



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

Notice is hereby given that on Thursday, April 19, 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**

**12 Acacia Road; Application #18-03**

Request for a compact parking space variance and an after-the-fact Conditional Use Permit for the following: (1) within an existing residence expand a 73-square-foot second bedroom by 29.5 square feet; and (2) convert a 411-square-foot workshop located above the garage to a third bedroom resulting in a two-story, 1,653-square-foot single-family residence that would provide on-site parking for three vehicles. Residential Single-family RS-6 Zone District; Glen Janssens and Michelle Roney-Janssens, applicants/owners; CEQA categorically exempt, § 15301(e). (Assistant Planner-Levenson)

**10 Court Lane; Application # 18-02**

Request for a Conditional Use Permit and a Creek Setback Variance to construct a foundation system beneath a storage "barn" structure; Assessor's Parcel No. 002-105-01; Residential RD 5.5-7 Zone District; Gary Roth, Landscape Architect; Alex Shuldiner and Talia Friedman, owners; CEQA categorically exempt, §§ 15301(a) and 15305(a). (Principal Planner Neal)

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

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)

**26 Claus Circle; Application # 18-05**

Request for a Conditional Use Permit to construct a 280 square-foot bedroom and bathroom expansion/remodel onto an existing 990 square-foot, 2 bedroom, 1 bathroom residence, increasing it to a 1,270 square-foot, 2 bedroom, 2 bathroom residence; Assessor's Parcel No. 001-223-02; Residential Single-family RS-Zone District; Peter Brockman, Architect; Lisa and John Hunt, owners; CEQA categorically exempt, § 15301(e)(1). (Principal Planner Neal)

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**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.**

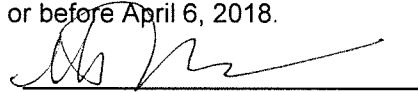
**Notices will not be sent out for items continued to a specific hearing date.**

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 April 6, 2018.

Date: April 6, 2018



Michelle Levenson  
Assistant Planner

FAIRFAX PLANNING COMMISSION  
PUBLIC HEARING NOTICE

TOWN OF FAIRFAX  
142 BOLINAS ROAD  
FAIRFAX, CA. 94930