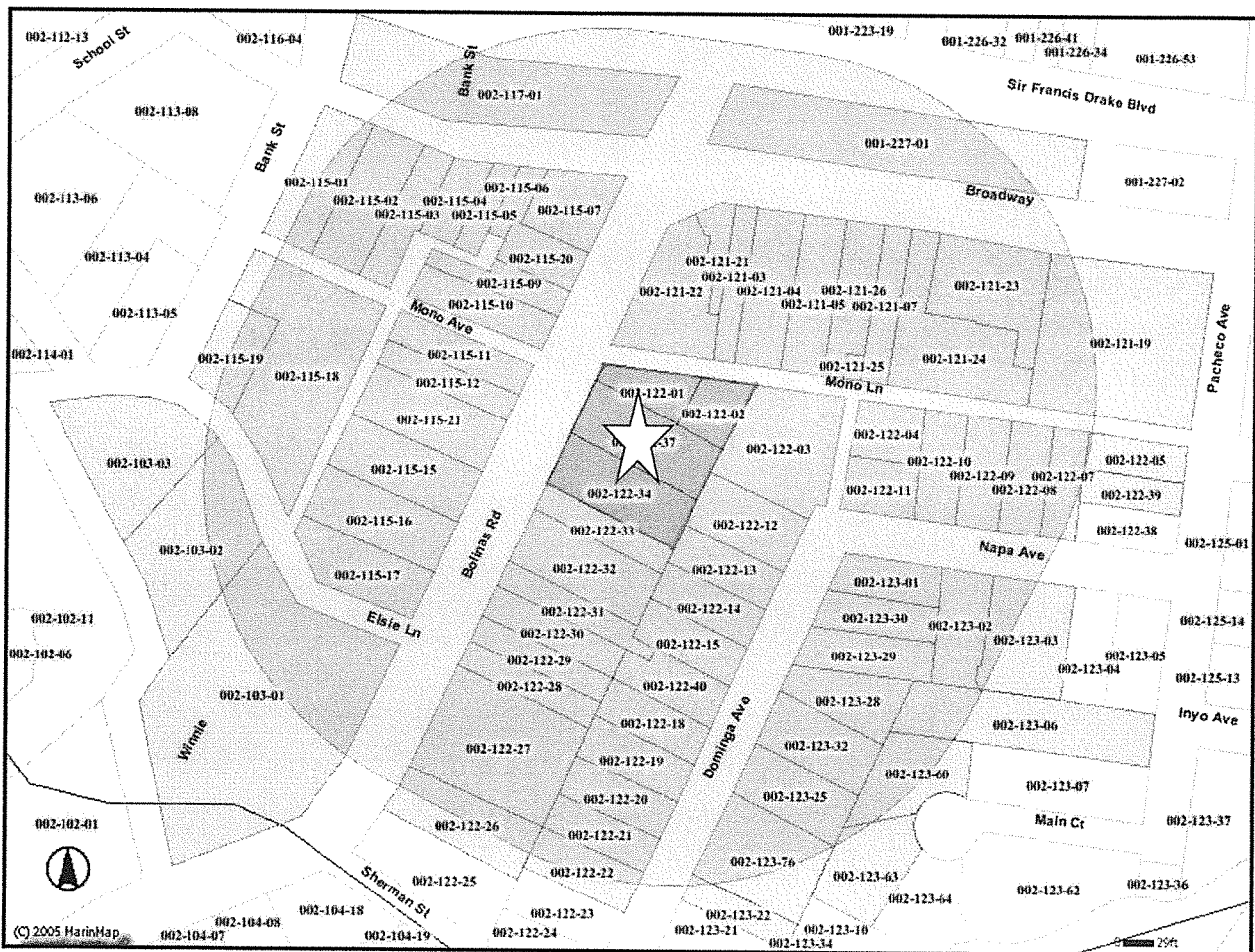


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: November 18, 2015
FROM: Jim Moore, Director of Planning and Building Services
 Linda Neal, Principal Planner
LOCATION: 31 Bolinas Road, Suites A & B; Assessor's Parcel #'s 002-122-01, 02, 34 and 37
ZONING: Central Commercial CC Zone District
PROJECT: Expansion/reconstruction of a commercial building
ACTION: Use Permit Modification; Application 02-39
APPLICANT: Jasha Fraye
OWNER: Brad Schwan
CEQA STATUS: Categorically exempt, § 15301(a), 15301(e)(1), 15303(c).



31 Bolinas Road, Suites A & B

BACKGROUND

The site is made up of three parcels that house the structures at 29 and 31 Bolinas Road. The previous restaurant/wholesale food packaging business that occupied the entirety of 31 Bolinas Road, Lydia's Lovin Foods, used outdoor refrigerators and a loading area that were located at the rear of 29 Bolinas Road with the use crossing the parcel lines. Currently existing on the site are two buildings totaling 4,118 square feet. The building at 29 Bolinas Road is occupied with a healing arts center and a photography studio and the building at 31 Bolinas is currently being expanded and remodeled.

The property owner was granted a Use Permit for a mixed use of the property in 2002 which allowed a raw food restaurant and wholesale raw food operation, a health center, and a retail natural products store. A culinary school and dinner and a movie uses were also approved at that time but were never became operational. After Lydia's Lovin (raw) Foods relocated out of Fairfax, a Use Permit modification was approved by the Commission in 2012 to allow an outdoor seating area for the restaurant space with 49 seats by an applicant that never completed remodeling the restaurant and never opened for business.

On May 21, 2015, the Commission modified the Use Permit for the buildings to allow a remodel/expansion of the structure approving a mixed use combination of Restaurant/Retail/Personal Service in the two front and the 1 middle space, a light industrial/retail/personal service use in the rear space adjacent to the parking lot and a live work space in rear northern corner fronting on Mono Lane.

DISCUSSION

The applicant is requesting a modification of the Use Permit to operate a health facility that will specialize in providing Olympic weight training to individuals. The business will combine a retail component where athletic equipment, nutritional supplements, apparel, etc. will be sold at the front of the 1,509 square foot interior space (suites A and B) and will include a 636 square foot outdoor exercise area where the outdoor seating for the previously approved restaurant use was approved.

The proposed hours of operation are from 6 AM to 8 PM Monday through Friday and from 8 AM to 6 PM on Saturday and Sunday. During a typical day there could be as many as 20 persons at a time in the facility with private sessions occurring at the same time as small group training sessions. The applicant estimates that if every class is full to capacity there will be 90 clients spread out across the course of the day with 5 to 6 classes per day.

Approximately 4 USA weightlifting Sports Performance coaching training courses and 4 local competitions will be held every year where the number of expected participants, coaches and spectators will be roughly 40.

The project requires the approval of the following discretionary permit:

A Use Permit Modification – The proposed changes require a Use Permit Modification because Mixed Use properties and outdoor uses, under the current code, require a Use Permit and exercise oriented businesses are not listed as a permitted use in the Central Commercial Zone. The purpose of the central commercial zone is to cater to and invite pedestrian traffic with continuous store frontages and a minimization of driveways, blank walls and other conflicts or deterrents to foot traffic (Town Code §17.100.010).

The proposed use will bring people to the downtown core area where they will also be likely to purchase meals, visit the corner coffee shop, have their hair cut, etc. The outdoor exercise area and the retail component will invite passerby foot traffic.

Other Use Permits for exercise type businesses have already been granted on Bolinas Road, previously for the Women's Fitness Gym, currently for Yoga Mountain and for the ballet school. All of these businesses did/do well on Bolinas Road and added to the vibrant commercial nature of the street without negatively impacting the other commercial establishments. Staff has determined the proposed use will perform similarly to these other already permitted uses.

Traffic Impact Permit and Parking

The use permit modification approved in May was granted without the need for a traffic impact permit because the Commission determined the 1,947 square foot restaurant with outdoor seating for 56 and the 874 square foot retail personal service space did not meet the criteria for a traffic impact permit (Town Code § 17.056.050).

The Commission, as recommended in the May staff report, relied on Town Code section 17.056.050(3) agreeing to assess the projects impacts incrementally in order to aid the owner in getting a portion of the site finished and rented.

The proposed athletic facility use with a maximum of 40 to 50 persons visiting the site in 1 day for coach training forums and athletic competition events will be much less than that of the high end restaurant expected to attract 248 customers per day and the previous restaurant/wholesale packaging business, Lydia's Lovin Foods that experienced 262 trips per day. Therefore, the proposed use does not require a traffic impact permit or a parking variance.

Design Review

The proposed business is not proposing to make any changes to the exterior of the building or to the approved trellis fence structure around the outdoor exercise area.

The sign(s) they are expecting to erect comply with the Sign Ordinance and can be approved by the planning staff. Therefore, the proposal does not require the approval of a design review permit.

Other Agency/Department Comments/Conditions

Ross Valley Fire Department

The building fire sprinkler system shall be extended to areas of tenant improvement. A separate deferred permit shall be required for this work. Plans and specifications for the modification shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems.

The building fire alarm system shall be extended into areas of tenant improvement. Notification devices throughout shall be required for this project. A separate deferred permit shall be required for these modifications. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems

Illuminated exit signs shall be provided at each exit from the space.

A2A10BC rated fire extinguisher shall be located every 75 feet of travel or for each 3000 square feet of area.

Address numbers at least 6" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required.

Applicant may propose alternate materials or methods in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submittal for final approval.

Ross Valley Sanitary District

Sanitary District No. 1 will place a hold on said property once the building permit is issued. This hold prevents the remodeled space from being released for occupancy until the District's permit and sewer requirements are fulfilled. It is the owner's responsibility to obtain a sewer connection permit from the District Office and meet all the District's requirements pertaining to the private side sewer/lateral.

Marin Municipal Water District

The project site is currently being served. The purpose and intent of these services are to provide water for commercial use. The proposed remodeling of a portion of the existing structure for use as a tattoo studio will not impair the District's ability to continue service to this property.

The business must comply with all indoor and outdoor requirements of District Code Title 13 – Water Conservation as a condition of water service. Indoor plumbing must meet specific efficiency requirements. Questions should be directed to the Water Conservation Department at (415) 945-1497.

Should backflow protection be required, said protection shall be installed as a condition of water service. Question regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1531.

Fairfax Building Department

The new fence (#7 on the site plan) must be open to the base flood elevation or eliminated.

The shower in the bathroom area must be accessible.

RECOMMENDATION

Move to approve application 02-39 by adopting Resolution No. 15-36 setting forth the findings and conditions for approval.

ATTACHMENTS

- Attachment A – Resolution No. 15-36
- Attachment B – Applicant's supplemental information
- Attachment C – Letter(s) of support
- Attachment D - photographs

RESOLUTION NO. 15-36

A Resolution of the Fairfax Planning Commission Approving a Modification of the Use Permit 02-39 to Allow Suites A and B of 31 Bolinas Road to Be Converted to a Weight Training and Fitness Establishment Including an Outdoor Exercising Area Along the Bolinas Road Frontage

WHEREAS, the Town of Fairfax has received an application to remodel suites A and B of the commercial structure at 31 Bolinas Road converting it to an indoor and outdoor weight training and fitness center; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on November 18th, 2015 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 and 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 Modification; and

WHEREAS, the Commission has made the following findings:

The proposal complies Fairfax General Plan Goals and Objectives as follows:

Town Center Element:

Policy TC-1.1.1: New and/or renewed development in the Town Center Planning Area shall preserve and enhance the village character and pedestrian scale of the downtown area. Large, highly visible parking lots characteristic of strip shopping centers are inconsistent with village character.

Policy TC-3.1.1: Mixed-use development is allowed in the Town Center Planning Area under Central Commercial zoning. The Town Center Plan, when created, shall be consistent with this zoning.

Use Permit Findings:

Other use permits for similar types of establishments have been granted for a womens Gym, a Yoga Studio and a Ballet School on Bolinas Road. 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 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.

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 General Plan and the Zoning Ordinance.

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.

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 and garbage enclosure(s).
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, 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.

5. There shall be no storage of any materials or supplies for the business outside of the building nor long term storage for any vehicles or other equipment not being used actively by the businesses in the parking lot or the outdoor exercise area.

6. Failure to comply with the conditions for modified Use Permit # 02-39 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).

7. All the landscaping and irrigation around the outdoor exercise area shall be installed prior to the project final inspection and issuance of certificate of occupancy. Prior to issuance of the building permit the applicant shall provide evidence of a landscaping bond, letter of credit or cash deposit to cover the cost of the installation or evidence that the property owner has established such a bond or letter of credit. This amount shall be held for 18 months to ensure the landscaping becomes established.

Ross Valley Fire Department

8. The building fire sprinkler system shall be extended to areas of tenant improvement. A separate deferred permit shall be required for this work. Plans and specifications for the modification shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems.

9. The building fire alarm system shall be extended into areas of tenant improvement. Notification devices throughout shall be required for this project. A separate deferred permit shall be required for these modifications. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems

10. Illuminated exit signs shall be provided at each exit from the space.

11. A2A10BC rated fire extinguisher shall be located every 75 feet of travel or for each 3000 square feet of area.

12. Address numbers at least 6" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required.

13. Applicant may propose alternate materials or methods in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submittal for final approval.

Ross Valley Sanitary District

14. Sanitary District No. 1 will place a hold on said property once the building permit is issued. This hold prevents the remodeled space from being released for occupancy until the District's permit and sewer requirements are fulfilled. It is the owner's responsibility to obtain a sewer connection permit from the District Office and meet all the District's requirements pertaining to the private side sewer/lateral.

Marin Municipal Water District

15. The project site is currently being served. The purpose and intent of these services are to provide water for commercial use. The proposed remodeling of a portion of the existing structure for use as a tattoo studio will not impair the District's ability to continue service to this property.

16. The business must comply with all indoor and outdoor requirements of District Code Title 13 – Water Conservation as a condition of water service. Indoor plumbing must meet specific efficiency requirements. Questions should be directed to the Water Conservation Department at (415) 945-1497.

17. Should backflow protection be required, said protection shall be installed as a condition of water service. Question regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1531.

Fairfax Building Department

18. The new fence (#7 on the site plan) must be open to the base flood elevation or eliminated.

19. The shower in the bathroom area must be accessible.

Miscellaneous Conditions

20. All conditions of outside agencies must be complied with unless the conditions are waived in writing to the Town by said agency.

21. All Planning Commission conditions contained in this Resolution must be complied with unless modified or eliminated by the Planning Commission after a public hearing.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines that the approval of the Use Permit Modification 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 18th day of November 2015, by the following vote:

AYES:

NOES:

ABSENT:

Chair, Phil Green

Attest:

Jim Moore, Director of Planning and Building Services

retail store selling athletic equipment, merchandise and apparel. Also a community based fitness facility dedicated to health and wellness while providing a grassroots pathway to the Olympic Games.

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	18,078	18078
Size of structure(s) or commercial space (square feet)	7,079 SF (1,509 SF) Tenant Sp.	7,079 SF (1,509 SF) Tenant space
Height and No. of stories	21' +2 stories	21' +2 stories
Lot coverage	28.07%	28.07%
No. of dwellings units	2	2
Parking ¹	No. of spaces	20
	Size of spaces	(16) 9x19 (4) 8x16

Amount of proposed excavation and fill	Excavation = 0	Fill = 0
--	----------------	----------

Estimated cost of construction \$ 40,000.00

Lot Coverage is defined as the land area covered by all buildings and improvements with a finished height above grade and all impervious surfaces except driveways.

¹Minimum parking dimensions are 9' wide by 19' long by 7' high. Do not count parking spaces that do not meet the minimum standards.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? N/A


Signature of Property Owner

Sept, 23, 15
Date


Signature of Applicant

Sept 16, 2015
Date

Planning Department staff is available by appointment between 8:30 a.m. and 12:00 noon and 1:00 p.m. and 5:00 p.m. Monday through Thursday at 142 Bolinas Road, Fairfax, CA. (415) 453-1584

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.

MODIFICATION OF EXISTING USE PERMIT TO ALLOW

WEIGHTLIFTING FACILITY AND EXPANDED USE IN

- ADJACENT PATIO AREA. MINOR MODIFICATION OF TRELLIS
➤ TO INCREASE HEIGHT 150" TO ACCOMMODATE NEW APPARATUS.
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.

THE PROPOSED USE IS CONSISTENT WITH THOSE APPROVED

UNDER EXISTING USE PERMIT, THE PROPOSED NUMBER OF
OCCUPANTS WOULD DECREASE WITH THIS USE INSTEAD OF
A RESTAURANT OR RETAIL USE.

- 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 SAME PEDESTRIAN FRIENDLY STREET PRESENCE

WOULD REMAIN WITH THIS PROPOSED USE. A
RETAIL COUNTER WOULD BE LOCATED ADJACENT
TO THE ENTRY DOOR, AS WELL AS VISIBILITY FROM
THE WINDOWS ALONG BOLINAS RD.

ALSO SEE ATTACHED STATEMENT,

**Use Permit Modification
Jasha Faye
31 A&B Bolinas Road
Fairfax CA**

The proposed use of the space I will occupy at 31 Bolinas Road, is a retail space that will serve the community with athletic equipment, gym equipment, nutritional supplements and apparel. It will also act as a fitness facility dedicated to health and wellness with an emphasis on strength and conditioning. The facility will be associated with the US Olympic Committee and USA Weightlifting, the national governing body for weightlifting in the Olympic Games.

Major activities will include one on one personal training, and small group training. There will be approximately four USA Weightlifting Sports Performance coaching courses held every year and approximately four local competitions held every year. These events will be consistent with occupancy codes. The hours of operation will be 6 AM to 8 PM Monday – Friday and 8 AM to 6 PM Saturday and Sunday.

The traffic generated for this retail/ personal service use both in the building and at the outside patio will be greatly reduced from the previously approved restaurant use.

Linda Neal

From: Laura Kehrlein <laurakehrlein@yahoo.com>
Sent: Thursday, September 17, 2015 3:58 PM
To: Linda Neal; Jim Moore
Subject: Weighlifting Gym

Jim and Linda

I thought it might be helpful to explain the proposed weightlifting gym business plan a little more to you. This is not your standard type of gym where patrons come in at the times they choose, and stay for the length of time they wish. This type of gym is more specialized in that the patrons would be working one on one with the trainer, or in small groups at set appointment times. This proposed type of gym would be more in keeping with a personal service type of use.

Thank You for your consideration

Laura Kehrlein
415-342-4196

October 20, 2015

Linda Neal
Principal Planner
Town of Fairfax Planning Commission

Re: 31 Bolinas Rd.

Dear Linda, et al-

Thank you all so much for taking the time to review my application. My response to your comments are listed below.

1. The program and business design is based on a 16 client to one coach ratio. With additional private sessions occurring simultaneously there could be as maximum of 20 people in the facility at any given time.
2. If every class is full to capacity there would be 90 clients spread across 5 or 6 classes per day with classes lasting an hour to an hour and a half.
3. Every class is "small group training." There could be as little as one client and as many as 16 per class with 4-6 classes per day, Monday through Friday. Saturday and Sunday will have fewer classes available with an emphasis on private training, reducing the daily numbers to less than a third to about 28 people per day.
4. For USAW Sports Performance courses, the number is mitigated by the host gym. For example; if I want to limit the number of attendees to 25 I simply say so on the request form sent to USAW. My last five courses have had 15 or less attendees and one coach. The same situation occurs at competitions. The competition organizer will set a limit on the number of entries based on what the facility and zoning permits. Typically a local organizer will cap an event at 50-75 entrants. I have officiated and coached at two local meets this month. One competition had 8 athletes competing, while the other had 52. The competitions are bound by rules created by the International Weightlifting Federation (IWF). The rules state that there are 7 weight classes for women and 8 for men, ranging from 48kg (106lbs) to +105kg (over 231lbs). The nature of these separate classes makes the overall foot traffic and occupancy a very manageable entity as the competitions are spread out throughout the day with each weight class starting at designated times. For example a competition with 50 athletes may only have 4-7 athletes competing at a time with the necessary entourage, coaches and officials the numbers are quite low during each session throughout the day. Usually there are 25-30 people at a time using the facility, including officials and spectators.
5. USAW coaching courses will have no audience. Local competitions will have a small audiences. Usually a session consists of 10 lifters and have an audience of 20-25 friends and family. These numbers, combined with the minimum amount of officials and volunteers needed for a local competition, which is five, means as many as 40 people could be present for each session, with typically 3 sessions per competition. **I have been involved in Olympic Weightlifting** for nearly 30 years and have rarely seen numbers that high at the local level. They are typically much lower, with as a more realistic number of attendees.
6. There are currently no plans to pipe music outside. If that ever became possible, I would defer to the town for appropriate decibel allowances.

7. The business will provide a safe and positive environment for local youth and adult clients to improve their health and wellbeing through exercise and diet. This facility will also provide a pathway to the Olympic Games along with scholarship and scholastic opportunities for student athletes.
8. There are no plans to use the parking area or pathways for anything they were not intended. The facility is sufficient to house the training we provide. Only the outdoor patio area will be used for outside activities.

Thank you again for your consideration.

Jasha Faye
USA Weightlifting level 2 coach
USA Weightlifting Board of Directors

Dear Fairfax Planning Commission:

On behalf of Jasha Faye, we are sending this letter in support of his proposed weightlifting center in Fairfax. We do not pretend to know much about city politics, but we do know a great deal about Fairfax, and the character of Jasha Faye, whom we have known for nearly forty years. He is a man of remarkable courage and talent, who has endured an uncommon amount of adversity in his life.

When we were fifteen years-old, Jasha's mother died of a heroin overdose. Her body was dumped alongside Bolinas Road near Alpine Dam. This tragedy would have crushed most people, let alone a teenager. But within one year, Jasha was a national weightlifting champion. Within three years, he owned virtually every U.S. Junior weightlifting record in the heavy weight class. Jasha could have easily, and most probably, fell into a life of addiction. Sadly, those are the odds for children with addicted parents. Instead, Jasha has invariably turned what seemed to be overwhelming adversity into the fuel for his success.

The old Fairfax Weightlifting Center, under the stewardship of Coach Stephen Gough, gave Jasha, and so many others, the opportunity to channel their energies and rise to the pinnacle of athletic and personal achievement. It built character, integrity, and discipline in countless men and women, both young and old. It is this legacy that Jasha is seeking to reinvigorate in the town of Fairfax with the special use permit. If approved, the weightlifting center will once again be an invaluable asset to the community, and undoubtedly flourish under his guiding hand.

We hope that you will rule in favor of Jasha Faye's request.

Kindly,

Logan & Noah Miller

Dear Fairfax Planning Commission,

I'm Marguerite Cimino, raised in Fairfax, and previous owner of For Paws.

In regards to Jasha Faye's Weightlifting Gym, I would like to share my experience as a member of his Woman's Weightlifting Team 6 years ago. At the time I was 23, had just got out of a long term mentally abusive relationship of 5 years. Through that I was facing challenges, my identity, self confidence, and Independence or lack there of. While talking to Jasha, an old friend and confidant, about how to over come my current state he asked me to try his Woman's Team. He had hoped that it would help me in my recovery. I really couldn't see how, nor any interest in Weightlifting. I had apprehensions about being in the company of "Lifters", was over weight, and no sport/ or physical fitness history . But, I would give anything a try.

Walking into the gym on my first trial day, I quickly realized how wrong about the environment I was. There where woman of all walks of life, from 13-60. Also a few men who where amazingly sweet and respectful. As I started the program I was overwhelmed by the positive reinforcement, support, and the therapeutic atmosphere Jasha and the team created. After a short while I felt my self confidence getting restored.

When some brings up Weightlifting, the connotation isn't necessarily positive. You think macho men, rough and tumble, brutal people. In my first hand experience, that isn't the case. I found it to be, as a women empowering, almost meditative. If I can do that well I could do anything!

In conclusion, Jasha Weightlifting Program ended up being a significant factor in helping overcome a detrimental time in my life. I wouldn't say it cured or fixed me but through structure, support, compassion, and confidence it gave me key tools to fix myself. Today, I am a proud mother in a happy relationship, gratuitous for giving something new a try. Giving Fairfaxians an opportunity to be couched by Jasha, would be a benefit Fairfax's wonderful, supportive, and progressive community.

Sincerely,

Marguerite Cimino

FAIRFAX PLANNING COMMISSION SUPPORT LETTER FOR JASHA FAYE

Town of Fairfax Planning Commission

147 Bolinas Road

Fairfax, California 94930

October 30, 2015

Dear Planning Commission,

My name is Stephen T. Gough. I am a retired San Francisco Police Officer and former resident of Fairfax, having lived on both Banchemo Way and Shemran Court before moving upon retirement to my present address in McAllister, Montana in September of 1996.

I am writing to wholeheartedly endorse Mr. Jasha Faye's dream to renew a short lived, but renowned legacy in Marin County. In 1985 at the urging of several local student athletes I formed the Fairfax Weightlifting Club, operating out of Clark Marquart's Fairfax Health Club. Over the ensuing years the club's membership swelled and the success of its young athletes drew the attention of Mr. Gus Kanis, at the time the mayor of San Anselmo. With Mr. Kanis' active support and efforts in 1990 the School District allowed the club to renovate Sir Francis Drake High School's vacant machine shop. The club was renamed the Marin Training Center, attained a 501.3.C (non profit) status, and was subsequently designated as a Regional Olympic Training Center of the United States Weightlifting Federation, an NGB of the USOC.

Throughout the decade of our Club's history literally hundreds of youngsters, many "latchkey kids" from the Fairfax/San Anselmo area as well as much of Marin Country came through our doors and participated in our Olympic Weightlifting program. Our crowning achievement being the naming of one of our athletes, Tom Gough of Fairfax, to the 1996 Olympic Team in Atlanta, Georgia. During the first half of the 1990's the Marin Training Center literally stocked half of the United States Junior World Teams competing in such far flung places on the globe as Sarajevo, Germany, Bulgaria, Czechoslovakia, Thailand, Athens, China, Tahiti, Argentina, Venezuela, etc. Besides Tom Gough, fellow Fairfaxians Jasha Faye, Tim Logan, Pietro Schiano and Jason Kristal all competed on the international stage representing the United States of America and breaking/holding fully one half of the United States Junior National Records.

The athletic field and the competitive international platform were not the only place its members and former members excelled. We count among our alumni, businessmen and

women, politicians, doctors, policeman, fireman, artists, musicians, social workers, bankers, lawyers, school principals, computer programmers, scientists, movie actors, screenwriters, producers and directors, such as Logan and Noah Miller, Jeremiah Zajonc of the Mill Valley Film Festival, Taylor Boyd, film location/production manager and 2012 COLA award winner, Oakland PD's Officer of the Year Chris Marie, mathematician PHD Dr Uriel Scott, laser scientist John Spear of Lawrence of Livermore Labs and many, many more, all success stories in life.

It is with this history of success both in life and in athletics in mind that I implore you to give your blessing to Jasha Faye's request... The Town of Fairfax will never regret it.

Sincerely,

Stephen T. Gough

Box 183

McAllister, Montana 59740

406 682-7676

nowclear@aol.com

October 13, 2015

Town of Fairfax Planning Commission
142 Bolinas Road
Fairfax, CA 94930

Dear Planning Commission:

It has come to my attention that my longtime friend and former teammate Jasha Faye, is requesting your approval to open a training facility in the Fairfax area. I am writing to offer my support for Jasha and this initiative.

My name is Wesley Barnett and I am a two-time Olympian in the sport of Weightlifting. The program that Jasha is looking to start is the exact same type of program where I got my start in the sport some 33 years ago. I want to emphasize that while on the surface it may appear to be just a training program, it is actually much more. The reality is that programs like this stand to forever change the lives of young people, just as it did for myself. I cannot overstate the positive impact a program like this can have on the self-esteem and character building of kids. I believe I am the person I am today because of the positive role models and the values I was taught through sport in this very type of program. In a time where youth and their parents are looking for positive role models and constructive outlets, these types of programs are needed now more than ever. Jasha also has relationships with many Olympians like myself who would be willing to come in and visit the program and mentor these kids.

I unequivocally offer my support for Jasha and implore you to give your strongest consideration for his request. Jasha and his program will build better citizens and will be a beacon for the community to rally around. I ask that you embrace what Jasha is attempting to do and support his endeavor. You have the opportunity to be part of something positive and I encourage you to lend your support. Jasha is highly principled and his character is beyond reproach. He will not let you down. If given the chance, both Jasha and the program he is trying to develop will make you proud one day, I promise you.

Should you wish to discuss further or if you have any questions for me, please do not hesitate to contact me.

Sincerely,

Wesley Barnett

Wesley Barnett
1992 & 1996 Olympic Team Member



USA WEIGHTLIFTING

The National Governing Body for Weightlifting in the United States

1 Olympic Plaza
Colorado Springs, CO 80909
Ph. (719) 866-4508
Fax (719) 866-4741
www.usaweightlifting.org
michael.massik@usaweightlifting.org

September 1, 2015

Dear Planning Commission of Fairfax, California,

It has come to my attention that Coach Jasha Faye is in the process of petitioning for a change of use zoning variance in order to open a Weightlifting facility in your community. [insert variance number and address here] I am writing on behalf of Coach Faye and on behalf of USA Weightlifting in order to encourage you to grant that request.

Fairfax has a long and proud history of being the home to many Olympic athletes. Under the USA Weightlifting umbrella, Coach Faye is one of those athletes, as is his mentor, Coach Tom Gough. If you grant this zoning request, Coach Faye will be in a unique position to pass on his Olympic legacy to future generations within your community. This rare opportunity should not be minimized or taken lightly. In our position as the National Governing Body of Weightlifting in the United States, we have seen numerous examples of significant and positive transformations that occur when a facility like this is opened and made available to the community. When the facility is led by someone with Coach Faye's stature and experience, the end result is almost always transformative in numerous positive ways.

As a testimonial to Coach Faye's skill and background, I would like to point out that Coach Faye is rated as a National Coach in the USA Weightlifting coaching pool. More impressively, we have requested that Coach Faye serve as a member of our USA Weightlifting Coaching education pool of instructors. In this capacity, Coach Faye is one of a small group of individuals that are certified to teach the sport of weightlifting to developing coaches throughout the USA.

Should you grant this variance, Coach Faye's facility would become a member club of USA Weightlifting and the club would receive general liability insurance coverage under our National umbrella. Additionally, as a member club, Coach Faye and his instructors would be required to submit to our system of background checks and Safe Sport training.

Please feel free to contact me if you have any questions or require additional information. We believe that the granting of this variance will be of significant benefit to Fairfax, to USA Weightlifting and to the Olympic movement in the USA.

Sincerely,

Michael Massik
USA Weightlifting, CEO

USA Weightlifting's mission is to enable United States athletes to achieve sustained competitive excellence in Olympic competition and to promote and grow the sport of weightlifting in the United States.



JIM SCHMITZ
THE SPORTS PALACE
387 GRAND AVE
SOUTH SAN FRANCISCO, CA, 94080
415 595 8067
jimschmitz2mac.com

November 5, 2015

Fairfax Planning Commission,

I'm writing you on behalf of Jasha Faye as he tells me he wants to open a weightlifting, health, and fitness gym in Fairfax. I have been in the weightlifting gym business since 1968 in San Francisco and now South San Francisco. I have also been US Olympic Weightlifting Team Coach, 1980, 88, & 92, President of USA Weightlifting 1988-96 and many other jobs and positions locally, nationally, and internationally in weightlifting.

I have known Jasha Faye for over 25 years, from a beginning junior lifter training at the Fairfax Health Club and Sir Francis Drake High School to becoming a National Champion and representing USA internationally. Jasha is now one of USA's top weightlifting coaches developing weightlifters from junior to senior level champions. Jasha is also on USA Weightlifting's Board of Directors which administers the sport of weightlifting in the US under the umbrella of the US Olympic Committee.

Marin county has a long history of contributing to the sport of Olympic Style Weightlifting going back to the 1960's when I got involved there was Jack McVae's MarVel Barbell Club in San Rafael, where 1966 Junior World Record holder Frank Holton came from. The Marin Barbell Club from Fairfax developed many champions besides Jasha. San Francisco Police Officer Steve Gough was the coach and his son Tom set many national records and placed 14th at the 1996 Olympics.

The weightlifting gym that Jasha plans to do in Fairfax would be a big plus for the community. Having been in the business for 47+ years I have so many positive experiences helping people, men and women, of all ages get strong and healthy. I have seen also what positive addition a gym is to a neighborhood and community. Jasha has been doing an outstanding job coaching and training people in other peoples gyms for years and I know the facility and program that he would do in Fairfax would be an outstanding addition to Fairfax.

Sincerely,

Jim Schmitz