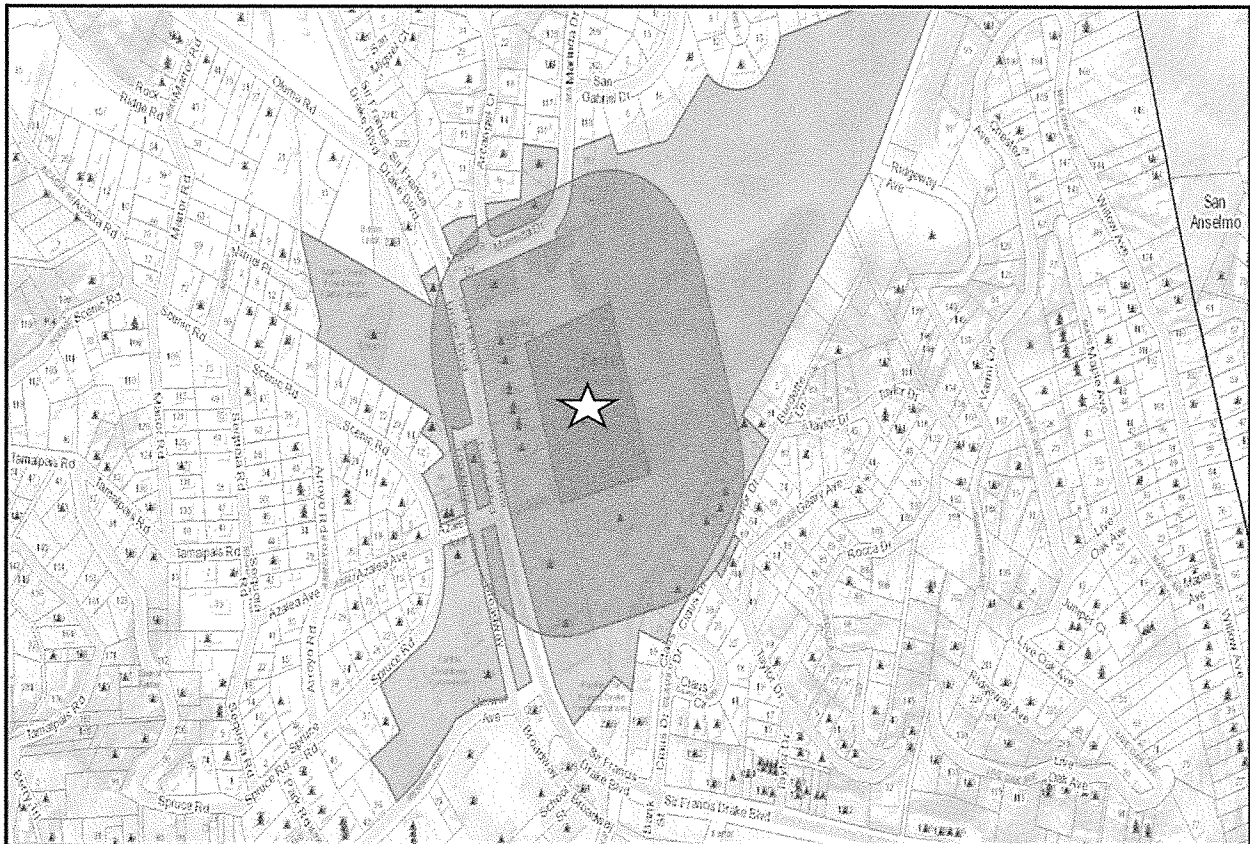


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: February 16, 2017
FROM: Michelle Levenson, Zoning Technician
LOCATION: 102 Marinda Drive; Assessor' Parcel No. 002-104-04
ZONING: Planned Development District PDD
PROJECT: Install a shade/rain structure
ACTION: Application No. 17-01; Design Review Permit
APPLICANT: Karl Vavrek
OWNER: Archdiocese of San Francisco/St. Rita's Church
CEQA STATUS: Categorically Exempt, §15303(e)



102 Marinda Drive

BACKGROUND

The 2.61-acre (113,691 square feet) site is located along Marinda Drive, down a private driveway that accesses the St. Rita's Church site. Cascade Canyon School currently occupies the on-site school building. The 19,000-square-foot school building is one-story (14 feet) with an adjacent blacktop sports area. A wooden trellis structure currently extends 67 feet along the southern side of the school building. The trellis contains open, wooden slats that allow rain and sun into the outdoor lunch area.

DISCUSSION

The applicant is proposing to install a 67-foot-long shade/rain protection structure on top of the existing trellis structure. The structure would be attached to the existing roof and trellis structure, and would be comprised of transparent and galvanized metal roofing panels. A 1-foot section of the transparent panels would be placed immediately adjacent to the building face to allow sunlight into the building through the existing transom windows, and the remaining 10-foot, 6-foot wide section would be made of galvanized metal paneling.

The property is zoned "Planned Development District-PDD". Setbacks have not been established for this specific PDD and therefore, pursuant to (Town Code § 17.112.030(4). shall be governed by the standards of the residential, commercial or industrial zoning district(s) most similar in nature and function to the proposed planned development district (PDD) use(s). The district most similar in nature the Multiple Family RM Zone.

The proposed shade/rain protection structure would not be installed in the existing setbacks.

Required Discretionary Permit

Town Code Section 17.020.030(b) states that, "New construction in ...Planned Development District..." shall conform to the Design Review Regulations. Because the project would involve new construction, a Design Review Permit by the Planning Commission is required.

Design Review Permit

Town Code Section 17.020.040 outlines the criteria that the Planning Commission should apply when considering a Design Review Permit. In particular, the criteria state, "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 the hills and other key vantage points in the community...." and "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...."

The proposed shade/sun structure would contain both galvanized metal and transparent, fiberglass panels. The quality and character of the structure would be appropriate to the site as the materials would be complementary to those used in the construction of the school building and provide important functionality to the operation of the school program.

Because the structure would be placed along the southern-side of the building at a down-sloping angle, it would not be visible from adjacent residential neighborhoods to the north. It is likely that the structure would be visible to residents of Bennet House on Taylor Drive. Since the majority of the structure would be constructed of galvanized metals panels, the reflectiveness of the material may lead to a more visible appearance to those residents.

Staff recommends that the Planning Commission require that the metal portion of the panels be painted a color matching the building color to reduce the reflectiveness of the panels.

Other Agency/Department Conditions/Comments

The Marin Municipal Water District (MMWD), Ross Valley Sanitary District, Ross Valley Fire Department, and the Fairfax Police, Public Works and Building Department(s) did not provide conditions of approval or comments on the project.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve Application No. 17-02.

ATTACHMENTS

Proposed project drawings