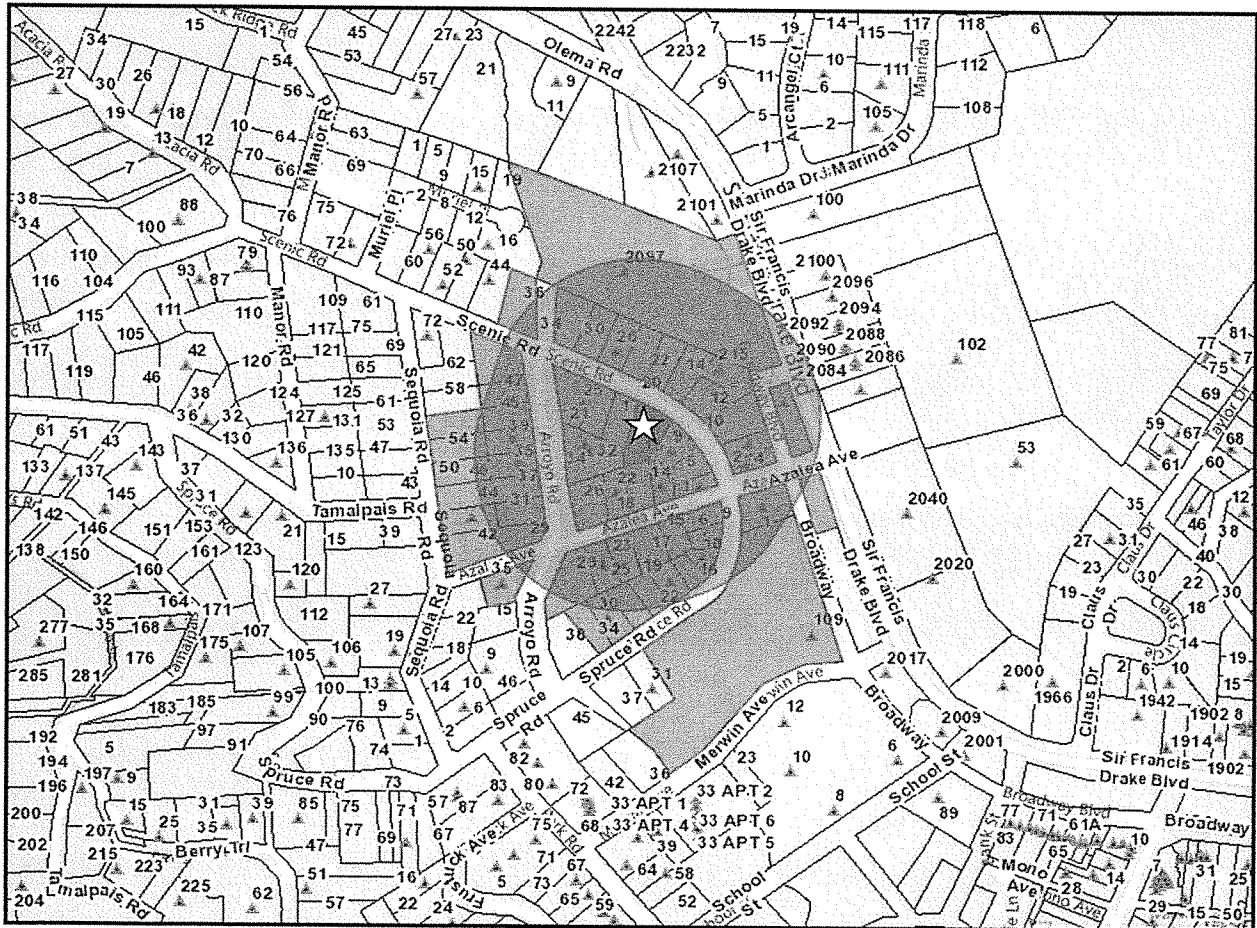


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: August 20, 2015
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 15 Scenic Road; Assessor's Parcel No. 001-146-03
ZONING: Residential RD 5.5-7 Zone
PROJECT: Converting a storage shed to a bedroom and full bath
ACTION: Use Permit and Setback Variance; Application # 15-27
APPLICANT: Jay Sherlock, Architect
OWNER: Anthony Hoeber and Gwen Gordon
CEQA STATUS: Categorically exempt, § 15303(a)



15 SCENIC ROAD

BACKGROUND

The 7,623 square foot site slopes up from Scenic Road at an average rate of 6%. The site is developed with a two story, 1,563 square foot, 4 bedroom, 3 bath, single family residence that was constructed in 1907. Early records show that there was a 192 square foot garage structure on the site. That structure no longer exists. Town records show that a small storage shed was located in the rear yard of the property since at least 1981 when it shows up on a building permit for a solar water heating installation on the property. The structure now located in rear corner of the property may not be the same shed that was there thirty years ago and is improved with numerous windows and a skylight (exhibit A - 1981 building permit site plan).

Two uncovered, legal non-conforming parking spaces exist in the driveway within the required side yard setback at the northeast corner of the property.

DISCUSSION

The owners are applying to covert the storage shed to a bedroom with a full bath and closet to be used in conjunction with the main residence. In order to bring the property more into compliance with the parking requirements for a single-family residence, the applicant also proposes extending the driveway further back onto the property to provide a third onsite parking space within the side yard setback at the northeastern corner of the site.

The property complies with the RD 5.5-7 Zone District regulations 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, 2 stories
Existing	19 ft	2 ft	21 ft	5 ft & 13 ft	18 ft	.33	.30	17 ft, 2 stories
Proposed	same	same	same	same	same	.33	.30	11 ft, 1 story

Town Code § 17.016.070(B) allows non-conforming structures to be replaced as long as they do not increase any non-conformity and conform to the Zoning Ordinance regulations as much as possible. Staff has made the determination based on this Town Code section and past staff members deeming the structure legal non-conforming that structure itself does not require a setback variance and is legal non-conforming.

The project does require the approval of the following discretionary permits:

A Use Permit

Town Code § 17.084.040(B) and (C) list the permitted uses for accessory structures in the RD 5.5-7 Zone and a bedroom and bathroom is not included. Town Code §17.084.030(I) gives the Planning Commission the authority to approve accessory uses other than those listed in the permitted Accessory Use and Structures section if the following findings can be made:

1. 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.
2. The development and use of property as approved under the use permit 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.
3. 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 City.
4. 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.

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 or only if the uses are designed or laid out on the site in a particular manner. In reviewing a Use Permit application the Commission shall give due regard to the nature and condition of all adjacent uses and structures, to the pertinent aspects of the public health and general welfare.

The conversion of the storage shed to a bedroom and bath will increase the number of bedrooms on the property from 4 to 5 and the number of full bathrooms from 3 to 4 (although one of the rooms on the first floor is used as an office by the current owner, it has a closet and meets the definition of a bedroom and can be used as a bedroom).

A search of the tax assessor's records reveals that while there are four other 5 bedroom homes in the immediate neighborhood the majority of the neighboring single-family residences are 2 bedroom and 2 bath structures. There is only one other 5 bedroom house that has 4 full bathrooms and all the bedrooms and baths are contained within the main dwelling structure (22 Azalea Avenue). Most of the other 5 bedroom homes have 2, 2 ½ or 3 bathrooms. While the Planning Commission has granted other use permits for detached bedrooms with full bathrooms, they were in conjunction with much smaller homes, always with only 1 or 2 bedrooms.

Therefore, granting a Use Permit for a detached bedroom and bath on this property, that already has 5 bedrooms and 3 bathrooms, could be considered a grant of special privilege. Likewise, the size and layout of the existing structure, with 4 bedrooms, three full baths, kitchen, dining room, living room, laundry room, office and foyer, already provides the owners with a substantial use of their property.

Should the Commission determine that as proposed there would be a granting of special privilege, one way to allow the owners use of this structure while minimizing the potential of it being used as a separate living space for other than residents or guests of the residence, is to allow only a half bath and require that the owner sign, notarize and record a deed restriction limiting use of the structure to residency associated with the main house: Avoiding the room and bath being easily converted into a unit or an air bed and breakfast/short term rental space (where these types of uses are often not received well by neighbors due to parking shortages, the influx of strangers to the neighborhood, etc).

A Parking Variance

To offset the impact of adding a 5th bedroom and 4th full bathroom, the applicants have proposed improving the existing on-site parking by grading the driveway to be in compliance with fire and building code regulations while also providing a fourth parking space in excess of the 3 spaces required by the code (Note: the required third guest parking space is provided along the property frontage in the Spruce Avenue right-of-way as required by the Parking Ordinance). The parking area requires a Variance because Town Code § 17.052.010(B) prohibits locating parking spaces within the required side yard setback.

Prior to the adoption of Ordinance # 490 on April 12, 1982, parking was permitted within the side yard setback. Examples of this type of parking configuration can be found throughout Town. The existing parking on this site has existed in the side setback probably since the original construction of the house in 1907. Providing a fourth spot, in excess of the 3 spaces required by the Code and in this neighborhood where parking is at a premium, will be a benefit to the neighborhood [Town Code §§ 17.05r2.0309A)(1)(d) and (2)].

The plans include retaining the fence that currently blocks access to the yard area where the new parking space will be located. Blocking this space off with a fence will lessen the likelihood that it gets used. Therefore, staff recommends that the fencing be reconstructed alongside and behind the new third parking space.

Other Agency/Department Comments/Conditions

Ross Valley Fire Department

1. A fire protection 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. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems.

2. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detector shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.
3. Maintain an effective firebreak around the structure in compliance with Ross Valley Fire Protection Standard 220, Vegetation/Fuels Management Plan.
4. Carbon monoxide alarms shall be provided.
5. Address numbers must be 4 inches tall and if not clearly visible from the street, additional numbers are required. The project is a substantial remodel so the numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell and switch off only by a breaker so it will remain illuminated all night. The numbers must be internally illuminated, placed next to a light or be reflective numbers.

Marin Municipal Water District

1. The applicant must comply with the District Code Title 13, Water Conservation, as a condition of water service.
2. Should backflow protection be required it shall be installed and inspected prior to the project final inspection.

Sanitary District

1. A sewer connection permit is required and the owner must file an application with the District prior to issuance of the project building permit.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to adopt Resolution No. 15-28 approving application # 15-27 and including findings and conditions for approval.

ATTACHMENTS

Attachment A – Resolution No. 15-28

Attachment B – applicant's supplemental information

Attachment C – site plan from 1981 solar permit plans
Attachment D – Marin County Tax Assessor’s handwritten property notes

RESOLUTION NO. 15-28

A Resolution of the Fairfax Planning Commission Approving the Use Permit and Variance to Convert an Existing Shed to a Bedroom and Half Bathroom, Improve the Existing Parking and Add an Additional Parking Space at 15 Scenic Road

WHEREAS, the Town of Fairfax has received applications for a Use Permit and Variances to convert a 297square foot shed into a bedroom and ½ bathroom, improve the existing parking and construct an additional 3 on-site parking space; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on August 20, 2015 at which time the Planning Commission approved the Use Permit and Variance; 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 Variance as long as certain conditions, listed below, are met; and

WHEREAS, the Commission has made the following findings:

1. The conversion of the shed to a bedroom and ½ bath will not change the single-family character of the site and 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.
2. The shed conversion and improvement of the parking will not extend closer to any neighboring structures than the existing shed and parking. Limiting the ability to bathe in the shed will ensure whoever is staying in the accessory structure is a part of the main structure household, sharing the kitchen and bathing facilities. Therefore, the development and use of property as approved under the use permit 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.
3. 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.
4. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and allowing the owners to improve the shed and provide additional parking is in the public interest and for the

protection or enhancement of the general health, safety and welfare of the community.

5. The narrow width and small size of the site are the special circumstances applicable to the property that result in the strict application of the parking setback regulation eliminating the ability of the owner to improve and expand the available parking on the site, depriving them of privileges enjoyed by other property owners in the vicinity and under identical zone classification.
6. The variance or adjustment will not constitute a grant of special privilege because similar parking configurations exist throughout the Town and similar variances have been granted on other small lots to allow parking within the side setback. Therefore, the approval of this 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.
7. The strict application of all the setback regulations would prohibit the owners from having the ability to improve and expand their parking to accommodate an expansion of the on-site living space.
8. 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 because the condition that the 5th bedroom only have a half bathroom helps ensure that the accessory structure will be used as part of the main house.

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 Jay Sherlock, dated 5/11/15, pages A-0.0, A-0.1, A-0.2, A-1.0, A-1.1 and A-1.2, modified to include only a ½ bathroom and the parking as shown on the 2 pages of drawing prepared by the owner and received 8/4/15 attached to the plans.
2. Prior to issuance of a building permit to convert the structure to living space, the owner shall sign, notarize and record a deed restriction indicating the accessory structure will only be used as an extension of the main house and shall contain only a ½ bath and no kitchen or kitchen facilities or improvements.
3. Prior to the building permit final inspection the parking improvements shall be improved as depicted in the drawings submitted by the owner and dated received August 4, 2015.
4. The applicant shall prepare and submit with the building permit application 5 sets of plans showing how the storage shed will be modified to comply with California Building Code requirements for habitable space (2 sets for the Ross Valley Fire Department).

5. During the construction process all construction related vehicles including fixture/supply or 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.
6. Additionally, any proposed temporary closure 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.
7. The Building Official shall field check the completed project to verify compliance with the approved plans and building code requirements.
8. 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 that all planning commission conditions have been complied with.
9. The roadways shall be kept clean and the site free of dust by watering down the site if necessary. The roadways shall be kept free of dust, gravel and other construction materials by sweeping the roadway, daily, if necessary.
10. During construction developer and all employees, contractor's and subcontractor's must comply with all requirements set forth in Ordinance # 637 (Chapter 8.26 of the Town Code), "Storm Water Management and Discharge Control Program."
11. Notwithstanding section # 17.38.050(A) of the Fairfax Zoning Ordinance, **any** changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application # 15-27. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Use Permit 15-27 will result in the job being immediately stopped and red tagged.
12. 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, Design Review Board 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

1. A fire protection 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. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems.
2. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detector shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.
3. Maintain an effective firebreak around the structure in compliance with Ross Valley Fire Protection Standard 220, Vegetation/Fuels Management Plan.
4. Carbon monoxide alarms shall be provided.
5. Address numbers must be 4 inches tall and if not clearly visible from the street, additional numbers are required. The project is a substantial remodel so the numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell and switch off only by a breaker so it will remain illuminated all night. The numbers must be internally illuminated, placed next to a light or be reflective numbers.
6. Applicant may propose alternate material or methods in accordance with Section 103.3 of the International Urban Wildland Interface Fire Code. All approved alternate requests and supporting documentation shall be included in the plan sets submitted for final approval.

Marin Municipal Water District

1. The applicant must comply with the District Code Title 13, Water Conservation, as a condition of water service.
2. Should backflow protection be required it shall be installed and inspected prior to the project final inspection.

Sanitary District

A sewer connection permit is required and the owner must file an application with the District prior to issuance of the project building permit.

Miscellaneous Conditions

1. 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.
2. Planning Conditions acted upon by the Planning Commission may only be waived by the Commission at a future public hearing.

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 and Variance 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 20th day of August, 2015, by the following vote:

AYES:

NOES:

ABSENT:

Chair, Philip Green

Attest:

Jim Moore, Director of Planning and Building Services



SUPPLEMENTAL QUESTIONNAIRE

VARIANCE

VARIANCE (S) REQUESTED: Existing Rear structure is in the side & rear setbacks and parking will continue to be located over the front set back
_____ foot front yard variance to construct a _____ within _____

_____ feet of the front property line.

10'-0" foot rear yard variance for (E) STRUCTURE - Guest Room ~~to construct a _____~~ within _____

3'-2" Avg. feet of the rear property line.

5'-0" foot side yard variance for (E) STRUCTURE - Guest Room ~~to construct a _____~~ within _____

2'-11" Avg feet of the side property line.

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

Other (fence height, building height, parking number or size, etc.) _____

FINDINGS:

- List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).
THE SUBJECT PROPERTY IS UNIQUELY SHAPED & THE REAR Guest Room IS ALREADY LOCATED IN THE SETBACKS. THE EXISTING OFF STREET PARKING IS ALREADY IN THE FRONT SETBACKS. GRANTING OF THIS VARIANCE WILL NOT BE CONSIDERED SPECIAL PRIVILEGES AS IT ALREADY EXISTS & MANY OF THE SURROUNDING PROPERTIES HAVE PARKING & STRUCTURES LOCATED IN SETBACKS.
- List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).
THE STRUCTURE & PARKING ~~WILL REMAIN~~ BOTH REMAINED IN TACT AND IN THE EXACT SAME LOCATION. THE REAR Guest Room HAS BEEN IN ITS CURRENT LOCATION FOR MANY YEARS AND HAS NOT AFFECTED THE HEALTH OR SAFETY OF ANY PERSON IN THE NEIGHBORHOOD.
• SAFETY WILL INCREASE AS SPRINKLERS WILL BE ADDED TO THE REAR Guest Room.
• WE ARE ADDING ONE MORE ADDITIONAL "OFF STREET" PARKING SPACE
- Explain why complying with the Town Ordinance requirements will be a hardship for the owner.
THE COST OF MOVING THE STRUCTURE WOULD ELIMINATE THE BENEFITS OF LEGALIZING THE UNIT, ADDING SPRINKLERS & CREATING OF STREET PARKING.

ATTACHMENT B

Variance - Additional information required.

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

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

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

- 4) THIS PROJECT IS IN THE GENERAL PUBLIC INTEREST BECAUSE
IT WILL CREATE ONE ADDITIONAL "OFF STREET" PARKING SPACE,
IT WILL MAKE AVAILABLE AN ADDITIONAL RENTAL IN A TOWN
THAT NEED AVAILABLE, LEGAL RENTAL UNITS AND THIS HOUSE
IS CLOSE TO PUBLIC TRANSPORTATION ALLOWING PEOPLE NOT
ABLE TO AFFORD OR HAVE A CAR ACCESS TO TRANSPORTATION.
- 3) STRICT ENFORCEMENT OF THE ORDINANCE WOULD CAUSE THE
OWNERS A HARDSHIP, IT WILL TAKE EVERYTHING THEY HAVE AND
MORE TO DO THE RIGHT THING AND LEGALIZE THE GUEST ROOM
TO LIFT, MOVE, REBUILD, CREATE A NEW FOUNDATION FOR THE GUEST ROOM
WOULD CAUSE THE PROJECT TO BE UNAFFORDABLE AND ALL THE BENEFIT
TO BE LOST.
- 2) THE PROPERTY WILL REMAIN IDENTICAL TO HOW IT IS CURRENTLY
IF WE CAN LEGALIZE THE GUEST ROOM AND OFF STREET PARKING IT
WILL BE CONSISTANT WITH THE TREATMENT OF PROPERTY IN THE
NEIGHBORHOOD. AND WILL INCREASE SAFETY AND AVAILABLE PARKING
IN THE NEIGHBORHOOD.
- 1) THE SHAPE OF THIS PROPERTY IS VERY UNIQUE, MAKING IT DIFFICULT
TO CREATE CLEAN SQUARE ORTHOGONAL CONDITIONS. THE STRUCTURES
WILL NOT BE MOVED OR ROTATED BUT INSTEAD SPRINKLES WILL BE ADDED TO

Use Permit Applications - Additional information required.

- A written description of the proposed use, major activities, hours of operation, number of employees on the premises during the busiest shift and when the busiest shift is expected and other information pertinent to the application.
- Floor plans must include location of any special equipment.
- Designate customer, employee and living areas.
- If different uses are included in this activity, for example storage, retail, living space, etc. Indicate square footage of each proposed use.

In order to approve your project, the Planning Commission must make findings of fact which state that the project will not have a negative impact on the general public welfare, conforms with the policies of the Town, does not create excessive physical or economic impacts on adjacent property and provides for equal treatment with similar properties in Town.

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

· This is A RESIDENTIAL HOME AND WILL HAVE ALL MAJOR
ACTIVITIES IN/DURING DAYTIME, NO EMPLOYEES, NO
SPECIAL EQUIPMENT.

· 220 sqft IN THE REAR GUEST ROOM WILL BE
LEGALIZED, CREATING A SAFER PROPERTY & MORE OFF-STREET
PARKING



The final disposition of each use permit shall be in accordance with the facts of the particular case, and such facts must support the following determinations and findings before a use permit may be approved. Indicate how the findings below can be made:

- > 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.

STRUCTURE HAS BEEN ON (E) LOCATION FOR Yes.

- > The development and use of property, as approved under the use permit, shall not create a public nuisance, 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, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

SINCE STRUCTURE HAS BEEN THERE, NO PERSON IN ITS SURROUNDINGS SHOULD BE AFFECTED

- > 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, development plan or other plan or policy, officially adopted by the town.

THE AREA WHERE STRUCTURE IS LOCATED IS RESIDENTIAL, AND THAT WILL BE THE ONLY USE FOR THE STRUCTURE IN QUESTION.

Solar Collector
K5 Scenic Road
SITE PLAN

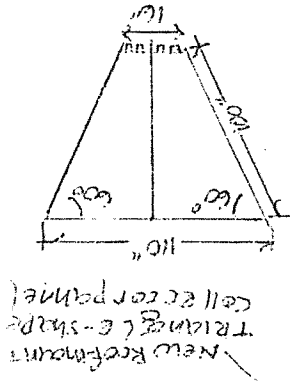
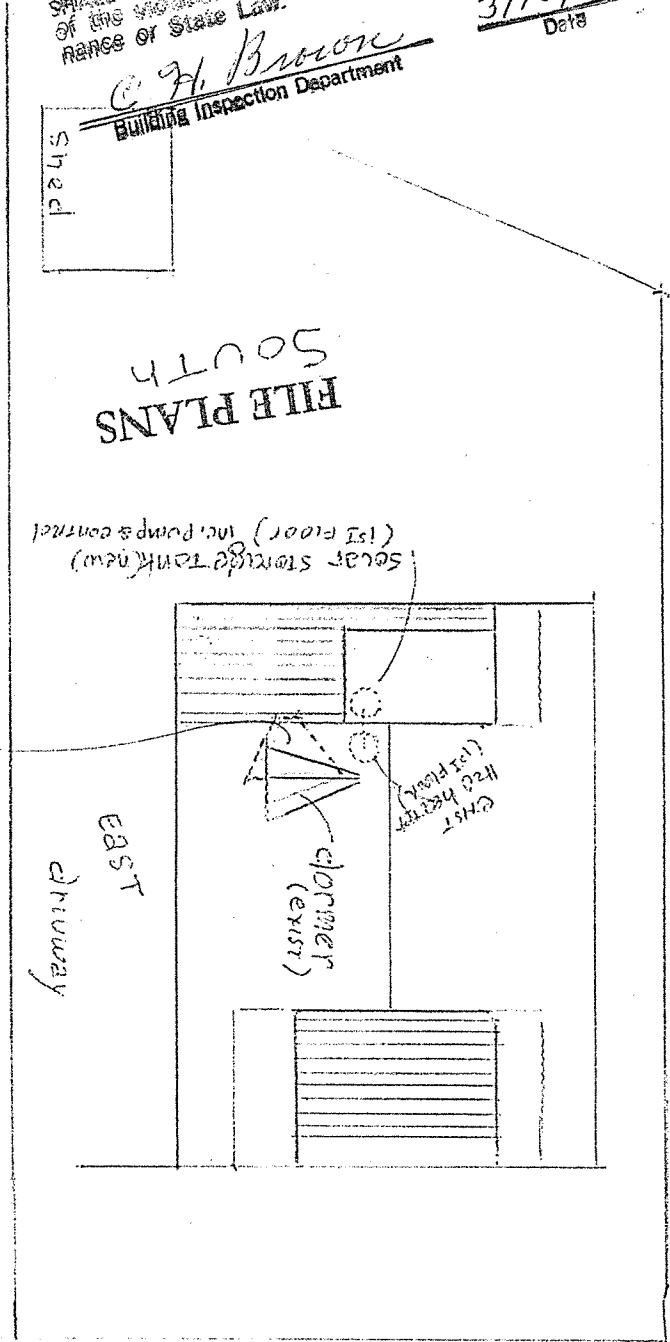
RECEIVED
FEB 27 1981

ATTACHMENT 2

PLANNING DEPT.
CONDITIONS
DATE March 3, 1981
BY [Signature]
Approved
PLAN CHECK

CITY OF FAIRFAX APPROVED
This set of plans and specifications shall be used at job site during construction or change order without approval from Staff Engineer.
The stamping of these plans shall not be held as approval of any provision of any City Ordinance or State Law.
MIGAS CALL
MUST BE
to alter
of

C. H. Brown
Building Inspection Department
Date 3/10/81



SCENIC ROAD

RESIDENTIAL PROPERTY APPRAISAL RECORD

TAX CODE 3-000
 USE CODE 11
 # UNITS

PARCEL 1-146-03
 AREA CODE 3-000
 CITY Fairfax
 COMM.

ADDRESS 15 Scenic Rd.

SUBDIVISION Amended Map of Fairfax Manor BLK 4 LOT 10

CHARACTER OF SUBJECT PROPERTY					CHARACTER OF NEIGHBORHOOD					
USE		TOPOGRAPHY	LAND. IMPS.	BUILDING	USE			TOPOGRAPHY		TREND
<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Motel	<input checked="" type="checkbox"/> Level	Sidewalk	Class: <u>Df. S.C.</u>	Residential	Commercial	Industrial	<input checked="" type="checkbox"/> Level <u>8.5%</u>	<input checked="" type="checkbox"/> Slope <u>15.2%</u>	Developing
<input type="checkbox"/> Double	<input type="checkbox"/> Proper	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Curb	Built: <u>(1925)</u>	<input checked="" type="checkbox"/> Single	Retail	Light	Low	Undulating	<input checked="" type="checkbox"/> Stationary
<input type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Marginal	High	<input checked="" type="checkbox"/> Gutter	Stories: <u>2?</u>	Income	Wholesale	Heavy	High	Marsh	Declining
<input type="checkbox"/> Flat	<input type="checkbox"/> Sub Marg'l	Hill	<input checked="" type="checkbox"/> Pavement	Area: <u>(32)</u>	Area	Area	Area	<input checked="" type="checkbox"/> Hilly <u>1.5%</u>		Blighted
<input type="checkbox"/> Apartment		Bank	<input checked="" type="checkbox"/> Orn. Lights	<input checked="" type="checkbox"/> Proper	Spotted	Spotted	Spotted			
<input checked="" type="checkbox"/> Zoning: <u>R-2</u>		<input checked="" type="checkbox"/> Slope	Park Strip	<input checked="" type="checkbox"/> Typical	Ribbon	Ribbon	Ribbon			
UTILITIES		Fill	Parkway	Over Imp.	Zoning: <u>Residential</u>				<input checked="" type="checkbox"/> View <u>10%</u>	
<input checked="" type="checkbox"/> All Installed	<input type="checkbox"/> Underground	Retain Wall	<input checked="" type="checkbox"/> Parking Trees	Under Imp.	GENERAL					
	Poles, Rear				Desirability: <u>A</u>	Planning: <u>F</u>	Utilities: <u>A</u>	Com. Cent's: <u>F</u>	Typ. No. Stories: <u>1</u>	Bldg. Rest.: <u>F</u>
	<input checked="" type="checkbox"/> Poles, Front	View			Stability: <u>A</u>	Land Imps.: <u>F</u>	Transp.: <u>F</u>	Typ. Date Imps.: <u>1925</u>	Built-up %: <u>90</u>	

SUMMARY

Assessment Year	1958	1961	1966	1969	1972	1974	1975	1976	1977
Appraiser	BECHTOLD	OGATA	GRISSELLE	Smiley	Phillips	Phillips			
Date	4-26-57	12-30-60	11-19-65	4-3-69	1-21-72				
Improvement Replacem't Cost	9,507	11,223		14,300	17,547				
Improvement R.C.L.N.D.	3,993	5,762		10,153	12,282				
Land Value	3,750	4,250		8,000	9,500				
Total Real Estate	7,743	9,412		18,153	21,782				
Capitalized Earning Ability							11-72	25,000	
Indicated Sale Price							4/76	19,500	
Listed Price <u>Ad. Summ.</u>		11,096						19,500	

APPRAISAL

M.C. (98-CA-GR)	8250	APPRAISAL							
Total Real Estate Value	8,250	9,000	15,000	17,000	20,500	24,500			
Land Value	3,750	4,250	9,500	8,000	9,500	12,000			
Improvement Value	4,500	4,750	5,500	9,000	11,000	12,500			
		1,200							
		ASSESSED VALUES							
Land		980	2,190						
Improvement		1,090	1,270						
Total Real Estate	4,070	3,480	3,460						
Entered									

PLAT

SCALE: 1" = 20'

TRANSACTION RECORD

DATE	STAMPS	SALE PRICE	GRANTEE
2-64			MURRAY, J. L. + C. L. 1909-199 2213-053
11-73	27.50	25,000.00	GROSSMAN, DARYL KENT 2740-122
			GROSSMAN, DAVID

CONSTRUCTION RECORD

PERMIT NO.	FOR	AMOUNT	DATE	APP. YR	ROOMS			FLOOR	WALL	CLIL.
					B	I	2			
127	RES.	500	11-73					Pine	B+B	W.B.
P 9173	Add Bath	1,000	11-81							
	Selected White									

BATH FIXTURES

NO. BATHS	W.C.	LAV.	TUB	S.O.T.	ST. SH.	TYPE	GR.	REMARKS
1	1	1	1	1		0	5	
EST.	1	1	1	1		0	5	

COMPUTATIONS:

REMARKS:

MISCELLANEOUS STRUCTURES

STRUCTURE	CLASS	SIZE	AREA	FNDN.	EXT.	INT.	ROOF	FLR.	COST
Det. GAR	D15	12x16	192	M/SB	Shi	v.	Shi	Wd	977

FOUNDATION		EXTERIOR		ROOF		BUILT-INS	
REINF. CONC.	<input checked="" type="checkbox"/>	BRICK	<input checked="" type="checkbox"/>	COMPO.	<input checked="" type="checkbox"/>	RANGE/HOOD	<input checked="" type="checkbox"/>
CONC. SLAB	<input checked="" type="checkbox"/>	STUCCO	<input checked="" type="checkbox"/>	TAR & GRAV.	<input checked="" type="checkbox"/>	OVEN	<input checked="" type="checkbox"/>
PIER CONC.	<input checked="" type="checkbox"/>	SIDING	<input checked="" type="checkbox"/>	SHINGLE/SHAKE	<input checked="" type="checkbox"/>	GARB. DISP.	<input checked="" type="checkbox"/>
SONOTUBE	<input checked="" type="checkbox"/>	SHINGLE/SHAKE	<input checked="" type="checkbox"/>	TILE	<input checked="" type="checkbox"/>		

JOISTS		WINDOWS		SPEC. FEATURES		A. C.	
2 "x 8" - 16 "	<input checked="" type="checkbox"/>	D.H.	<input checked="" type="checkbox"/>	WOOD	<input checked="" type="checkbox"/>	BREAK. BAR	<input checked="" type="checkbox"/>
STRUC. - WALLS	<input checked="" type="checkbox"/>	CSMT.	<input checked="" type="checkbox"/>	METAL	<input checked="" type="checkbox"/>	WET BAR	<input checked="" type="checkbox"/>
WOOD FRAME	<input checked="" type="checkbox"/>	PLATE	<input checked="" type="checkbox"/>	CRYST.	<input checked="" type="checkbox"/>	INTERCOM.	<input checked="" type="checkbox"/>
STUDS	<input checked="" type="checkbox"/>	SL. GLASS DOOR	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	WARDROBES	<input checked="" type="checkbox"/>
BRICK	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	REFRIG.	<input checked="" type="checkbox"/>	FLOOR	<input checked="" type="checkbox"/>
CONC. BLK.	<input checked="" type="checkbox"/>	LIGHTING	<input checked="" type="checkbox"/>	DISHWASHER	<input checked="" type="checkbox"/>	WALL	<input checked="" type="checkbox"/>
SING WALL BOX	<input checked="" type="checkbox"/>	REC.	<input checked="" type="checkbox"/>	220	<input checked="" type="checkbox"/>	CENT. COOL	<input checked="" type="checkbox"/>

U.S. Crossman

RESIDENTIAL BUILDING RECORD

PARCEL 1-146-03

ADDRESS 15 Scenic Rd., Fairfax

SHEET OF SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL									
				Light	Frame SW-Dwg	Stucco on	Flat	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS		FLOOR FINISH		TRIM	INTERIOR FINISH	
DSC-10%	Sub-Standard	X	"x" - ac		Gable 4/12	A.I.	Conduit	Forced	Refrig.	All	B	1	2	Material	Grade	O.P.	B.E.B.	Wall	Be
ARCHITECTURE	Standard	X	Sheathing Spt.	Siding "x"	Hip 4/12	B.X.	Cable	Gravty	Almos.	All									
	Above-Standard		Block		Shed 4/12				Humid.										
TYPE	2 Stories	Special	B.B.B. & G.G.		Cut Up	X	Few	Cheap	Central	Zoneth	Ent.Hall								
USE	DESIGN	FOUNDATION	Brick	X	Shingles		Dariners	Avg.	X	Medium	X	Floor Un	Wall Un	Living					Open Bed
X	Single	X	Concrete	X	Adobe		Shakes	Many	Special					Dining					
	Double		Reinforced		Floor Joist	B.B.B.	T.G.G.	Gutters		Radiant				Bed					Ceiling
	Duplex		Brick		1st: 2"x8" 7/16"									Bed					Ceiling
	Apartment		Wood		2nd: "x" - ac	Brick		Shingle		Good				Bed					Ceiling
	Flat-Court	X	Piers Conc.		Sub Floor	Stone		Snake			Oil Burner			Shower					B.E.B.
	Motel				Concrete Floor	Tile				Fixtures	45	M.-BTU.							
					D.H. Case ment	Tile Trim	X	Water Heater		M.-BTU.									
					Insulated Ceilings	Metal Sash	X	Composition	X	Automatic	X	Fireplace 350			Kitchen				
	1 Units	Light	Heavy		Insulated Walls	Screens	X	Compo. Shingle	X	Gas	Elect.			Drain Bd.	Material: T.				lgh: 6 Ft. Splash: 10"

CONSTRUCTION RECORD				EFFEC. APPR. YEAR				NORMAL % GOOD				RATING (E,G,A,F,P)				BATH DETAIL								
Permit No.	For	Amount	Date	Year	Year	Age	Remain Life	Table	%	Cond.	Arch. Att.	Func. Plan	Con-form	Storage Cup	Space Bd	Work-ship	Fl.	No.	FINISH		FIXTURES		SHOWER	
RES			1907	1916	1957	35	14	255	42	F	A	F	F	A	F	F	1	1	Lino	B.E.B.	1	1	old	Std.
				1916	1961	45	14	255	46	F	A	F	F	A	F	F	1	1	Est					
				1925	1969	43	22	200-2	71	A	A	A	A	A	A	A								
				1925	1972	47	20	60-2	70	A	A	A	A	A	A	A								
127	Add Bath	500	11-73																					

Appraiser & Date		S.W.E. 9-7-54		OGATA 9-7-60		7/20/64 3-11-69		Phillips 11-271		Unit Cost		Unit Cost		Unit Cost		Unit Cost	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res	1321	462	6105	670	8850	735	9709	1062	14029								
W.C.P. (2) (3)	240	328	769	446	1070	245	588	354	849								
W.O.P.	90	123	113	125	112	225	202	225	202								
2nd Fl. (2)	130	154	200	223	289	367	477	531	670								
A.C.			130		130		130		200								
F.P.			350		350		500		500								
Y.I.							100		100								
Det. Garage	192	220	422	220	422	380	729	509	977								
TOTAL			8053		11223		12435		17547								
NORMAL % GOOD			1.18	9507	60	46	115	14	300								
R.G.L.N.D.			1.42	3993	5	162	71	10	153								

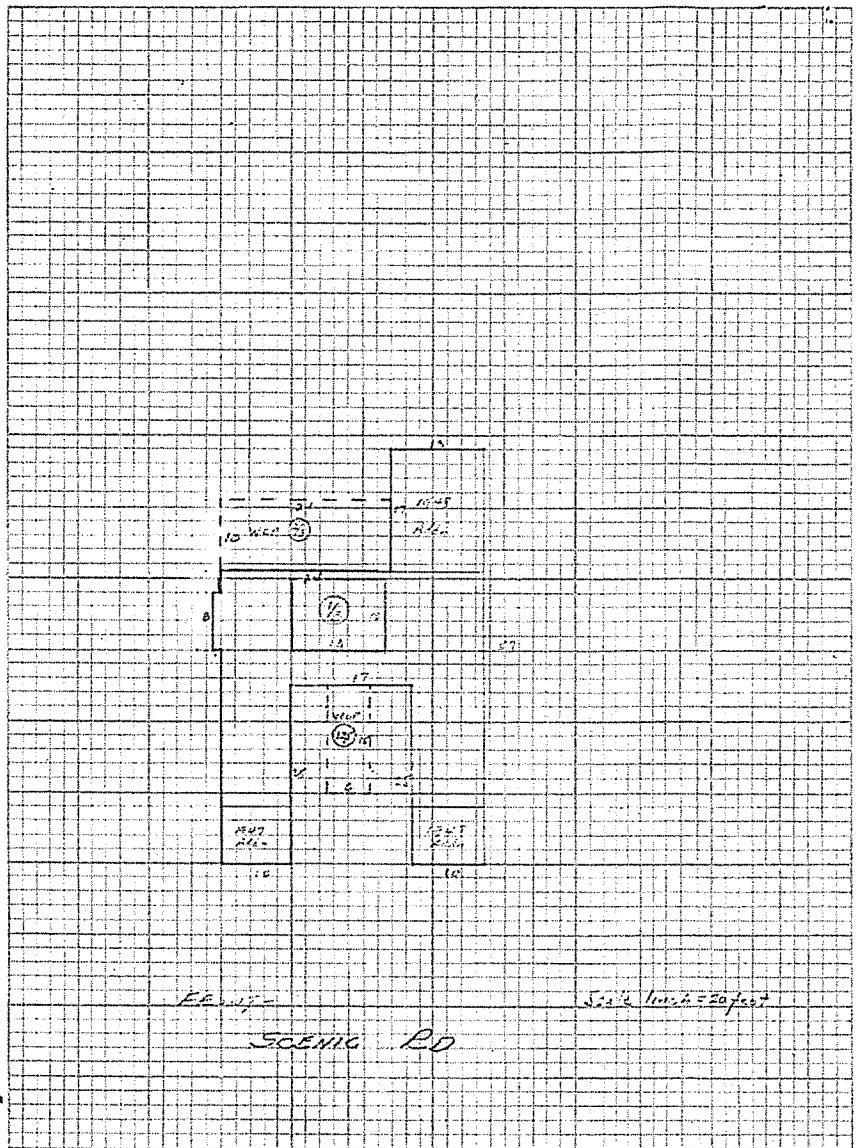
MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Det Garage	2x4	2x4-2x4	Sp.	Asph/Flt	W/L	U-7	12x16-18'

COMPUTATIONS

Fee	WUP (10)
10 x 25 = 250	6 x 15 = 90
10 x 25 = 250	
37 x 5 = 185	2nd Fl 1/3
37 x 8 = 296	12 x 16 = 192
37 x 20 = 740	
15 x 7 = 105	
TOTAL 1321	
WUP (10)	
24 x 100 = 2400	

Remarks: Purchased 1944 @ 4500 NGL
 DRC +10% for exterior finish
 Effc. Yr. changed from yr. Method
 51760 x 4 yrs = 15000 1956
 4297 x 45 yrs = 30155 - 40
 = 8057 32439 1916
 32439 - 8057 = 40 yrs
 No change - Equip to D4C - 9-7-69 RHO
 4) 5-11-69 - Reviewed & Re-priced - No entry - Raised
 class T D45 & eff yr to 1925 - w/o 1500 dep
 maint - 500 City
 3) Reviewed & Re-priced - No Entry NDH - 11-2-71 Phillips
 2) Reviewed & Revised w/o Portion of Perimeter Foundation
 is Under Const - Ten-Cor Work in Progress - Remod?
 Renovate? AL? Ref. 3-75Lanfirm Bath. Adm 1-24-74 Phillips



**County of Marin
Property Appraisal Support System**



Comments

001-146-03

Situs Information:
15 SCENIC RD
FAIRFAX 94930

Property Type: N/A

Tax Rate Area 003-000

Use Code: 11 **Living Units:** 1

<u>Comment Date</u>	<u>Comment Type</u>	<u>Appraiser</u>		<u>Comments</u>
<u>Approved by (id)</u>	<u>Approved Date</u>	<u>Related Event</u>	<u>Related Event Date</u>	
5/14/2013	CIO/Mapping	CIO		#274012273b - see previous notes - dod of daryl k grossman - 8/9/12 - we received a death of real property owner statemnet on 5/13/13 - it indicates that his beneficiaries are nieces and nephews - therefore this is 50% assessable - the beneficiaries listed are: cheryl calev, danna calev, eyal calef, shachar calev, and lili grossman - mforray - 5/14/13
5/14/2013 mpelissetti	CIO/Mapping 5/31/2013	Unknown 274012273B	8/9/2012	274012273a - there weren't any post it or comments for this event - i checked images and found out: this is for the dod of david grossman - he passed away 9/11/94 - there was a p58 processed at to his 50% at that time (see images) - his son - who is daryl k grossman and on title with his father - received the p58 exlcusion for the death of his father - now daryl k grossman has passed away - dod - 8/9/12 and he did not have any children - this will be reassessed 50% since the death of real property owner statement indicates that the beneficiaries are nieces and nephews - mforray - 5/14/13
5/30/2013 mpelissetti	Activity 5/31/2013	RADER 274012273B	8/9/2012	(3) Doc #27401273B: Per CIO, this is the assessable transfer of a 50% interest as of DOD 8/9/12. Refer to MCF for value conclusion of \$385,000, basing imp value on fhe CDS, for which we raised class to D6, minimum for coet estimating from Assessor's data base. Rader. 5/30/13.

This information is provided under the provisions of California Revenue and Taxation Code section 408.3. The Assessor-Recorder assumes no responsibility for the accuracy of this information. This information is maintained solely for assessment purposes and is not continuously updated. Therefore, neither the County nor the Assessor-Recorder shall incur any liability for errors, omissions, or approximations with respect to this information.

<u>Comment Date</u>	<u>Comment Type</u>	<u>Appraiser</u>	<u>Related Event</u>	<u>Related Event Date</u>	<u>Comments</u>
8/21/2014	Activity	mpelissetti	LEARNED	5/14/2014	14-019676 - Brokered sale 5/14/14, \$1,025,000 accepted as FMV. Sales listing indicates property is much larger than our records indicate with 4bd/3ba, a detached studio and 1bd/1ba attached apartment. Phone number on COR has been disconnected so a letter was sent 8/22/14 requesting more info. As of this date, no response has been received from said letter. Town of Fairfax building dept. conducted an inspection before the sale to confirm the 2nd unit had been abated but inspector admitted it could have easily been put back subsequently. No building plans were submitted. Characteristics will need to be updated based on a site check at the next opportunity, until such time, this sale is not a reliable comparable. EY and class were updated to reflect the remodeling work that was done prior to sale. Buyer claimed \$2000 in PP for w/d and refer, consider this a reasonable estimate of value for said items, credit granted. Value is allocated as follows: L=\$450,000 I=573,000 TPV=\$1,023,000 Learned 10/9/14. Sale price \$150,000 above asking per listing info. Pelissetti 10/10/14
11/7/2014	General		DIFURIA		Mrs. Gordon called the AOC line today requesting information about the construction year of her Garage that the city of Fairfax during their resale inspection was not a garage. The listing indicated a 1/1 unit (not legal) and a detached studio- we have assessed both structures but there is little information noted on the e-record. I suggested that the owner could come in and review the entire record for indications of when either unit may have been first noted.

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Comments