**TOWN OF FAIRFAX**

**PLANNING COMMISSION**

**MEETING AGENDA**

**7:00 PM, THURSDAY, APRIL 21, 2016**

**FAIRFAX WOMEN’S CLUB, 46 PARK ROAD, FAIRFAX, CA.**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**MEETING PROTOCOL**

The Chair shall maintain order at the meetings in accordance with Robert’s Rules of Order and the Commission has the responsibility to be a model of respectful behavior in order to encourage community participation and citizen input at Commission meetings. The Commission and the audience are expected to refrain from using profane language and/or ridiculing the character or motive of Commission members, staff, or members of the public and to maintain the standards of tolerance and civility.

**PRESENTATION**

1. Presentation by Christina Bertea, from Greywater Action, on greywater systems and new building codes for water conservation (Commissioner Fragoso).

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**CONSENT CALENDAR**

2. **55 Meernaa Avenue; Application # 16-09**

Request for a Use Permit to expand an existing, 940-square-foot, 2 bedroom, 1 bathroom single-family residence by constructing a 63-square-foot closet adjacent to an existing bedroom, and install an 11-foot-long retaining wall that would reach a maximum height of 4 feet; Assessor’s Parcel No. 002-092-18; Residential Single-family RS 6 Zone District; Melann Mushet, applicants/owners; CEQA categorically exempt, §§ 15303(e) and 15305(a). (Staff Member Levenson).

3. **290 Tamalpais Road; Application # 16-11**

Request for a Ridgeline Scenic Corridor Permit and a Use Permit to construct a 694-square-foot addition and remodel an existing residence to include a second living unit

on the lower level and a third bathroom, laundry room and storage area to the main unit: Assessor’s Parcel No. 001-062-07; Residential Single-family RS 6 Zone; Leo den Ouden, Architect; Christopher Morrill, owner; CEQA categorically exempt, § 15301(e)(1). (Staff Member Neal).

**PUBLIC HEARING ITEMS**

4. **88 Meernaa Avenue; Application # 16-12**

Request for a Use Permit to erect 2 storage sheds on a site developed with a duplex; Assessor’s Parcel No. 002-082-07; Residential RD 5.5-7 Zone; Laura Kehrlein, Architect; Delia Reid and Tom Yarker, owners; CEQA categorically exempt, §§ 15301(l)(4), 15303(e) and 15305(a). (Staff Member Neal)

5. **288 Bolinas Road; Application # 16-13**

Request for a Hill Area Residential Development Permit, Excavation Permit and Variances to reconstruct, expand and convert a 1,743-square- foot, 2 unit residential structure into a 2,007-square-foot, single-family residence with a 2 car garage. Project constitutes a 50% remodel under Town Code §17.008.020; Assessor’s Parcel No. 002-022-19; Residential Single-family RS-6 Zone; Rich Rushton, Architect; Justin Morgan, owner; CEQA categorically exempt, § 15301(e)(1), 15303(a) and 15305(a). (Staff Member Neal)

**DISCUSSION ITEMS**

6.  Discussion/consideration of results of Town on-line forum regarding short term/vacation rentals (e.g., Airbnb) and discussion of potential standards for short term/vacation rentals (Planning Director Moore, Town Manager Toy)

7.  Discussion/consideration of results of Town on-line forum regarding medical marijuana delivery standards and discussion of potential standards for Medical Marijuana Delivery. (Planning Director Moore, Town Manager Toy).

**MINUTES**

8. Minutes from the March 17, 2016, regular meeting and the February 25, 2016, special meeting.

**PLANNING DIRECTOR’S REPORT**

**COMMISSIONER COMMENTS AND REQUESTS**

**ADJOURNMENT\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**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 he Chair; (3) State view and concerns succinctly; and (4l) 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) on 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.

**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. Some items shown on this notice may be placed on the consent calendar or be taken out of order so all interested parties should be at the meeting at 7:00 PM.

**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.