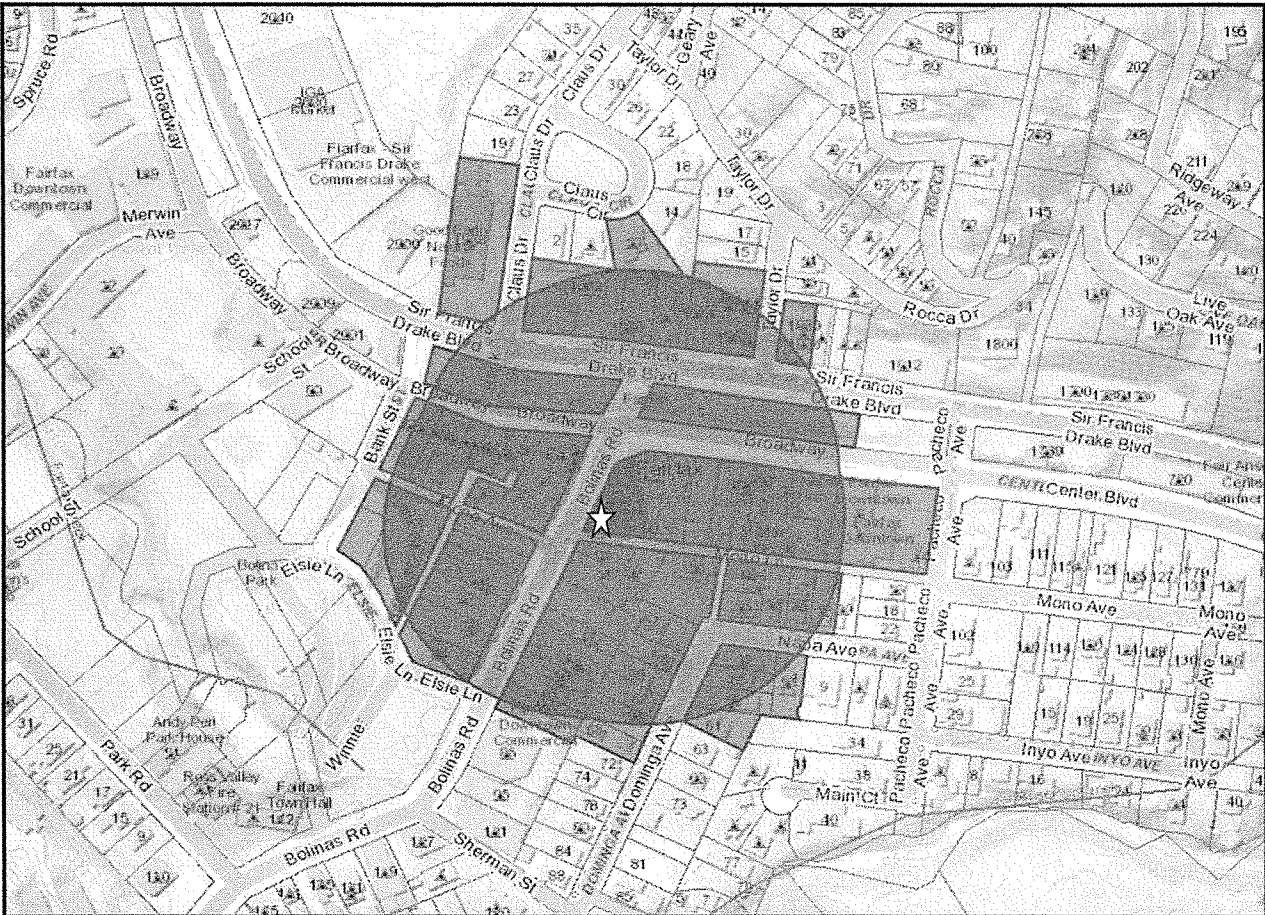


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: October 15, 2015
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION: 19 Bolinas Road; Assessor's Parcel No. 002-121-22
PROJECT: exterior changes
ACTION: Design Review; Application # 15-30
ZONING: Central Commercial CC Zone
APPLICANT: Scott Porter
OWNER: Fairfax Bolinas Center LLC
CEQA STATUS: Categorically exempt section 15301(a)



19 BOLINAS ROAD

BACKGROUND

The building that houses 1 through 23 Bolinas Road existed as early as 1924 and is shown on the Sandborn Map of Fairfax when the population was 2,198 (Attachment A – Sandborn Map of Fairfax, , 1 through 23 Bolinas Road). The records are not clear about when it was originally built.

The proposed restaurant will take the place of the old Szechwan Chef restaurant that had been at that location for many years.

DISCUSSION

The space at 19 Bolinas Road has been remodeled into the Village Sake restaurant. Exterior changes have been made to the building that require design review approval of by the Planning Commission per Town Code § 17.020.030(B). The applicant is also requesting approval for some changes they would like to make in the future. All new construction in the Commercial Zone Districts require design review approval by the Planning Commission.

In order to grant design review approval for exterior changes in the Commission Zone the Commission must be able to find that the changes meet the Design Review Criteria set forth in Town Code § 17.020.040(A) through (N).

New front entrance doors have been installed. Dry-rot repairs to the exterior façade have resulted in a 2 by 4 post being replaced with a larger column that has been sided with stucco and painted to match the rest of the columns. The wooden fence-like barrier between the tables and the public sidewalk is now a solid barrier with stucco siding painted to match the rest of the building.

The applicant is also requesting approval to change the fixed windows with windows that will slide open in the future. The trim around the windows will be orange.

The changes are minor and do not significantly alter the architecture of the building. Therefore, staff has determined that they meet the design criteria set forth in the Design Review Chapter 17.020 of the Code.

Signs

The applicant propose erecting two business identification signs on the building that will require a sign permit. The signs are not subject to review and approval by the Commission because they comply with the Town Sign Ordinance and can be approved ministerially (Town Code sections 17.064.050(A) and (B), 17.064.050(D)(3) and (F).

Other Agency/Department Comments/Conditions

Building Department

The opening force for the new front entry door shall not exceed 5 pounds per the Americans with Disability Act and the Building Code.

Marin Municipal Water District, Ross Valley Sanitary District, Fairfax Police Department and Fairfax Public Works Department

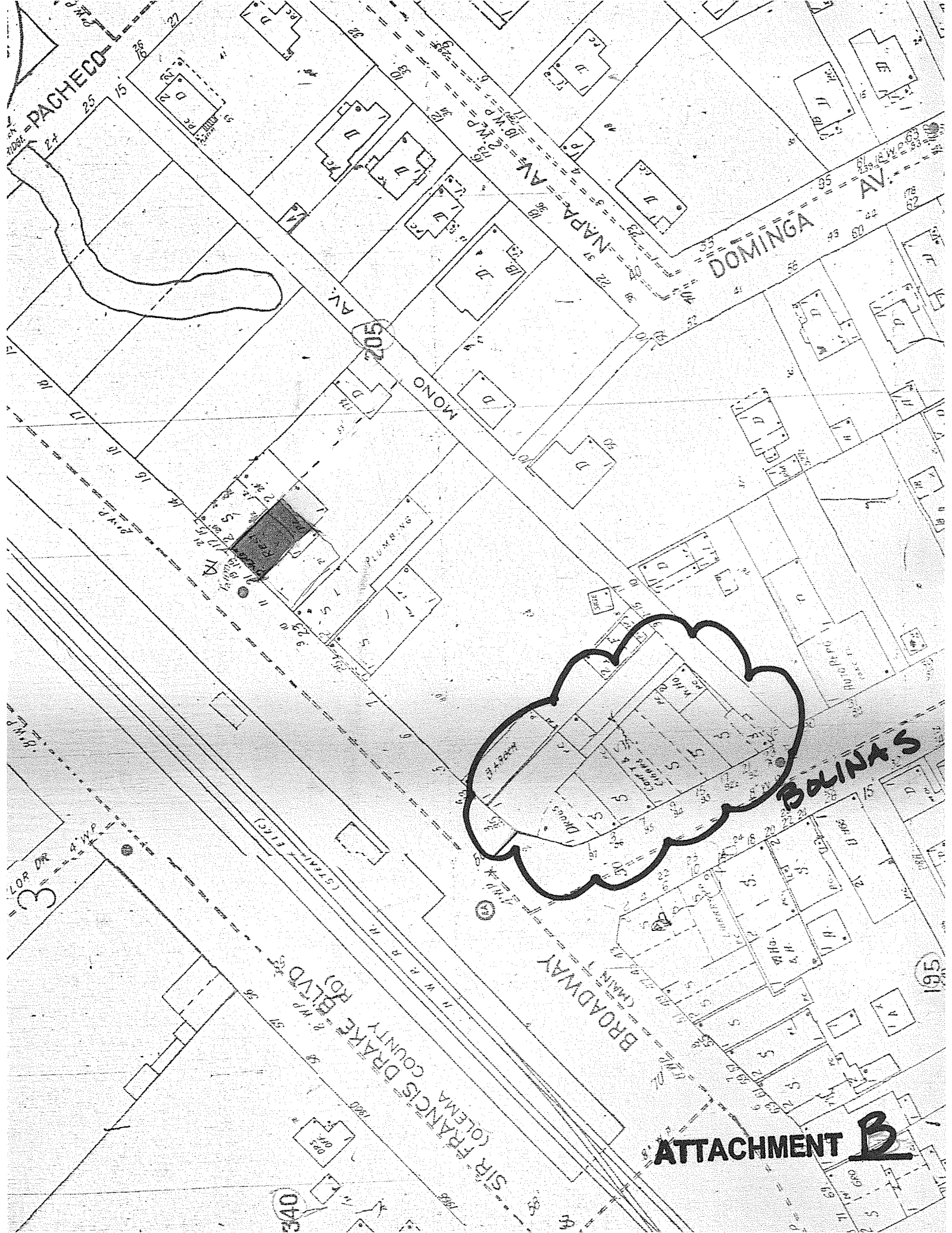
No other agencies or departments, including the Ross Valley Fire Department, had any comments or conditions for the exterior changes project.

RECOMMENDATION

Move to approve application # 15-30 based on the determination by the Planning Commission that the project complies with the Design Review Criteria listed in Town Code Chapter § 17.020.040 and will serve to improve the appearance of the structure and will not negatively impact the surrounding commercial spaces or cause adverse physical or economic effects to neighboring businesses. The approval is conditioned upon the applicants obtaining a sign permit prior to erecting the signs and a building permit for the exterior changes, including affixing the projecting sign to the building and the proposed window changes.

ATTACHMENTS

Attachment A – application supplemental information, floor plans and photographs
Attachment B – portion of the 1924 Sanborn Map for the Bolinas/Broadway area



PACHECO

NAPA AVE

DOMINGA

507

MONO

BOLINAS

BROADWAY

SIR FRANCIS DRAKE BLVD
SIR COLEMA COUNTY

ATTACHMENT **B**

340

195