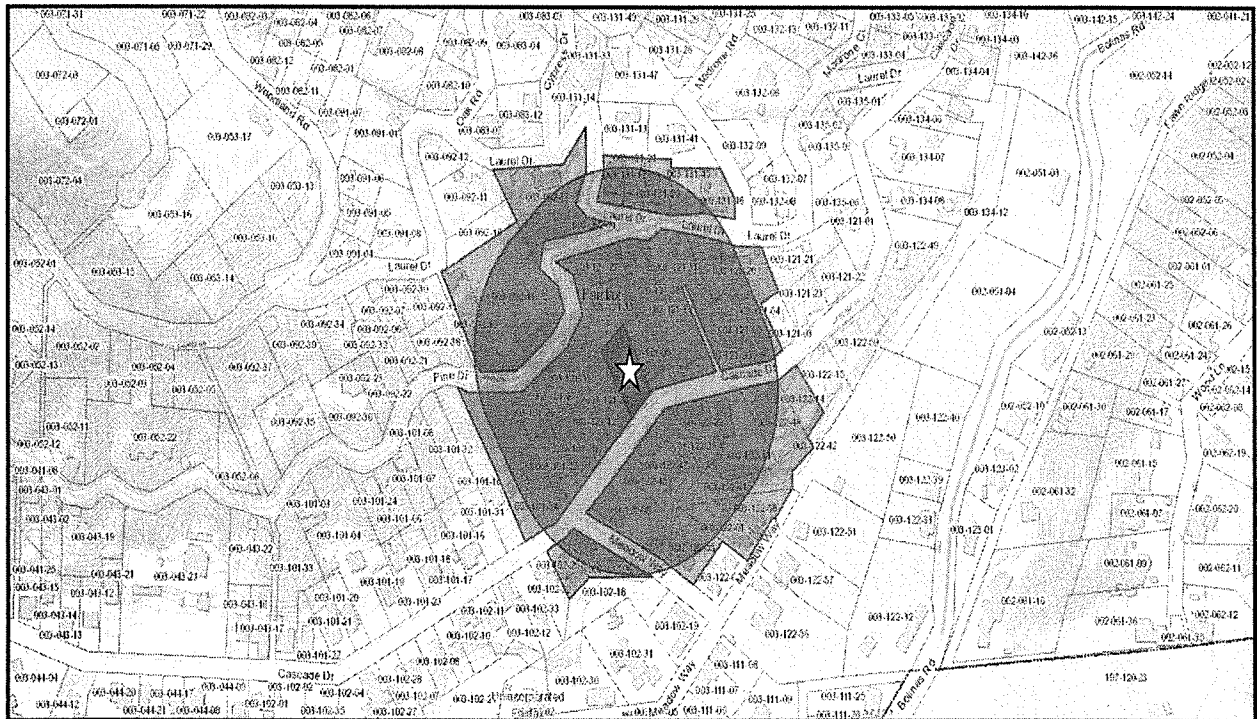


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: February 21, 2019
FROM: Linda Neal, Principal Planner
LOCATION: 308 Cascade Drive; Assessor's Parcel No. 003-121-29
ZONING: Residential Single-family RS-6 Zone
PROJECT: Accessory Structure for use as living space
ACTION: Use Permit; Application # 19-01
APPLICANT: Hope Johnson and Enrique Aguirre Aves
OWNER: Same
CEQA STATUS: Categorically exempt sections 15301(4), 15303(e) and 15305(a)



308 CASCADE DRIVE

BACKGROUND

This project was continued from the January 18, 2019 meeting, where the Planning Commission directed the applicants to work with neighbors at 302 Cascade who had concerns about the project, to address those concerns and to consider the following changes to the project plans:

1. Relocate/reorient the structure out of the required 12 foot rear-yard setback.
2. Reorient the building so that the front wall of windows does not face 302 Scenic Road.
3. Install some type of window treatments (blinds, drapes) to avoid light trespass from the building at night, the use of dark-sky light fixtures for any lighting on the exterior of the accessory structure or along the access pathway.

For a further discussion of the project and the site, see the previous staff report dated January 17, 2019 (Attachment B).

DISCUSSION

The applicants have made contact with their neighbors although they and the Town Staff have received no indication from the neighbors that the following changes proposed for the project are adequate to address their concerns:

The structure would be reoriented/relocated so that it complies with the required 12 foot rear-yard setback. The wall of windows would be pointing to the west. The side and rear of the structure oriented towards 302 Cascade Drive have no openings or windows, and the height of eave facing 302 Cascade Drive would be lowered several feet. The applicants also met with the neighbor above the site at 31 Pine Drive and at that neighbor's request have incorporated a privacy/light screen on the northwest side of the entry deck.

In staff's opinion, the reorientation has resolved any light or privacy effects on 302 Cascade Drive.

Use Permit

Town Code § 17.080.050(C) requires that a Use Permit be obtained for any use, occupancy or physical improvement of or on a building site failing to meet the minimum required parcel size and width for the zone district the site is located in. In the RS-6 Zone, a property with a 44% slope would have to be 36,000 square-feet in size and 152 feet wide to comply with the code. The project site is 9,100 square feet, and roughly 72 feet wide.

Town Code §1717.080.040 sets forth the permitted uses for accessory structures which include cabanas (pool houses), tool sheds and greenhouses. Any other use of an accessory structure, such as for living space, requires a Use Permit by the Planning Commission per Town Code §17.080.030(l).

The project requires a Use Permit based on the above code sections.

Areas of the site where an accessory structure could be located in compliance with the regulations are limited by mature oak trees, a large rock outcropping, the location of the sewer line for 31 Pine Drive which runs down the west side of the property, and the steep slope. The only alternative location for an accessory structure would eliminate the only gradually sloping area of the site which receives sun and which has historically been used as a vegetable garden, and due to the constraints listed above, is the only viable area for the garden. The applicants would like to continue to use the area for planting vegetables.

Other accessory structures on properties in the Map No. 2 Cascade Subdivision have been approved by the Town within the setbacks, including an office accessory structure with electrical that was granted a variance to be 10.5 feet from the rear property line on the property two properties to the east. That property is larger than 308 Cascade but has similar vegetation and topography. There are also accessory structures that appear to be in required setbacks at 238 Cascade, 272 Cascade, 21 Meadow Way, and 27 Meadow.

Setback Variance

The project as revised no longer requires the approval of a setback variance.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS

Ross Valley Fire Department (RVFD)

RVFD submitted written requirements which have been incorporated into conditions of approval in the attached resolution and are summarized as follows: All vegetation and construction materials are to be maintained away from the residence during construction, a fire sprinkler system shall be installed throughout the entire building, a smoke detector and fire extinguisher (type 2A:10BC) shall be provided in the accessory structure, address numbers at least 4 " tall visible from the street and internally illuminated, of reflective material or placed near a light must be installed; or alternative materials or methods may be proposed in accordance with Fire Code section 103.3 and are subject to approval by the Fire Chief prior to issuance of the building permit.

Marin Municipal Water District (MMWD)

MMWD submitted written requirements which have been incorporated into conditions of approval in the attached resolution and are summarized as follows: Compliance with all indoor and outdoor requirements of District Code Title 13, Water Conservation and installation of backflow prevention are conditions of water service.

Other Agency/Department Conditions/Comments

No other agencies or departments commented or recommended conditions of approval for this project.

RECOMMENDATION

Conduct the public hearing.

Move to approve application # 19-01 based on the revised drawings received by the Town on February 11, 2019 by adopting Resolution No. 2019-02 (revised) setting forth the findings and conditions for the project approval.

ATTACHMENTS

Attachment A – revised Resolution No. 2019-02

Attachment B - 1/18/19 staff report

Attachment C – Applicant's supplemental information

RESOLUTION NO. 2019-02

A Resolution of the Fairfax Planning Commission Approving a Conditional Use Permit and Rear Setback Variance to Legalize a 120 Square-foot Accessory Structure with no Electrical at 308 Scenic Road

WHEREAS, the Town of Fairfax has received an application from Hope Johnson and Enrique Aguirre Aves for a Conditional Use Permit to legalize a 120 square-foot accessory structure for use as living space at 308 Cascade Drive; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on January 17, 2019, and on February 21, 2019 at which time all interested parties were given a full opportunity to be heard and to present evidence; and

WHEREAS, based on the revised plans submitted on 2/11/10 and supplemental information provided by the applicant, 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 as long as certain conditions that are listed below, are met; and

WHEREAS, the Commission has made the following findings:

The project conforms to the following 2010-2030 Town of Fairfax General Plan Policies:

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diversity, architectural character, size and mass.

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.

Conditional Use Permit

The 120 square-foot accessory structure is similar in size, mass, design and location on the site to accessory structures in the immediate Cascade Subdivision neighborhood,. Therefore, the approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

The completion of the accessory structure will not result in the property exceeding the Floor Area Ratio or Lot Coverage limitations and setback requirements and the structure will maintain setbacks from structures on the immediately adjacent properties in excess of 65 to 70 feet. The structure has been relocated and reoriented so the large window will face away from the nearest residential structure at 302 Cascade and so that light and privacy effects on that residence are minimized. Therefore, the development and use of the property as approved shall 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.

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 to 2030 Fairfax General Plan and Zoning Ordinance, Title 17 of the Fairfax Town Code.

Approval of the use permit will maintain the remainder of the site in its natural state requiring no significant excavation or no removal of trees or vegetation while preserving the existing vegetable garden area.

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 illustrated on the plans prepared by the owner, Enrique Aguirre Aves received by the Town on February 11, 2010 showing the accessory structure with no plumbing improvements (excepting sprinklers required by Fire as a condition of approval).
2. The Building Official shall field check the completed project to verify compliance with the approved plans and building code requirements.
3. The Planning Department shall field check the completed project to verify that the construction reflects the plans approved by the Planning Commission and to verify compliance with all planning commission conditions of approval.
4. Any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application No. 19-01. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Application No. 19-01 will result in the job being immediately stopped and red tagged.
5. 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.

Ross Valley Fire Department

6. All construction shall comply with the 2016 California Fire Code Chapter 7A & 2016 California Resources Code Section R337. Required conformance to be noted on the plans. All vegetation and construction materials are to be maintained away from the residence during construction.
7. A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards.
8. 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 are required.
9. Residential numbers must be internally illuminated, placed next to a light or be reflective.
10. The accessory structure shall be equipped with a smoke detector and a fire extinguisher (type 2A;10BC).

Marin Municipal Water District

11. All indoor and outdoor requirements of District Code Title 13, Water Conservation shall be a condition of water service.
12. If not already provided, installation of backflow prevention is a condition of water.

Miscellaneous Conditions

13. The applicant must comply with any all conditions listed above unless a specific agency waives their conditions in a written letter to the Department of Planning and Building Services. Waiver of an agencies conditions in writing by that agency will not require further Planning Commission review.

14. Planning Conditions acted upon by the Planning Commission may only be waived by the Commission at a future public hearing, with the exception of minor variations which may be approved by the Planning Director
15. The applicant shall comply with any and all conditions placed upon the project by the Building Official/Public Works Manager.
16. A construction management plan shall be submitted to the Building Official with the building permit application and shall become a condition of building permit issuance.
17. Any new exterior lighting installed for the access path/approach to the accessory structure shall be LED and shall be shielded from direct offsite illumination, and shall direct light downward.

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 can occur without causing significant impacts on neighboring residences; and

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 21st day of February, 2019, by the following vote:

AYES:
NOES:
ABSTAIN:

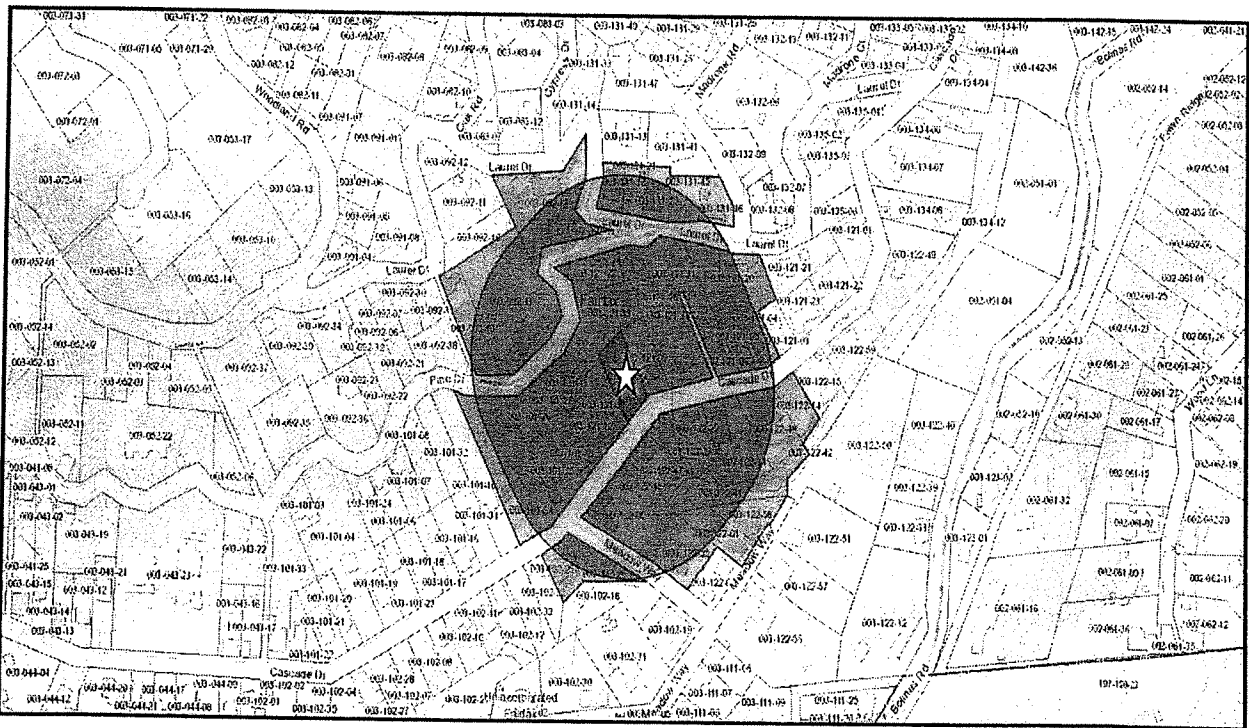
Chair, Cindy Swift

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: January 17, 2019
FROM: Linda Neal, Principal Planner
LOCATION: 308 Cascade Drive; Assessor's Parcel No. 003-121-29
ZONING: Residential Single-family RS-6 Zone
PROJECT: Accessory Structure for use as living space
ACTION: Use Permit and Setback Variance; Application # 19-01
APPLICANT: Hope Johnson and Enrique Aguirre Aves
OWNER: Same
CEQA STATUS: Categorically exempt sections 15301(4), 15303(e) and 15305(a)



308 DRIVE CASCADE

BACKGROUND

The 9,200 square-foot site slopes up from Cascade Drive with an average slope of 44 percent. The site is developed with a 960 square-foot, 2 bedroom, 1 bathroom single-family residence that was developed in 1963. The site shares driveway access with the

Setback Variance

Town Code § 17.080.070(B)(1) requires that all structures in the RS-6 Zone District maintain a minimum rear setback of 12 feet. The accessory structure maintains a rear setback of 10 feet, with 12 square feet of the northeastern corner of the building projecting into the required setback. Therefore, legalization of the structure in its current location requires the approval of a rear minimum setback variance by the Planning Commission.

The structure is located 26 feet in elevation higher and greater than 65 feet away from the residences to the east and west of the site at 302 and 312 Cascade Drive and 28 feet lower in elevation and over 70 feet away from the adjacent residence above the site at 31 Pine Drive.

The only windows in the structure are located in the south side of the building and there will be no plumbing except what is required for the fire sprinkler system being required by the Ross Valley Fire Department.

In order to approve a request for a variance the Planning Commission must be able to make the following legal findings [Town Code § 17.028.070(A)(1) through (4)]:

There are special circumstances applicable to the property, including size, shape, topography, location of natural features. Therefore the strict application of the setback regulations will deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classifications;

1. The variance will not be a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification;
2. The variance or adjustment 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 Zoning Ordinance.
3. The strict application of the Zoning Regulations would result in excessive or unreasonable hardship.
4. The granting of the variance or adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

The applicants have advised staff that they located the accessory structure 10 feet from the rear property line based on the "General Zoning Regulations" handout that was previously posted on the Town website (Attachment C). The handout indicate that the

Other Agency/Department Conditions/Comments

No other agencies or departments commented or recommended conditions of approval for this project.

RECOMMENDATION

Conduct the public hearing.

Move to approve application # 19-01 by adopting Resolution No. 2019-02 setting forth the findings and conditions for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 2019-02

Attachment B – Applicant's supplemental information

Attachment C – Marin Map topographic information

RESOLUTION NO. 2019-02

A Resolution of the Fairfax Planning Commission Approving a Conditional Use Permit and Rear Setback Variance to Legalize a 120 Square-foot Accessory Structure with no Electrical or Plumbing at 308 Scenic Road

WHEREAS, the Town of Fairfax has received an application from Hope Johnson and Enrique Aguirre Aves for a Conditional Use Permit, and Minimum Rear Setback Variance to legalize a 120 square-foot accessory structure for use as living space at 308 Cascade Drive; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on January 17, 2019, at which time all interested parties were given a full opportunity to be heard and to present evidence; and

WHEREAS, based on the plans and supplemental information provided by the applicant, 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 Minimum Rear Setback Variance as long as certain conditions, listed below, are met; and

WHEREAS, the Commission has made the following findings:

The project conforms to the following 2010-2030 Town of Fairfax General Plan Policies:

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diversity, architectural character, size and mass.

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.

Conditional Use Permit

The 120 square-foot accessory structure is similar in size, mass, design and location on the site to accessory structures in the immediate Cascade Subdivision neighborhood, including approved by variance. Therefore, the approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

The completion of the accessory structure will not result in the property exceeding the Floor Area Ratio or Lot Coverage limitations and the structure will maintain setbacks from the immediately adjacent properties in excess of 65 to 70 feet. Therefore, the development and use of the property as approved shall not cause excessive or

3. The Planning Department shall field check the completed project to verify that the construction reflects the plans approved by the Planning Commission and to verify compliance with all planning commission conditions of approval.
4. Any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application No. 18-16. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Application No. 18-16 will result in the job being immediately stopped and red tagged.
5. 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.

Ross Valley Fire Department

6. All construction shall comply with the 2016 California Fire Code Chapter 7A & 2016 California Resources Code Section R337. Required conformance to be noted on the plans. All vegetation and construction materials are to be maintained away from the residence during construction.
7. A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards.
8. 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 are required.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 17th day of January, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

Chair, Cindy Swift

Attest:

Ben Berto, Director of Planning and Building Services

Hope Johnson & Enrique Aguirre Aves
308 Cascade Dr, Fairfax, CA 94930

TOWN OF FAIRFAX

OCT 25 2010

RECEIVED

Dear Fairfax Planning Department,

We are Hope Johnson and Enrique Aguirre Aves and we moved into our home at 308 Cascade Dr in June this year. We absolutely love our new home and neighborhood, especially the sense of community, exposure to wildlife and nature, and the serene environment.

Upon moving into our small (960 sf) home, we felt a need for a bit of extra space for quiet activities, such as Hope's meditation & yoga practice and her purse design and other art work. While the property has ample outdoor areas, these are not suitable for some of our artistic endeavors especially during the wetter winter months.

The house in its current state lacks available space for easy room extension. Adding height is impossible due to the foundation type, adding rooms to the back of the property would require extensive earthworks and would gravely impact some of the large oaks in that section of the yard and at the same time it would reduce our fabulous outdoor spaces.

Inspired by the multiple garden and storage sheds, studios, coops, and other unattached structures that we saw on the surrounding properties and other areas within Fairfax, we researched various models and manufacturers, settling on a pre-fabricated Studio Shed kit design. We chose it because of its green building solutions, such as recycled denim insulation and fire-resistant metal roof, faster construction time which decreases the noise impact to the neighborhood, and similarity to the design of the main house.

Our design is a single-level, single-room 120 sf structure with a 12 x 4 sf stairway entrance and deck, with a sloped metal roof and olive green siding that blends in with the vegetation in the back yard.

We carefully considered as many aspects of the project as possible. We had informal conversations with our direct neighbors to let them know about our plans and chose a location and timing that would have the least impact on them, the existing vegetation and local wildlife. Based on the information that we had at the time, we selected a design with a 120 sf floor plan believing we did not require a permit.

The location on the north east corner of the plot was chosen due to offering the least impact on the large oak trees on the property, as well as avoiding areas where the work could damage the sewer line from 31 Pine dr., and had minimum visual impact on the surrounding properties. There are no windows facing 31 Pine Dr and through the ones

facing southeast, the view of 302 Cascade is greatly obstructed by the surrounding trees. Additionally, to eliminate any possible impact to them, construction was delayed until four weeks after a family of foxes that had been visiting our property during the early summer had moved on.

The studio is intended for use only by us, with no additional traffic (foot or vehicle), occupancy, or noise. It is not a retail space nor intended for overnight sleeping, Airbnb or similar. There should be no discernible impact on our neighbors or the surrounding community. It is solely intended as a quiet space for meditation and artistic expression.

We sincerely believe that the design and intended use of this space for spiritual and artistic practice is within keeping of the character and spirit of the Cascades community and Fairfax at large and kindly request its approval.

With gratitude,
Hope & Enrique

Annex to Variance Request – 308 Cascade Dr.

1. Several features of our approximately 1/4-acre property limit the location available for building our studio. The sewer lateral of neighbor at 31 Pine runs through the northwest corner of our plot. Building on the western side of our back yard is limited by this sewer lateral, and would likely require cutting or removing significant oak trees. A prominent rock outcropping and significant slope limits the practical building sites on the central and eastern portions of the back yard. We chose a location with minimal impact to the trees, and where the back side of the studio could be located on less of an incline, providing a stable footing for the structure. Several properties in the surrounding area have both primary and accessory structures that do not follow the setback guidelines, therefore we do not believe that allowing this variance would granting a special privilege.

2. Our studio is location more 70ft away from and at a significantly lower elevation than the residential structure at 31 Pine [as shown in the site plan]. There is no impact to the health or safety of persons working or residing in the neighborhood, nor any impact to public welfare. The studio is only visible from 3 properties besides our own, and is not visible from the street.

3. We initiated this project based on setback information provided on the city's planning department website [print out attached]. Based on this, we understood the setback to be 10ft from the rear property line, and selected the location of the studio per this requirement. At this point altering the structure to adhere to a 12ft setback would require constructing a new foundation and moving the structure. This would come at a cost of approximately \$10-15k dollars. If we are required to remove the structure, we would lose our total current investment of \$40k.

TOWN OF FAIRFAX

FEB 11 2019

RECEIVED

11 February 2019

To: Town of Fairfax Planning Department,

Re: 308 Cascade Drive; Application #19-01

As requested by the planning commission, please find attached a redesign for our project addressing the three items mentioned during the January 19th meeting.

Item #1

The studio has been relocated two feet further away from the rear property line in order to adhere to the 12-foot setback as requested. The variance previously requested is no longer required.

Item #2

The studio has been reoriented by rotating it 90 degrees clockwise so that the front wall with the glass doors and windows now faces southwest towards our property and away from 302 Cascade Dr. Please note that to complete this rotation, one of the lower branches of the nearest bay laurel tree will need to be cut back. As discussed with planning department staff, this trimming will follow the city's regulation on annual tree trimming, falling well within the maximal volume allowed for annual landscaping.

With this reorientation, the front of the studio will no longer be visible from 302 Cascade Dr. Additionally, we have included a privacy screen on the north side of the studio to address concerns discussed with the neighbor at 31 Pine Dr. Please see photo renderings attached to the revised site plan.

The effect of the relocation and rotation results in the studio now being located approximately two feet lower in elevation. The slope in the roof, combined with this lowered elevation results in significantly less of the structure visible from 302 Cascade. For clarity, see the diagrams included in our revised site plan.

During this process, we confirmed with 312 Cascade that the shed is not visible from their property, and that the property owner has no concerns about this project.

Item #3

We have confirmed that the original lighting selected for the exterior of the studio are two downward facing, dark sky compliant fixtures. Additionally, our interior decor plan includes window treatments to limit the impact of the interior lights.

ATTACHMENT C

Please find attached our redesign which includes:

- A. Revised site plan (to scale)
- B. Revised elevation (to scale)
- C. Comparison of original plan to newly revised plan – studio close-up
- D. Comparison of original plan to newly revised plan – studio close-up
- E. Neighborhood view with projected light spread simulation
- F. Lighting fixture specifications
- G. Photos and renderings comparing original plan to revised plan – view from 308 Cascade
- H. Photo of view from 312 Cascade – please note studio is not visible from this address
- I. Photos and renderings comparing original plan to revised plan – view from 31 Pine

At the point of submitting this revised documentation, we do not have a photo to compare the original plan to revised plan for the view from 302 Cascade Dr.

Thank you for taking the time to review this revised application. We believe that this revision fully addresses all concerns raised by our neighbors and the planning commission during the January 19th meeting. We look forward to further discussing this project with you.

Sincerely,
Hope Johnson and Enrique Aguirre Aves

The image shows two handwritten signatures in black ink. The top signature is a cursive signature that appears to read 'Hope'. The bottom signature is a more stylized, fluid cursive signature, likely belonging to Enrique Aguirre Aves.