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August 18, 2025

Jeffrey Beiswenger,  
Planning & Building Services Director  
Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94930

**Re: Supplemental Application Form Materials**

Dear Mr. Beiswenger:

Please find attached the following items to supplement the application form submitted in May 2025 and submitted as part of this completeness response package.

1. Updated "General Information" table to reflect existing units.
2. Updated Floor Area Ratio and Lot Coverage Statistics table.
3. Signed Authorization for Engineering Review.

Thank you.

Very truly yours,

Riley F. Hurd III

## Project Description

CONSTRUCTION OF A NEW 6-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 243 DWELLING UNITS. IT INCLUDES GROUND LEVEL LOBBIES, AMENITIES, AND COMMERCIAL SPACE, SURROUNDING A 2-STORY PARKING GARAGE WITH A HALF BASEMENT. THE PROJECT UTILIZES THE STATE OF CALIFORNIA DENSITY BONUS.

## General Information Updated 8.18.25 (if applicable)

Item	Existing	Proposed
Lot size	87,991 SF	87,991 SF
Size of structure(s) or commercial space (square feet)	17,512 SF	384,372 SF
Height and No. of stories	2 STORIES	64', 6 STORIES
Lot coverage	24%	79%
No. of dwellings units	13	243
Parking: No. of spaces	57	322
Size of spaces	VARIES	9'x19', <25% 8'x16'
Amount of proposed excavation, fill and off haul	Excavation = 22,800 CY	Fill = 200 CY Off-haul 22,600 CY

Estimated cost of construction: \$ 106,330,000

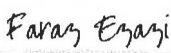
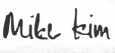
Lot Coverage is defined as the land area covered by all buildings and improvements with a finished height above grade and all impervious surfaces except driveways.

Minimum parking dimensions are 9' wide by 19' long by 7' high (9' x 22' for spaces parallel to a building, wall, or other obstruction). Do not count parking spaces that do not meet the minimum standards.

## Restrictions

Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they?

See attached title report

Signed by:  056ED00214F46E...		5/2/2025   4:30 PM PDT
Signature of Property Owner	Date	
 0206F8FE240B49C...		5/2/2025   7:17 PM EDT
Signature of Applicant	Date	

Planning Department staff is available by appointment between 9:00 a.m. and 12:00 noon and 1:00 p.m. and 5:00 p.m. by appointment only. Monday through Thursday at 142 Bolinas Road, Fairfax, CA. (415) 453-1584

## Floor Area Ratio (FAR) and Lot Coverage Statistics

The following information will be used to verify application FAR and lot coverage amounts.

*\*Applications will not be considered complete until the following table is complete.\**

	Existing	Proposed
Footprint square footage for all structures	21,414	69,134
Living space square footage	N/A (commercial)	N/A (mixed use)
First floor	21,414	11,404 + 5,750
Second floor	4,090	12,068
Third floor	N/A	57,723 (L3, L4, L5, L6)
<b>Total</b>	25,504	257,039 + 5,750
Accessory structure square footages	N/A	N/A
Sheds	N/A	N/A
Pool houses	N/A	N/A
Studios/offices	N/A	N/A
Second units	N/A	N/A
Miscellaneous (specify use)	N/A	N/A
<b>Total</b>	N/A	N/A
Square footage of impervious surfaces	60,586 SF (roofs, parking lot, walkways)	58,860 SF (roof)
Walkways	(incl. in line above)	6,270 SF (roof)
Patios	N/A	6,480 SF (L3 courtyards)
Impervious decks	N/A	N/A
Miscellaneous (specify use)	27,221 SF (Pervious)	16,197 SF (Pervious)
<b>Total</b>	87,807 SF	87,807 SF
Garage/carport square footages (specify type)	N/A	N/A (garage inside bldg)

\* All square footage measurements must be the sum of all interior floor area measured from the exterior faces of the exterior walls for structures (Town Code § 17.008.020).

## Authorization for Engineering Review

Only required for projects requiring an HRD permit, Excavation Permit, newly proposed structures, or projects including construction or modification of the public right-of-way.

I, Mike Kim, as owner / applicant on the above application and property hereby authorize the Town Engineer to review the application plans and subject site and agree to reimburse the Town for any and all charges. I understand this includes the actual cost charged by the Town Engineer, plus 30% to cover the cost of staff review, coordination, and general overhead. I am making a deposit of \$ 3,000.00 toward such charges. Should the cost of the review exceed this deposit, an additional deposit to cover overages must be made before processing the application continues or prior to the issuance of respective permits and entitlements.

Date: 8/11/2025 Signature: Mike Kim

Property Owner / Applicant: Mike Kim, Mill Creek Residential Trust

Mailing Address: 3697 Mt. Diablo, Suite 350

City: Lafayette State: CA Zip Code: 94549

Home phone 650-292-0642 Cell phone 415-367-5727

Deposit Amount: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Date: \_\_\_\_\_