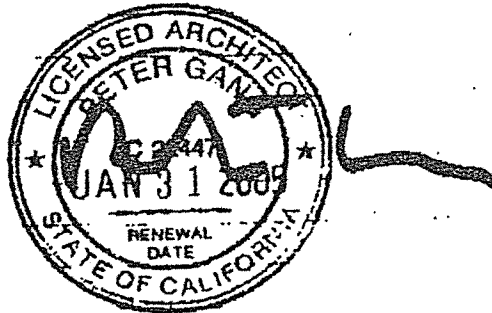


1/3

EXCAVATION CALCULATIONS

FOR PROPOSED SINGLE FAMILY RESIDENCE :

OWENS - DULLAGHAN RESIDENCE
190 FRUSTUCK AVENUE
FAIRFAX, CA 94930
APN : 003-193-02



APR 09 2004

COMMON SENSE DESIGN
PETE GANG ARCHITECT
145 KELLER STREET
PETALUMA CA 94952
707-762-4838

EXCAVATION CALCULATIONS

2/3

PER TOWN CODE SECTION 12.20.080 = PLANNING COMMISSION APPROVAL REQUIRED ... " WHERE THE APPLICATION SHOWS SUCH EXCAVATION OR FILL TO INVOLVE THE MOVEMENT OF OVER ONE HUNDRED CUBIC YARDS OF MATERIAL ... "

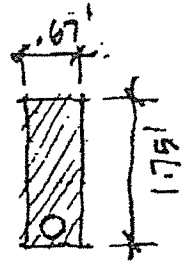
PER INSPECTION EXCAVATION WILL CLEARLY EXCEED FILL. THEREFORE QUANTITY OF EXCAVATED MATERIAL IS THE CRITICAL NUMBER.

1) TRENCHES = 6" ϕ & 4" ϕ STORM DRAIN

$$40' + 31' + 42' + 38' + 53' + 20' + 32' + 8' = 264'$$

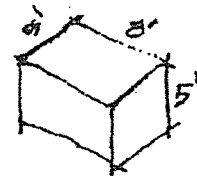
$$\text{CUT} = (.67')(1.75')(264') = 309.5 \text{ FT}^3$$

$$= 309.5 / 27 = \underline{11.5 \text{ YD}^3}$$

2) 800 GAL. TANK

$$\text{CUT} = 5' \times 8' \times 5' = 200 \text{ FT}^3$$

$$= 200 / 27 = \underline{7.5 \text{ YD}^3}$$

3) PIERS

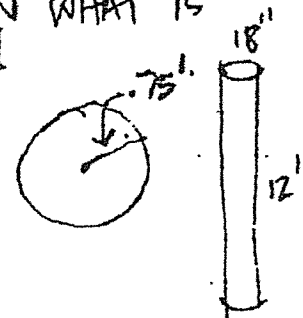
37 TOTAL [NOTE = PLAN, SHEET #A-5, SHOWS PIERS @ 10 FT O.C. GEOTECH REPORT CALLS FOR PIERS @ 20 FT O.C. \Rightarrow THE ACTUAL NUMBER OF PIERS -- AND LENGTH OF GRADE BEAMS -- WILL LIKELY BE LESS THAN WHAT IS SHOWN ON SHEET #A-5]

$$\text{EA PIER} = (.75')^2 \pi = 1.77 \text{ FT}^2 / \text{LF}$$

(ASSUME 12' DEPTH)

$$1.77 \text{ FT}^2 / \text{LF} \times 12 \text{ LF} = 21 \text{ FT}^3$$

$$21 / 27 = 0.8 \text{ YD}^3 \text{ PER PIER}$$



$$37 \times 0.8 = \underline{29.1 \text{ YD}^3}$$

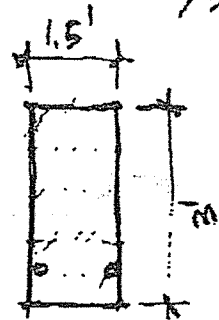
4) GAS, H₂O, TEL, ELEC TRENCHES

$$35' + 21' + 28' = 84 \text{ LF}$$

EXCAVATION CALCULATIONS

4) (CONT'D)

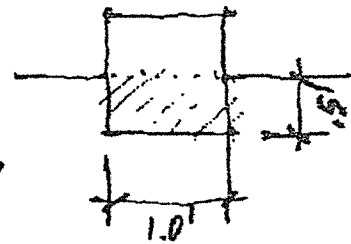
$$\begin{aligned} \text{CUT} &= 3' \times 1.5' \times 84' = 378 \text{ FT}^3 \\ &= 378 / 27 = \underline{14 \text{ YD}^3} \end{aligned}$$

5) GRADE BEAMS & TIE BEAMS

[NOTE = TIE BEAMS ARE 12" x 12"]

$$\begin{aligned} &(3 \times 32) + (4 \times 30) + 6 + 5 + 13 + 12 + \\ &7 + 7 + 24 + 10 + 20 + 2 + 3 + \\ &(21.5 \times 2) + (3 \times 17) + 20 + \\ &21 + 22 + 17 + 17 = 516 \text{ L.F.} \end{aligned}$$

$$\begin{aligned} \text{CUT} &= (.5') \times (1.0') \times (516') = 258 \text{ FT}^3 \\ &= 258 / 27 = \underline{9.5 \text{ YD}^3} \end{aligned}$$

6) CUTS AT RETAINING WALLS

[AS LISTED ON SHEET # A-5]

$$\begin{aligned} \text{CUT AT WALL 'A'} &= 18 \text{ YD}^3 \\ \text{CUT AT WALL 'C'} &= 7 \\ \text{TOTAL} &= 25 \text{ YD}^3 \end{aligned}$$

SUMMARY OF EXCAVATED MATERIAL =

1) TRENCHES	11.5 YD ³
2) TANK	7.5
3) PIERS	29.
4) UTILITY TRENCHES	14.
5) GRADE & TIE BEAMS	9.5
6) RETAINING WALL CUTS	25.

$$\text{TOTAL} = \underline{96.5 \text{ YD}^3}$$

AGAIN, PER NOTE ABOVE, THE ACTUAL # OF PIERS AND GRADE BEAMS / TIE BEAMS WILL LIKELY BE LESS THAN SHOWN ON SHEET # A-5. THE QUANTITY OF EXCAVATED MATERIAL WILL THEREFORE BE LESS THAN 96.5 YD³.



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

MEMORANDUM

To: Linda Neal – Senior Planner

Date: April 5, 2003

From: Ray Wrynski
Town Engineer

Subject: Proposed Residence
190 Frustuck Avenue
Fairfax, CA

APR 07 2003

TOWN OF FAIRFAX

A.P. 003-193-02

I received your 3/16/04 transmittal with project information submitted for review. The information received included plans by Common Sense Design, 6 sheets, dated 3/5/04, a Boundary and Topographic Survey by J. L. Engineering dated 5/14/01, a Drainage and Erosion Control Plan by ILS Associates dated 3/3/04, a 3/9/04 letter by the applicants and 3/13/04 drainage calculations by ILS Associates.

Recommendations are given below for conditions for the project construction plans. These are conditions to be resolved before the project construction permit is issued.

Item 2. of my 12/16/03 memorandum asked for earth movement quantities. Quantities for 25 cubic yards of cut and 16 cubic yards of fill are shown, on sheet A5, along with 9 cubic yards of excess soil. It is stated on that sheet, the pier and grade beam excavation is neglected and that excess soil is to be redistributed in the under-floor area. For review purposes, my estimate of the neglected quantities of excavation is 70 cubic yards for piers, grade beams and utility and drainage trenching. This is a steep site and redistribution of the excess soil on site would produce an unstable soil mass. Placing that excess excavation on site would also bring the total soil movement quantity into the code requirements for more than 100 cubic yards. This plan only provides for placing 16 cubic yards of fill, to be approved by the Planning Commission, unless the plan is modified to show additional engineered fill. I recommend a condition that all excess soil be removed from the site.

Code section 17.38.080, C., 3. requirement for easements must be shown.


The fence, shown to satisfy item 9. of the 12/16/03 memo, must meet guard rail loading and height requirements.

EXHIBIT # 6

April 5, 2004
Page 2 of 2

The drainage improvements shown satisfy the drainage requirements in the 12/16/03 memo. The detention tank must include an easily serviced filter that will prevent plugging of the 1.5" outlet.

I recommend that the processing of this application proceed.



Ray Wrynski, P. E.
Town Engineer



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

MEMORANDUM

To: Linda Neal – Senior Planner

Date: December 16, 2003

From: Ray Wrynski
Town Engineer

Subject: Proposed Residence
190 Frustuck Avenue
Fairfax, CA

A.P. 003-193-02

The following is my response to your transmittal, requesting review, for this project. Information with the transmittal included a nine sheet set of plans with five sheets of architectural plans by Common Sense Design, dated November 7, 2003, a record of survey, dated 7/01, a Boundary and Topographic Survey by J. L. Engineering, dated 5/14/01 and a Drainage and Erosion Control plan, two sheets, dated 11/13/03 by ILS Associates, Inc.. Also transmitted was a folder with a Construction Management Plan, a drainage analysis by ILS Associates, Inc., dated 11/10/03, a Geotechnical Report by John C. Hom & Associates, Inc., dated 11/11/03, an Arboricultural Assessment by Moritz Arboricultural Consulting, dated 8/28/03 and a Preliminary Title Report, dated 5/2/03.

A site visit was done 11/26/03 and a review, by phone, was done with Bill Whitney 12/5/03.

My comments and recommended conditions are given below.

Town Code Section 17.38.080 provides a basic set of submittal requirements for hillside development.

1. Topographic and Boundary Survey: The submittal requirement for this has been satisfied.
2. Site Plan: Some additional information is needed for the site plan. A better indication of foundation types is needed so that retaining walls and related fill work can be seen and excavation and fill quantities including structure excavation and structure backfill can be calculated. Earth movement quantities must be calculated and the quantities of excavation, fill and material removed from the site must be shown on the plan so these quantities can be checked against Code Section 12.20 requirements. The drainage facilities shown must be modified in accordance with comments to follow. The required notation about easements must be shown and that should include dealing with the utility anchors on the lower part of the site. The required sanitary sewer, water and storm drain lines must shown and labeled with their sizes. A tree committee report is needed and

clarification is needed between the topographic survey, architectural plans and the Arboricultural Assessment. The trees shown or described on the above plans and report either do not match as to what trees exist, which trees are on the property and which trees are to be trimmed, removed or dealt with for Sudden Oak Death Syndrome.

3. Soil Engineer Report: The required report has been submitted and provides the information called for including soil drainage, site geology and foundation information.
4. Drainage Analysis: The drainage report submitted provides the required watershed boundary and drainage pattern information.
5. Erosion Control Plan: The submitted erosion control plan provides the required information.
6. The submitted construction management plan responds to Code Section 12.28 requirements. This is a very narrow road so avoiding obstructing the road during construction will require constant effort.
7. Frustuck Avenue at the upper and lower street frontages of this site is a moratorium street under Code Section 12.24.100 and the required permit must be obtained. All utility connections are required to be underground.
8. To limit problems with future street improvements or street widening work, the slope of the new driveway and parking surface, in the street right of way, is required to be no steeper than 8% slope. The driveway structure and parking structure in the street right of way must have an encroachment permit as required in Code Section 12.32.
9. To limit problems with the steep slope at the edge of pavement, a guard rail is required at the uphill and downhill sides of the driveway for a minimum distance of eight lineal feet along the existing Frustuck Avenue pavement.

In item 2. above, the need for changes to the drainage plan was noted. New construction of roofs, driveways and other low permeability surfaces and placement of storm water conduits that increase water flow velocities both increase storm water runoff and usually increase peak storm flows. The Town Code calls for determining the effect of new development runoff on existing drainage systems. If it is found that the existing system cannot carry existing flows plus the added flows from the new development, for a 100 year storm, a detention system or some other solution, approved by the Town Engineer, must be provided. Based on a review with Bill Whitney, it is very likely that a complete analysis of the existing storm drain system, downstream of this site, will show that the system will not carry the 100 year storm flow. On previous project reviews it has been found that providing a detention system appeared to be the most economical solution to this problem. I suggest that a detention system be proposed for this project.

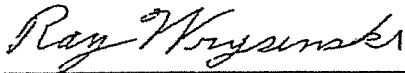
The drainage analysis submitted shows a runoff coefficient of 0.92 for the existing site. I find this to be too high. A coefficient of 1.0 would be suitable if the site was covered by concrete and the 0.92 is fairly close to that. Recently we have had civil engineers propose a runoff coefficient

December 16, 2003

Page 3 of 3

of 0.4 for sites like this and I found that coefficient to be too low. Using the State Highway Design Manual, I find the runoff coefficient to be ~~0.68~~ and multiplying that by the Manual frequency factor coefficient of 1.25 for a 100 year storm gives a coefficient of 0.85. The effect of this coefficient difference with the submitted drainage analysis is to give an increase in runoff that is doubled due to this development. The submitted study gives a flow increase of 0.02 cubic feet per second and I find that 0.04 cubic feet per second is appropriate. If a detention basin is proposed, for this project, to contain that increased flow for the design storm time of concentration and meter it out so no increased flow occurs, that will resolve the increased flow issue. The proposed drainage plan shows a pipe discharge at pavement edge below this site. Based on a review with Bill Whitney some additional drainage improvements are needed. To complete the drainage improvements a drainage inlet (County Dwg. 232) and a pipe crossing the road to the existing drainage inlet are needed. The pipe is to be 12" class five concrete with rubber joints. The six inch pipe from the house site must have a minimum of 18 inches of cover in the street right of way area and it will drain into the new #232 inlet noted above.

I recommend that the processing of this application be delayed until the above noted issues are resolved.



Ray Wrynski, P. E.
Town Engineer



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

MEMORANDUM

To: Linda Neal – Senior Planner

Date: April 5, 2003

From: Ray Wrynski
Town Engineer

Subject: Proposed Residence
190 Frustuck Avenue
Fairfax, CA

A.P. 003-193-02

I received your 3/16/04 transmittal with project information submitted for review. The information received included plans by Common Sense Design, 6 sheets, dated 3/5/04, a Boundary and Topographic Survey by J. L. Engineering dated 5/14/01, a Drainage and Erosion Control Plan by ILS Associates dated 3/3/04, a 3/9/04 letter by the applicants and 3/13/04 drainage calculations by ILS Associates.

Recommendations are given below for conditions for the project construction plans. These are conditions to be resolved before the project construction permit is issued.

Item 2. of my 12/16/03 memorandum asked for earth movement quantities. Quantities for 25 cubic yards of cut and 16 cubic yards of fill are shown, on sheet A5, along with 9 cubic yards of excess soil. It is stated on that sheet, the pier and grade beam excavation is neglected and that excess soil is to be redistributed in the under-floor area. For review purposes, my estimate of the neglected quantities of excavation is 70 cubic yards for piers, grade beams and utility and drainage trenching. This is a steep site and redistribution of the excess soil on site would produce an unstable soil mass. Placing that excess excavation on site would also bring the total soil movement quantity into the code requirements for more than 100 cubic yards. This plan only provides for placing 16 cubic yards of fill, to be approved by the Planning Commission, unless the plan is modified to show additional engineered fill. I recommend a condition that all excess soil be removed from the site.

Code section 17.38.080, C., 3. requirement for easements must be shown.

The fence, shown to satisfy item 9. of the 12/16/03 memo, must meet guard rail loading and height requirements.

April 5, 2004
Page 2 of 2

The drainage improvements shown satisfy the drainage requirements in the 12/16/03 memo. The detention tank must include an easily serviced filter that will prevent plugging of the 1.5" outlet.

I recommend that the processing of this application proceed.

Ray Wrynski

Ray Wrynski, P. E.
Town Engineer



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

**TOWN OF FAIRFAX PLANNING COMMISSION
NOTICE/AGENDA
FAIRFAX WOMEN'S CLUB
46 PARK ROAD
7:30 P.M., THURSDAY, APRIL 15, 2004**

**CALL TO ORDER
ROLL CALL
APPROVAL OF AGENDA
APPROVAL OF MINUTES**

Minutes from the March 18, 2003, Planning Commission meeting.

**OPEN TIME FOR PUBLIC EXPRESSION
COMMISSIONER COMMENTS/REQUESTS
CONSENT ITEMS**

There are no consent items scheduled for this meeting agenda.

PUBLIC HEARING ITEMS

- 1. 51 Mountain View Road;** request for a use permit to convert a storage area beneath an existing garage into an artist studio; Jackson Butler, applicant; Felix McKnight and Joel Quinteros, owners; application # 04-16; Assessor's Parcel No. 1-063-32; Residential Single-family RS 6 Zone; CEQA categorically exempt per section 15301(a).
- 2. 92 Willow Avenue;** request for a modification of a previously approved variance to convert a storage area above a garage into a bedroom and bathroom; Ron and Vivien Asleson, applicant/owners; application # 04-15; Assessor's Parcel No. 1-205-14; Residential Rd 5.5-7 Zone; CEQA categorically exempt per sections 15301(a) and 15305(a).
- 3. 190 Frustuck Avenue;** request for a Hill Area Residential Development, Excavation and Encroachment permits to construct a 2,523 s.f. single-family residence with an attached 430 s.f. garage; John Owens and Diana Dullaghan, applicants; John Wickham, owner; application # 04-14; Assessor's Parcel No. 3-193-02; Residential Single-family RS 6 Zone; CEQA categorically exempt per sections 15303(a) and 15305(b).
- 4. Residential Second Unit Ordinance;** review and action on a proposed amendment to Chapter 17.26 of Title 17, adopting regulations for the establishment of residential second units and incorporating a process for the review of applications at the ministerial level; Categorically exempt from the provisions of the California Environmental Quality Act of 1970 as amended per section 16061(b)(3).

DISCUSSION ITEMS

5. Discussion of house size regulations pertaining to slope development requirements, lot coverage definition and potential "tear down" ordinance.

PLANNING DIRECTOR'S REPORT ON TOWN COUNCIL MEETING AND/OR ON-GOING ITEMS

ADJOURNMENT

All interested persons are invited to attend and participate in the public hearings. In order to give all interested persons an opportunity to be heard, and to ensure the presentation of all points of view, members of the audience should:

(1) Limit presentation to three minutes; (2) Always address the Chair; (3) State name and address; (4) State views and concerns succinctly; (5) Documents presented at the meeting must be submitted first to the Planning Staff, to be entered into the record.

Court Challenges: If you challenge the matter(s) described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to the above referenced public hearing [Govt. Code section 65009(b)]. If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.

If an item is continued, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific hearing date.

John Owens and Diana Dullaghan
177 Frustuck Avenue, Fairfax CA 94930
Tel 456 8064 Cell phone 717 7621
E-mail johnoph@aol.com

February 23, 2009

Appeal of the Planning Commission's decision on 2/19/09 to deny the second unit application at 177 Frustuck Avenue.

1. Commissioner Ketchum's Motion: Motion to deny . The project does not comply with the three story height limit of the Town of Fairfax 17.08.06A. That the definition of a second unit under the Town Code or Second Unit Amnesty does not suggest or convey a waiver of those requirements.

Fact: The second unit and second unit amnesty programs do not suggest or convey any specific exceptions. They state that exceptions to the ordinances require securing a variance. The Town has shown a willingness to grant multiple variances to the three second units approved to date. We requested the appropriate variances in the application, not *waivers*.

Examples:

(A) November 20, 2003. 88 Dominga. This application was **approved** outside of the second unit amnesty. Approval to convert an existing 324 sq. ft. garage into a second unit. The unit and the parking space were located in the side yard set-back and both needed variances. (I believe only one variance was allocated to the project to expedite a much needed second unit.)

(B) April 17, 2008. 17 Vista Way. Unit was **approved** under the second unit amnesty. This project required three variances. A size variance, a side yard set-back variance, and a parking variance.

(C) September 18, 2008. 130 Mono Avenue. **Approval** under the second unit amnesty. This project required a side yard set-back variance for an existing parking space. The second unit square footage also exceeded the 700 square foot or 30% of the main unit ordinance.

2. Commissioner Ketchum's Motion: Motion to deny . Granting of a fourth story would grant special privilege to this property, and in the long term deny similar privileges to properties that are upslope rather than downslope.

Fact: There is no evidence to support that the fourth story would be a grant of special privilege. A fourth story variance is the same as any other variance. Multiple variances have already been approved for the three second units to date. Every second unit application on any existing house is a unique application, as demonstrated by the range of variances already approved. We are not adding a story. The unit is to infill an existing space under our house. The

variance is called a "height variance". The height of the building will not change. There is no evidence to support upslope houses would suffer by approving this unit.

3. Commissioner Lacques' Motion: "Friendly Amendment" " I would like to make a friendly amendment that further finding is that the piece-meal nature of this application is such that if the project was originally proposed as is now being constituted with a covered garage, four stories, a second unit, given the square footage; the house would not have been approved because the project in its totality requires far too many variances."

Fact: Quite the contrary if the house, garage, and second unit application were submitted together in 2004 the project could have been approved without requiring any variances (with a slight modification of the design of the second unit parking space). The combined square footage of the house with the second unit would be 2653 square feet.

Fact: The house size is still smaller than 175 or 183 Frustuck - the two adjacent houses. The Floor Area Ratio of our lot would allow a 3900 square foot residence to be built without variances. Fairfax has approved quite a few residences 3500 square foot and larger. This current project only requires two variances. One less variance than the unit at 17 Vista Way. "Piece-mealing" is not a crime, nor is it against any local ordinance. If there has been any "piece-mealing" since the inception of this project, it was due to the actions of the Planning Commission, who in 2004 denied a fully compliant house and garage that required no variances.

4. Staff Report: The approval of the second unit complies with the goals of the 2006 Town of Fairfax Housing Element.

Goal H3 – To create high quality, well designed, and sustainable affordable housing.

Goal H8 – To create opportunities for the development of accessory dwelling units.

5. The approval of the second unit meets the purpose of the second unit ordinance 17.26.010

"The purpose of this chapter is to implement the housing element of the general plan in order to increase housing opportunities for all economic segments of the community. The intent is to provide for retention in the housing stock of existing units that comply with health and safety standards and to encourage construction of new accessory residential units in full compliance with such standards. Furthermore, it is the purpose of this chapter to allow the more efficient use of the town's existing housing stock of dwellings, to provide rental housing units for persons who are elderly or disabled, to provide economic support for resident families of limited income, and to protect the single-family character of a neighborhood by ensuring that residential second units are installed under such additional conditions as may be appropriate to further the purposes of this chapter. This chapter establishes standards for units and procedures to accomplish the following:

Identify and legalize existing units through permit procedures in order to ensure a healthy and safe living environment;

Develop new units through permit procedures that set standards to mitigate neighborhood and environmental impacts.”

6. Staff Report: The construction of this second unit will protect the single family character of the neighborhood. It provides two off street parking spaces for the second unit. One space already exists, the second will not have any visual impact. The unit is to be built below the existing living space. All windows and doors are below and not visible to the adjacent neighbors at 175 and 183 Frustuck Ave. The unit and the outdoor patio area will be located more than 86 feet from neighbors on Hickory. The unit and patio will be screened from Hickory by shrubbery.
7. Non-Opposition: There has been no neighborhood opposition to the construction of this unit. One neighbor spoke in favor of the unit.
8. Staff Report: The denial of the application would result in unreasonable hardship to the owners by eliminating their ability to provide an affordable second living unit which has been determined desirable by both the Planning Commission and the Town Council, as evidenced by their adoption of the Fairfax Housing Element.

And, also evidenced by pertinent comments from minutes of public meetings that John Owens personally attended – see below.

Planning Commission October 20, 2005

Continued discussion of General Plan Item. The Town considered charging an “In lieu of affordable housing fee” to all new construction over 2000 square feet. The minimum fee would be \$10,000 increasing as the house size increased. It was suggested that the fee be waived for new construction that included an affordable housing unit. The Planning Commission was encouraging affordable units to be built within new construction projects.

Town Council Meeting Minutes 9/19/07

Appeal of the Planning Commission approval to construct a new home at 183 Frustuck Avenue. (next door to us) Appellant Calderaro 165 Frustuck; stated that the Town was under stress and was losing open space and affordable housing. That when such a large house was built, the builder should be required to contribute to the creation of affordable housing; that he would welcome a plan that included affordable housing; and that the (existing) project should be denied.

Council Meeting January 30, 2008 – appointment of Planning Commissioners.

Pam Meigs, Shelby Lamotte, Peter Ramsay and Terry Goyan in their speeches to the Council all proclaimed they were supporters of Green Sustainable Building, and Affordable Housing. At the same meeting, Councilmember Bragman spoke on the subject of modifying the FAR of hillside homes and making exceptions for sustainable building.

Fact: The two variances should also be granted because of the promised exceptions Councilmember Bragman has said on many occasions would be made for sustainable building. Our house is to date the most sustainably built house in Fairfax. Producing 100% plus of its electricity, 70% of hot water. Add to that three biodiesel vehicles, and a long list of Green features. It is also the lowest carbon footprint residence in Fairfax. The second unit is to be sustainably built and will include a 1.3 kilowatt PV system located on the roof of the garage.

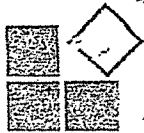
Council Meeting January 9, 2008

When Councilmember Bragman spoke in regards to the draft ordinance reducing the FAR of hillside homes. He said exceptions would be made for Sustainable Building. Mr. Bragman has spoken on many occasions about the exceptions to be made for Green Sustainable Building in Fairfax. He advocated affordable housing when he created the Second Unit Amnesty Program.

9. Planning Commission Chairman Lacques reviewed the wrong house. He went to 183 Frustuck Avenue, which is approximately 30% larger than our house, and has a garage 40% larger than our proposed garage. It is significantly more massive than our house. 183 is a plywood box without windows or doors. His first question to applicant was "are you going to occupy the house?" Our house was completed and has been occupied by our family since June 2006. His opinions and vote were based on the wrong property. He obviously has little understanding of plans or construction. A sheet of photographs showing the house and driveway are part of the set of plans submitted. Our street numbers are clearly visible at the edge of our driveway. When the Chairman of the Planning Commission commands the meeting based on his mis-perceptions from 183 Frustuck, it brings the whole proceedings and vote into question.

Summary

Our sustainable house and sustainable affordable second unit are exactly what the Town has continually asked for. Approval of our second unit is the affirmation of the Town's desire for Sustainable and Affordable Housing. Denial of the second unit displays extreme hypocrisy and ongoing extreme bias toward the Owens family.



Date: April 15, 2009

To: Town Council
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

From: Pete Gang, AIA, LEED-AP
Common Sense Design
145 Keller Street
Petaluma, CA 94952

Re: Planning Application for proposed second unit and garage:
177 Frustuck Avenue
Fairfax, CA 94930
APN: 003-193-02

Dear Members of Town Council,

I am a licensed architect, a co-founder (in 2001) of the Redwood Empire Chapter of the U.S Green Building Council, and a co-founder and core faculty (2003-2008) with Sonoma State University's Green Building Professional Certificate Program, one of the first of its kind in the country.

I have had a long and intimate involvement in the evolving world of green building.

I am also the design architect for the house and carport at 177 Frustuck Avenue which were unanimously approved by Fairfax Town Council in August of 2004. My comments here concern the 'green' credentials of both the existing house and the proposed second unit.

It is understood among the national green building community that the LEED for Homes ('LEED-H') green building rating system represents the highest standard for residential energy and environmental performance. Although the house was designed and built prior to LEED-H, I recently conducted an informal post-construction assessment of the existing house and awarded points in the following categories:

Innovation and Design Process:	1 point
Location and Linkages:	7 points
Sustainable Sites	18 points
Water Efficiency	11 points
Energy and Atmosphere	30.5 points
Materials and Resources	3 points
Indoor Environmental Quality	12 points
<u>Awareness and Education</u>	<u>0 points</u>
TOTAL:	82.5 points

Based on this cursory evaluation the house would easily earn *at least* the 75 points needed to be certified at the level of LEED Gold.

Common
Sense
Design

145 Keller Street
Petaluma, CA
94952

(707) 762-4838

Architecture
& Planning



I have also reviewed the drawings for the proposed small second unit. Because this project will benefit from the green features already in place in the existing house and from a more clearly articulated set of green building criteria, I am confident that it could be certified at the LEED Platinum level.

Finally, at this critical point in human history, as we find ourselves beset by the twin realities of global peak oil production and global climate change, if we intend to bequeath to our children a planet that is complete with a functional ecosystem, we must – both personally and as a responsible society – do everything within our powers to reduce the use of non-renewable, carbon-emitting fossil fuels. Small, energy-efficient second units infilled within existing urban settings, like the one proposed at 177 Frustuck Avenue, are exactly the type of project that desperately need.

I urge you to approve this proposed second unit and garage.

Please do not hesitate to contact me if I can provide additional information or clarification in this matter.

Sincerely,



Pete Gang, AIA, LEED-AP
COMMON SENSE DESIGN

John Owens and Diana Dullaghan
177 Frustuck Avenue, Fairfax CA 94930
Tel 456-8064 Cell phone 717-7621
e-mail johnoph@aol.com

April 25th 2009

Sustainable Fairfax

Re: Town Council appeal of second unit application 177 Frustuck

Dear Sustainable Fairfax

My wife and I are trying to get approval for a sustainable affordable second unit to our existing sustainable house. Our house was constructed 2 ½ years ago. It was designed by Pete Gang Architect who teaches Green Building at Sonoma State University. We originally submitted the application for the second unit in February of 2008. The application was resubmitted and then denied by the Planning Commission in March 2009. Our last chance for approval is May 6th when the unit will come before the Town Council on appeal.

The house was recently reviewed under the Leed for Homes Green Building Rating System. The existing house exceeds Leed Gold standard, and the proposed second unit would meet Leed Platinum. A complete list of Sustainable Building Features is included on page one of our plans. We own and drive three biodiesel vehicles. We believe our house to be the lowest carbon footprint home in Fairfax.

We would really like to get the support of Sustainable Fairfax behind our project, and have someone speak at the Council Meeting in favor of this unit. Please call us. We would welcome a visit.

Thank you for your consideration,

John Owens

Diana Dullaghan

John Owens Diana Dullaghan
177 Frustuck Avenue, Fairfax CA 94930
Tel 456 8064 e mail johnoph@aol.com

April 27th 2009

Town Council
Town of Fairfax
142 Bolinas Rd.
Fairfax CA 94930

Petition from the workers of Fairfax in support of a legal sustainable second unit to be constructed at 177 Frustuck Avenue.

Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

Print Name: "Lucy Wanders"	Address: "44 Branch St, Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1. Steven Wasserman	1 Marshall Way, Spotswood	Son Tobacco	mtg	
2. Coll Vaccaro	21 Alema Rd	Koffee idlaty Fairfax	Self employee	
3. Lorena Reyes	57 Beardsley Blvd	Fairfax	Self employee	
4. Erik Reyes	57 Broadway Blvd	Fairfax	Self employee	
5. Sage Chynalle	57 Broadway Blvd	Fairfax	Self employee	
6. Sage Chynalle	57 Broadway Blvd	Fairfax	Self employee	
7. Sage Chynalle	57 Broadway Blvd	Fairfax	Self employee	
8. Sage Chynalle	57 Broadway Blvd	Fairfax	Self employee	
9. Sage Chynalle	57 Broadway Blvd	Fairfax	Self employee	
10. Sage Chynalle	57 Broadway Blvd	Fairfax	Self employee	
11. Elizabeth Hernandez	53 Taylor Dr	Fairfax	Self employee	
12. Elizabeth Hernandez	53 Taylor Dr	Fairfax	Self employee	
13. Elizabeth Hernandez	53 Taylor Dr	Fairfax	Self employee	
14. Elizabeth Hernandez	53 Taylor Dr	Fairfax	Self employee	
15. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
16. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
17. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
18. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
19. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
20. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
21. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
22. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
23. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
24. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	
25. Ernesto Hernandez	2017 Sir Francis Drake Blvd	Fairfax	Self employee	

556-8064

Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

	Print Name: "Lucy Wanders"	Address: "44 Branch St, Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1.	Louise G. Souza	18 Chase Circle Fairfax	Home care		Louise G. Souza
2.	Beverly Pombro	39 Rockridge Fairfax	Home owner	stylist	Beverly Pombro
3.	Luanna Mayerson	59 Beckwith Fairfax	Beus Hair Design	stylist	Luanna Mayerson
4.	DANISARA BIVILL	139 Bellmont Fairfax	Beu's Hair Design	stylist	DANISARA BIVILL
5.	Adam Wolter	11 Allison Cir Fairfax	MMWD		Adam Wolter
6.	Deak Waise	66 Monroe Rd	Pharm - Medicines	Pharm	Deak Waise
7.	JOAN MARIAN	175 Frustuck Ave	retired		JOAN MARIAN
8.	Bob Norwood	21 Walsh Lane Ft. Fairfax	retired		Bob Norwood
9.	Kirsten Goffrey	10 Walsh Lane FX	Fairfax	Marketing	Kirsten Goffrey
10.	Genevieve Solbets	800 FRUSTUCK AVE FAIRFAX	FAIRFAX	Teacher	Genevieve Solbets
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12.	Megan + Leanne	McCordle, 10 Mountain View, Fairfax			Megan + Leanne
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Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

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	Print Name: "Lucy Wanders"	Address: "44 Branch St, Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1.	Marsha von Belker	5 SCenic Rd Fx	Fx lumber	clerk	
2.	Robert Kinnear	130 MONO AVE Fx	MUSIC BIZ	specialist	
3.	Shawn Swiford	35 Inyo ave	Fairfax La	Sales	
4.	Stacy Lee	40 INYO AVE	FAIRFAX	ENGINEER	
5.	Michelle Lee	40 INYO AVE	FAIRFAX	designer	
6.	Tom Roon	57 DUMIREY AV	Fairfax	computer	
7.	Keike Stephens	175 E. CHADWICK AVE	Legionston	gardener	
8.	Shara Randall	17 Napa Ave	Fairfax	manager	
9.	ARY K LeMay	54 major RD	Fairfax	refugee	
10.	Rosemary Lincoln	130 Mono Ave	Fairfax	homeStager	
11.	Carol Kazarian	23 Woodland Ct. Fairfax	San Rafael MTH	Admin Assist.	
12.	TONY TRINGALE	128 UNIT A MONO AVE Fx	FAIRFAX	CAUTIONER	
13.	Yana Ivanovian - Oak	125 MONO AVE	Fairfax	midwife	
14.	DANIEL ELLIS	125 MONO AVE.	FAIRFAX	LANDSCAPERS	
15.	Maria Champa	128 MONO AVE	FAIRFAX	office manager	
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Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

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	Print Name: "Lucy Wanders"	Address: "44 Branch St, Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1.	Ben Wilson	21 Benders Way, Fairfax	Self employed	Per/marketing	
2.	Sandy Pfall	21 Banderway, Fairfax	Public relations	N/A	
3.	Sean Moore	14 Benders Way, Fairfax	(Retired)	Writer	
4.	Staven Lerner-Wright	17 Benders Way, Fairfax	Writer/teacher	Chief	
5.	Rich Brewster	15 Aureo Way	(Retired)	Speech-Language Therapist	
6.	Lynette Carlton	14 Aureo Way	Retired	Writer	
7.	Charlie Pearson	14 Aureo Way	"	Entrepreneur	
8.	VINCENT DAMICO	24 ARBOLEDA CIR	Contractor	RN	
9.	Fanny Damico	24 ARBOLEDA CIR			
10.	Debra Olesen	26 Arboleda Cir.	M.G.H		
11.	ROBERT CAVANAUGH	10 ARBOLEDA CIR			
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Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

6

	Print Name: "Lucy Wanders"	Address: "44 Branch St., Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1.	LUCY JAMES	2501 SFD. BINCL #9A, Fairfax	Fairfax/Coffee	Barista	<i>Lucy James</i>
2.	Shoshana Rattay	106 Downing Ave, Fairfax	Java Hut	"	<i>Shoshana Rattay</i>
3.	Robin Durnell	415 ME DUNN RD, San Anselmo	Java Hut, FX	Barista	<i>Robin E. Durnell</i>
4.	ANNIE SASAN	1 FAWN RIDGE EMPLOY	ANNA HUT, FX	"	<i>Annie Sasan</i>
5.	Sam Lueck	20 RED SPRINGS, FAIRFAX	Bakery	"	<i>Sam Lueck</i>
6.	Helena Drummin	2515 FAIR AVE, San Anselmo	FRIENDLY, FX	FF	<i>Helena Drummin</i>
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Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

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	Print Name: "Lucy Wanders"	Address: "44 Branch St, Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1.	Laurie Hailer	147 Porters, Fairfax	Davidson MS	Teacher	
2.	Miriam Nansen	109 Porters, Fairfax	SFFD	Firefighter	
3.	Kim Madsen	109 Porters, Fairfax	Project Openhand	Director	
4.	Inave Romano	146 Porters, Fairfax	Keiser San Rafael	Pharmacist	
5.	Dan Silverstein	146 Porters, Fairfax	Witellkellere, SF	Compliance	
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Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

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	Print Name:	Address:	Workplace:	Job Description	Signature
1.	Marsha von Gelder	5 Scenic Rd Fr	Ex humber	clerk	<i>[Signature]</i>
2.	Marsha von Gelder	5 Scenic Rd Fr	Ex humber	clerk	<i>[Signature]</i>
3.	Marsha von Gelder	5 Scenic Rd Fr	Ex humber	clerk	<i>[Signature]</i>
4.	Marsha von Gelder	5 Scenic Rd Fr	Ex humber	clerk	<i>[Signature]</i>
5.	Shawn Swifdal	35 Inyo Ave	FAIRFAX Ca	Sales	<i>[Signature]</i>
6.	Shawn Swifdal	35 Inyo Ave	FAIRFAX Ca	Sales	<i>[Signature]</i>
7.	Shawn Swifdal	35 Inyo Ave	FAIRFAX Ca	Sales	<i>[Signature]</i>
8.	Shawn Swifdal	35 Inyo Ave	FAIRFAX Ca	Sales	<i>[Signature]</i>
9.	Shawn Swifdal	35 Inyo Ave	FAIRFAX Ca	Sales	<i>[Signature]</i>
10.	Shawn Swifdal	35 Inyo Ave	FAIRFAX Ca	Sales	<i>[Signature]</i>
11.	Shawn Swifdal	35 Inyo Ave	FAIRFAX Ca	Sales	<i>[Signature]</i>
12.	Rosemary Lincoln	130 Mono Ave	FAIRFAX Ca	designer	<i>[Signature]</i>
13.	Carol Kazarian	23 Woodland Ct. Fairfax	San Rafael	Admin Assit.	<i>[Signature]</i>
14.	Marjorie M. Harris	103 Mono Ave. Fairfax	San Rafael	Admin Assit.	<i>[Signature]</i>
15.	Marjorie M. Harris	103 Mono Ave. Fairfax	San Rafael	Admin Assit.	<i>[Signature]</i>
16.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
17.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
18.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
19.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
20.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
21.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
22.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
23.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
24.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>
25.	Connyl Gross	30 Deuce Ct Frx	San Rafael	Admin Assit.	<i>[Signature]</i>

Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

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	Print Name: "Lucy Wanders"	Address: "44 Branch St, Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1.	Charlie Cain	109 Broadview	Fairfax Lumber	Mgr	
2.	Angie Venezia	109 Broadway	Fairfax Lbr	Pres	
3.	Kris Kenworthy	109 Broadway	Fairfax Lumber Lumber Counter		
4.	Kevin McLaughlin	109 Broadway	Fairfax Lumber	Sales/Stock	
5.	Pat Delack	159 Oak Manor Dr.	Lumber yard	Sales/Service	
6.	Jack Carter	109 Broadway	Fairfax Lumber	Sales/Service	
7.	Thomas Russell	109 Broadway	Fairfax Lumber	yard manager	
8.	Peter Balke	109 Broadway	Fairfax Lumber	yard snack	
9.	Alison A. Almon	238 W. 9th St. Dale Rd.	Fairfax Lumber	yard	
10.	Derrick Smith	63 Manor Rd	Fairfax Lumber	yard	
11.	Robert Birk	82 Woodland	Fairfax Lumber	job supervisor	
12.	Memeka Zie	159 Oak Manor Dr	Fairfax Lumber	worker	
13.	Ryan Murphy	441 Belview Rd	BRADLEY R.E.	Real Estate	
14.	Mary Lachman	44 Belview Rd	BRADLEY R.E.	Real Estate	
15.	Veronica P.	3233 Santa Davis Ave. #2 Elmhurst	BRADLEY R.E.	Writer	
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CA. 4/15/31

Recording Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

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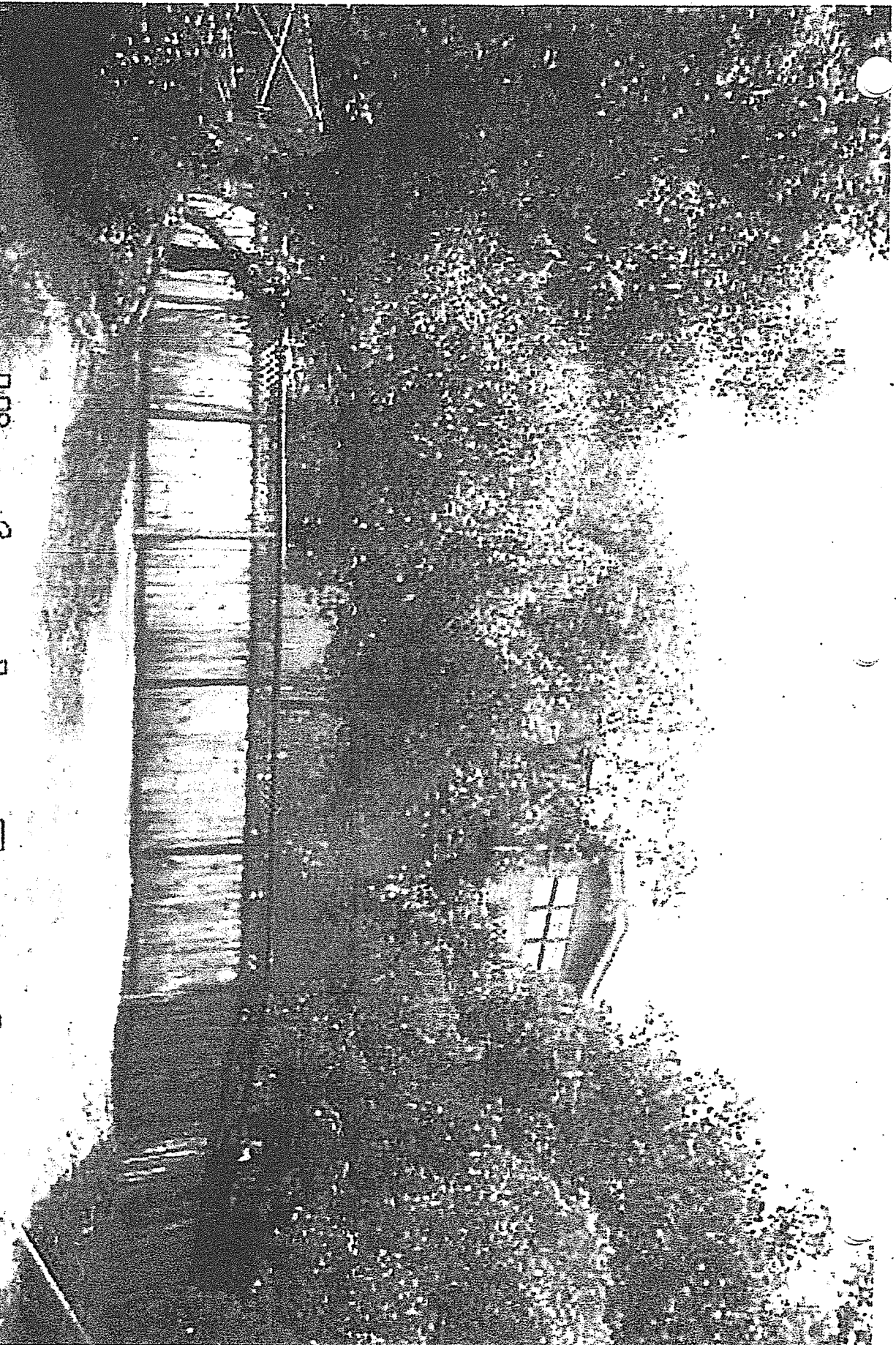
	Print Name: "Lucy Wanders"	Address: "44 Branch St, Fairfax"	Workplace: "Bakery, Fairfax"	Job Description "Baker"	Signature "Lucy Wanders"
1.	FRANÇOIS RAMOY	180 Nono Ave.	Self-employed, Fairfax	Surveyor	
2.	PAUL KAUTZ	115 MONO AVE	RETIRED FAIRFAX		
3.	ALBRE DONES	75 MAPLE AVE	STACE, FAIRFAX 94930	Mechanic	
4.	ANTONETTO LOMY	35 WUPPE AVE	SUNSHINE BROS		
5.	RYAN LUSE	415 MEDWAY RD	DAWSTH - JONES ASSOC.	TAX PROFF.	
6.	STANDEA DANITH JONES	753 CENTER BLVD. STE C	BRANDWY VETS	Client manager	
7.	PAUL GREENEY	59 ORANGE ST. SMO RENTALS	BRANDWY VETS	Client manager	
8.	CATHY AND BRUCE	BOX 999 FOREST KNOLLS	CLIENT TRAVEL IN HOME SWOP		
9.	ERIN G. MURPHY	33 MIDWAY. FAIRFAX VA	FAIRFAX	SERVER	
10.	MIKE FLAHERTY	1284 WOOD KYLE	DISABLED	RETIRED	
11.	Shane Deal	127 MONO AVE	Contractor	Nurse.	
12.	Shane Deal	44 Belle Ave.			
13.	Shane Deal	44 Belle Ave.			
14.	PETER BRANDZEVUS	51 BELLE AVE.	BUILDER	"	
15.	JIM HEWETT	24 CLEVER AVE.	Bike shop	Mfr.	
16.	DAVID ZEFERLE	218 Mono Ave.	Market		
17.	DREW WANDERS	95 SOUTH RD	Arthritis care	owner	
18.	CEATY	607 WINDVEL	Arthritis care	owner	
19.	J.C.	566 Scenic Ave. S.F.	Arthritis care	owner	
20.	Johanny MORA	327 OLIVIA BL.	Arthritis care	owner	
21.	Rachel Lloyd	28 Iron Springs rd	Arthritis care	owner	
22.	Nicola Cramer	102 Warden Ave	Self-employed	PA.	
23.	R. ADAM SMITH	206 CYPRESS DR	WHOLE FOODS	STORE DESIGNER	

Regarding Appeal to the Town Council for approval of a sustainable, affordable second unit at 177 Frustuck Ave., Fairfax: Attachment Page of signatures of workers and/or residents of Fairfax who want/need more affordable housing in our town and want this affordable housing unit approved by the Fairfax Town Council.

Print Name:	Address:	Workplace:	Job Description	Signature
"Lucy Wanders"	"44 Branch St, Fairfax"	"Bakery, Fairfax"	"Baker"	"Lucy Wanders"
1. VADIMIR CALDERINA	402E BOLINAS RD.	AUGUST RHYTHM	OWNER	
2. ROBERT PARI TT	64 BOLINAS RD	SN AUTO	OWNER	
3. Margaret Cimino	69 Bolinas Rd.	FAIRFAX TOR-TRUCKS	OWNER	
4. Patricia Brzezinski	99A WESSEN, Fairfax	Sherman's	OWNER	
5. Lila Ramachandran	15 Herrera Dr Fairfax	Sherman's, Fairfax	manager	
6. Rebecca Lu	19 Bolinas Rd Fairfax	Satchel on City	OWNER	
7. Matthew Edwards	21 Solinas Rd Fairfax	ORIGIN, Fairfax	Manager	
8. Karen Mackenzie	17 Bolinas RD Fairfax	Origin, Fairfax	Sales	
9. Ernesto Molina	15 Bolinas Road Fairfax	STUR	owner	
10. JUSTIN BRITZNER	9 Broadway Blvd.	FAIRFAX THEATER	MANAGER	
11. Silvio Ayala	15 Valley Rd	Fairfax Theater	assistant manager	
12. Tom McLean	25 Locust Ave	Fairfax Baker		
13. Ed DeMaestri	1812 St Francis Drake Blvd	Fairfax Garage	owner	
14. Sangan Keiras	1789 St Francis Drake Blvd	Valero Gas	Cashier	
15. ANSSA REMINGTON	44 BUTTERFIELD RD.	BEACH HOUSE STYLE	part owner	
16. Murthir House	946 Miller Rd	Sudhane Bika	owner	
17. Daniel Barnes	1735 St Francis Drake	Fairfax "Sunlight"	Medicinal sales	
18. Clark Mansueto	213 Center Blvd	Fairfax Gym	Owner	
19. Zaoyu Li	709 Center bl	Fairfax	Owner	
20. Sue DeRango	1942 St Francis Drake	Fairfax	Medicine/gym	
21. Krista McKeague	31 Gregory Dr	San Domenico School	Teacher	
22. SAGAR KANWASEGA	140 MADRONE RD	SN FRANCISCO	SOFTWARE	
23. Julie Lee	140 MADRONE Rd	Fairfax	RD Field Bureau	
24.				
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**View from Lower Frustruck
No downstairs Unit**



**View from lower Frustuck
With downstairs Unit**

