



TOWN OF FAIRFAX  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
7:00 PM, THURSDAY AUGUST 17, 2017  
FAIRFAX WOMEN'S CLUB, 46 PARK ROAD, FAIRFAX, CA

Notice is hereby given that on Thursday, August 17, 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**

**70 Manzanita Road; Application No. 17-1**

Request for a modification to Conditional Use Permit Application No. 17-1 (issued on February 21, 2017) to change the design of a portion of the rear roof line. The original project involved the construction of a 255-square-foot office on the first floor of a 1,028-square-foot single-family residence; Assessor's Parcel No. 003-192-24; Residential RS 6 Zone; Leyla Hilmi, applicant; Ann Fry, owner(s); CEQA Categorically Exempt 15301(a). (Assistant Planner, Levenson)

**107 Willow Avenue; Application No. 17-29**

Request for a Design Review Permit and a Combined Front-Rear Setback for a 50% remodel and expansion of a single-family residence which would result in the relocation of the residential structure out of the required minimum size-yard setback, increase the height of the structure by 2-feet 9-inches to create living space in the basement and increasing the living space square footage from 744-square-feet to 2,034-square-feet; Assessor's Parcel No. 001-204-95; Residential RD 5.5-7 Zone; Henry Taylor, applicant; Kelly Harvard & Ryan Giesen, owner(s); CEQA Categorically Exempt 15301(e)(1). (Principle Planner, Neal)

**64 Cypress Drive; Application No. 17-31**

Request for a Design Review Permit to remodel and expand a 532-square-foot, 2-story barn by 225 square feet resulting in a 757-square-foot, 2-bedroom, 1-bathroom, single-family residence on a 6,228-square-foot property. Project includes construction of a 240-square-foot, 1-car, garage; Assessor's Parcel No. 003-201-25; Residential Single-family RS-6 Zone; Ingrid Schoenlank, applicant; Anne Lamott, owner; CEQA Categorically Exempt 15301-1(e)(1). (Principle Planner, Neal)

**2020 Sir Francis Drake Blvd.; Application # 17-32**

Request for a Use Permit to operate a combination restaurant/bicycle repair/bicycle retail store from an existing 3,931-square-foot commercial space; Assessor's Parcel No. 001-183-16; Highway Commercial CH Zone; Jason Faircloth, applicant/owner; CEQA categorically exempt, §15301(a). (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](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