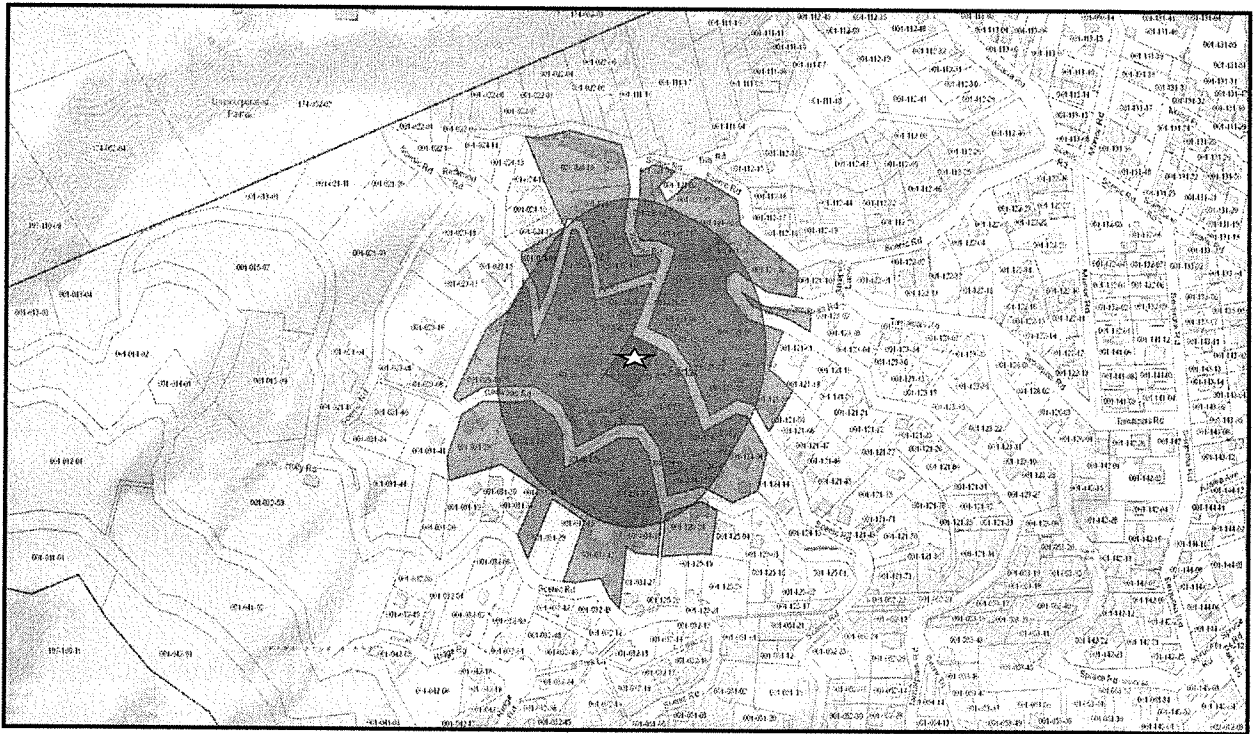


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: October 18, 2018
FROM: Linda Neal, Principal Planner
LOCATION: 216 Scenic Road; Assessor's Parcel No. 001-025-22
ZONING: Residential Single-family RS-6 Zone
PROJECT: Bedroom/bathroom addition
ACTION: Use Permit and Parking Variance; application # 18-16
APPLICANT: Hossein Asghari, applicant
OWNER: Same
CEQA STATUS: Categorically exempt, § 15301(e)(1)



216 SCENIC ROAD

BACKGROUND

Shortly before the September 20, 2018 Commission meeting, staff had determined that a patio cover had been constructed over the existing patio that required both a discretionary permit from the Planning Commission and a Building Permit. At the meeting, the Commission offered the applicant the opportunity to continue his application to include the patio cover in his submittal, subject re-noticed to a future meeting. The applicant agreed to the continuance.

DISCUSSION

The owner is applying to construct a 251 square-foot bedroom and bathroom addition and the aforementioned patio cover. The addition would be located below the existing upper living level, within the footprint of the existing structure. The new lower living level would be internally connected to the upper level by an enclosed stairway constructed on the western side of the building. The expansion would increase the residence to a 788 square-foot, one-bedroom, 2-bath residence.

The patio cover that the owner is seeking to legalize is 104 square feet and located over a portion of the existing patio located on the east side of the residence. The patio cover is requested because the large number of trees that shade the patio drop so much debris that without the cover the patio is largely unusable. The patio cover maintains the minimum required 5 foot side-yard setback when the eaves of the structure extending not more than the permitted 2 feet into the setback are included. [Town Code § 17.044.070(A)(1)].

The project, including the patio cover, will comply with the setback, height, floor area ratio (FAR) and lot coverage regulations for the Residential Single-family RS-6 Zone district where the property is located as follows:

	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.	20 ft.	.40	.35	28.5 ft., 3 stories
Existing	46 ft.	32 ft.	78 ft.	5 ft. & 35 ft.	40 ft.	.06	.06	28.5 ft., 1 stories
Proposed	No change	No change	No change	5 ft. & 26 ft.	31 ft.	.10	.07	28.5 ft., 2 stories

The project will require the following discretionary permits:

Use Permit

Town Code § 17.080.050(C) requires that a Use Permit be obtained for any project, not constituting a 50% remodel, on a property not meeting the required minimum size or width requirements for its slope. 216 Scenic Road has a 57% slope and would have to be 49,000 square feet in size and 191 feet wide to comply with this section. The site is only 10,000 square feet and 90.6 feet wide, therefore the project requires the approval of a conditional use permit by the Planning Commission.

The existing and the proposed construction complies with the setback, height, lot coverage and floor area ratio regulations for the Residential Single-family RS-6 Zone District where it is located.

Other residences in the hillside areas of the Fairfax Manor Subdivision where the site is located and their floor area ratios are shown in the following table.

216 Scenic Road – COMPARABLE NEIGHBORHOOD HOUSE AND SITE SIZES							
APN #	ADDRESS	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	GARAGE	Floor Area Ratio
1-024-09	200 Scenic	9600	1280	2	2.5	0	.13
1-025-07	208 Scenic	7200	997	2	1.5	0	.14
1-121-51	245 Scenic	7125	1164	2	2	252	.16
1-121-52	235 Scenic	6750	1604	2	2	0	.23
1-121-56	217 Scenic	5400	1324	2	1	400	.25
1-121-76	233 Scenic	7400	1144	3	2	0	
Project site							
1-024-22	216 Scenic	10000	788	1	2	231	.08

Parking Variance

See the attached September 20, 2018 staff report for a discussion on the parking variance.

Accessory structures such as the patio cover do not generate the need for additional parking.

General Plan Consistency

The project is consistent with the policies set forth in the general plan as follows:

Policy LU-7.2.1: New and renewed development shall be compatible with the general character and scale of structures in the vicinity.

Policy LU-7.2.2: To the extent feasible natural features including the existing grade, mature trees and vegetation shall be preserved for new and renewed development.

Policy LU-7.2.3: Traffic and parking concerns related to new and renewed development shall be addressed in a manner that does not result in undue hardship or significant negative impacts on properties and infrastructure in the vicinity.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS

None of the outside agency or other departments had additional conditions or comments on the addition of the patio cover to the project.

RECOMMENDATION

1. Conduct the public hearing.
2. Move to approve the project by adopting Resolution No. 2018-15 approving the use permit and parking variance and setting forth the findings and condition for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 2018-15 (*amended to include patio cover*)
Attachment B – September 20, 2018 Staff Report

RESOLUTION NO. 2018-15

A Resolution of The Fairfax Planning Commission Approving Application No. 18-16 for a Conditional Use Permit and Parking Variance(s) to Allow an Addition to a Single-Family Residence and Legalize a Patio Cover at 216 Scenic Road, Assessor's Parcel No. 001-025-22

WHEREAS, the Town of Fairfax has received an application from Hossein Asghari to expand a 537 square-foot, studio, 1 bathroom, single-family residence with a detached 231 square-foot carport into a 788 square-foot, 1-bedroom, 2-bathroom single-family residence, and to legalize an existing 104 square-foot patio cover; and

WHEREAS, the Planning Commission held a duly noticed Public Hearings on September 20, 2018 and again on October 18th, 2018 and after those meetings the Planning Commission determined that the project complies with the 2010-2030 Fairfax General Plan Policies and the Town Code provisions relating to the expansion of existing residential structures, as well as the provisions for granting a variance to the parking 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 Conditional Use Permit and Parking Variance; and

WHEREAS, the Commission has made the following findings:

The project is consistent with the following Fairfax General Plan policies:

Policy LU-7.2.1: New and renewed development shall be compatible with the general character and scale of structures in the vicinity.

Policy LU-7.2.2: To the extent feasible natural features including the existing grade, mature trees and vegetation shall be preserved for new and renewed development.

Policy LU-7.2.3: Traffic and parking concerns related to new and renewed development shall be addressed in a manner that does not result in undue hardship or significant negative impacts on properties and infrastructure in the vicinity.

The Conditional Use Permit findings for approval are:

The approval of the conditional use permit shall not constitute a grant of special privilege because the addition and patio cover will comply with the setback, height, floor area ratio and lot coverage regulations for the RS-6 Zone District where 216 Scenic Road is located. Therefore, the granting of the conditional use permit shall not contravene the doctrines of equity and equal treatment because the proposed addition will not result in a significant square footage increase that might substantially increase

the number of persons that can reside in the residence, and the patio cover complies with the RS-6 Zone regulations.

The addition of a 251 square-foot bedroom and a second bathroom and legalization of the 104 square foot patio cover will not result in development of the site in a manner that will cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in the 2010-2030 Fairfax General Plan and Zoning Ordinance (Town Code Title 17) or other plan or policy, officially adopted by the City.

Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

PARKING VARIANCE FINDINGS

Because of special circumstances applicable to the property, including its 57% slope, the strict application of the parking ordinance, requiring 3 parking spaces, would deprive the applicant of the ability to construct a modest bedroom addition to the studio structure to improve its livability privileges enjoyed by other property owners in the vicinity and under identical zone classification.

The variance or adjustment will not constitute a grant of special privilege because the addition will not increase the square footage in a manner that will significantly increase the ability of the structure to provide housing for more persons than it already provides housing for. Therefore, the granting of the parking variance is consistent with the limitations upon other properties in the vicinity and under identical zone classification, and is consistent with the objectives of this title.

The strict application of this title would result in excessive or unreasonable hardship for the owner and substantial disruption of the wooded and steeply upsloping site.

The granting of the variance of adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specified regulation.

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.

Granting of the variance 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 site plan prepared by the owner (amended 11" x 17" first page received 10/11/18) and the architectural plans prepared Andrew J. Davis, Architect, dated 7/23/18, consisting of pages T1.1, A2.1, A3.1, A3.2, A4.1.

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 videotape 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. 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.

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/or 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.

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

a. The geotechnical and/or structural 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 shall field check the completed project to verify compliance with all project conditions of approval.

c.. The existing unpermitted patio cover shall either be legalized (including modified to comply with setback regulations if so required) or removed.

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 # 18-16. Any construction based on job plans that have been altered without the benefit of an approved modification of

Application # 18-16 will result in the job being immediately stopped and red tagged.

8. Any damages to the public portions of Scenic 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 may be eliminated or amended with that agency's written notification to the Planning Department prior to issuance of the building permit.

Ross Valley Fire Department

12. The existing fire sprinkler system shall be expanded to the stairway and bedroom/bathroom addition. The extension shall comply 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.

13. 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.

14. 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.

15. 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.

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

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

18. Construction materials are to be maintained away from the residence during construction,

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.

Miscellaneous Condition(s)

22. The building permit application for the project must include legalization of the patio cover and must be obtained prior to the start of construction on the addition.

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

The approval of the Conditional Use Permit and Parking Variances 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 18th, day of October, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

Chair Newton

Attest:

Ben Berto, Director of Planning and Building Services

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

TO: Fairfax Planning Commission
DATE: September 20, 2018
FROM: Linda Neal, Principal Planner
LOCATION: 216 Scenic Road; Assessor's Parcel No. 001-025-22
ZONING: Residential Single-family RS-6 Zone
PROJECT: Bedroom/bathroom addition
ACTION: Use Permit and Parking Variance; application # 18-16
APPLICANT: Hossein Asghari, applicant
OWNER: Same
CEQA STATUS: Categorically exempt, § 15301(e)(1)

BACKGROUND

The 10,000 square foot site slopes up from Scenic Road at an average rate of 57%. The site is made up of 3 prior smaller original lots created with the approval of the Amended Map of Fairfax Manor recorded in April of 1919 at the Marin County Recorder's Office and that were voluntarily merged into one property on March 12, 2008. The existing 537 square foot, studio cottage was constructed in 1925. The structure was declared uninhabitable by the Town in 2000. A subsequent owner obtained building permits to construct a foundation under the structure, make cosmetic improvements, upgrade the electrical and plumbing, build and new access stairway and to reconstruct the 231 square-foot, 1-car carport in 2010. The work was finally completed earlier this year with the reconstruction of the carport.

Also existing on the site is a small 117 square-foot storage shed constructed southwest of the residence that has existed on the site since at least the 1970's. It has been re-sided as a part of the property upgrade and has no plumbing or electrical improvements. An unpermitted patio cover has also been installed.

DISCUSSION

The owner is applying to construct a 251 square-foot bedroom and bathroom addition below the existing upper living level, within the footprint of the existing structure. The new lower living level would be internally connected to the upper level by an enclosed stairway constructed on the western side of the building. The expansion would increase the residence to a 788 square-foot, one-bedroom, 2-bath residence.

The project will comply with the setback, height, floor area ratio (FAR) and lot coverage regulations for the Residential Single-family RS-6 Zone district where the property is located as follows:

	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.	20 ft.	.40	.35	28.5 ft., 3 stories
Existing	46 ft.	32 ft.	78 ft.	17 ft. & 35 ft.	52 ft.	.06	.06	28.5 ft., 1 stories
Proposed	No change	No change	No change	17 ft. & 26 ft.	43 ft.	.09	no change	28.5 ft., 2 stories

The project is not a 50% remodel and the construction of the foundation for the stairway addition will not require the excavation or fill of 50 cubic yards or more of material. Therefore, the project is not subject to the Hill Area Residential Development permit process or Design Review [Town Code sections 17.072.020(4), 17.072.050(A) and 17.020.030(A)].

The project will require the following discretionary permits:

Use Permit

Town Code § 17.080.050(C) requires that a Use Permit be obtained for any project, not constituting a 50% remodel, on a property not meeting the required minimum size or width requirements for its slope. 216 Scenic Road has a 57% slope and would have to be 49,000 square feet in size and 191 feet wide to comply with this section. The site is only 10,000 square feet and 90.6 feet wide, therefore the project requires the approval of a conditional use permit by the Planning Commission.

The existing and the proposed construction complies with the setback, height, lot coverage and floor area ratio regulations for the Residential Single-family RS-6 Zone District where it is located.

Other residences in the hillside areas of the Fairfax Manor Subdivision where the site is located and their floor area ratios are shown in the following table.

216 Scenic Road – COMPARABLE NEIGHBORHOOD HOUSE AND SITE SIZES							
APN #	ADDRESS	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	GARAGE	Floor Area Ratio
1-024-09	200 Scenic	9600	1280	2	2.5	0	.13
1-025-07	208 Scenic	7200	997	2	1.5	0	.14
1-121-51	245 Scenic	7125	1164	2	2	252	.16
1-121-52	235 Scenic	6750	1604	2	2	0	.23
1-121-56	217 Scenic	5400	1324	2	1	400	.25
1-121-76	233 Scenic	7400	1144	3	2	0	
Project site							
1-024-22	216 Scenic	10000	788	1	2	231	.08

Parking Variance

The project encompasses a bedroom addition. Town Code § 17.016.040(B)(2) indicates that aggregate amount of construction on a structure located on a non-conforming lot shall not result in the addition of bedroom unless either the minimum parking requirements are met, or a parking variance is granted by the Planning Commission.

This project results in the addition of a bedroom to the studio cabin and therefore, either a minimum of 3 parking spaces must be provided, or the Commission must grant a parking variance.

The existing cabin has had parking for only one vehicle since before the Town's incorporation in 1930. The addition of a 134 square-foot bedroom (smaller than a 1 car garage) will not significantly increase the number of adults this structure can comfortably accommodate.

Town Code § 17.028.010 sets forth the purpose of the Variances chapter as follows:

The purpose of this chapter is to allow variation from the strict application of the terms of this title where, by reason of exceptional narrowness, shallowness or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions or other extraordinary circumstances on the piece of property, the literal enforcement of the requirements of the Zoning Ordinance would involve practical difficulties or cause undue hardship unnecessary to carry out the spirit and purpose of the Zoning Ordinance.

The site is very steep and cutting into the hillside to create one or 2 additional parking spaces would be prohibitively expensive and damaging to the hillside and site vegetation, which includes redwood trees.

The small addition will not significantly increase the number of adults that could live in the house beyond the small number that the cabin can accommodate now. The road in front of the carport is wide enough to accommodate a second small vehicle without narrowing the road below the minimum 12 feet required for emergency vehicles. Staff verified in the field that there is room for a second full sized 9-foot by 19-foot parking space perpendicular to the front of the carport that still leaves over 18 feet of width for emergency vehicles to pass on Scenic Road. This is currently how people visiting the site and the owner often park second vehicles. Therefore, the expansion will not have a significant impact on neighborhood parking on a day to day basis.

Construction Without A Permit

When staff visited the site we determined that a patio cover has been constructed without first obtaining the requisite use permit, setback variance, and building permit. The owner did not know that such a structure required permits, and has stated that he will apply to try and legalize a modified patio cover structure that maintains the required 5 foot side setback in the immediate future.

Staff has included conditions in the Resolution recommending approval of this project that an application must be submitted for the patio cover, and the approval process must either be completed or the cover must be removed prior to the issuance of the building permit for the bedroom/bathroom addition.

General Plan Consistency

The project is consistent with the policies set forth in the general plan as follows:

Policy LU-7.2.1: New and renewed development shall be compatible with the general character and scale of structures in the vicinity.

Policy LU-7.2.2: To the extent feasible natural features including the existing grade, mature trees and vegetation shall be preserved for new and renewed development.

Policy LU-7.2.3: Traffic and parking concerns related to new and renewed development shall be addressed in a manner that does not result in undue hardship or significant negative impacts on properties and infrastructure in the vicinity.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS

Ross Valley Fire Department (RVFD)

RVFD submitted written comments which have been incorporated into the conditions of approval and are summarized as follows: construction materials are to be maintained away from the residence during construction, smoke detectors and carbon monoxide detectors shall be installed throughout the building in compliance with the Building Code and shall be interconnected for simultaneous alarm, address numbers at least 4 inches

tall and permanently or automatically illuminated shall be visible from the street and the owner must maintain an effective firebreak around the structure by removing, clearing all flammable vegetation and/or other combustible growth is required in compliance with Ross Valley Fire Department Standard 220 and the fire suppression system already installed in the upper level will have to be extended to the lower bedroom and bathroom area.

Marin Municipal Water District (MMWD)

MMWD submitted written comments which have been incorporated into conditions of approval in the attached resolution and are summarized as follows: The plans must comply with all the indoor and outdoor District Code requirements 13, indoor plumbing fixtures must meet specific efficiency requirements, a gray water system may be required and backflow prevention requirements met.

Ross Valley Sanitary District (RVSD)

RVSD submitted written comments which have been incorporated into the conditions of approval and are summarized as follows: A Sanitary District sewer connection permit is required to either replace the existing sewer lateral, or demonstrate to a District Inspector that the existing lateral meets current requirements, prior to the project final inspection and issuance of an occupancy permit for the residence and the size of the lateral will depend on the fixture count calculated during the permitting process with a hold placed on the property so the certificate of occupancy cannot be issued until the Sanitary District conditions are met. .

Fairfax Police, Public Works and Building Departments

The police, public works and the building departments did not provide conditions of approval or comments on the project.

RECOMMENDATION

1. Conduct the public hearing.
2. Move to approve the project by adopting Resolution No. 2018-15 approving the use permit and parking variance and setting forth the findings and condition for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 2018-15