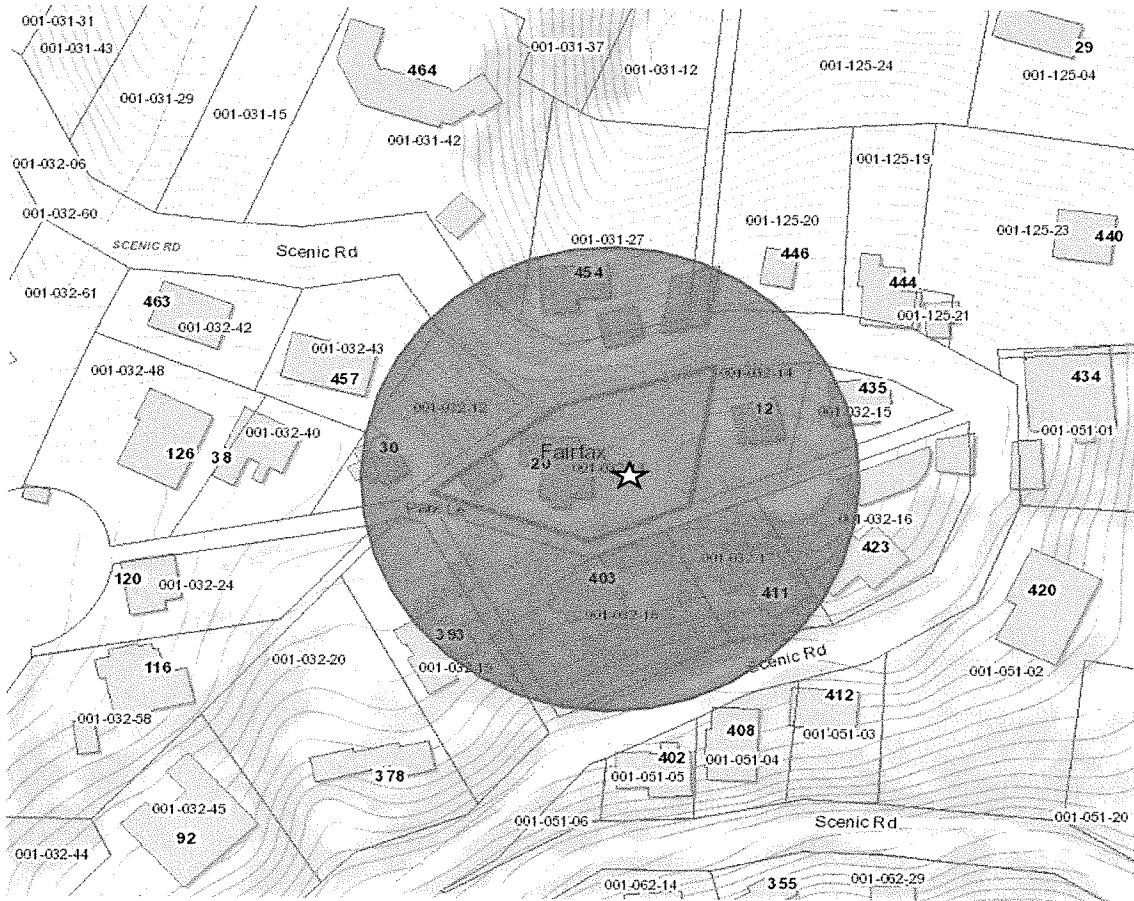


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: April 19, 2018
FROM: Michelle Levenson, Assistant Planner
LOCATION: 20 Park Lane; Assessor's Parcel No. 001-064-07
ZONING: Residential Single-family RS-6 Zone
PROJECT: 50 percent remodel of a single-family residence
ACTION: Hill Area Residential Development (HRD) Permit, Design Review and Variances (Parking and Combined Front Rear Setback); Application #18-04
APPLICANTS: Ray and Anna Arata
OWNERS: Ray and Anna Arata
CEQA STATUS: Categorically exempt, § 15301(e)



20 PARK LANE

BACKGROUND

The 9,504-square-foot site is located at 20 Park Lane, at the end of a cul-d-sac and is bordered by a private access road on the east and Scenic Road on the north. The average slope of the site is 28%. An existing 1,842-square-foot, two-story (maximum height of 21 feet) single-family residence is present on the site and contains 4 bedrooms and 3 bathrooms. A 170 square-foot, detached garage is also located on the site. The residence was constructed in 1925 prior to the Town’s incorporation in 1931.

A major remodel of the residence was approved by the Planning Commission in 2004, which included the addition of 82 square feet to the lower level of the residence.

DISCUSSION

The project applicants propose the following improvements to the residence: (1) add a total of 499 square feet to the east and west sides of the structure, expanding the living room and kitchen; (2) increase the size of existing decks by 147 square feet; (3) increase the height of the residence by 8 foot, 6 inches, for a proposed maximum height of 29 feet, 6 inches; (3) increase the size of the entry deck to 489 square feet and extend the deck along the front façade; and (4) improve on-site parking by grading and leveling a 9 foot by 16 foot parking pad adjacent to the garage to provide a total of two (2), on-site parking spaces. The new parking space would be compact.

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft.	12 ft.	35 ft.	5 ft. & 5 ft.	30 ft.	.40	.35	35 ft., 3 stories
Existing	12 ft.	4 ft.	16 ft.	22 ft./32 ft.	52 ft.	.19	.20	21 ft., 2 stories
Proposed	same	same	same	same	same	.24	.27	29 ft., 6 inches, 2 stories

Based on the slope of the site (28-percent), Town Code Section 17.080.050 requires a minimum area of 20,000 square feet and a minimum lot width of 104 feet. At 9,710 square feet, the lot does not meet the minimum area requirement and is therefore considered “legal, non-conforming”.

Hill Area Residential Development Permit

Town Code Chapter 17.072-“Hill Area Residential Development Overlay Zone (HRD)”, governs development of hillside lots. The purpose of the HRD Ordinance is to encourage maximum retention of natural topographical features, minimize grading of hillside areas, provide a safe means of ingress and egress for vehicular and pedestrian

traffic, minimize water runoff and soil erosion during and after construction, prevent loss of life, reduce injuries and property damage, minimize economic dislocations from geologic hazards and ensure that infill development is of a size and scale appropriate to the property and consistent with other properties in the vicinity under the same zone classification.

Because the project site is located in a landslide hazard zone and is substandard in size, the project requires approval of a HRD permit by the Planning Commission.

The applicants have submitted a geotechnical report for the project, prepared by Dave Olines Inc., Civil and Soil Engineering. The report states that the site is located at the crest of a ridgeline and is not likely to incur significant run-off from other off-site locations. The report goes on to state that a geologic map of the area prepared by Smith, Rice and Strand (1976) indicates that the site is underlain by "Franciscan Melange Bedrock" and records show that bedrock was encountered relatively close to the surface during the 2004 remodel of the lower level of the residence. No mapped slide features are indicated along the ridgeline where the house is located. However, the map does show potential slide areas on either flank of the ridge. The project engineer recommends the following measures: (1) either replace or reinforce (e.g., concrete wall bearing on piers or footings down to bedrock) the existing retaining wall in the area of the western addition; (2) drilled footings may be needed for the eastern addition if the addition is to bear on sloping grades; and (3) the extended porch may require 24-inch deep footings. The report concluded that the property is stable and suitable for the proposed improvements.

The Town Engineer reviewed the following plans and reports to determine whether the project could be constructed in accord with the Town Code provisions regarding hillside development:

- (1) Architectural plans prepared by MWA, Inc., Architecture and Engineering, Sheets A-1.1, A-2.1 through A-2.3, A-3.1 through A-3.4, and A-4.1;
- (2) Site, grading and utility plans prepared by Oberkamper and Associates, Sheets 1 through 3; and
- (2) Geotechnical report prepared by Dave Olines Inc., Civil and Soil Engineering dated June 14, 2017.

After reviewing the above plans and reports, and performing a site inspection, the Town Engineer has determined that the project can be constructed as designed using accepted engineering and drainage techniques that will ensure the safety of the residents and without negatively impacting neighboring properties, the Town's roadway improvements, or the neighborhood (Attachments 3 and 4).

Variances

Parking Requirements – 50-Percent Remodel

With regard to legal, non-conforming structures, Town Code Section 17.016.040 states that if more than 50 percent of the floor area of a structure is affected by a project or a bedroom is added, than the off-street parking requirements of Title 17 must be met. The off-street parking provisions of Title 17 require that three on-site parking spaces be provided, one of which must be covered.

Currently, one covered parking space exists in the detached garage. An additional uncovered parking space is proposed adjacent to the garage; this space would be 9 feet by 16 feet in size and would thus be considered a compact space. The applicant is requesting a variance from the Planning Commission for the third required parking space requirement as well as a parking space that does not meet the standard parking space size.

Town Code Section 17.028.070(B) requires the Planning Commission to make the following findings when approving a variance to the off-street parking requirements: (1) neither present nor anticipated future traffic volumes generated by the use of the site reasonably require strict or literal interpretation of the regulation; (2) granting of the variance will not result in the parking or loading of vehicles public streets in a manner as to interfere with the free flow of traffic on the streets; and (3) granting of the variance will not create a safety hazard or other condition inconsistent with the objectives of the title.

It is difficult to locate a third parking space on the site without constructing an additional driveway (approval of a second driveway would require approval by the Town Council) and removing large swaths of mature landscaping and trees, negatively affecting the character of the site and the overall neighborhood. As described above, the project would involve additions to the living room and kitchen and would not result in the addition of another bedroom. Therefore the proposed project would not increase the potential capacity of the residence and result in an increase in parking demand. With regard to the request for a compact parking variance, the proposed second parking space would meet the standard parking space width of 9 feet. However due to the topography of the site in the area of the parking space, the length of the space would be 16 feet. It is difficult to achieve the 18-foot length for the standard parking space without removing mature landscaping and pathways, and performing earth moving and stabilization work. The additional parking that would be provided with the project would improve the current parking conditions on the site and in the neighborhood by providing an additional on-site parking space.

Combined Front-Rear Setback

Town Code Section 17.028.070 requires the Planning Commission to make the following findings when approving variance to the Town Code requirements: (1) because of special circumstances applicable to the property, including size, shape, topography, location of surroundings, the strict application of the title will deprive the applicant(s) of privileges enjoyed by other property owners under identical zone classifications; (2) the variance will not constitute a grant of special privilege, is

consistent with the limitations upon other properties in the vicinity under identical zone classifications and is consistent with the objectives of the title; (3) the strict application of the title would result in excessive hardship; and (4) the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the vicinity of the project.

As described above, the existing residence does not comply with the required 12-foot rear setback nor the 35-foot combined front/rear setback. While the proposed additions would comply with the required individual minimum yard setbacks, elements of the project would be constructed within the combined front/rear setback. The project site is oddly shaped and is steep at the northern corner, making it very difficult to add on to the residence without building into the combined setback. As described below, the project has been carefully designed to be contiguous with the existing residence and complement the surroundings. Granting of a variance to the combined setback requirements would not constitute a special privilege as it reflects site constraints and would enable the owners to improve their home, improving the home's connection to the outdoors and overall neighborhood. Due to the careful design and siting of the proposed project, the granting of the variance would not be detrimental to the public welfare or injurious to other property in the vicinity.

Design Review Permit

The additions to the residence would be in keeping with the existing craftsman-style architecture of the residence. The applicants' stated purpose for the extended front entry porch is to, "create an interactive front porch to encourage engagement with neighbors..." that would "serve to beautify the neighborhood". The additions would be painted in the same color palette as the existing residence. The applicants propose to increase the existing residence by 8 feet, 6 inches for a total height of 29 feet, 6 inches, well below the height limit of 35 feet for hillside properties in the Residential RS 6 Zone. The articulation of the proposed roof would continue the roof line of the existing, adjacent roof line and would be of composite shingle roofing to match existing roofing materials.

One (1), 28-inch diameter Live Oak exists 20 feet from the eastern side of the residence. The proposed eastern deck extension would be constructed around the tree. In an arborist report dated March 5, 2017, the tree is described as being healthy and free of disease. The report states that during construction a tree protection zone would be implemented and that any roots cut during construction shall be done so as cleanly as possible. In addition, conditions have been included in the attached Project Resolution that require the submittal of an additional arborist report, prior to the issuance of a building permit for the project which shall document whether any tree limbs would be removed due to the increase in the roof height of the residence. If such limbing would constitute more than "seasonal trimming, shaping, thinning pruning" as defined by the ANSI 300A Standards and by the International Society of Arboriculture, than a tree removal permit would be required.

Other residences in the adjacent neighborhood range in size from a 760 square-foot, 2-bedroom, 1-bathroom residence on a 4,000-square-foot lot at 12 Park Lane, a 1,512-square-foot, 3-bedroom, 2-bathroom residence on an 8,120 square-foot lot at 393 Scenic Road, and a 2,312 square-foot, 2-bedroom, 2-bathroom residence on a 12,000 square-foot lot at 378 Scenic Road. With the addition, the residence would continue to have 4 bedrooms and 3 bathrooms but would increase in square footage to 2,341 square feet. While the resultant project would result in one of the larger residences in the neighborhood, the size and style of the residence would not be out of scale with the size of the 9,504-square-foot parcel nor with the surrounding neighborhood residences.

OTHER AGENCY CONDITIONS/COMMENTS

Ross Valley Fire Department

RVFD submitted written requirements which are summarized as follows:

The site is in the Wildland Urban Interface area and all new construction must comply with Chapter 7A of the California Building Code and the 2006 International Wildland Interface Code.

A Class A Roof Assembly is required.

A fire sprinkler system, carbon monoxide and smoke detectors and address numbers that comply with the fire department requirements shall be installed prior to issuance of an occupancy permit. In addition, in an email dated August 31, 2017, RVFD requires the installation of additional fire sprinklers in the attic and under exterior overhangs greater than 4 feet, including under decks.

Address numbers shall be at least 4-inches tall and internally illuminated.

Marin Municipal Water District

MMWD submitted written comments which are summarized as follows:

The plans must comply with all the indoor and outdoor District Code requirements 13;

A gray water system may be required; and

If back flow protection is required, such protection shall be installed as a condition of water service.

Other Agency Comments

The Ross Valley Sanitary District, Fairfax Police Department and Fairfax Building Departments did not comment on the project.

RECOMMENDATION

1. Conduct the public hearing.
2. Move to approve Application #18-04 by adopting Resolution No. 2018-02 setting forth the findings and conditions for the project approval.

ATTACHMENTS

- Attachment 1 – Resolution No. 2018-02
- Attachment 2 – Applicant's supplemental information
- Attachment 3 – Geotechnical report
- Attachment 4 – Town Engineer's review memorandums
- Attachment 5 – Arborist report

RESOLUTION NO. 2018-02

A Resolution of The Fairfax Planning Commission Approving Application No. 18-04 for a Hillside Area Development Permit, Parking and Compact Parking Space Variance(s) and Combined Front/Rear Setback Variance for a Single-Family Residence at 20 Park Lane, Assessor's Parcel No. 001-064-07

WHEREAS, the Town of Fairfax has received an application from Ray and Anna Arata to renovate and expand a 1,854 square-foot, 4-bedroom, 3-bathroom, single-family residence with a detached 170 square-foot garage, into a 2,353 square-foot, 4-bedroom, 3-bathroom single-family residence; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on April 19, 2018, at which time the Planning Commission determined that the project complies with the Town Code provisions regulating Hillside Area Residential Development Permits and Design Review Permits, as well as the provisions for granting a variance to the parking requirements and combined front/rear setback requirements; and

WHEREAS, based on the plans and other documentary evidence in the record, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary to approve the Hillside Area Residential Development and Design Review Permit(s) and Variances to the Parking and Front-Rear Setback Requirements; and

WHEREAS, the Commission has made the following findings:

Hill Area Residential Development Permit

1. The proposed development is consistent with the General Plan and the requirements for the Single-family RS-6 Zone, and is not contrary to those objectives, goals, or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the Town.
2. The site planning preserves identified natural features as much as possible while allowing the owners a substantial use of their irregularly-shaped property;
3. Based on the soils report findings, the Town Engineer confers that the project can be developed on the site without encountering and/or creating geologic, hydrologic or seismic hazards;
4. Vehicular access and parking are adequate given that the project would not result in the addition of a bedroom and would provide an additional on-site parking space; and
5. The proposed development harmonizes with surrounding residential development and meets the design review criteria contained in Town Code § 17.020.040

because it has been designed to relate to the existing residence and the immediate surroundings, the material, colors, height and arrangement of the project additions have been carefully selected and arranged to conform with the surroundings and to present a harmonious appearance and the project will not result in deterioration of a significant view corridor.

Combined Front/Rear Setback Variance

1. The irregular shape of the property, steep slope at the northern corner of the site and configuration of the existing residence on the site are the special circumstances that make conforming to the combined front/rear setback requirements difficult.
2. Although portions of the project will be constructed in the combined front/rear setback, the project will meet all of the individual minimum yard setback requirements. It is not possible to add onto the residence without intruding into the combined front/rear setback due to the irregular shape of the project site. Therefore, the variance will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification and is consistent with the objectives of the title.
3. If the title were strictly applied, the applicants would not be able to add onto their residence, resulting in an unreasonable and excessive hardship.
4. The granting of the variance to the combined front/rear setback requirements will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Parking and Compact Parking Space Variance

1. Because the project will result in a 50-percent remodel of the existing residence, the Town Code requires the provision of three (3) on-site parking spaces. While only two spaces will be provided on site, due to the irregular shape of the parcel, the existing configuration of the residence on the site and the steep slope on the northern side, it is difficult to construct a standard-sized, second parking space and locate a third parking space on site without constructing an additional driveway, removing large swaths of mature landscaping and vegetation, and/or excavating large amounts of earth. In addition, the project will not result in the construction of another bedroom, therefore the capacity of the residence remains unchanged from current conditions. Thus, present or future traffic generated by use of the site does not reasonably require the strict interpretation and enforcement of the off-street parking regulations.
2. Granting of the variance will not result in the parking or loading of vehicles on public streets in a manner as to interfere with the free flow of traffic on the streets.

3. Granting of the parking variance(s) will not create a safety hazard or any other condition inconsistent with the objectives of this title.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. This approval is limited to the development shown in the architectural plans prepared by MWA, Inc., Architecture and Engineering, Sheets A-1.1, A-2.1 through A-2.3, A-3.1 through A-3.4, and A-4.1, dated June 9, 2017; and site, grading and utility plans prepared by Oberkamper and Associates, Sheets 1 through 3, dated February 2018.

2. Prior to issuance of any of the building permits for the project, the applicant or his assigns shall:

a. Submit a construction plan to the Public Works Department which may include but is not limited to the following:

- Construction delivery routes approved by the Department of Public Works.
- Construction schedule (deliveries, worker hours, etc.)
- Notification to area residents
- Emergency access routes

b. The applicant shall prepare, and file with the Public Works Director, a video tape of the roadway conditions on the public construction delivery routes (routes must be approved by Public Works Director).

c. Submit a cash deposit, bond or letter of credit to the Town in an amount that will cover the cost of grading, weatherization and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.

d. The foundation and retaining elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Town Structural Engineer.

e. The grading, foundation, retaining, and drainage elements shall also be stamped and signed by the site geotechnical engineer as conforming to the recommendations made by the project Geotechnical Engineer.

f. Prior to submittal of the building permit plans, the applicant shall secure written approval from the Ross Valley Fire Authority, Marin Municipal Water District and the Ross Valley Sanitary District noting the development conformance with their

recommendations.

g. The applicant shall provide an additional arborist report with the building permit application documenting the extent of limb removal from the coast live oak located on the east side of the residence. If such limb removal constitutes more than “seasonal trimming, shaping, thinning pruning” as defined by the ANSI 300A Standards and by the International Society of Arboriculture, (e.g., removal of major spars) than a tree removal permit would be required. Such a report shall be prepared by an arborist certified by the International Society of Arborists (ISA).

h. The arborist’s report shall also document tree and root protection measures to be followed to minimize adverse effects to the coast live oak from construction and the project design. Those measures are herein incorporated by reference into this condition of approval.

i. The closest proximity of any portion of the proposed deck to the oak shall not be less than 6 inches (to allow for growth and movement).

3. During the construction process the following shall be required:

a. The geotechnical engineer shall be on-site during the grading process (if there is any grading remaining to be done) and shall submit written certification to the Town Staff that the grading has been completed as recommended prior to installation of foundation and/or retaining forms and piers.

b. Prior to the concrete form inspection by the building official, the geotechnical and structural engineers shall field check the forms of the foundations and retaining elements and the engineers shall provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans. The Building Official shall field check the concrete forms prior to the pour.

c. All construction-related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.

d. Any proposed temporary closures of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.

e. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded

areas and unpaved accesses) shall be watered two times per day.

4. Prior to issuance of an occupancy permit, the following shall be completed:

a. The geotechnical engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the soils report.

b. The Planning Department and Town Engineer shall field check the completed project to verify that all and planning commission conditions and required engineering improvements have been complied including installation of landscaping and irrigation prior to issuance of the certificate of occupancy.

5. Excavation shall not occur between October 1st and April 1st of any year. The Town Engineer has the authority to waive this condition depending upon the weather.

6. The roadways shall be kept free of dust, gravel and other construction materials by sweeping them, daily, if necessary.

7. Any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application # 18-04. Any construction based on job plans that have been altered without the benefit of an approved modification of Application # 18-04 will result in the job being immediately stopped and red tagged.

8. Any damages to the public portions of Park Road or other public roadways used to access the site resulting from construction activities shall be the responsibility of the property owner.

9. 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. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees

to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

10. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act.

11. Conditions placed upon the project by outside agencies or by the Town Engineer may be eliminated or amended with that agency's or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.

12. The building permit plans shall be reviewed and approved by the Town Engineer, at the expense of the applicant, prior to issuance of the building permit. The project shall be inspected by the Town Engineer prior to issuance of the occupancy permit for the residential structures for compliance with the engineering plans.

Ross Valley Fire Department

13. Project requires installation of a fire sprinkler system that complies with the National Fire Protection Association regulation 13-D and local standards. The system will require a permit from the Fire Department and the submittal of plans and specifications for a system submitted by an individual or firm licensed to design and/or design-build sprinkler systems.

14. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of each sleeping room in a central location in the corridor and over the center of all stairways with a minimum of 1 detector on each story of the occupied portion of the residence.

15. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.

16. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers must be placed in location that is visible from the street. The numbers must be internally illuminated or illuminated by and adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.

17. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.

18. All approved alternatives requests, and supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

Marin Municipal Water District

19. The plans must comply with all the indoor and outdoor requirements of District Code Title 13, Water Conservation. Plans must be submitted to the District and be approved.

20. The District's backflow prevention requirements must be met and if installation of a backflow device is required, the device shall be tested/inspected and be approved by a District Inspector prior to the project final inspection and issuance of the occupancy permit.

21. Comply with Ordinance No. 429, requiring the installation of gray water recycling systems, when practicable, for all projects required to install new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Hill Area Residential Development Permit and Variances to the Combined Front/Rear Setback Requirements and Parking Requirements are in conformance with the 2010 – 2030 Fairfax General Plan and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the project can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 19th, day of April, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

Chair Newton

Attest:

Ben Berto, Director of Planning and Building Services

SUPPLEMENTAL QUESTIONNAIRE

TOWN OF FAIRFAX

VARIANCE JUN 19 2011

VARIANCE (S) REQUESTED:

RECEIVED

_____ foot front yard variance to construct a _____ within

_____ feet of the front property line.

_____ foot rear yard variance to construct a _____ within

_____ feet of the rear property line.

_____ foot side yard variance to construct a _____ within

_____ feet of the side property line.

_____ foot creek setback variance to construct a _____ within _____ feet of the top of the creek bank.

Other (fence height, building height, parking number or size, etc.) Parking number: the owner requests a variance in regards to the required (3) on-site parking spaces due to site constraints.

FINDINGS:

- 1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

The owner asks that the Town of Fairfax grant a variance to allow the addition of (1) 8'-0"x16'-0" parking space as illustrated on the submitted site plan. Michelle Levenson visited the site and voiced her support of granting this variance based on clear site restrictions. Owner and Michelle discussed the possibility of providing an additional parking space to the northwest side of the existing garage; however, they found this to be problematic as the adjacent property has a carport and the addition of a parking space in this location would block access to it.

- 2. List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

Granting this parking variance would not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. It would not alter the established well functioning parking on the site or cause any obstructions in the surrounding area.

- 3. Explain why complying with the Town Ordinance requirements will be a hardship for the owner.

The owner desires to comply fully with the Town Ordinance requirements and does not contest their importance; however, the physical constraints of the site make compliance prohibitive.

Variance - Additional information required.

- Include a cross section through the proposed project depicting the project and the relationship of the proposal to existing features and improvements on adjacent properties.
- Lot coverage calculation including all structures and raised wooden decks.

In order to approve your project, the Planning Commission must make findings of fact which state that 1) there is a special feature of the site (such as size, shape or slope) which justifies an exception; 2) that the variance is consistent with the treatment of other property in the neighborhood; 3) that strict enforcement of the ordinance would cause a hardship; and 4) that the project is in the general public interest.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

LOT COVERAGE: Footprint of residence (existing and new) = 1,533 sf ; (E) garage footprint = 244 sf; (N) concrete parking pad = 128 sf; (E) wood decks = 427 sf; (N) wood deck to the east of addition = 309 sf; (N) covered porch and step = 717 sf.
Total coverage = 3,358 sf.

DAVE
OLNES P.E.
CIVIL & SOIL ENGINEER INC.
7915 CREST AVENUE, OAKLAND, CALIFORNIA 94605
PHONE & FAX: (510) 568-2162 davednes@sbcglobal.net

TOWN OF FAIRFAX

JUN 19 2017

RECEIVED

June 14, 2017

Ray Arata
20 Park Lane
Fairfax, CA 94930

O-2568

RE: Updated Geotechnical Reconnaissance
Proposed Residential Improvements
20 Park Lane, Fairfax

Dear Mr. Arata:

As discussed we have prepared an updated geotechnical reconnaissance report which offers foundation and seismic recommendations for the proposed improvements to your residence, located at 20 Park Lane in Fairfax.

The current report is an update to a previous report which our office issued for the prior owner of the property in 2004, which focused on a previous basement remodel project. That report was based solely on visual observations. The present report included two hand-auger borings to confirm the depth to bedrock in the vicinity of the presently proposed exterior additions.

SITE DESCRIPTION AND PROPOSED CONSTRUCTION: The subject property is located at the end of Park Lane, off Ridge Road on the hillside southwest of downtown Fairfax. The property contains an existing structure which appears to be approximately 75 years old, positioned at the top of a narrow east-west trending ridge line. The front portion of the house sits at the crown of the ridge whereas the rear of the house extends out over the northern slope. The house contains basement rooms beneath the rearward, downslope half. As stated, these rooms were improved by the prior owner in 2004, with a combination of footing-supported retaining walls at the up-slope perimeters, and 18-inch diameter drilled piers at the down-slope perimeters.

At the present time you are considering adding additions to the east and west perimeters of the house, and a new covered porch at the southern, up-slope perimeter. You may also add another parking pad at the southwestern corner of the lot, beside the existing detached garage.

ATTACHMENT 3

EVALUATION OF EXISTING FOUNDATIONS: The rear of the original structure had suffered from differential settlement. Our floor level survey performed in March of 2004 found as much as 5 inches of slope, confined largely to the rear perimeter. As stated, much of the rearward foundations were replaced or augmented as part of the 2004 remodel. The rear of the house was underpinned with 7 drilled piers. We inspected the drilling and confirmed that all of the piers achieved ample penetration into Sandstone bedrock at depths of 12 to 14 feet. New foundation walls at the forward perimeters of the improved basement were excavated into bedrock, and were supported on spread footings. The original footings within the forward crawlspace were generally found to be in fair condition.

As stated, the site is located at the crest of a ridge line. Thus the property is not likely to incur significant runoff from off-site locations. The original house structure did have some issues with moisture intrusion into the basement, which were resolved by the installation of gravel drains behind the new foundation walls. If the City will allow it, it would be preferable to extend all new drain lines onto the edge of the road at Scenic Avenue, as opposed to attempting to disperse on site, which could cause instability problems along the un-retained cut bank along this roadway.

GEOLOGICAL OBSERVATIONS: A geological map of the area prepared by Smith, Rice and Strand (1976) indicates that the site is underlain by Franciscan Melange Bedrock, which typically consists of a jumbled assemblage of sedimentary and metavolcanic rocks within a sheared shale matrix. No mapped slide features are indicated along the ridge line where the house is located. However, potential slide areas are indicated on either flank of this ridge (Figure 1).

Exposures of highly fractured Sandstone shale are visible within the upper basement area and in the cut bank along Scenic below (consistent with Franciscan Melange), as is common in areas underlain by Franciscan Melange. As stated, bedrock was encountered relatively close to the surface in the footings and drilled piers constructed in the 2004 remodel.

During a recent site visit we performed two probes with a hand auger, at the east and west perimeters of the existing residence. The probe at the west side encountered 2 feet of soft, brown Silty Clay topsoil, underlain by tan sandy Clay residual soils, which graded to rusty tan Sandstone at a depth of 3.5 feet. The probe at the east side encountered 1 foot of top soils, immediately underlain by tan weathered Sandstone. See logs on Figure 3.

No obvious indications of active sliding were noted at the site. However a soldier pile wall was observed on the adjacent property to the northwest, above the curve in Scenic Road, which may have been installed to address a past shallow slope failure. We also noted minor leaning in landscape retaining walls along the down-slope perimeters of the subject

property.

SEISMICITY: The site is located approximately 6 miles east of the San Andreas Fault (type A), which has a Maximum Credible Earthquake (MCE) magnitude of 7.9 on the Moment Magnitude Scale. Other surrounding active faults with equal or greater expected magnitudes and probabilities include the Hayward Fault (type A), located approximately 12 miles to the east, and the Concord/Calaveras Faults (type B), located approximately 25 miles to the east.

Given the shallow bedrock observed at the site, there is no risk of liquefaction or seismically-induced landsliding. Since the site is located outside of the Alquist-Priolo Special Studies Zone, the risk of ground rupture is also considered to be very low.

Design of the improvements in accordance with the 2016 CBC should utilize the following factors.

Site Class:	B
Mapped Short Period Spectral Acceleration, S_s:	1.500
Mapped 1-Second Spectral Acceleration, S_1:	0.642
Short Period Site Coefficient, F_a:	1.0
1-Second Site Coefficient, F_v:	1.0
Modified Short Period Spectral Acceleration, S_{ms}:	1.500
Modified 1-Second Spectral Acceleration, S_{m1}:	0.642
Design Short Period Spectral Acceleration, S_{ds}:	1.000
Design 1-Second Spectral Acceleration, S_{d1}:	0.428
Design Category:	D

CONCLUSIONS: The proposed addition at the west side of the house will bear above an existing concrete block retaining wall of uncertain integrity. It is recommended that this wall either be replaced with a new reinforced concrete wall bearing on piers or footings extending to bedrock. Alternatively, the down-slope edge of the addition could bear on drilled piers positioned up-slope of this wall, and the down slope edge of the addition could cantilever over the wall.

The addition at the east side of the house may also require drilled piers if it is to bear on sloping grades. However, since the rock appears to be shallow in this area, footings could be used, provided that they bear in bedrock and step up the slope in level lifts. Or the space below the addition could be excavated out to create additional basement storage, which would extend the foundations to bedrock.

The new covered porch at the southern perimeter of the house will sit along the crest of the ridge line, and may bear on 24-inch deep footings.

It is our opinion that the subject property is stable and suitable for the proposed improvements.

RECOMMENDATIONS:

1. **Grading:** No significant grading work is expected for this project.
2. **Foundations:** All new foundations sited on sloping grades shall bear on drilled piers or on deep footings carved into the bedrock. New foundation elements which bear on the level grades at the southern portion of the lot may bear on 18-inch deep spread footings.
 - 2.1 **Drilled Piers:** Drilled piers should be a minimum of 18-inches in diameter and should extend a minimum of 10 feet below the existing grade, or 7 feet into bedrock, whichever is greater. *Due to the variable nature of the Franciscan Melange Bedrock, drillers should be prepared to deal with potential inclusions of hard rock which may require coring.*
 - 2.1a **Bearing Friction of Piers:** Piers constructed in accordance with Section 3.1 may be designed for a friction value of 750psf for the portion of the pier embedded in rock.
 - 2.1b **Creep Loading and Lateral Resistance of Piers:** Piers located on or adjacent to the steep rear slope shall be designed to resist a creep loading of 500 plf acting continuously against the grade beam at the ground line. Resistance to lateral structural loadings may be achieved assuming a passive pressure of 450 pcf, acting against 2 pier diameters, beginning at a depth of 3 feet.
 - 2.1c **Minimal Pier Reinforcing:** All piers shall contain a minimum of six #5 bars arranged in a 12-inch circular cage enclosed by a #3 bar spiraled at a 6-inch pitch.
 - 2.1d **Grade Beams:** The perimeter grade beams or bond beams shall have minimum dimensions of 10"x18" and shall contain a minimum of two #5 bars top and bottom, with #3 closed ties at 18 inches on center. The grade beams shall be connected to the foundation piers with a minimum of four #5 angle dowels.
 - 2.2 **Spread Footings:** Spread footings shall be a minimum of 18 inches in width, and shall extend a minimum of 18 inches below the existing grades at the western portion of the lot. Footings sited on sloping grades shall be a minimum of 30 inches deep, or as needed to bear in weathered bedrock as verified by the undersigned Geotechnical Engineer. Footings on sloping grades shall step up the slope in level lifts.
 - 2.2a **Bearing Pressures of Footings:** Footings constructed in accordance with Section 2.3 may be designed for bearing pressure of 2000psf.

2.2b Lateral Resistance of Footings: Lateral resistance for spread footings constructed in accordance with Section 2.3, may be assume a friction value of 0.40 and a passive resistance of 450pcf, beginning at a depth of 36 inches from the existing grades.

2.3 Floor Slabs on Grade: Floor slabs on grade shall be a minimum of 4 inches thick and shall be reinforced with a minimum of #3 bars at 18 inches on center in each direction. All floor slabs used as living space shall be poured over a 4-inch layer of pea gravel, covered by a 10 mil plastic vapor barrier. Slab subgrades shall be thoroughly saturated for a period of at least 48 hours prior to pouring, in order to pre-swell the moderately expansive soils.

3. Retaining Walls: Modest retaining walls are anticipated to create the proposed parking pad.

3.1 Lateral Loads and Resistance: Retaining walls supporting level grades shall be designed for an active pressure of 45pcf assuming fully drained conditions. The active pressure should be increased to 50pcf for slopes steeper than 3:1. Resistance to lateral loads shall be resolved as outlined in the Foundation Section above.

3.2 Retaining Wall Drainage and Waterproofing: Retaining walls and foundation walls shall be fully back drained with 3/4-inch drain rock wrapped in filter cloth (or Class II drain rock without filter cloth). A 4-inch PVC pipe shall be installed along the base of the wall, at least 6 inches below the adjacent floor slab or crawlspace grade, and shall be sloped at 1% minimum to outlet to the base of the front slope. In addition, foundation walls shall incorporate waterproofing membranes (such as Paraseal), installed per manufacturer's recommendations.

3.3 Heal Protrusions: It is recommended that the footings for foundation walls be designed without heal protrusions, which tend to interfere with proper installation of drainage piping.

4. Drainage: Adequate drainage is important in order to minimize erosion, slope stability concerns, mold and mildew growth and nuisance flooding. Basic surface drainage considerations should be considered required, whereas the suggested perimeter gravel subdrain may be considered optional as discussed below.

4.1 Required Surface Drainage: All roof downspouts shall be fitted with 4-inch solid PVC discharge pipes. Surrounding yard and patio areas shall utilize

cast iron or brass catch basins tied to the roof downspout lines, or shall be graded to shed runoff away from the house in an unconcentrated manner.

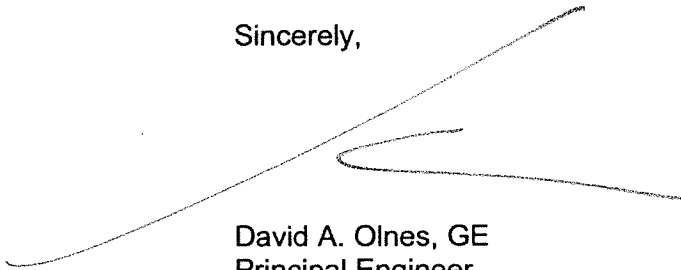
- 4.2 Optional Subsurface Drainage:** If greater conservatism is desired, or if seepage intrusion continues to be a problem within the front crawlspace, consideration should be given to installing a perimeter gravel subdrain around the front and side perimeters of the existing structure as well. The subdrains shall consist of trenches extending at least 12 inches below the adjacent crawlspace grades, sloped at 1%. A perforated PVC pipe shall be placed along the bottom of the trenches, and the trenches shall be backfilled with 3/4-inch drain rock wrapped in filter cloth.
- 4.3 Piping:** All piping shall consist of 4-inch SDR-35 PVC. All drain lines shall be continuously sloped (at 1% minimum if possible) to outlet to the edge of the Scenic Road at the base of the rear slope. Capped clean-outs shall be installed at the beginning of each subdrain line.
- 4.4 Maintenance:** Drainage systems require regular maintenance to insure proper functioning. Catch basins, V-ditches and downspout pipes should be flushed regularly (dependant on the rate of falling leaf litter). Discharge points should also be periodically inspected to insure that outlet piping is not obstructed. It is recommended that an accurate as-built plan of the drainage systems be prepared, and that maintenance requirements be disclosed to all future buyers of the property.
- 5. Exterior Flatwork:** Exterior flatwork shall be 4-inches thick, reinforced with a minimum of #3 bars at 18-inch centers. Some distress can be expected due to minor soil movement or concrete shrinkage. Flatwork adjacent to descending slopes will be subject to creep distortions.
- 6. Plan Review and Construction Observation:** The undersigned Geotechnical engineer should review the final building plans for conformance with the above recommendations and should inspect all pier drilling, footing excavations and subdrain trenches in progress prior to placement of reinforcing steel, concrete or backfill. Allowances should be made for potential changes to the final design requirements in the event that actual construction conditions differ from the conditions assumed in this report.

Updated Geotechnical Reconnaissance
Proposed Residential Improvements
20 Park Lane, Fairfax
June 14, 2017
Page 7

LIMIT OF LIABILITY: This report was prepared under written contractual agreement with the addressee (client) indicated above. The client has agreed to limit the liability of Dave Olnes P.E., Inc. to an amount not to exceed ten times the fee for services indicated above, for any and all matters arising from this visual examination and report. The information provided herein is for the exclusive use of the specified client. Dave Olnes P.E., Inc. shall assume no liability for other parties who use the report without its express written consent. The recommendations contained in this report are valid for a period of two years, pending further review by the undersigned Geotechnical Engineer.

If you have any questions regarding this matter, please contact my office.

Sincerely,



David A. Olnes, GE
Principal Engineer



REFERENCES

Knudsen, Keith L., Sowers, Janet M. Witter, Robert S., Wentworth, Carl M, Helley, Edward J., "Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility, Nine-County San Francisco Bay Region, California", USGS Open File Report 00-444, 2000.

Olnes, David A., "Geotechnical Reconnaissance, Proposed Residential Improvements, 20 Park Lane, Fairfax, California", May 1, 2004.

Rice, Salem J.; Smith, Theodore C.; Strand, Rudolph G., State of California Division of Mines and Geology, Open File Report 76-2, "Geology for Planning: Central and Southwest Marin County, California", 1976.

State of California Division of Mines and Geology, "Maps of Known Active Fault Near-Source Zones in California and Adjacent portions of Nevada", 1998.



TYPICAL
MAPPED
LANDSLIDE
FEATURE

SITE,
MAPPED AS
FRANCISCAN
MELANGE
(Fm)

SOURCE:

STATE OF CALIFORNIA DEPT. OF MINING & GEOLOGY, OPEN FILE REPORT 76-2
 GEOLOGY FOR PLANNING: CENTRAL & SOUTHEAST MARIN COUNTY, CALIFORNIA,
 SALEM J. RICE, THEODORE C. SMITH & RUDOLPH G. STRAND, 1976.

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 DL 9 EV. 1510568 2162 daveolnes@earthlink.net

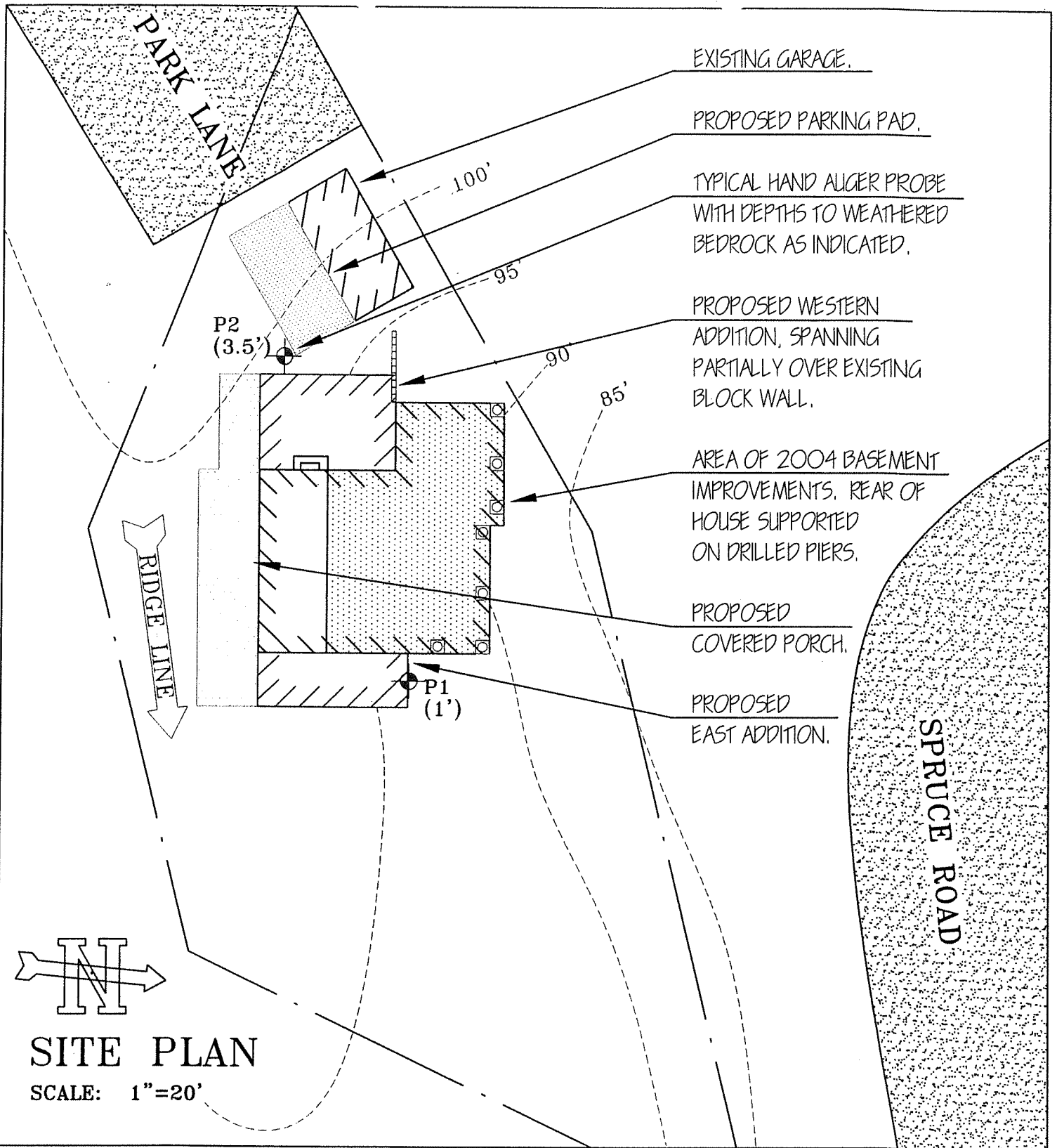
SCALE: N.T.S.

JOB #: 0-2568

DRAWN: OSO/DAO

DATE: 6-14-17

UPDATED GEOTECHNICAL
 RECONNAISSANCE
 20 PARK LANE
 FAIRFAX, CALIFORNIA



SITE PLAN

SCALE: 1"=20'

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SCALE: 1"=20'
 JOB #: 0-2568
 DRAWN: OSO/DAO
 DATE: 6-14-17

UPDATED GEOTECHNICAL
 RECONNAISSANCE
 20 PARK LANE
 FAIRFAX, CALIFORNIA

FIGURE: 2

HAND AUGER

Probe #: P1		Probe #: P2	
Location: EAST ADDITION		Location: SOUTHWEST ADDITION/PARKING PAD	
DESCRIPTION		DESCRIPTION	
brown Silty CLAY	Topsoil	brown Silty Sandy CLAY	Topsoil
tan-brown fine Sandy Silty CLAY	Residual Soil	tan-grey weathered SANDSTONE	Bedrock
rusty-tan SANDSTONE	Bedrock	Probe Terminated @ 3.5'	Refusal
Probe Terminated @ 5'			







DAVE OLNESS P.E. INC.
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 7915 CREST AVENUE OAKLAND, CA 94605
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Project: Geotechnical Reconnaissance
 20 Park Lane
 Fairfax, California

Date: May 16, 2017

Figure 3

DAVE 
OLNES P.E. INC.
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7915 CREST AVENUE, OAKLAND, CALIFORNIA 94605
PHONE & FAX: (510) 568-2622 davedolnes@sbcglobal.net

TOWN OF FAIRFAX

JUN 19 2017

RECEIVED

GEOTECHNICAL MEMORANDUM:

To: Ray Arata

RE: Interim Update of Geotechnical Reconnaissance Report
20 Park Lane, Fairfax

Date: May 9, 2017

Dear Mr. Arata:

In accordance with your request we have reviewed our previous Geotechnical Reconnaissance report for your property, located at 20 Park Lane in Fairfax. Based on this review we have prepared an interim update memo, for preliminary planning review purposes. A formal updated report, based on hand auger borings, must be completed by our office prior to completion of Structural plans for the proposed additions.

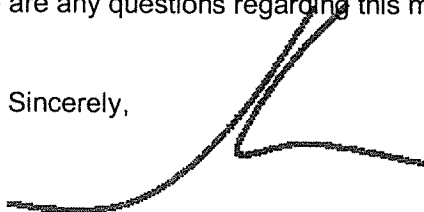
The previous investigation (copy attached) was completed on May 2, 2004. The report was based solely on visual observations, without soil borings. The recommendations from this report were subsequently used for the design of a previous basement remodel project, completed in 2005, which involved replacement and underpinning of much of the foundations in the basement and at the down-slope perimeter of the house. The new interior foundations bear on footings excavated to bedrock, and the rear foundations bear on 18-inch diameter piers, drilled a minimum of 7 feet into bedrock. Our office inspected the pier drilling and footing excavations for that project.

At the present time you are considering constructing new additions at the front and rear of the house. You may also create a new parking pad along the street frontage.

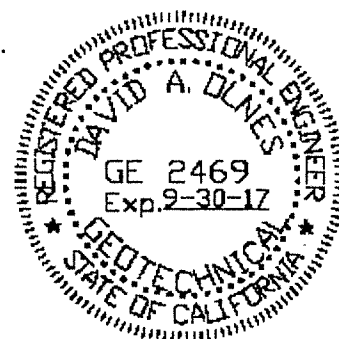
Based on our past findings and observations, it is our opinion that the site is suitable for the proposed improvements. As recommended in our previous report, all new improvements should be supported on footings excavated to bedrock, or on drilled piers cored at least 7 feet into bedrock. Along with the previous report, this should be sufficient for preliminary planning purposes. However, in order provide specific, updated recommendations for the proposed new improvements, we need to perform another site visit and excavate several hand-auger probes to bedrock in the areas of proposed work. In addition to updated foundation recommendations, we will also provide seismic design requirements in keeping with th 2016 CBC.

If there are any questions regarding this matter, please contact my office.

Sincerely,



Dave Olnes, CEGE





TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
PHONE (415) 453-1584 / FAX (415) 453-1618

MEMORANDUM

To: Linda Neal – Principal Planner

Date: January 30, 2018

Page 1 of 2

From: Ray Wrysinski
Town Engineer

Subject: Single Family Residence – Addition & Remodel
20 Park Lane
Fairfax, CA

A.P. 001-032-13

I have reviewed the documents enclosed with your 1/10/18 transmittal. The items reviewed included a 13 sheet plan set with 10 sheets from Kurt Monroe Reinkens – Kristin Erina Thompson – Architects, dated 11/1/17, also included was a topographic survey from Stephen Flatland, Land Surveyor, dated August, 2017 and included were two sheets from Oberkamper and Associates, Civil Engineers, dated 10/2017. There was a Hydrology Study by Oberkamper and Associates, dated 10/4/14 and 10/4/16 (like the one previously received). There was an 11/1/17 letter from MWA Architecture and Engineering, Inc. (like the one previously received) and there was a grant deed, dated June 17, 2015, that appears to be the fee title deed. There was a copy of the Flatland topographic survey having the signature and seal of the surveyor. This information was reviewed against requirements in the 12/1/17 Town Engineer review memorandum.

Town Code Section 17.072.080 provides a list of submittal requirements for Hill Area Residential Development. A topographic and boundary survey signed by a Surveyor or Civil Engineer licensed to do land surveying is required. A copy of that survey, with the signature and seal of the person responsible for it was required and has been provided. As previously required, this survey must show, as required by the Code, all easements both existing and proposed or if none exist a notation of this must be made on the survey. This note was not on the survey and must be provided. This note may be in the form of “Based on a review of the title report (give the source and date of the report) and on this surveyors knowledge, all easements are shown (or if there are no easements a similar note can be used). As required by the Code and previously noted, the survey must show existing and new sanitary sewer, water and storm drain lines with their sizes in the area of storm drain trenching in Scenic Road. These items were not shown and are still required. As you told me by phone, the applicant feels these Code requirements are not appropriate. I do not know a basis for an exception to the Code on these items. You may be able to advise me on this however I think these items must be provided.

As previously required, to check the, Code required, survey boundary information, a copy of a recent title report, a copy of the current fee title deed and a copy of a recorded survey showing the site boundary must be submitted. All three of these documents must be submitted. The submitted title report takes care of that item. The submitted fee title deed takes care of that item. The recorded record of survey must still be submitted.

ATTACHMENT 4

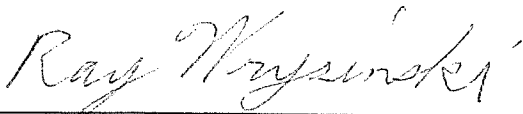
As previously noted, the site plan shows a 10' lane along the northerly boundary. The site plan shows existing stairs, a deck, fences and retaining walls extending across that lane from this site. If the Town intends to allow these improvements to remain, you should consider obtaining an encroachment permit agreement deed restriction for this property for those items.

As previously noted, there is discussion in the geotechnical report about stability along the northerly boundary at the steep unsupported slope along Scenic Avenue and the benefit of bringing the site drainage down to Scenic Avenue to keep that stormwater and subdrain flow off of the steep slope. The engineer's site plan shows the proposed drainage extension to Scenic Road related to satisfying the geotechnical engineer's drainage recommendation. This drainage extension will be in the Scenic Road street right of way so it needs to be covered by an encroachment permit agreement that includes maintenance.

As noted in the geotechnical report, the steep bank along the northerly part of this site may have stability problems. There is no proposal, for this project, to protect this site from damage that could result from a bank failure in that area. The Town should obtain a hold harmless agreement related to potential problems with that bank.

A stormwater pollution prevention plan must be provided that satisfies Code Chapter 8.32 Urban Runoff Pollution Prevention. This can be provided at the building permit review stage of the project.

I recommend that the processing of this project be delayed until the above, noted, information is provided.



Ray Wrynski, P. E.
Town Engineer



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
PHONE (415) 453-1584 / FAX (415) 453-1618

MEMORANDUM

To: Linda Neal – Principal Planner

Date: December 1, 2017

From: Ray Wrynski
Town Engineer

Page 1 of 2

Subject: Single Family Residence – Addition & Remodel
20 Park Lane
Fairfax, CA

A.P. 001-032-13

I have reviewed the documents enclosed with your 11/6/17 transmittal. The items reviewed included a 13 sheet plan set from Kurt Monroe Reinkens – Kristin Erina Thompson – Architects, dated 11/1/17 which included a survey from Stephen Flatland, Land Surveyor, dated August, 2017 and included two sheets from Oberkamper and Associates, Civil Engineers, dated 10/2017. There was a title report from Old Republic Title Company, dated 2/17/17 and there was a Hydrology Study by Oberkamper and Associates, dated 10/4/14 and 10/4/16 and there was an 11/1/17 letter from MWA Architecture and Engineering, Inc.

Town Code Section 17.072.080 provides a list of submittal requirements for Hill Area Residential Development. A topographic and boundary survey signed by a Surveyor or Civil Engineer licensed to do land surveying is required. Copies of that survey, with the signature and seal of the person responsible for it, must be provided. The copy of the survey provided does not have the required signature and seal. This survey must show, as required by the Code, all easements both existing and proposed or if none exist a notation of this must be made on the survey. This note was not on the survey and must be provided. This note may be in the form of “Based on a review of the title report (give the source and date of the report) and on this surveyors knowledge, all easements are shown (or if there are no easements a similar note can be used). The survey must show existing and new sanitary sewer, water and storm drain lines with their sizes in the area of storm drain trenching in Scenic Road.

To check the survey boundary information, a copy of a recent title report, a copy of the current fee title deed and a copy of a recorded survey showing the site boundary must be submitted. All three of these documents must be submitted. The submitted title report takes care of that item. The fee title deed and the recorded record of survey must still be submitted. The topographic survey must show the items required in the Code including trees (with their size and species), structures, retaining wall, fences etc. This information appears to be on the submitted survey.

The site plan shows a 10’ lane along the northerly boundary. The site plan shows existing stairs, a deck, fences and retaining walls extending across that lane from this site. If the Town intendeds to allow these improvements to remain, you should consider obtaining an encroachment permit agreement deed restriction for this property for those items.

A project site plan, grading plan drainage plan prepared by a licensed civil engineer was required and has been provided. The grading quantities for the proposed work have been provided and show 55 cubic yards of cut and 5 cubic yards of fill for a 60 cubic yards of total material movement.

I did not see any trees shown to be removed. There is a large Oak tree near the easterly addition and it appears the limbs of that tree will overhand the new addition. This is a safety consideration related to limbs possibly dropping on the building. The architect's plans show treatment of that tree for safety.

There is discussion in the geotechnical report about stability along the northerly boundary at the steep unsupported slope along Scenic Avenue and the benefit of bringing the site drainage down to Scenic Avenue to keep that stormwater and subdrain flow off of the steep slope. The engineer's site plan shows the proposed drainage extension to Scenic Road related to satisfying the geotechnical engineer's drainage recommendation. This drainage extension will be in the Scenic Road street right of way so it needs to be covered by an encroachment permit agreement that includes maintenance.

As noted in the geotechnical report, the steep bank along the northerly part of this site may have stability problems. There is no proposal, for this project, to protect this site from damage that could result from a bank failure in that area. The Town should obtain a hold harmless agreement related to potential problems with that bank.

A stormwater pollution prevention plan must be provided that satisfies Code Chapter 8.32 Urban Runoff Pollution Prevention. This can be provided at the building permit review stage of the project.

I recommend that the processing of this project be delayed until the above, noted, information is provided.



Ray Wrynski, P. E.
Town Engineer



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
PHONE (415) 453-1584 / FAX (415) 453-1618

MEMORANDUM

TOWN OF FAIRFAX

To: Linda Neal – Principal Planner

JUL 25 2017

Date: July 18, 2017

From: Ray Wrysinski
Town Engineer

RECEIVED Page 1 of 3

Subject: Single Family Residence – Addition & Remodel
20 Park Lane
Fairfax, CA

A.P. 001-032-13

I have reviewed the documents enclosed with your 6/27/17 transmittal. The items reviewed include a 9 sheet plan set from Kurt Monroe Reinkens – Kristin Erina Thompson – Architects, dated 6/9/17, a 5/9/17 geotechnical memorandum from Dave Olnes and a 6/14/17 Geotechnical Reconnaissance report from Dave Olnes.

A site review was done 7/17/17.

Town Code Section 17.072.080 provides a list of submittal requirements for Hill Area Residential Development. A topographic and boundary survey signed by a Surveyor or Civil Engineer licensed to do land surveying is required. Copies of that survey, with the signature and seal of the person responsible for it, must be provided. This survey must show all easements both existing and proposed or if none exist a notation of this must be made on the survey. This note may be in the form of “Based on a review of the title report (give the source and date of the report) and on this surveyors knowledge, all easements are shown (or if there are no easements a similar note can be used). The survey normally must show existing and new sanitary sewer, water and storm drain lines with their sizes. Since this is an existing dwelling with utility services, it appears there will be no trenching for utilities in existing streets, for this project, so those utility lines do not need to be shown.

To check the survey boundary information, a copy of a recent title report, a copy of the current fee title deed and a copy of a recorded survey showing the site boundary must be submitted. All three of these documents must be submitted. The topographic survey must show the items required in the Code including trees (with their size and species), structures, retaining wall, fences etc. The Code allows five foot elevation contours and that is what is shown on the architect’s site plan. This wide contour interval makes it difficult to identify steep areas on this site and difficult to identify areas of significant elevation change such as at stairs and retaining walls. We often receive surveys with 2’ contour intervals which show these grade changes more clearly. There is a very steep area along the northerly boundary and that extends beyond the boundary as the land drops down to Scenic Road.

The Architect’s site plan shows a utility easement along the northerly boundary. We need to determine the ownership and use of that easement. The site plan shows existing stairs, a deck, fences and retaining

TOWN OF FAIRFAX

JUL 25 2017

walls extending across that easement and property from this site. If the Town owns this property and easement and it is intended to allow these improvements to remain, you should consider obtaining an encroachment permit agreement deed restriction for this property for those items. Copies of the topographic survey that is free of new design information must be submitted at the same scale as the project site plans so that this survey map, without the design information, can be overlaid on the design drawings to allow easy checking of the effect of the proposed design on the existing conditions.

A project site plan, grading plan drainage plan prepared by a licensed civil engineer must be provided. This site plan must be done on a base map of the topographic survey with the boundary shown on it. This site plan must include showing the existing and new building wall locations along with finished floor elevation for all levels. The grading quantities for the proposed work must be shown including excavation, fill, imported material and exported material as appropriate. The geotechnical report discusses slab floors and the architect's plans suggest joist floors. The construction method will affect grading so that method must be shown so that a reasonable check of the material movement quantities can be done. Existing ground under the new construction must be shown so that grading material movement can be checked. An example is the sloping ground under the proposed westerly addition area. A slab floor here would require fill. A joist floor supported on drilled piers (suggested in the geotechnical report) would produce soil excavation from the piers (that quantity must be included in the soil material movement estimate). The grading must include a reasonable estimate of the excavation quantity that will come from foundation excavation. This site plan must include showing retaining walls including foundation retaining walls. The proposed new parking must be shown with elevations and retaining walls as needed to complete it. Fill that may be needed for that parking must be included in the grading quantity estimate.

If any trees are to be removed that must be shown. There is a large Oak tree near the easterly addition and it appears the limbs of that tree will overhand the new addition. This is a safety consideration related to limbs possibly dropping on the building. You may want to obtain an arborist's report on that tree to determine if some of the limbs should be trimmed to improve the safety of the new construction.

There is discussion in the geotechnical report about stability along the northerly boundary at the steep unsupported slope along Scenic Avenue and the benefit of bringing the site drainage down to Scenic Avenue to keep that stormwater and subdrain flow off of the steep slope. The engineer's site plan must show the proposed drainage extension to Scenic Road for the Towns consideration of satisfying the geotechnical engineer's drainage recommendation. This drainage extension will be in the Scenic Road street right of way so it needs to be covered by an encroachment permit agreement that includes maintenance.

As noted in the geotechnical report, the steep bank along the northerly part of this site may have stability problems. There is no proposal, for this project, to protect this site from damage that could result from a bank failure in that area. The Town should obtain a hold harmless agreement related to potential problems with that bank. As an alternative to that type of agreement, a requirement could be placed to have this project construct needed improvements that would protect it from bank failures in that area.

A stormwater pollution prevention plan must be provided that satisfies Code Chapter 8.32 Urban Runoff Pollution Prevention.

I recommend that the processing of this project be delayed until the above, noted, information is provided.

A handwritten signature in cursive script that reads "Ray Wrysiniski".

Ray Wrysiniski, P. E.
Town Engineer



TOWN OF FAIRFAX

MAR 07 2017

RECEIVED

Call Drew at 415-282-7733 or 415-482-8733

www.agrifolia.com

10000 Woodbridge Court, Suite 100, Fairfax, VA 22030

ARBORIST REPORT | ARBORIST REPORT



FIELD REPORT

Sunday 5 March 2017

Insect on Date: Wednesday, 7 March 2017
 Property Owner: Ray Arata - Arata Residence
 Subject/Trees(s): Quercus Agrifolia - Live oak
 Location: Approximately 20 feet off deck area
 Issue/Purpose: Health and hazard assessment of Live oak with a DBH of 28"

A. OBSERVATIONS **B. CONCLUSIONS** **C. RECOMMENDATIONS**

- A. 1) Upon inspection, this tree appears to be healthy and free of disease.
- B. 1) In the course of any construction, a TPZ (tree protection zone) shall be implemented.
 - 2) A TPZ will include protecting the tree trunk from injury as well as reducing soil compaction.
- C. 1) Any roots that are encountered during the course of construction shall be cut as cleanly as possible.

Drew Landers | ISA Certified Arborist
 AGRIFOLIA TREE CARE
 415/282-TREE office
 415/271-8005 cell

ATTACHMENT  **5**