332.

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 July 6, 2018.

Date: July 6, 2018

Michelle Levenson
Assistant Planner