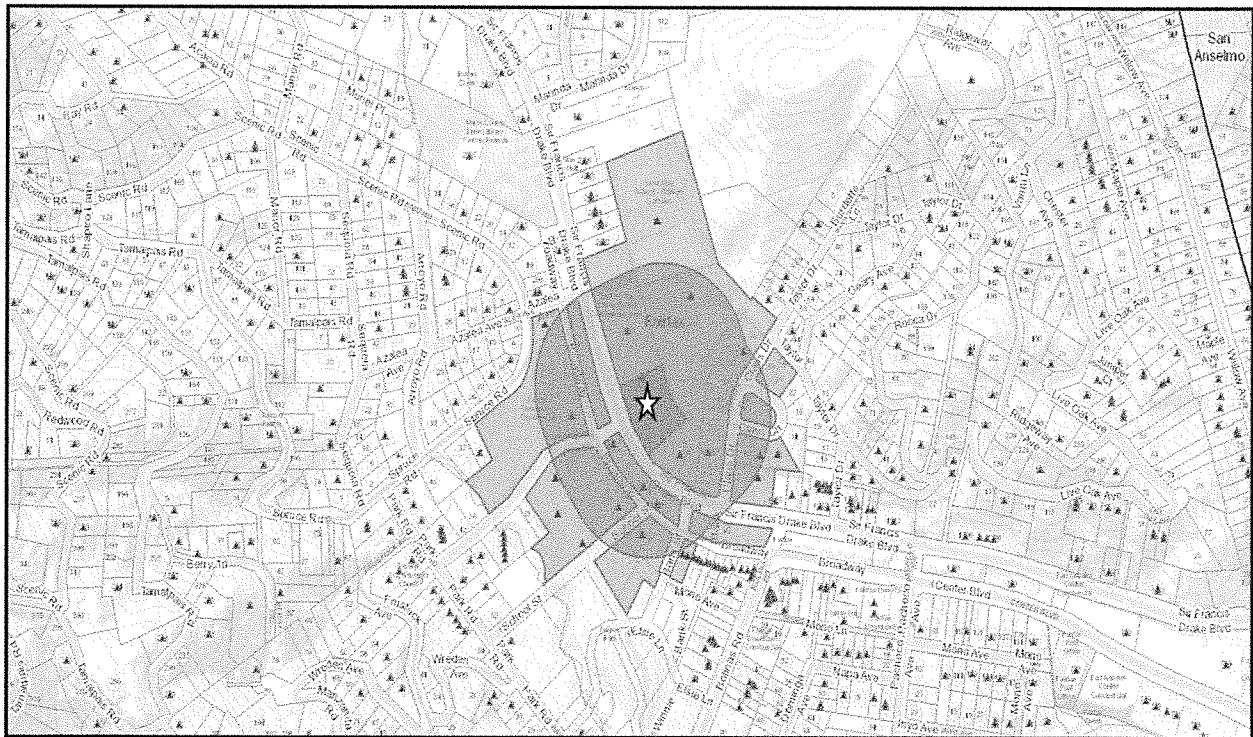


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: August 17, 2017
FROM: Linda Neal, Principal Planner
LOCATION: 2020 Sir Francis Drake Boulevard; Assessor's Parcel No. 001-183-16
ZONING: Highway Commercial CH Zone
PROJECT: Conversion of a retail bicycle sales and repair shop into a restaurant/bike repair and sales and warehouse.
ACTION: Use Permit; Application # 17-32
APPLICANT: Jason Faircloth
OWNER: Naaim Karkabi
CEQA STATUS: CEQA categorically exempt, §15301(a).



2020 SIR FRANCIS DRAKE BOULEVARD

BACKGROUND

The 33,448-square-foot project site (Parcel 002-040-16) and the site immediately to the northwest (Parcel 002-040-18) are owned by the same person. There is no record of when the Fairfax Market structure or the structure that is now the bicycle store were built. The parking on Parcel 002-040-18 is mostly used by the market while the parking on Parcel 002-040-16 is used by the bicycle shop. Parking spaces along the front of the site tend to be used by customers of both businesses.

DISCUSSION

The project encompasses the remodel of the 3,939-square-foot bicycle store into a combination restaurant/ bicycle retail/repair and warehouse. 2,704 square-feet of the space will be dedicated to the restaurant/retail portion of the business while the rear 1,235 square-feet will be the warehouse/bicycle repair and assembly area.

The property is located within the Highway Commercial CH Zone District. The zoning allows bicycle sales and repair, restaurants and warehouses as individual uses [Town Code §17.096.040(11), (63) and (80)]. Town Code §17.096.050(B)(1) allows a combined use if a Use Permit is obtained from the Planning Commission; as follows:

“Permitted principal uses with minor and/or accessory fabrication or assembly activities limited to light manufacturing or processing activities, when the entirety of use, both principal and accessory, is contained entirely within a building”.

Therefore, the proposed mixed use requires the approval of a Use Permit by the Planning Commission.

Use Permit

The purpose of the use permit process is to, “allow the proper integration into Fairfax of uses which may be suitable only in certain locations in the town or in a zone or only if the uses are designed or laid out on the site in a particular manner.”

The addition of a restaurant and warehouse to the bicycle business will not bring a significant amount of traffic to the site. Many of those visiting would be arriving by bicycle. An existing bike rack at the front of the building that accommodates 10 to 12 bicycles will be retained. The restaurant floor plan includes an indoor bicycle rack for 7 patron’s bicycles. An additional bicycle rack is proposed on the east side of the building that would accommodate 18 additional bicycles.

Proposed business hours would be from 9:00 AM through 10:00 PM, Monday through Thursday, 9:00 AM through 11:00 PM on Friday, and from 8:00 AM through 11:00 PM on Saturday and Sunday.

The business estimates they will have 8 employees on site during the busiest shift,

which is anticipated to be Saturday afternoons.

The number of patrons, employees and hours of operation of this business, which will take place entirely within the building will not have a significant impact on the site, the neighboring uses or the adjacent roadways (for further discussion of these matters see the traffic section and parking sections below).

The Ross Valley Fire Department is requiring an additional emergency exit for the use. In response to this, the applicant is proposing a door on the southeast wall of the building, which in turn provides an opportunity for future outdoor seating. The applicant intends to apply for this in the near future, and the Town's process for evaluating outdoor seating on Parking is summarized in the Parking section below.

Design Review

Town Code §17.20.030(B) requires the issuance of a Design Review Permit by the Planning Commission for any new construction in the CH Zone. The Ross Valley Fire Department is requiring an additional emergency fire exit. In response to this, the applicant is proposing a combination door and glass roll-up in the southeastern building wall. The new door/roll-up will add articulation to this otherwise monolithic wall, which is in keeping with the Design Review Criteria set forth in Town Code §17.020.040.d

Parking

The non-market site (Assessor's Parcel No. 002-040-16) currently accommodates 26 parking spaces. The Building Official is requiring 1 additional accessible parking space.

Town Code §17.052.030 requires that when a parcel includes two or more uses, the parking requirements shall be the aggregate of the requirements for the various uses.

Town Code § 17.052.030(H) requires that restaurants and bars provide 1 parking space for each 200 square-feet of gross floor space. Town Code 17.052.030(F) requires that 1 parking space be provided for each 500 square-feet of gross floor area for retail uses and Town Code §17.052.030(K) requires that warehouse uses be provided with 1 parking space for every 2 employees on the busiest shift.

Based on the above code section, the parking requirement for Assessor's Parcel No. 002-040-16 is required to have 29 parking spaces. 32 spaces would be provided after the parking area on the east side of the building is restriped, including the 2 required accessible spaces.

7,767-square-feet of retail grocery space/500 spaces per sq. ft.	=	15 spaces
2704-square-feet of restaurant/200 spaces per sq. ft.	=	13 spaces
1,235-square-feet of warehouse/1 employee	=	1 space
		<hr/>
	Total required spaces	29 spaces

Therefore, the proposed use does not require the approval of a Parking Variance or the provision of additional parking spaces beyond what is proposed.

Traffic Impact Permit

Town Code § 17.056.050(A)(2) sets forth the parameters dictating when the reuse of an existing structure requires the approval of a Traffic Impact Permit (TIP) as follows:

The reuse of existing structures where the new use will generate 100 ADT (Average Daily Traffic) or more beyond that generated by the prior use. ADT is defined as the total volume of traffic crossing a fixed point over a 24-hour period.

The applicant has provided a potential traffic generation analysis for the proposed use by TJKM, a traffic engineering firm, dated 8/3/17 (Attachment B). Their analysis estimates that the proposed use will generate 67 trips per day. Parisi Associates, the Town traffic engineering firm, has indicated that the approach taken by TJKM to estimate the ADT for the business is reasonable.

Therefore, the traffic generated by the use will not reach the threshold that required a TIP permit.

The applicant plans to apply to modify this use permit in the near future to include an outdoor seating area. That proposed may require a re-evaluation of the total occupant load, parking need, and the traffic generated by this business.

Other Agency/Department Comments

Ross Valley Fire Department

In addition to the additional fire exit is required, RSVD is requiring sprinklers and an alarm system for all remodeled areas, a hood over the stove, and occupancy and exit signage, and fire extinguishers. These requirements have been incorporated as conditions of approval in the attached Resolution.

Marin Municipal Water District

The project must comply with District Code 13, Water Conservation and provide conforming backflow protection as a condition of water service. The parcel is currently being served.

Marin County Environmental Health Department

The project requires the submission and approval of plans by the Health Department prior to issuance of the building permit for the restaurant improvements.

Ross Valley Sanitary District

The applicant has already complied with the District's requirement to upgrade the sewer lateral to the building.

Fairfax Police, Public Works and Building Departments

The police, public works and building departments had no requirements for the project.

RECOMMENDATION

1. Hold the public hearing.
2. Move to approve application 17-32 by adopting attached Resolution No. 17-30, setting for the findings and conditions for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 17-32

Attachment B- 3/3/17 Trip Generation Analysis by TJKM

Attachment C – Peer review of Trip General Analysis by Parisi Associates

Attachment D – Applicant's supplemental information

RESOLUTION NO. 17-32

A Resolution of the Fairfax Planning Commission Approving Use Permit and Design Review Permits for Application 939-17-30 to Allow the Remodel of the Commercial space at 2020 Sir Francis Drake Boulevard into a Combination Restaurant/Retail Bicycles Sales and Repair/Warehouse

WHEREAS, the Town of Fairfax has received an application for a Use Permit to operate a combination restaurant, retail bicycle shop with repair services and a warehouse in the 3,939-square-foot commercial space at 2020 Sir Francis Drake Boulevard on June 13, 2017; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on August 17, 2017 at which time all interested parties were given a full opportunity to be heard and to present evidence, and at which time the Planning Commission approved the Use Permit Modification; and

WHEREAS, based on the plans and supplemental information provided by the applicant, a trip generation report dated August 3, 2017 by TJKM traffic engineering firm and peer review of that report by the Town Traffic Engineering firm of Parisi and Associates as well as the testimony at the public hearing, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the Project's requested discretionary Use Permit; and

WHEREAS, the Commission has made the following findings:

The proposal complies Fairfax General Plan Policies and Programs as follows:

- A. 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.
- B. Program LU-7.2.3.1: Approve business permits that do not impact neighborhood quality of life, neighborhood character or vehicular circulations and parking.

The proposal complies with the Zoning Ordinance as follows:

- A. The proposal complies with Town Code § 17.056.050 that requires a traffic study for any project when it either (a) creates a structure that will generate more than 100 Average Daily Trips, or (b) has a floor area of 5,000 square feet or more.
- B. The proposal substantially complies the Town Code § 17.100.110: which indicates that 1 parking space is required for every 200 square feet of gross floor area for this site and 1 large, 12 foot by 45 foot loading space; because (a) a loading space has historically informally occurred in the parking lot with little adverse effects, and (b) a

parking variance is no longer required since the parking lot will be restriped to meet the required number of parking spaces (29 spaces).

Use Permit Findings:

- A. The approval of the use permit will not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
- B. The development and use of property as approved under the use permit will not 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.
- C. 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 any Master Plan, or other plan or policy, officially adopted by the Town.
- D. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

Design Review Finding

- A. The project complies with the design review criteria set forth in Town Code § 17.020.040.

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

- 1. The applicants shall maintain the premises in a neat and attractive manner at all times. Such maintenance shall include, but not be limited to, exterior building materials, signage, windows, the planters, the ground and the pavement surfaces.
- 2. 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.
- 3. Any changes made to the exterior of the building, including but not limited to new lighting, new signs, planters, etc, shall comply with the design review regulations of the Town Code, Chapter 17.020, and be approved by the Fairfax Design Review

Board or staff as required.

4. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. 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.
5. The project final inspection and issuance of the occupancy permit shall not occur until all the building improvements and bicycle parking improvements and approvals have been received from all agencies and departments with jurisdiction over the project.
6. The applicant shall comply with the conditions of approval for the Use Permit including the requirement to submit a signed and notarized affidavit stating that if/when the use of the commercial space at 2020 Sir Francis Drake Boulevard results in the number of vehicle trips accessing the site every day reaching an amount that would make the use of the site subject to the Traffic Impact Ordinance, he agrees to the following:
 - a) To allow the Town to contract with a traffic engineering firm to prepare a Traffic Impact Permit (TIP) study, to be paid for by the applicant.
 - b) The Trip study shall provide all the information required in Town Code §17.30.070.
 - c) The methodology for the TIP study shall be subject to approval by both the Planning Commission and the Town Council in accordance with Town Code § 17.30.070(F).

- d) If questions arrive as to whether or not the amount of traffic generated by the commercial uses has reached an amount that will require a Traffic Impact Permit, the burden shall be upon the applicant to demonstrate to both the Planning Commission and the Town Council that the traffic impact standards do not apply [Town Code § 17.30.050(C)].
 - e) The applicant agrees to comply with any mitigation measures recommended by a Traffic Impact Study.
- 7. There shall be no storage of any materials or supplies for the business outside the building.
 - 8. Failure to comply with the conditions for modified Use Permit # 17-30 as herein enumerated, may result in revocation or modification of the Use Permit by the Planning Commission, in accordance with Chapter 17.024 of the Fairfax Town Code (section 11. 17.024.090, ground for revocation and 17.024.100, ground for modification).
 - 9. Any equipment installed on the either the roof or exterior of the building must be screened from public view.

Ross Valley Fire

- 10. An additional fire exit is required, a Type I hood shall be installed above the cooking appliances, the building fire sprinkler system shall be extended into all areas affected by the remodel, the alarm system shall be extended into the remodeled areas and shall meet minimum fire code requirements and have a current certification.
- 11. The following signage shall be posted: a "maximum occupant" load sign shall be posted near the main exit, illuminated "exit" signs shall be posted over each exit, signs shall be posted over each door that display, "This door to remain unlocked when this space is occupied" in letters 1-inch in height on a contrasting background.
- 12. Penetrations through the fire-resistant construction shall be protected and fire caulked, minimum 6-inch tall address numbers shall be posted in a visible location from Sir Francis Drake Boulevard, fire extinguishers shall be provided for each 3,000-square-feet of building or for each 75-feet of travel distance and a Certificate of Occupancy shall be issued by the Building Official and be posted adjacent to the front door before the building is occupied.

Marin Municipal Water District

- 13. The project must comply with District Code 13, Water Conservation and provide conforming backflow protection as a condition of water service. The parcel is

currently being served.

Marin County Environmental Health Department

14. The project requires the submission and approval of plans by the Health Department prior to issuance of the building permit for the restaurant improvements.

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

The approval of the Use Permit can occur without causing significant impacts on neighboring businesses or residences; and

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 17th day of August 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

Chair Fragoso

Attest:

Ben Berto, Director of Planning and Building Services



August 3, 2017

Mr. Jason Faircloth
Woodtown Sports, Inc.
2020 Sir Francis Drake Boulevard
Fairfax, CA 94930

Re: Trip Generation for Restaurant at 2020 Sir Francis Drake

Dear Mr. Faircloth:

At your request, TJKM Transportation Consultants has prepared this trip generation summary of your proposed restaurant to be located within the premises of an existing, and continuing, bicycle shop in Fairfax. The Town of Fairfax has requested that you submit an analysis of daily traffic generation for the proposed restaurant.

The proposed use is a café with 1,300 square feet to be located within a building that also has a long standing bicycle shop that provides retail and repair services. TJKM has used the Institute of Transportation Engineer's *Trip Generation, 9th Edition* as a source of standardized trip generation statistics. The appropriate category is ITE Land Use Code 932, Hi Turnover Restaurant. The daily trip generation for this category is 127.15 daily trips per thousand square feet (ksf). The resulting daily trip generation is 166 daily vehicular trips.

Trip Deductions The nature and location of the proposed restaurant in downtown Fairfax means that many of the customers will be walking or bicycling to the facility. TJKM conservatively estimates that 25 percent of the customers will be in this category.

Many of the customers will be driving by the site on Sir Francis Drake Boulevard. As these customers stop to visit the restaurant, they are not creating new vehicular trips because they are already passing by the site. The ITE *Trip Generation Manual* makes recommendations for the quantity of pass-by trips. ITE Land Use Category 932 has studies of pass-by trips of 12 Hi-Turnover sites with an average pass by rate of 42 percent during the p.m. peak hour. We cannot assume this rate holds throughout the day; TJKM suggests the conservative rate of 20 percent of the restaurant users will already be passing by the site on Sir Francis Drake Boulevard.

Some of the customers of the restaurant will already be parked on the site, customers of either the existing bicycle shop or the adjacent Fairfax Market in the same building. The market has an estimated floor area of 15,000 square feet and generates 664 daily trips of its own, based on the ITE Land Use Category 826 Specialty Retail Center, which has about one half the trip generation rate of the Supermarket Category. The market can expect to have 300 to 500 customers per day, in addition to the average of around 20 persons per day currently visiting the bicycle shop. TJKM estimates that about 15 percent of the restaurant customer, or about 18 people, will already be parked on site and walk to the restaurant.



Mr. Jason Faircloth
August 3, 2017
Page 2 of 2

TJKM has attempted to develop conservative estimates of new daily vehicular trips generated by the proposed café. The sum of the deductions described in this letter is 60 percent of all trips. This means that the final expected increase in traffic is 166 daily trips x 40 percent, or 67 trips. TJKM is of the opinion that 67 trips per day would be the upper end of the range of trips that might be expected.

Please contact me if there are questions on this matter.

Very truly yours,

A handwritten signature in black ink that reads "Chris D. Kinzel". The signature is written in a cursive, flowing style.

Chris D. Kinzel, P.E.
Vice President

Linda Neal

From: Curt Harrington <curt@parisi-associates.com>
Sent: Tuesday, August 08, 2017 9:35 AM
To: Linda Neal
Cc: David Parisi
Subject: RE: Letter from traffic engineer for 2020 Sir Francis Drake Boulevard.

Hi Linda,

In summary, it looks like TJKM uses a series of trip deductions based on percent walking/biking, pass-by, and existing trips from the adjacent retail center. Using the same trip generation code that we suggested, they apply the 60% deduction (25% walking& biking, 20% pass-by, 15% on-site) with the 127 trips per 1,000 sq ft rate to get 67 trips.

I think they've taken a reasonable approach and this aligns with our previous guidance that the generation would be significantly less than if you were to count as a hi-turnover restaurant.

Let me know if you need anything else.

Best,

Curt

-----Original Message-----

From: Linda Neal [mailto:lneal@townoffairfax.org]
Sent: Tuesday, August 08, 2017 6:49 AM
To: Curt Harrington <curt@parisi-associates.com>
Subject: RE: Letter from traffic engineer for 2020 Sir Francis Drake Boulevard.

Thank-you.

Linda Neal
Principal Planner

-----Original Message-----

From: Curt Harrington [mailto:curt@parisi-associates.com]
Sent: Monday, August 07, 2017 4:15 PM
To: Linda Neal <lneal@townoffairfax.org>
Subject: RE: Letter from traffic engineer for 2020 Sir Francis Drake Boulevard.

Thanks Linda,

I'll review and get back to you tomorrow!

-Curt

-----Original Message-----

From: Linda Neal [mailto:lneal@townoffairfax.org]

JUN 29 2017

RECEIVED

Splitrock Tap & Wheel

Page 12 - Addendum to Use Permit Application – Additional Information Description of the Proposed Use

Following the upgrade and remodel to the space at 2020 Sir Francis Drake Blvd. (currently Fairfax Cyclery), our goal is to create a new concept for a bicycle retail/lifestyle destination/cafe. Combining online retail, destination brick-and-mortar retail and service with comfortable pre/post ride café and eating place. The location will be divided into 2 basic spaces; front of house and back of house. The front of house will be a combined showroom/retail bicycle shop and café serving a variety of fresh and pre-made menu items, alongside coffee, beer, and wine. Catering to the pre- and post-activity needs of central and West Marin's outdoor adventurers, with an emphasis on the cycling community. The back of house will be bicycle service, assembly/distribution (consumer direct/internet sales) and inventory warehouse.

During the store's open hours, there will be a bicycle mechanic on staff. That will allow patrons to bring their bikes in for repair, and have a meal while they wait for their repairs to be completed.

There will be seating for approximately 57 people:

Counter seating: 9 total with 8 plus 1 ADA accessible

Community Tables: 36 total at 6 tables

4-top High Boy: 12 total at 3 tables

Factors that favor this combined use:

- Location's proximity to downtown Fairfax's pedestrian friendly shopping and dining area
- Ample on-site parking
- Location on Sir Francis Drake Blvd. helps to extend the downtown walking-shopping-dining area northwest, the only direction that downtown Fairfax can reasonably expand
- Adds to the existing and growing unique dining opportunities in Fairfax
- Both the current CH (Highway Commercial) and proposed CC (Central Commercial) zoning areas permit both individual uses (bicycle/retail store and restaurant/café)
 - Current Zoning CH permitted uses
 - Bicycle Sales/Repair (FFX Town Code 17.096.040-11)
 - Delicatessen (FFX Town Code 17.096.040-27)
 - Restaurant (FFX Town Code 17.096.040-63)
 - Proposed Zoning CC permitted uses
 - Bicycle Sales/Repair (FFX Town Code 17.100.040-11)
 - Cafe (FFX Town Code 17.100.040-15)
 - Delicatessen (FFX Town Code 17.100.040-24)
 - Restaurants (FFX Town Code 17.100.040-55)

Proposed hours of operation:

Monday	9:00 am to 10:00 pm
Tuesday	9:00 am to 10:00 pm
Wednesday	9:00 am to 10:00 pm
Thursday	9:00 am to 10:00 pm
Friday	9:00 am to 11:00 pm
Saturday	8:00 am to 11:00 pm
Sunday	8:00 am to 10:00 pm

Approximate square footage:

Customer area: 2,500 sq. ft. (approx.)
Retail/showroom: 1,000 sq. ft. (approx.)
Diner seating: 1,500 sq. ft. (approx.)
Employee area: 1,500 sq. ft. (approx.)

Number of employees during busiest shift: 8 employees (estimated) on a Saturday afternoon shift

Splitrock Tap & Wheel

Plan Revision – Updated 7/17/2017

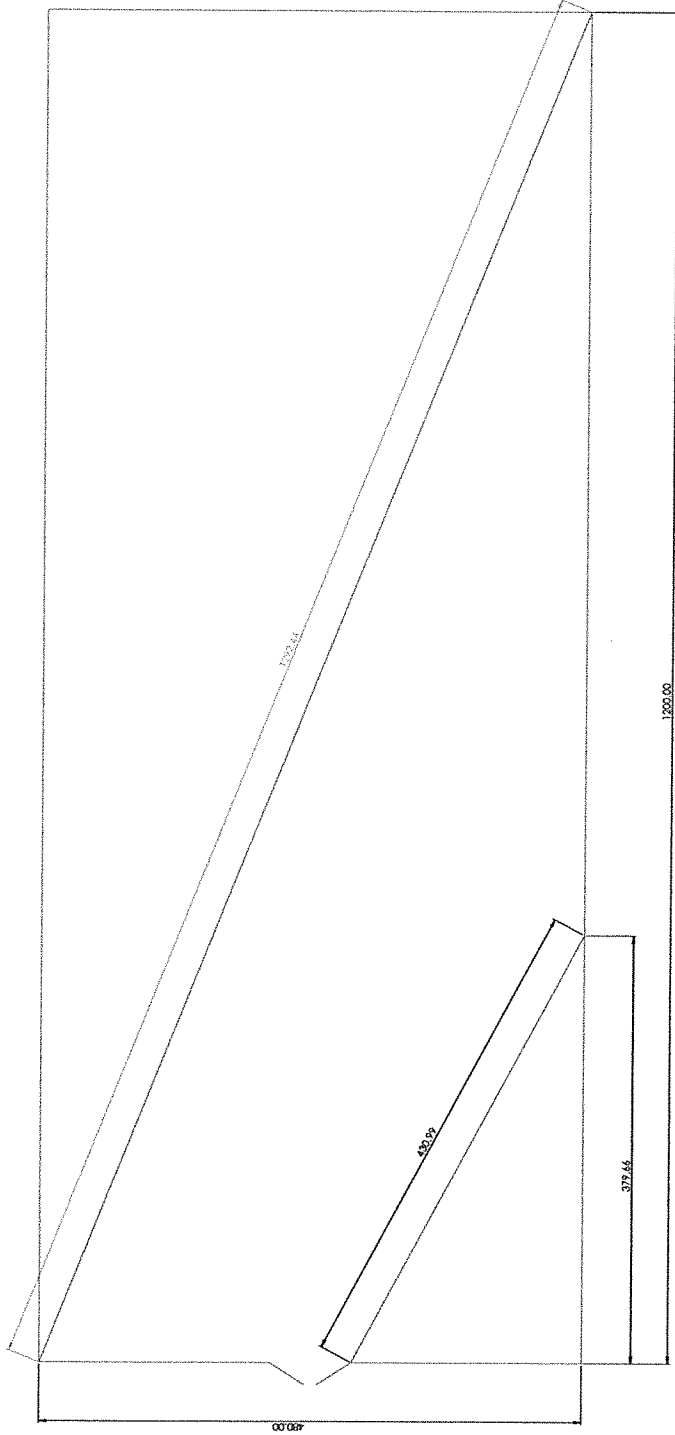
Background: The Ross Valley Fire Department has responded to our original application with a requirement to add an additional emergency exit. This requirement is due to the calculated maximum occupancy being greater than 50 people.

Revision: An additional emergency exit door is planned for the southeast facing wall, and will exit to the parking lot. Additionally, a 7-foot wide garage style roll-up door will be installed. The cost of having the cement wall cut to accept the emergency exit is not much less than completing the cut for the roll-up door, so I would like to complete that work all at one time.

Reasoning: Later this fall, we hope to ask the Fairfax Planning Commission for permission to proceed with "Phase 3" of our business plan, which is to create an outside seating area adjacent to the southeast facing wall. Customers would be able to use the emergency exit door to access the café side of the store, and in good weather the roll-up door could be opened to create an opening between the inside and outside eating areas. Before that permission is granted, the glass window roll-up door will not be opened and will simply add more natural light to the space.

Requirement: Emergency exit door must be at least $\frac{1}{3}$ the length of the diagonal away from the primary exit. Diagonal of the 40' x 100' space is 107.7 feet. $\frac{1}{3}$ of 107 feet is 35.66 feet. The emergency exit in the plan is 40 feet from the closest edge of the front door.

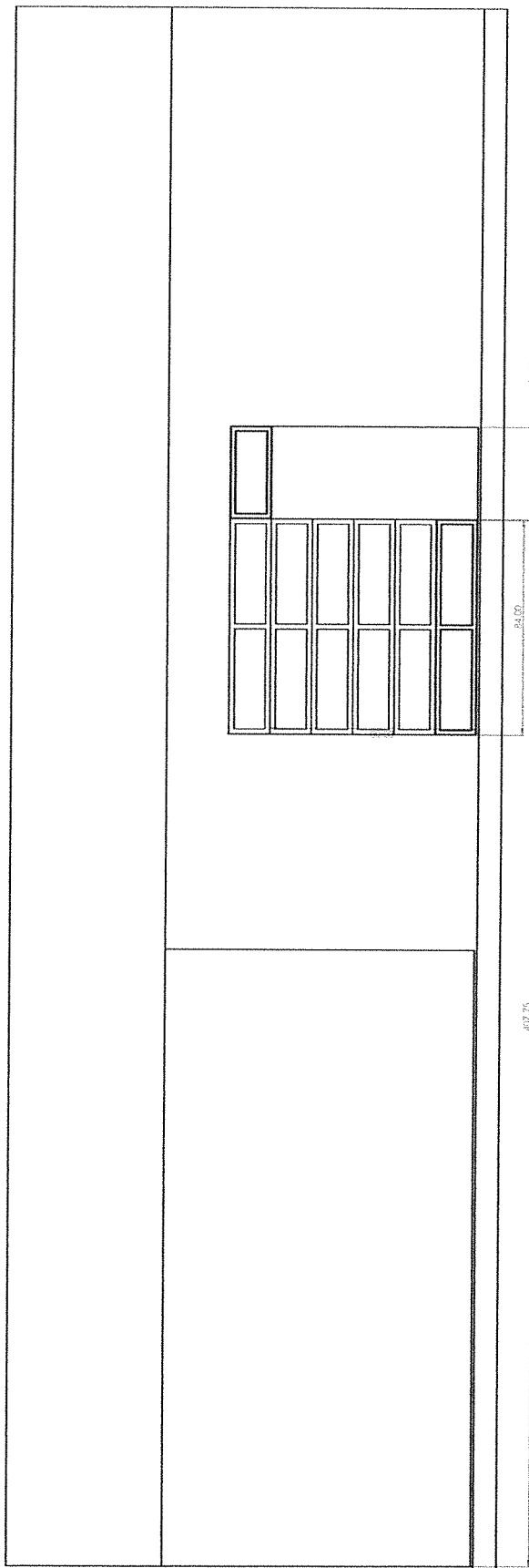
EMERGENCY EXIT MINIMUM DISTANCE CALCULATION



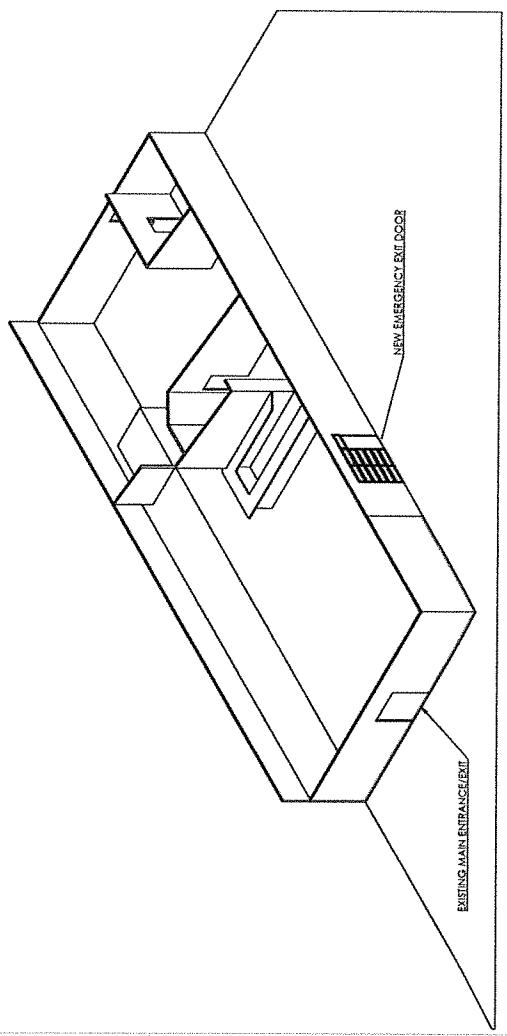
SWD FIRE CODE REQUIRES THE SECOND
 MINIMUM DISTANCE ALONG SOUTH FACING WALL
 FROM SOUTHWEST CORNER = 31.8' (980)
 40' X 100' SPACE (480' X 1,200')
 DIAGONAL = 107.7' (1,292.4')

NO.	DATE	DESCRIPTION	BY	CHKD.

SHEET NO. **D**
 DRAWING NO. **D**
 SCALE: 3/8"=1'-0"
 SHEET OF 1



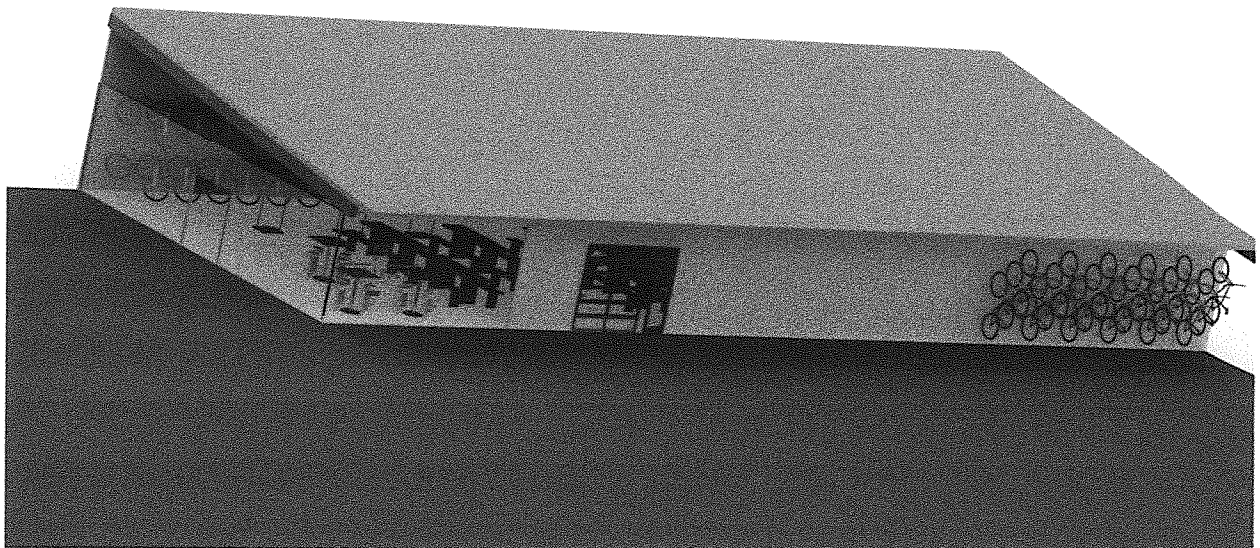
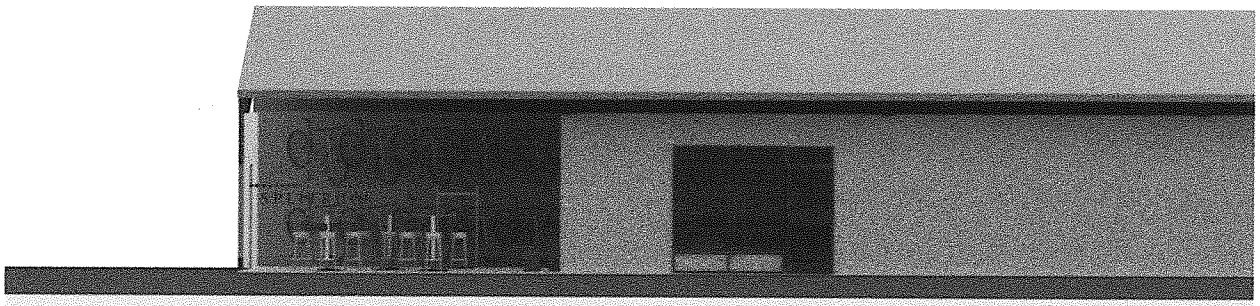
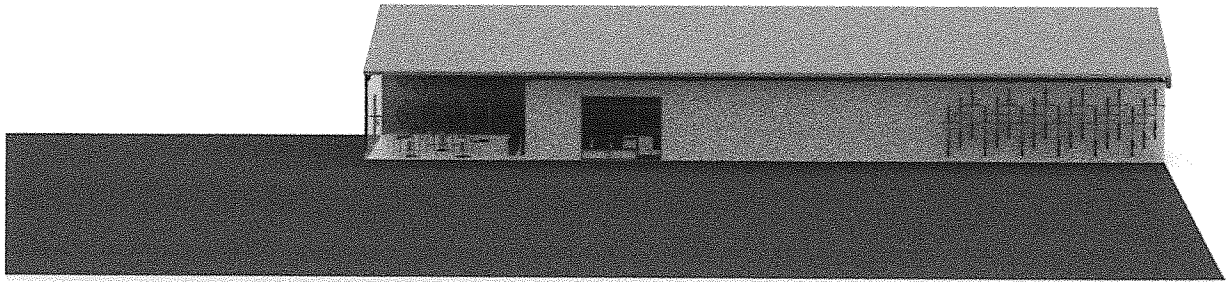
NOTE:
 EMERGENCY EXIT LOCATION IS ON THE SOUTH FACING WALL
 ADJACENT TO THE SOUTH PARKING LOT. LOCATION OF THE
 ADJACENT SOUTH PARKING LOT IS BASED ON THE INFORMATION PROVIDED BY
 RVED.



NO.	DATE	DESCRIPTION

THE DRAWING NO. IS
 SCALE: 1/8" = 1'-0"
Emergency Exit Elevation
 SHEET 1 OF 1

DATE: 11/15/2023
 TIME: 10:00 AM
 PROJECT: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]





Drinks

Coffee Drinks

➤ Espresso Drinks	(12 oz./16 oz.)
Latte\$4.50/\$5.50
Vanilla Latte\$5.50/\$6.50
Cappuccino\$4.50/\$5.50
Mocha\$5.50/\$6.50
Americano\$5.00/\$6.00
Single Shot\$2.00
Double Shot\$3.00
➤ Single Cup Drip Coffee\$3.50/\$4.50

Beer/Wine

Beer on Tap	\$6.00 Pint
\$4.50 9.5 oz.

- Trumer Pilsner (4.6% ABV)
- Lagunitas IPA
- Lagunitas Lil Sumpin' (7.5% ABV)
- Bear Republic Racer 5 IPA (7.5% ABV)
- Strongbow Hard Cider (5.2% ABV)

Bottled Beer

- Pacifico 12 oz.\$4.50
- Coors Light 12 oz.\$4.00
- Lagunitas Maximus IPA 22 oz.\$8.00

Wine on Tap	\$6.50 Four Oz. Glass
-------------------	-----------------------

- Tin Can Red – Sonoma (13.5% ABV)
- Mellow Yellow Pinot Grigio – Napa (13.5% ABV)
- Superiore Prosecco – Italy (6.5% ABV)

Other Drinks

Canned Soda (Coke, Pellegrino, LaCroix).....	\$2.50
Odwalla Juices and Smoothies.....	\$4.00
Red Bull	\$2.50

Credit cards welcome, cash appreciated. Thanks for joining us! Please be nice to our staff and your fellow patrons, we can refuse to serve you for any reason ;-)



TOWN OF FAIRFAX

JUN 29 2017

RECEIVED

Food

Breakfast Type Food

Bagel (Plain, Sesame, Onion, Everything).....\$2.00

Bagel Add On's:

- Cream Cheese\$1.50
- Fresh Tomato\$0.75
- Capers.....\$0.75
- Smoked Salmon.....\$3.00
- Black Forest Ham.....\$2.50
- Scrambled Egg.....\$2.50
- Cheese (Cheddar or Pepper Jack).....\$1.50

Pastries

- Muffins\$2.50
- Croissant\$2.00
- Scone.....\$3.00

Lunch/Dinner Type Food

Snacks and Appetizers

- Warm Olives (contain pits).....\$3.00
- Cheese Platter (Parmesan, Asiago, Brie), served with sourdough bread.....\$10.00
- Dried Meat Platter (Prosciutto, Dry Salami, Spicy Soppressata), served with sourdough bread.....\$10.00
- Dried Meat AND Cheese Platter...\$18.00
- Flatbread with Hummus, Feta Cheese, Fresh Basil and Almonds.....\$10.00

Sandwiches

- Custom PB&J.....\$5.00
 - Organic Nut Butters
 - Almond, Peanut, Chunky Peanut
 - Locally Made Jams and Jellies
 - Strawberry Jam, Grape Jelly, Raspberry Jam
- Panini Grilled Sandwiches – served on a sourdough baguette
 - The Standard – Black Forest ham and cheddar cheese\$8.50
 - The Italian – Pepperoni, Salami, and sweet Italian sausage with mozzarella cheese and tomato sauce.....\$9.50
 - The Pesto – Chicken breast with pesto sauce, fresh mozzarella, and sliced tomatoes..\$9.50
- Panini Grilled Sausage.....\$6.50
 - Served on your choice of sourdough roll or French roll
 - Spicy Italian sausage
 - Bratwurst
 - Chicken Apple sausage

Signature Flat Bread Pizzas

- The Rut – Two types of Mozzarella cheese with tomato sauce\$10.50
- The Berm – Spicy Italian sausage, pepperoni, black olives and white onions with mozzarella cheese and tomato sauce\$14.50
- The Drop – Artichokes, grilled onions, fresh tomato with mozzarella cheese and basil pesto sauce\$16.00

Custom Built Flat Bread Pizza

- Olive oil, Pesto, or red sauce with two types of mozzarella.....\$10.50
- Toppings: Fresh Basil, Artichokes, Tomato, Spicy Italian Sausage, Sweet Italian Sausage, Pepperoni, Salami, Prosciutto, Spicy Soppressata, Black Olives.....\$1.50 ea

Credit cards welcome, cash appreciated. Thanks for joining us! Please be nice to our staff and your fellow patrons, we can refuse to serve you for any reason ;-)

Proposed hours of operation:

Monday	9:00 am to 10:00 pm
Tuesday	9:00 am to 10:00 pm
Wednesday	9:00 am to 10:00 pm
Thursday	9:00 am to 10:00 pm
Friday	9:00 am to 11:00 pm
Saturday	8:00 am to 11:00 pm
Sunday	8:00 am to 10:00 pm

Approximate square footage:

Customer area: 2,500 sq. ft. (approx.)

Retail/showroom: 1,000 sq. ft. (approx.)

Diner seating: 1,500 sq. ft. (approx.)

Employee area: 1,500 sq. ft. (approx.)

Number of employees during busiest shift: 8 employees (estimated) on a Saturday afternoon shift

JUN 29 2017

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Splitrock Tap & Wheel

Page 12 - Addendum to Use Permit Application – Additional Information Description of the Proposed Use

Following the upgrade and remodel to the space at 2020 Sir Francis Drake Blvd. (currently Fairfax Cyclery), our goal is to create a new concept for a bicycle retail/lifestyle destination/café. Combining online retail, destination brick-and-mortar retail and service with comfortable pre/post ride café and eating place. The location will be divided into 2 basic spaces; front of house and back of house. The front of house will be a combined showroom/retail bicycle shop and café serving a variety of fresh and pre-made menu items, alongside coffee, beer, and wine. Catering to the pre- and post-activity needs of central and West Marin's outdoor adventurers, with an emphasis on the cycling community. The back of house will be bicycle service, assembly/distribution (consumer direct/internet sales) and inventory warehouse.

During the store's open hours, there will be a bicycle mechanic on staff. That will allow patrons to bring their bikes in for repair, and have a meal while they wait for their repairs to be completed.

There will be seating for approximately 57 people:

Counter seating: 9 total with 8 plus 1 ADA accessible

Community Tables: 36 total at 6 tables

4-top High Boy: 12 total at 3 tables

Factors that favor this combined use:

- Location's proximity to downtown Fairfax's pedestrian friendly shopping and dining area
- Ample on-site parking
- Location on Sir Francis Drake Blvd. helps to extend the downtown walking-shopping-dining area northwest, the only direction that downtown Fairfax can reasonably expand
- Adds to the existing and growing unique dining opportunities in Fairfax
- Both the current CH (Highway Commercial) and proposed CC (Central Commercial) zoning areas permit both individual uses (bicycle/retail store and restaurant/café)
 - Current Zoning CH permitted uses
 - Bicycle Sales/Repair (FFX Town Code 17.096.040-11)
 - Delicatessen (FFX Town Code 17.096.040-27)
 - Restaurant (FFX Town Code 17.096.040-63)
 - Proposed Zoning CC permitted uses
 - Bicycle Sales/Repair (FFX Town Code 17.100.040-11)
 - Cafe (FFX Town Code 17.100.040-15)
 - Delicatessen (FFX Town Code 17.100.040-24)
 - Restaurants (FFX Town Code 17.100.040-55)

Ms. Neal,

Following on our conversation from July 31, 2017, please find the below calculations for the store person traffic.

Row Labels	Count of Subtotal	Average daily Transactions	Tamarancho Pass Purchase	Visitors who don't find what they are looking for	Total average visitors per day	Highest Number of Sales Transactions	Estimated people count on highest day	Date of Highest Daily Transactions
2016	1816							
August	447	14.9	3	5	22.9	26	34	8/13/16
September	392	13.1	3	4	20.1	28	35	9/11/16
October	338	10.9	2	2	14.9	24	28	10/1/16
November	328	10.9	2	2	14.9	29	33	11/12/16
December	311	10.0	2	2	14.0	24	28	12/23/16
2017	2163							
January	187	6.0	0.5	1	7.5	15	16.5	1/28/17
February	179	6.4	0.5	1	7.9	20	21.5	2/11/17
March	334	10.8	2	2	14.8	30	34	3/11/17
April	318	10.6	2	2	14.6	23	27	4/29/17
May	419	13.5	2	4	19.5	28	34	5/13/17
June	350	11.7	2	3	16.7	21	26	6/30/17
July	376	12.1	3	4	19.1	25	32	7/9/17
(blank)								
Grand Total	3979	12 Mo. Avg.		10.9				

Please include this report with the revised space calculations reflecting the use of space at the 2020 SFD location.

Café Seating = 1,300 sq ft

Retail Showroom = 562 sq ft

Shared Space (shop entrance and ADA Restroom) = 326 sq ft

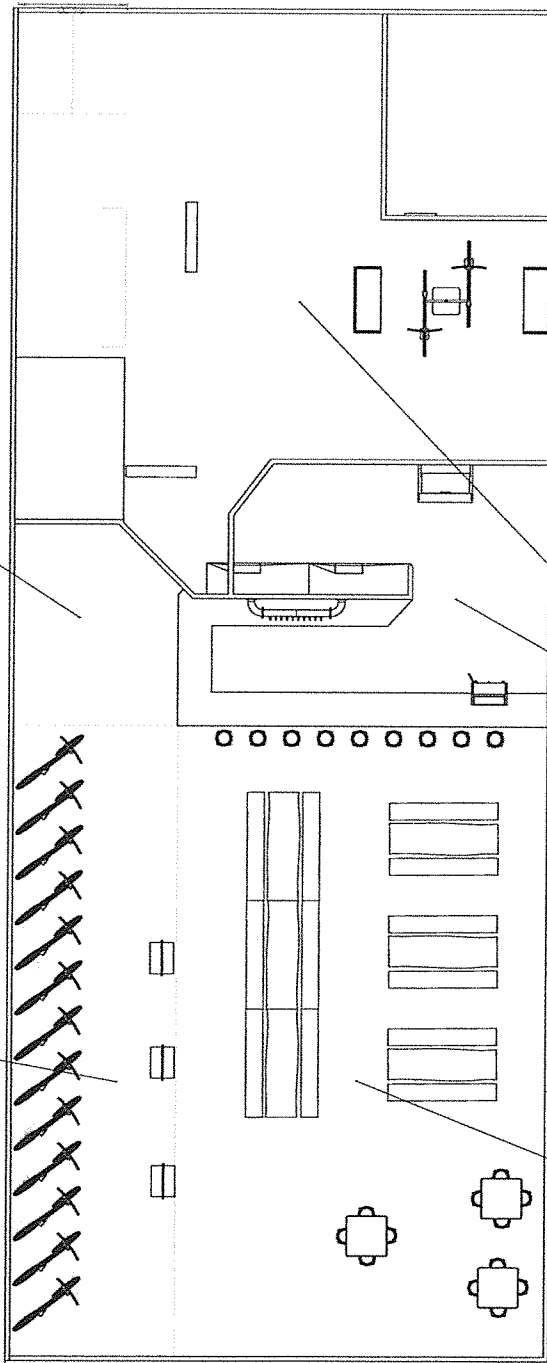
Service/Kitchen/Shop/Warehouse = 1,743 sq ft

Best regards,
Jason Faircloth

Woodtown Sports, LLC

RETAIL SHOWROOM = 562 SQ. FT.

SHARED SPACE (SHOP ENTRANCE/ADA RESTROOM) = 326 SQ. FT.



CAFE SEATING = 1,300 SQ. FT.

SERVICE/KITCHEN/SHOP/WAREHOUSE = 1,743 SQ. FT.

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