

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

TO: Fairfax Planning Commission
DATE: February 18, 2016
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 57 Taylor Drive; Assessor's Parcel No. 001-221-05
ZONING: Residential Single-family RS-6 Zone District
PROJECT: Addition and remodel of a single-family residence
ACTION: Use Permit and Variances; Application # 16-05
APPLICANT: Daniel Castor, Architect
OWNER: Sven and Christina Schunemann
CEQA STATUS: Categorically exempt, §15303(a) and 15305(e)



57 TAYLOR DRIVE

BACKGROUND

The site is 5,000 square feet in size and 50 feet wide with a 10% slope. The 1,429-square-foot, 2- bedroom, 1-bath single-family residence was constructed in 1922 with an attached 240-square-foot, 1-car garage. The previous owners provided the Town with evidence that the garage had been converted into living space some time in 1971. Staff was unable to find a building permit or any reference in the Town's records authorizing the conversion and we suspect it was done illegally. That being said, the Town's record keeping in the 1970's was poor, covered parking was not required and tandem parking was permitted so it is possible that there was a permit issued for the garage conversion that has been lost or misplaced.

Single-family residences are located to the east, west and south of the site. Southwest of the site is Bennett House, an assisted living development, and west of the site is a 1 ½ acre, undeveloped parcel owned by the Town.

DISCUSSION

The applicants are requesting a Use Permit and a Parking Variance to remodel and expand the residence by adding a 226-square-foot, master bedroom, converting the laundry room into a mudroom, ½ bathroom and laundry closet, and converting the area that was the original garage into the master bathroom and an office. The addition and remodel will increase the 1,429-square-foot, 2-bedroom, 1-bath residence to a 1,763-square-foot, 3-bedroom, 2-bath residence.

The project constitutes a "50% Remodel" and results in the addition of a bedroom which requires design review approval by the Commission and evaluation of the on-site parking for compliance with current requirements [Town Code § 17.016.040(B)(1) and (2)].

The project complies with the Residential Single-family RS 6 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.	6 ft.	25 ft.	5 ft. & 5 ft.	15 ft.	.40	.35	28.5 ft., 2 stories
Existing	16 ft.	2 ft.	18 ft.	9 ft. & 12 ft.	21 ft.	.28	.55	19 feet, 1 1/2 stories
Proposed	same	same	Same	same	same	.35	.38	same

Note: the structure is described as having 1 ½ stories because there is a partial

basement underneath a portion of the house with 6 foot 1 inch substandard ceiling height (See building section, page SD-04 of the plans). This area is not improved with sheet rock and has a concrete slab floor.

USE PERMIT

The project site is 50 feet wide and out of compliance with the required 60-foot minimum lot width in the Residential Single-family RS 6 Zone. Town Code § 17.080.050 requires that a Use Permit be obtained prior to any physical improvements on any site failing to meet the minimum size or width requirements. Therefore, the project requires the approval of a Use Permit.

The purpose of the Conditional Use Permit is to ensure that improvements on substandard infill sites, are proportional to the existing site development and parcel size, and that the design retains natural features of the site as much as possible and does not conflict with the development in the surrounding neighborhood.

Houses in the neighborhood on similar sized properties range in size from an 864 square foot, 1-bedroom, 1-bath, residence on a 5,060-square-foot site (89 Taylor Drive) to a 1,937-square-foot, 3-bedroom, 2-bath, residence on a 5,760-square-foot site (74 Taylor Drive).

Therefore, the proposed remodel/addition which would increase the 1,429-square-foot residence to a 1,763-square-foot residence is not out of character with homes found in the immediate neighborhood on similarly sized properties.

SETBACKS

The rear of the structure (the converted garage) and a trellis maintain a 2-foot setback from the rear property line. The converted garage also maintains a 2-foot setback from the eastern side property line. The project would result in the removal of the trellis and construction of a master bedroom that would maintain a 10-foot rear setback, exceeding the required minimum 6-foot rear setback by 4 feet [Town Code § 17.080.070(A)(1)]. The addition would not change the minimum or combined side yard setbacks currently maintained by the structure, nor would it decrease the minimum front setback or the combined front/rear setback. Therefore, the project would not increase the discrepancy between the required setbacks and the setbacks maintained by the structure [Town Code § 17.016.040(A)].

LOT COVERAGE VARIANCE

The project plans include removal of the impervious walkways around the house and replacement with permeable surfaces. The applicants have agreed to replace the impervious concrete landings off the mud room on the east side of the house and off of the office on the west side of the house with pervious landings. This would decrease the lot coverage from 38% to the permitted 35% and eliminate the need for a Lot

Coverage Variance (Town Code §§17.008.020, Definition of Lot Coverage and 17.040.010, Lot Coverage Limitation). Staff has included replacement of the landings with permeable landing improvements as a recommended condition of approval of the project.

PARKING VARIANCE

The Marin County Tax Assessor's records show that the property is developed with 2 bedrooms and 1 bathroom. The garage conversion in 1971 did not include a closet, therefore, this room does not constitute a bedroom per the Uniform Building Code. The remodel affects more than 50% of the structure resulting in the project being considered a "50% remodel" of a non-conforming building and includes the addition of a third bedroom [Town Code § 17.016.040(B)(2)]. Therefore, the parking must either be brought into compliance with the current regulations or the applicant must obtain a parking variance from the Planning Commission.

The Town Parking Ordinance requires that this site have 3 on-site parking spaces, 2 for the residents and 1 guest space [Town Code sections 17.052.030(A)(1)(d) and (A)(2) and 17.052.040(B)]. The Town Code requires 3 on-site spaces because the parking space within the public right-of-way along the property frontage does not meet the requirements to qualify as the required guest parking space [Town Code 17.052(A)(2)].

The project plans include the provision of 1 parking space in the front yard parallel to Taylor Drive and 1 space in the side-yard. The space in the front yard would be screened from view with lavender shrubs.

The proposed parking configuration requires the approval of the following exceptions to the Parking Ordinance:

Town Code §17.052.030(A)(1)(d) and (A)(2) require that residential properties with 1 or more bedrooms have three, on-site, parking spaces. The project design only provides 2 spaces and requires an exception to the parking regulations.

Town Code §17.052.010(B) prohibits parking in the side-yard setback. An exception is required to allow the parking to continue to be located in the side yard setback.

Town Code §17.052.010(D) requires each residential property to have at least 1 covered parking space. The project requires an exception to continue to have no covered parking space.

The space in the front yard is not a viable parking space because the turning radius is not adequate to allow access by a standard vehicle. A portion of the driveway located in the eastern side yard is shown as being converted into yard space with only 1 parking space provided immediately adjacent to the sidewalk.

Staff is unable to make findings for why this property should be granted a variance from the number of required spaces given that 3-spaces can be provided in the side yard. A parking configuration that provides three, 9-foot by 19-foot parking spaces in the side yard merely mimics the parking that has historically occurred on this site.

Exceptions to the Parking Ordinance requirements would need to be granted allowing the spaces to continue to be in tandem in the side yard setback and for none of them to be covered. Due to the location of the house on the site, it is not feasible to provide parking on the site other than in tandem and in the side yard setback. Construction of a covered space would result in the site exceeding the required lot coverage and would require the approval of setback and lot coverage variances.

We are recommending that the request for an exception to have 2, on-site parking spaces be denied and that the parking variance approval be limited to the continued use of three, uncovered, tandem parking spaces in the side yard setback.

DESIGN REVIEW

Town Code § 17.020.030(A) requires a Design Review permit for all projects, such as this one, that constitute a "50% remodel". In order to grant design review approval for a project, the Planning Commission must be able to determine that the project complies with the Design Review Criteria set forth in Town Code §17.20.040(A) through (N).

The project addition would extend off the west side of the residence in an area where it would maintain the greatest setback from neighboring structures. A ground level patio would be replaced with an above ground deck, providing an outdoor connection between the master bedroom addition and the rest of the house. The siding would be stucco painted yellow to match the existing house (Valspar Medallion, Ivory Coast, 30001). The roofing material would be asphalt shingles to match the existing roof and the doors, windows and trim would be painted white (Anderson brand). The deck would be constructed of redwood and have a clear finish.

The applicants have submitted a landscaping plan that includes the installation of a drip irrigation system, the use of light fixtures that direct light towards the ground and the installation of some drought tolerant, native plants but includes others that are not natives or drought tolerant. Staff has included a recommended condition that the landscaping plan be revised to use drought tolerant and/or native plants, shrubs and trees. The plan must be reviewed and approved by the Marin Municipal Water District and the planning staff prior to issuance of the building permit.

The project, once the landscaping plan is revised and brought into compliance with Fairfax General Plan Conservation Goal 5 that promotes native vegetation, would comply with the Design Review Criteria.

OTHER AGENCY/DEPARTMENT COMMENTS/CONDITIONS

Ross Valley Fire Department

1. The project meets the definition of a substantial remodel so a fire sprinkler system shall be installed throughout the entire residence. The system must comply with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit is required for the system with plans and specifications submitted by an individual or firm licensed to design and/or design-build sprinkler systems.
2. A Vegetative Management Plan (VMP) has already been approved for this project. Rather than set up the maintenance easements that will be required if the owners work with the neighbors to maintain their defensible space which extends onto the neighbor's property they have proposed hardening the defensible space (using fire resistant materials) to comply with the Wildland Urban Interface (WUI) requirements.
3. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors 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.
4. Carbon monoxide alarms shall be provided and shall be located outside each sleeping area and in the immediate vicinity of the bedroom(s).
5. Address numbers at least 4 inches tall must be in place adjacent to the front door. The numbers must be internally illuminated or placed next to a light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. They must be installed as part of this project because it is a substantial remodel.

Ross Valley Sanitary District

A sewer connection permit must be obtained from the Ross Valley Sanitary District and all District requirements must be met pertaining to the private side sewer lateral prior to the project final inspection.

Marin Municipal Water District

1. All indoor and outdoor requirements of District Code Title 13 – Water Conservation, is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. Landscaping plans shall be submitted and be reviewed and approved by the District. The Code requires submittal of a

landscape plan, an irrigation plan and grading plans.

2. Should backflow protection be required, it shall be installed, inspected and approved by the District prior to the project final inspection.
3. On November 3, 2015, the District adopted Ordinance 429 requiring installation of gray water recycling systems for all projects undergoing substantial remodel that necessitates an enlarged water service.

Police/Building/Public Works

The Fairfax Police, Building and Public Works Departments had no comments on, or conditions for, the project.

RECOMMENDATION

1. Open the public hearing and take testimony after hearing the staff report and a presentation from the applicant.
2. Close the public hearing.
3. Move to approve application # 16-05 by adopting Resolution No. 16-03 which sets forth the findings and conditions for the project approval.

ATTACHMENTS

- Attachment A – Resolution No. 16-03
- Attachment B - Applicant's Supplemental Information

RESOLUTION NO. 16-03

A Resolution of the Fairfax Planning Commission Approving the Use Permit and Variances to Construct a 226-Square-Foot Master Bedroom Addition and Remodel of 635 Square Feet of the Residence at 57 Taylor Drive

WHEREAS, the Town of Fairfax has received applications for a Use Permit and Parking Variance(s) to construct a 226-square-foot master bedroom addition and to remodel 635 square feet of the residence at 57 Taylor Drive; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on February 18, 2016, 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 Parking Variances as long as certain conditions, listed below, are met; and

WHEREAS, the Commission has made the following findings:

1. The 226-square-foot addition to the 1,429-square-foot, single-family residence increasing the living space square footage to 1,763 square feet will not change the single-family character of the site. 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 addition will not extend closer to any neighboring structures than the existing house and will maintain the required minimum and combined setbacks, Floor Area Ratio and lot coverage limitations. The addition is one story and will reach a maximum of 19 feet in height, 9.5 feet less than the maximum permitted 28.5-foot height limit. Therefore the development and use of the 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 the provision of 3 parking

spaces will bring the property into compliance with the required number of on-site parking spaces even though the configuration of that parking requires exceptions to the regulations. Therefore, the project is in the public interest and will enhance the general health, safety and welfare of the community.

5. Due to the narrow, 50-foot width and small 5,000-square-foot size of the site, it is difficult to comply with the parking regulations. Thus, the constricted lot size presents a special circumstance to the parking regulations. Granting Variances to allow the parking to be uncovered, in tandem and in the side yard setback will allow the owner to construct a modest addition. The ability to expand and improve a home is one of the privileges enjoyed by other property owners in the vicinity and under the Residential RS 6 Zone District.
6. The variance or adjustment will not constitute a grant of special privilege because similar parking configurations exist throughout the Town, similar variances have been granted on other small lots to allow parking within the side setback and an exemption to the covered parking requirements would prevent the need for additional variances. 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 parking setback, tandem space prohibition and covered parking requirements would prohibit the owners from having the ability to improve and expand their home to accommodate a third bedroom when there are other three bedroom homes in the neighborhood with similar parking configurations.
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 location of the third parking space is on private property and will not obstruct pedestrian or vehicular traffic or visibility on Lansdale Avenue.

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 Brandt McCorckle, Architect, dated 7/11/15, pages A-1.0, A-2.0, A-3.0, A-3.1, S-0 and S-1.
2. Prior to the building permit final inspection, three parking spaces shall be provided along the east side of the residence and be improved and delineated in a manner approved by staff prior to issuance of the building permit.
3. 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.

4. 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.
5. The Building Official shall field check the completed project to verify compliance with the approved plans and building code requirements.
6. 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.
7. 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.
8. 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. Any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application # 16-05. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Application No. 16-05 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 that 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. Detectors 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 therefore the numbers shall 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.
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

- 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.

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.
- 3. The applicant shall comply with any and all conditions placed upon the project by the Building Official/Public Works Manager.

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 Variances 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 18th, day of February, 2016, by the following vote:

AYES:
NOES:
ABSTAIN:

Chair, Laura Kehrlein

Attest:

Jim Moore, Director of Planning and Building Services

Design Review Criteria

Date: November 25, 2015
Address: 57 Taylor Drive, Fairfax, CA 94930
APN: 001-221-05
Applicant: Daniel Castor, Castor Architecture
Owner: Christina & Sven Schunemann
Project: Addition & Renovation, Single Family Residence

Written Response to Design Review Criteria, per Fairfax Zoning Ordinance:

The key elements of our design include reusing existing structures and removing non-permeable surfaces to create a more cohesive and integrated living environment for 57 Taylor. By reusing existing structures on three of the four sides, we will not be changing the feel as it relates to the neighborhood and the surrounding area, rather we will be creating a house that will allow a single family to live throughout the space comfortably. The design and exterior finish work is consistent with the current structure and the remodel and bedroom addition will provide balance and symmetry to the structure.

We have chosen a design that will keep the structure on a single level, with the concentration of the work taking place on the north-western side of the house, extending out of the current garage area and replacing the existing concrete terrace with a living space and new deck are to be finished in redwood. To the west is the Bennett House driveway, and to the north, Fairfax Open Space. As such, we anticipate that there will be no negative impact on our neighbors and the surrounding area as a result of this work.

The exterior design we have chosen will ensure that the remodeled area is fully in keeping with the look and feel of the existing house, using the same stucco siding texture and color, matching window trim, roof shingles and window design. As the house is not a large structure, we believe that keeping a consistent finish will enhance the look of the structure rather than diminish it.

In terms of parking, we are willing to give up garden space directly in front of the house to include an additional parking space. We will use the bottom of the current drive, within regulation, as a second parking space, which is already currently in use. We plan to remove all impermeable surfaces at the top of the existing driveway, as that space will no longer will be used for parking.

Our plan is to ensure that the landscaping around the house is beautiful and always well maintained and we will ensure that the entire garden area is fully irrigated and in keeping with the Vegetation Management Plan. We will also replace all impervious walkways with permeable materials.

Built in 1992, the original one story cottage was 887.5 SF, containing (2) bedrooms and (1) bathroom. 301.5 SF of utility space (2 sheds, essentially) was built to connect the cottage to the 240 SF original Garage, all of which has been converted into living space, with the Garage becoming a 3rd Bedroom. Currently, the total floor area of the (3) bedroom, (1) bathroom residence is 1,429 SF.

The proposed scope of work would leave the original cottage in its current condition. The utility areas would be remodeled as a Kitchen, Powder Room and Mud/Laundry room. A 334 SF Addition would

contain a Master Bedroom and Closet, with the original Garage/Bedroom reorganized as a Bathroom and Office, for a total proposed floor area of 1,763 SF.

In addition to the house, the 5,000 SF lot is currently occupied by concrete patios and terraces, a concrete driveway and paths, for total lot coverage of 2,754 SF. The proposed scope of work would remove the existing patios and terraces and replace the concrete driveway and paths with a permeable parking surface and gravel walkways. A new raised wooden deck (340.5 SF) would occupy the outdoor space between the existing cottage, the remodeled kitchen and the new master bedroom. With landings, the total proposed lot coverage would be 2,267.5 SF - or 486.5 SF less than existing.

A.P.N.	Lot Area	Liv. Area	Beds	Baths	Unfin.	Gar.	Deck	F.A.R.	Lot Cov.
001-212-08	6,208	2,310	3	2.5	0	496	576	37%	54%
001-213-01	3,672	1,578	3	2	180	360	273	43%	65%
001-213-07	5,760	1,959	3	2	0	0	128	34%	36%
001-214-02	5,618	2,220	2	2.5	0	0	272	40%	44%
001-214-13	3,600	1,554	3	2.5	340	543	90	43%	70%
001-215-14	4,816	2,226	4	2	0	0	1,020	46%	67%
001-215-17	4,947	1,800	3	2.5	300	0	476	36%	52%
001-221-04	1,950	1,155	3	1	118	0	0	59%	65%
001-221-05	5,000	1,172	2	1	456	240	131	23%	40%
001-223-01	5,342	1,913	2	2	0	462	845	36%	60%
001-223-17	4,400	1,642	4	2	240	468	35	37%	54%
001-225-02	3,680	1,776	4	2.5	0	672	216	48%	72%
001-225-03	4,387	1,620	3	2.5	0	672	372	37%	61%
001-225-16	4,200	1,528	3	2	0	0	323	36%	44%
001-225-23	4,242	2,643	4	3	79	348	255	62%	78%
001-225-33	3,920	1,692	2	2	378	378	240	43%	69%
001-226-43	4,968	2,008	4	2	0	462	135	40%	52%

The table above contains property information drawn from the website of the Marin County Tax Assessor, about properties of similar size, all within the "Taylor Tract" neighborhood. The subject property is shown in red. It lists the total living area as 1,172 SF and the 240 SF Garage as unconverted, for a total of 1,412 SF – or just 17 SF less than our own calculation. Assuming that our own floor area calculation of 1,429 SF is more accurate, this would give us an existing F.A.R. of 28.5%. Our proposed floor area of 1,763 SF would give us an F.A.R. of 35% - significantly less than the others on the list.

Our proposed lot coverage of 2,267.5 SF out of 5,000 SF would give us 45% - also significantly less than others on the list – not to mention a significant reduction of 486.5 SF less than the existing condition.

The proposed scope of work would reorganize the original garage/current bedroom as a bathroom and office/storage room, and create a new master bedroom/closet addition just to the west. The table clearly shows that our proposed tally of 3 bedrooms and 2.5 bathrooms would be in good company. In conclusion, we believe our proposed scope of work conforms to the character of the neighborhood.

DESIGN REVIEW CRITERIA (For reference, only.)

The following criteria shall be applied in considering an application for design review approval.

(A) The proposed development shall create a well-composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.

(B) Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances.

(C) The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

(D) The proposed development shall conform with all requirements for landscaping, screening, usable open space and the design of parking and off-street loading areas set forth in this title.

(E) Where the proposed development is located in an area where a neighborhood plan or precise plan has been adopted by the town, the design of the development shall conform in all significant respects with the plans.

(F) There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance.

(G) The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance.

(H) The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable.

(I) The extent to which ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.

(J) The extent to which natural features, including trees, shrubs, creeks and rocks and the natural grade of the site are to be retained.

(K) The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.

(L) The reservation of landscaping areas for the purpose of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites and separating building areas from paved areas to provide access from buildings to open space areas.

(M) In the case of any commercial or industrial structure, the Planning Commission shall consider its proximity to any residential district and shall consider the effect of the proposed structure upon the character and value of the adjacent residential district area.

Variance: Supplemental Questionnaire

Date: November 25, 2015
Address: 57 Taylor Drive, Fairfax, CA 94930
APN: 001-221-05
Applicant: Daniel Castor, Castor Architecture
Owner: Christina & Sven Schunemann
Project: Addition & Renovation, Single Family Residence

Findings:

1. Regarding the property in question, special circumstances include the 5,000 S.F. size of the lot which is undersized for a RS-6 zoning designation, and the location of the existing house on the property - which is too close to the front property line to accommodate the two required legal parking spaces outside of the side yard setback. There are numerous examples of parking in the side yard setback, including the two-car garage at the front of #61 Taylor Drive, next door.
2. The granting of a variance for a required parking space in the side yard setback merely recognizes a condition that has been in effect since the construction of the original house in 1922. Sited at the rear of the property, the original garage was accessed via a driveway running along the north-east property line. Tandem parking is not allowed for required spaces, so we have proposed to locate a second parking space along the front of the house. It uses the same curb cut as the original driveway and does not further add to the burden of parking and traffic along the narrow width of Taylor Drive.
3. The only way to comply with the Town Ordinance, providing two parking spaces on the property but outside the front yard setback, would be to physically relocate the existing house further back from the front property line. We would consider this a hardship for the owner.

Additional Information:

A cross section through the proposed project has been provided on sheet A3.4.

A lot coverage calculation has been provided with the Project Date on sheet A0.0 as well as a Floor Area Map on sheet A0.2.

Use Permit Application

Date: November 25, 2015
Address: 57 Taylor Drive, Fairfax, CA 94930
APN: 001-221-05
Applicant: Daniel Castor, Castor Architecture
Owner: Christina & Sven Schunemann
Project: Addition & Renovation, Single Family Residence

Additional Information:

The structure on the property has been and will be used as a single family residence.

No special equipment will be installed, other than those typically used by a family of 4.

There will be no customers or employees allowed on the premises.

The entirety of the proposed structure will be used as a single family residence.

Approval of a use permit will not grant a privilege not already enjoyed by every neighbor.