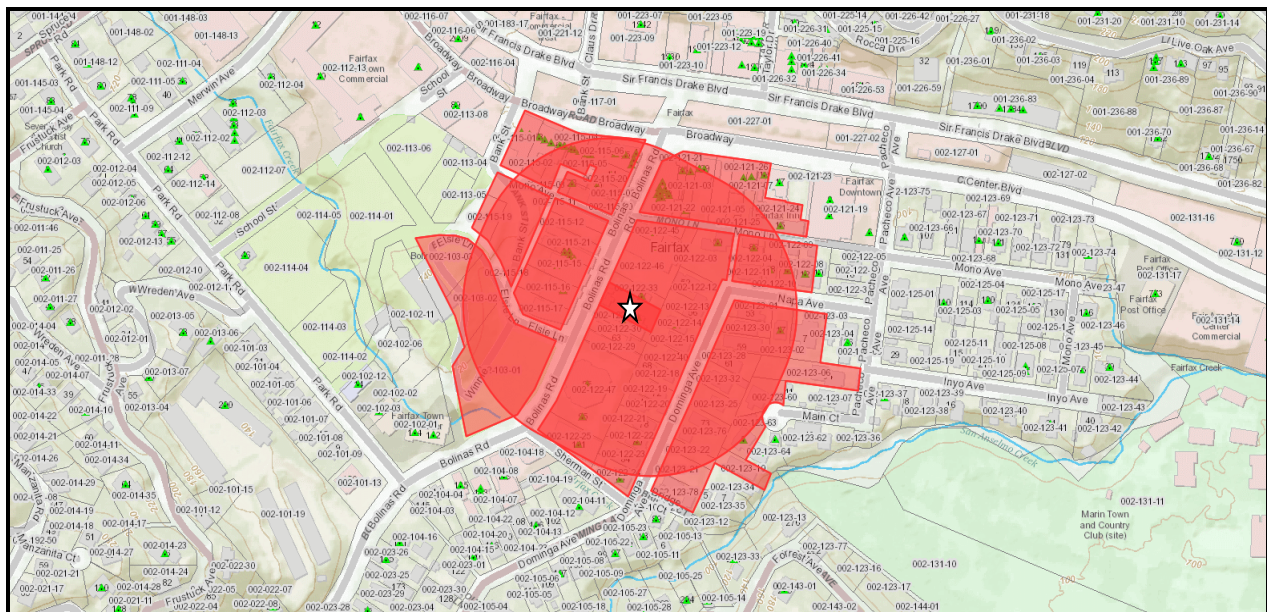


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: April 18, 2024
FROM: Linda Neal, Principal Planner
LOCATION: 51 Bolinas Road; 002-122-32
ZONING: CC Central Commercial Zone
PROJECT: Exterior remodeling and new color palette for commercial building
ACTION: Design Review; Application # 24-04
APPLICANT: Morgan Hall
OWNER: Same
CEQA STATUS: Categorically exempt, § 15301(a)



51 BOLINAS ROAD
APN # 002-122-32

PROJECT DESCRIPTION

Exterior remodel and repainting with a new color palette of the existing commercial building. Replacement of the dilapidated horizontal wood siding, front door and two glazed wood windows with shingled siding (Hardi Shingle Siding), a new front Dutch door, and one picture window (Anderson P5545, four hundred series 24 LT, High Performance, Smart Sun) (see project plan set page A2).

BACKGROUND

The 6,250 square-foot site is developed with two commercial structures immediately adjacent to Bolinas Road totaling approximately 1,076 square-feet of retail space and a

single-family residence and accessory studio dwelling unit totaling 1,340 square-feet.

Both the two-bedroom, single-family residence, the studio accessory dwelling unit at the rear of the property and the project building are shown as existing on the August 1924 Sandborn Map Company map for Bolinas Road with the same footprints they have now. The only building on the site not shown on the Sandborn Map is the existing "Potting Shed" building which the records show was transported to the site from another location at 107 Bolinas Road in 1981.

The project is not located within ¼ mile of any known Northern Spotted Owl nesting site.

DISCUSSION

Town Code § 17.020.030(C) requires that changes in the exterior color palette or changes of exterior building materials and/or changes of window shapes, or other new construction on existing commercial buildings requires a Design Review Permit from the Planning Commission.

The purpose of the design review process is to "foster a good design character through consideration of aesthetic and functional relationships to surrounding development to further enhance the Town's appearance....." [Town Code § 17.020.020(B)].

When considering a Design Review Permit application, the Planning Commission applies the criteria contained in Town Code sections 17.020.040, Design Review Criteria, (A) through (N) including but not limited to the following:

1. The proposed development shall create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.
2. Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances.
3. The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.
4. There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance.
5. The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable.

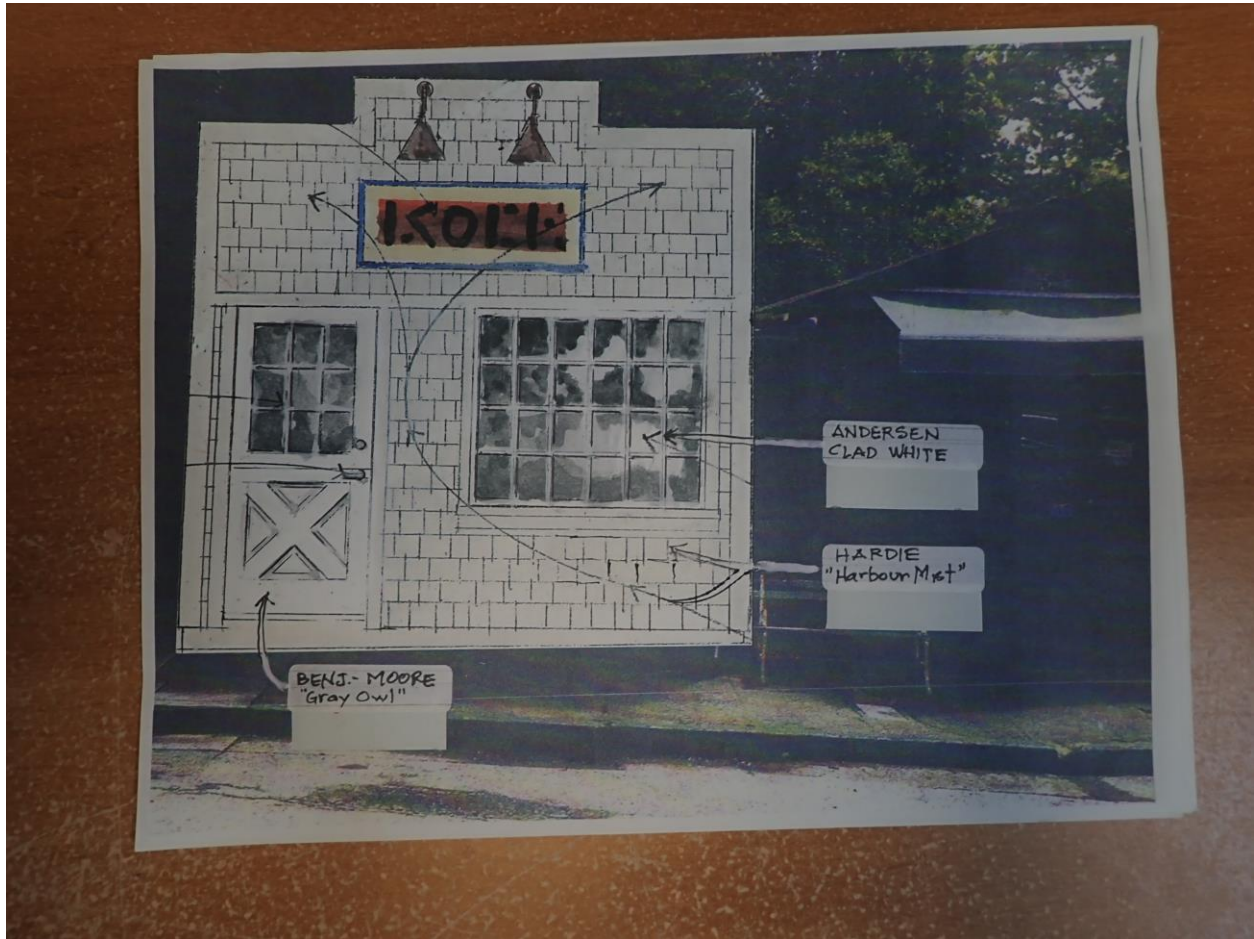
The horizontal wood exterior siding on the front of the building and a portion of the south side of the building will be replaced with Hardie Shingled Siding which will add articulation to the façade.

Replacing the two, mullioned (multi paned), wood framed windows with one large mullioned, Anderson "Colonial Style" white clad, picture window will not significantly alter the building façade and will last longer and be much easier to maintain than the dilapidated wooden windows currently installed. The proposed window will maintain the basic design of the building.

The project includes placement of a heating, ventilation, and air conditioning (HVAC) system on the roof. The system will be screened from the street view of the building by the false façade parapet that currently extends above the roofline of the building so the proposed HVAC will have a minimal impact on the building design.

The applicant is proposing a monochromatic color palette for the front of the building (see below).



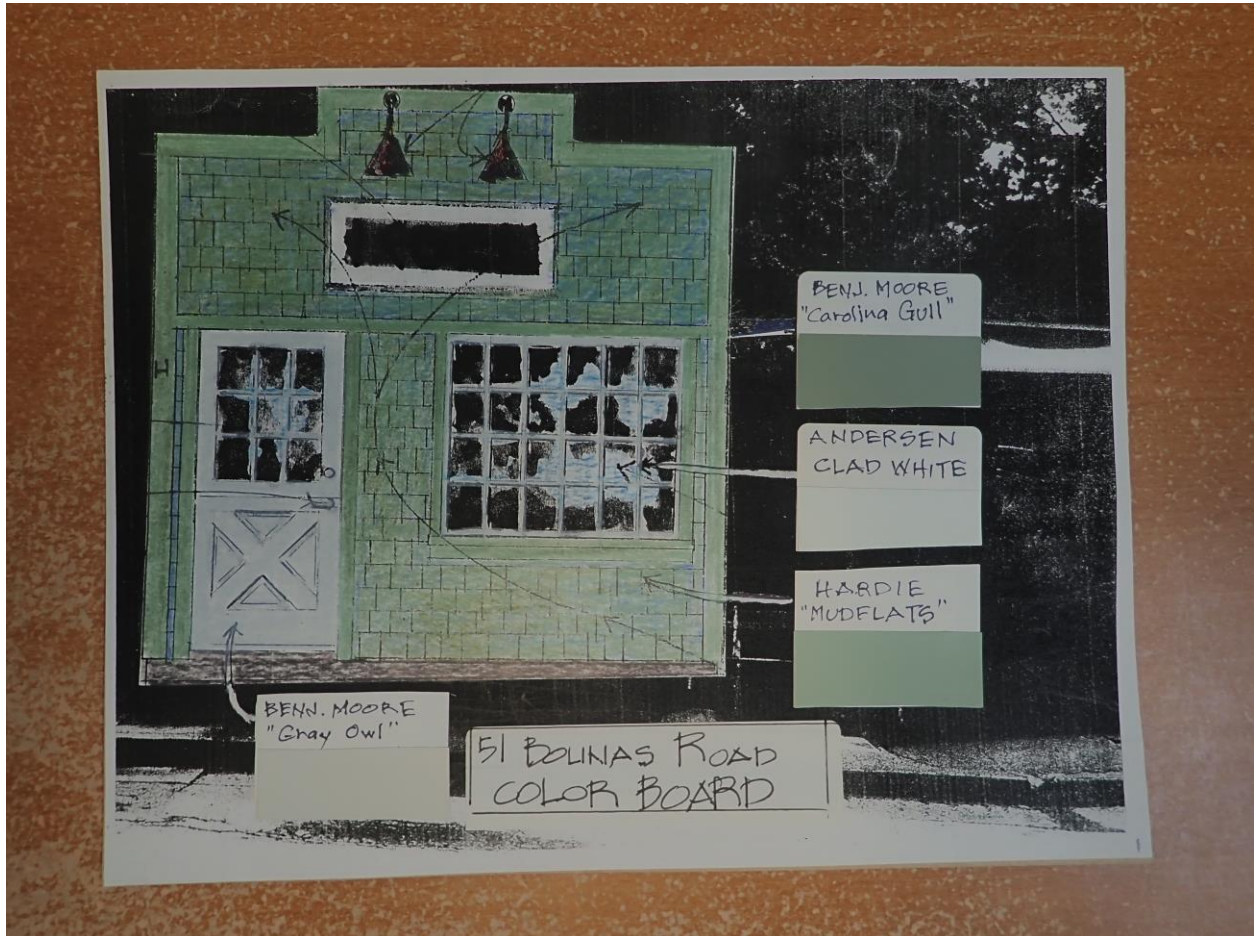


Some members of the public, staff and the Planning Commission may not feel that a monochromatic color palette complies with the following 2023-2031 Fairfax General Plan Policy and Design Review Criteria:

- General Plan Policy TC-2.1.1: New and/or renewed development in the Town Center Planning Area should be compatible with the architectural character of the downtown in terms of height, design treatment, **colors**, textures, and materials.
- There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance [Town Code § 17.020.040(F)].

This staff member is not a fan of monochromatic color palettes for the Town Center Buildings and is of the opinion that more varied color palettes are more in compliance with the above General Plan Policy and Design Review Criteria. Therefore, we asked the applicant to consider an alternative palette and he proposed the alternative color palette below which proposes a color palette using two different shades of green for the building trim and the siding (Benjamin Moore “Carolina Gull – trim, Hardie Shingles

siding in “Mudflats), Anderson Clad White for the window frame and Benjamin “Gray Owl for the front door (see color elevation below). The alternative color palette provides a more varied appearance to the front of the building than the monochromatic white palette more in compliance with the general policy and design review criteria listed above.



Other agency comments

No Town Departments or other agencies commented or had any conditions for the proposed project.

RECOMMENDATION

Move to approve application # 24-04 by adopting attached Resolution No. 2024-07 setting forth the finding for approval of the project and the project conditions of approval.

ATTACHMENTS

- A - Resolution No. 2024-07
- B – Color Elevations
- C – Project plans

RESOLUTION NO. 2024-07
A RESOLUTION OF THE FAIRFAX PLANNING COMMISSION APPROVING DESIGN REVIEW PERMIT # 24-04 FOR THE EXTERIOR REMODELING AND NEW COLOR PALETTE FOR THE BUILDING AT 51 BOLINAS ROAD

WHEREAS, the Town of Fairfax received a design review application for the exterior remodel and color change for the building at 51 Bolinas Road on March 1, 2024; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 18, 2024, at which time all interested parties were given a full opportunity to be heard and to present evidence; and

WHEREAS, remodeling the exterior of the building is exempt from the California Environmental Quality Act per categorical exempt § 15301(a); and

WHEREAS, the applicants have met the burden of proof required to support said application for approval of a Design Review Permit to allow the proposed exterior modifications and color change; and

WHEREAS, the Planning Commission applied the design review criteria set forth in Town Code § 17.020.040 while reviewing the proposed permit application and determined that:

1. The proposed color palette using two different shades of green for the building trim and siding, white for the window framing and grey for the front door as depicted in the color elevation received by the Town on April 1, 2024 and the exterior siding and window remodel/repair creates a well composed design harmoniously related to other facilities in the immediate area and to the Bolinas Road commercial setting.
2. The proposed color palette includes sufficient variety and is different enough from the neighboring building color palettes to maintain the individual character of the 51 Bolinas Road commercial building.

NOW, THEREFORE, the Planning Commission of the Town of Fairfax does hereby approve Design Review Application # 24-04 subject to the following conditions of approval:

1. The owner shall affix the street address to the building somewhere on the building frontage in a size that will be readily visible from Bolinas Road. The size and lighting for the addresses must be acceptable to the other agencies with jurisdiction over Fairfax.

ATTACHMENT A

2. The applicants shall maintain the premises in a neat manner at all times during the exterior remodel and painting of the building. There shall be no storage of any supplies for the project within the Town right-of-way.
3. The applicants and/project contractors shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances that must be complied with include, but are not limited to, the Noise Ordinance, the Garbage and Rubbish Disposal Ordinance, the Stormwater Management and Discharge Control Program Ordinance and the Clean Indoor Air and Health Protection Ordinance.
4. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax approves application # 24-04 on April 18, 2024, by the following roll call vote:

AYES:

NOES:

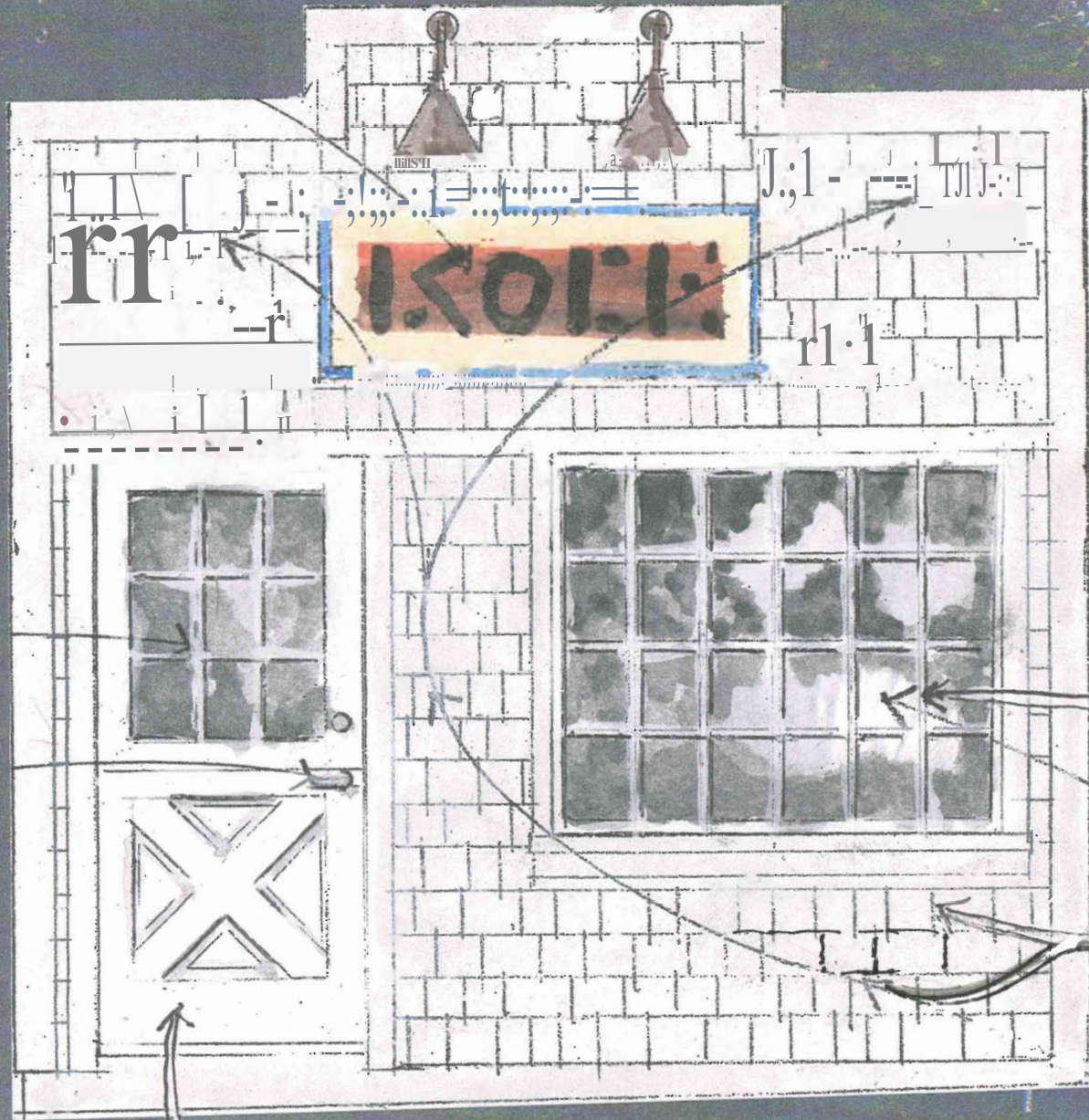
ABSTAIN:

ABSENT

Chair, Robert Jansen

ATTEST:

Jeff Beiswenger, Planning Director



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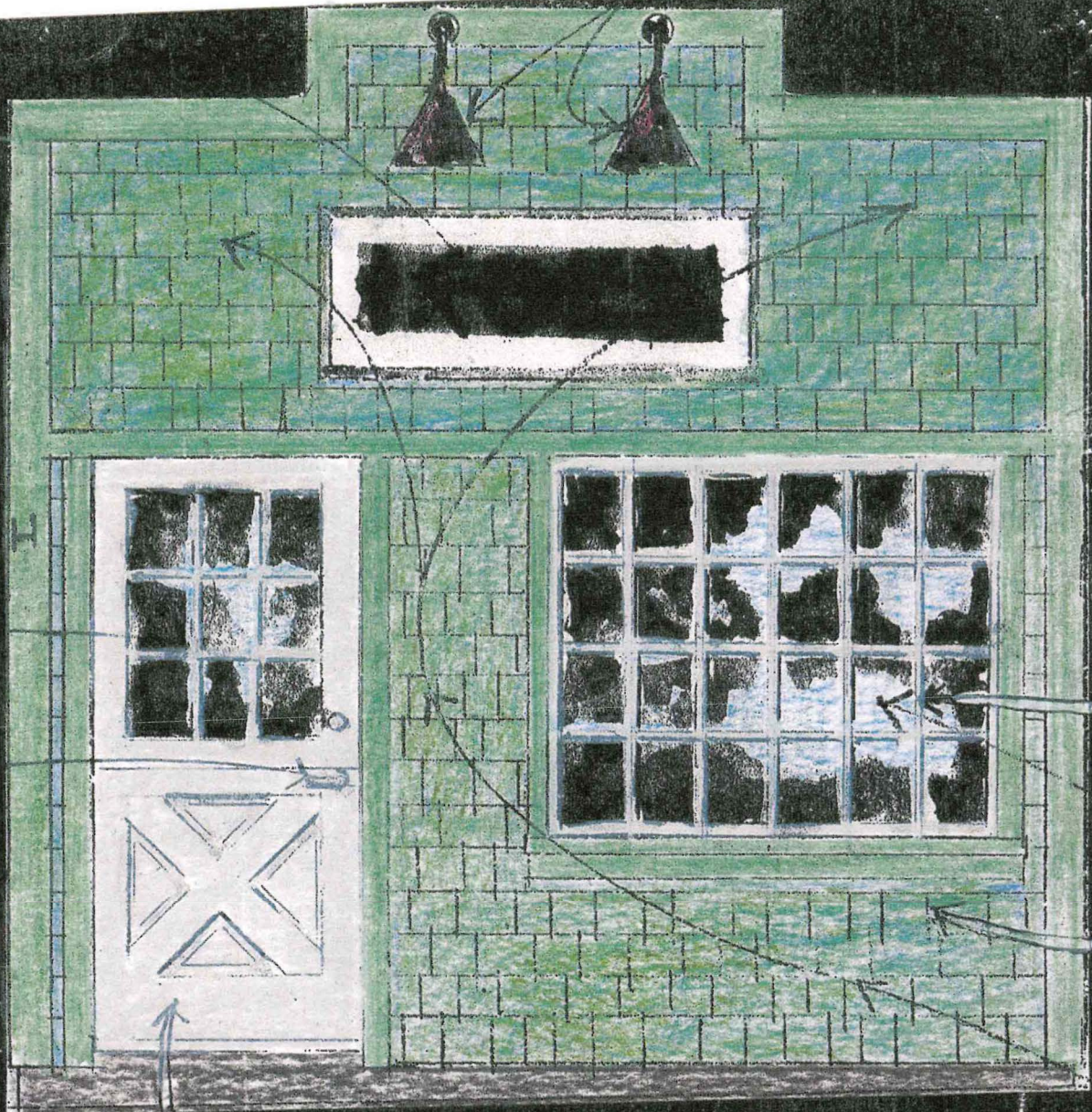
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51 BOLINAS ROAD
COLOR BOARD

