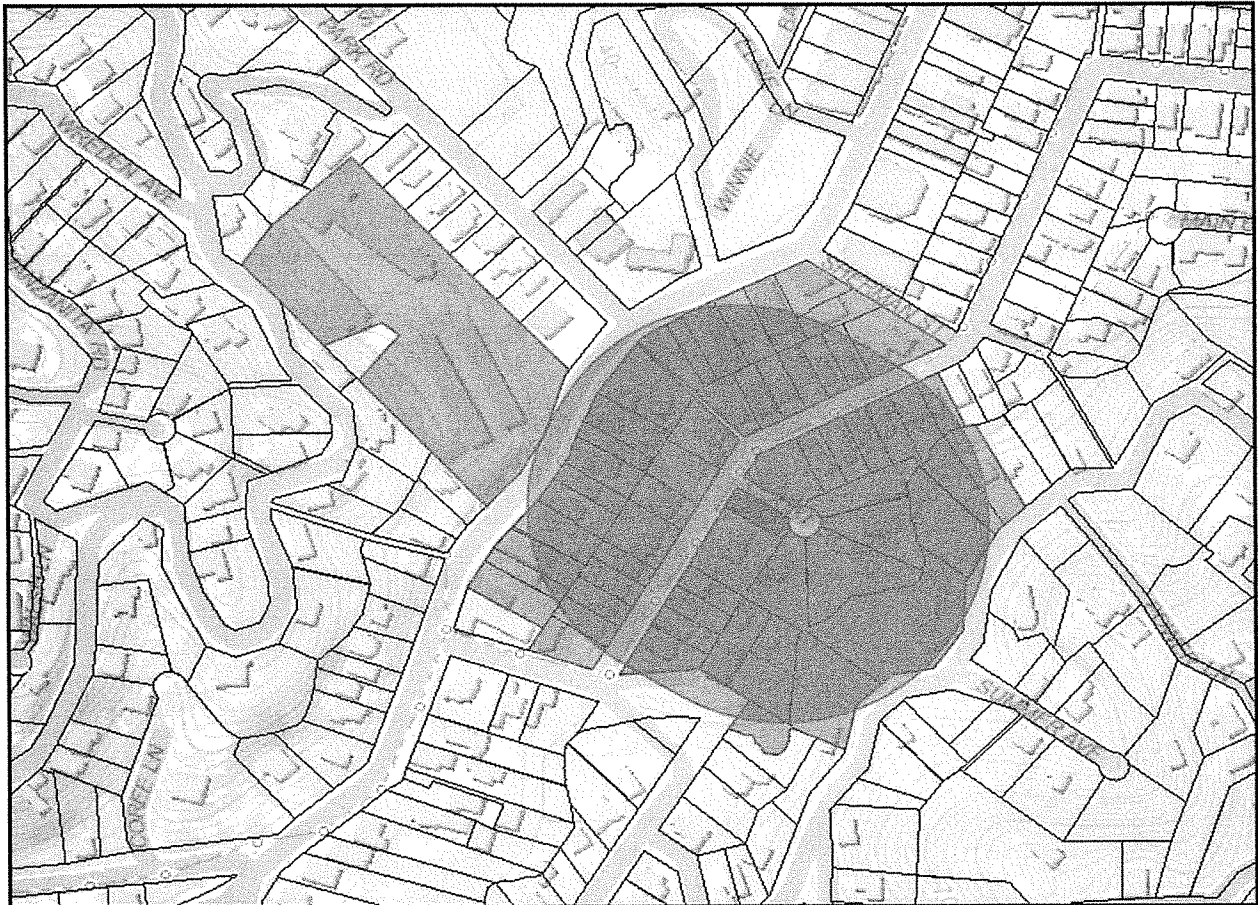


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: March 20, 2014
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION: 127 Dominga Ave.; Assessor's Parcel No. 002-025-06
ZONING: Residential RD 5.5-7 Zone
PROJECT: Remodel/addition to a single-family residence
ACTION: Use Permit and Setback Variances; Application # 14-11
APPLICANT: David Grabham, Contractor/Applicant
OWNER: Krishna Tyner
CEQA STATUS: Categorically exempt §§ 15301(a), (3)(1) and 15305(a)



127 DOMINGA AVENUE

BACKGROUND

The 3,700 square foot, 37.5 foot wide site is level and was created when the Pacheco Tract Subdivision, Map 2, was recorded on May 2, 1910. The 1,327 square foot, two bedroom, 1 bath residence was constructed in 1916. A 360 square foot improved basement area is located on the first floor while the remaining 967 square feet of living space is on the second floor. The basement living area currently has substandard 6 foot 11 inch ceiling height and it is accessed by a steep interior staircase that is not to current code with respect to head clearances and rise and run depth and is dangerous.

DISCUSSION

The applicant is proposing to raise the building up three(3) feet to install a code compliant stairway, convert the laundry room area to a full bath room and laundry room and bring the ceiling heights into compliance with the existing building code.

The project constitutes a 50% remodel based on Town Code § 17.008.020, Definition of 50% remodel because over 50% of the floor area of the residence will be affected by the proposed work.

The project complies with the regulations of the Residential RD 5.5.-7 Zone District where the property is located 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	28.5ft, 2 stories
Existing	15 ft	5 ft	25 ft	0 ft and 1.25 ft	1.25 ft	.40	.68	19, 2 stories
Proposed	same	same	same	same	same	.40	.68	22 ft, 2 stories

The project requires the approval of the following discretionary permits:

Use Permit:

Town Code § 17.084.050(A) requires that a Use Permit be obtained prior to any improvements on a parcel not meeting the minimum 5,500 square foot minimum parcel size and 60 foot width requirements for properties zoned RD 5.5-7. The project site is only 3,700 square feet in size and 37.5 feet wide so the project requires a Use Permit.

The project does not increase the living space of the 1,327 square foot residence which, with a

182 square foot bedroom and bath improved above the garage, already has a Floor Area Ratio of 4.0.

The proposed lower level includes an entry, laundry room, full bath, and a bedroom and would lend itself to conversion into a separate unit. Therefore, staff has included in our recommendation the conditions that the owners record a deed restriction at the County stating that the residence is limited to a single-family home with only one kitchen, prior to issuance of the building permit.

Bringing the basement area that is already being used and taxed as living space into compliance with the Building Code benefits the Town by improving the existing housing stock and will benefit the owner by providing safe stairway access to the lower living level.

Setback Variances:

Town Code § 17.084.070(A)(2) requires that structures in the RD 5.5-7 Zone maintain minimum side yard setbacks of 5 feet and a combined side setback of 15 feet. Town Code 17.040.020(D) requires that all structures on corner lots maintain setbacks from street frontages of 10 feet. This existing residence maintains only a 4 foot 10 inch front setback from Dominga Avenue (front stairs), a 1.25 foot side setback from Court Lane and a 4 foot 5 inch setback from the southern side property line. The structure has a rear setback of 41.5 feet. The project requires setback variances because lifting the residence up will result in new walls area being built within the required setbacks but will not result in any encroachment beyond the foundation line of the existing residence.

Parking Variance

Town Code § 17.016.040(B) prohibits non-conforming structures from having 50% remodels or adding additional bedrooms. Town Code § 17.016.040(C)(2) grants relief from this section if the required three parking spaces are provided or a parking variance is granted and as long as the project does not increase any non-conformity. The Town Code requires that a single-family residence be provided with three spaces - two on-site and a third guest space which can be provided within the right-of-way along the property street frontage [Town Code §§ 17.052.030(A)(1)(c) and (A)(2)]. The applicant is requesting a parking variance to maintain the parking that way it exists now with one space in the garage and 1 guest space in the public right-of-way which is reasonable since the project does not add additional living space or another bedroom to the site so it does not increase any non-conformity.

Design Review

The project requires design review approval because even though the proposed changes to the exterior of the structure are minimal, the project constitutes a 50% remodel and 50% remodels of residential structures require design review [Town Code § 17.020.030(A)].

In order to grant design review approval for a project the Commission must find that the project complies with the Design Review Criteria contained in Town Code § 17.020.040 as follows (staff's recommended findings are shown in bold italicized font):

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.

The proposed expansion to allow construction of an internal stairway and the provision of ceiling heights that conform to the Building Code will have a minimal impact on the residence architecture and will not result in the structure reaching the maximum permitted height of 28.5 feet.

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.

The new walls will be stuccoed and painted to match the existing house.

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.

The proposed development will use quality materials that are appropriate and similar in character to the neighbor and will serve to protect the value of private investments in the neighborhood.

Sufficient variety shall exist in the design of the structures and grounds to avoid monotony in external appearance.

The design includes a bellyband that will help break up the monotony of the building exterior.

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.

The FAR of .40 is similar to other structures in the neighborhood and not out of scale with the 3,700 square foot site.

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

There is no one identifiable architectural style in this neighborhood. It is made up of a very eclectic mix of single family residences and duplexes. The proposed project will not stand out in the neighborhood.

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

The project is not changing how the site accommodates parking now and it is accessible from the street and will not impact traffic on adjacent street any more than any of the residential parking in the neighborhood.

Other Agency/Department Comments (Exhibit B)

Ross Valley Fire Department

- The structure must be provided with a fire suppression system that is approved and inspection by the Ross Valley Fire Department.
- Vegetative management on the site must comply with Ross Valley Fire Department Fire Protection Standard 220.
- Address numbers that are at least 4 inches in height must be in place adjacent to the front door and if not clearly visible from the street additional numbers are required where they are clearly visible from the street. The numerals must be illuminated so they are visible at night.
- All smoke detectors shall be provided with AC power and be interconnected for simultaneous alarm and be located as required by the Building Code.
- Carbon monoxide detectors must be installed in compliance with the Building Code.

Marin Municipal Water District

Any landscaping must comply with District Code Title 13, Water Conservation.

Ross Valley Sanitary District

If not already installed, the side sewer must be equipped with a backwater prevention device and must be inspected and approved by a District inspector.

Building Department

The Building Official provided a copy of the new FEMA flood map for this area that goes into effect March 17, 2014, pointing out that although this property is not in a flood zone or the flood way, the floor of the basement is below flood level and there could be water seepage problems in the basement in the future.

If anything, this is an argument for why it makes more sense to raise the house up to gain ceiling height compliance instead of digging down.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve application 14-11 based on the above design review findings, the following Use Permit and Variance Finding and subject to the following conditions:

Recommended Findings

1. The proposed remodel maintains the same setbacks as the existing house and is similar to many other principal residences in the neighborhood. It will not increase the existing .40 FAR which is permitted and is similar to other residential FAR's in the Pacheco Tract neighborhood. 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 stairway remodel and increased height will bring the existing substandard living space into compliance with the existing building code, will not result in any further encroachment into any required setback than the existing residence and will not add a bedroom or increase living space. The parking will remain as it exists now. Therefore, the development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.
3. The project does not result in an increase in any of the non-conforming aspects of the property. Therefore, approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.
4. The approval of the use permit will result in equal or better development of the premises than would otherwise be the case because the very steep and dangerous stairway will be replaced.
5. The narrow 37.5 foot width of the site is special circumstance applicable to the property that results in the strict application of setback regulations depriving the applicant of the ability to bring the property into compliance with the building codes, a privilege that has been enjoyed by other property owners in the vicinity and under identical zone classification.
6. The setbacks being maintained are similar to those found in the neighborhood. Therefore, the variance or adjustment will not constitute a grant of special privilege, 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 this title would result in excessive or unreasonable hardship because the applicants would be unable to bring the house into compliance with the building code without the approval of the setback variances and the parking variance.
8. The setbacks proposed do not project any further into the setbacks than the existing residence and the parking is remaining the same while the project does not increase the living space or the number of bedrooms in the residence. Therefore, 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.

Recommended Conditions

1. The existence of the family room, laundry room and full bath in the basement area lends itself to the conversion of the space to a separate living unit. Therefore, prior to issuance of the building permit the applicants shall sign, notarize and record a deed restriction at the Marin County Recorder's Office and provide a copy to the Town.
2. The project is limited to the development depicted on the plans prepared by Rob Waldon, GFamily Construction, received 2/6/14, pages A1.0, A2.0 and A2.1, A3.1 through 3.3, A4.1 through A4.5, A5.1 and E1.0.
4. Prior to issuance of a building permit the applicant or his assigns shall:
 - a. Submit a construction plan to the Public Works Department which may include but is not limited to the following:
 - Construction schedule (deliveries, worker hours, etc.)
 - Notification to area residents
 - b. The applicant shall submit a bond, letter of credit or other surety to the Town in an amount that will cover the cost of weatherization and repair of possible roadway damage. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans for approval by the Building Official. Upon approval of the contract costs, the applicant shall submit a bond, letter of credit or other surety equaling 100% of the estimated construction costs.
 - c. The foundation and retaining elements shall be designed by a structural engineer certified as such in the State of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer.
 - d. The applicant shall secure written approval from the Ross Valley Fire Authority noting the developments conformance with their recommendations prior to submittal of the building permit plans.

5. During the construction process the following shall be required:

a. The engineer shall be on-site during the grading process (if there is any grading to be done) and shall submit written certification to the Town staff that the grading has been completed as recommended prior to installation of foundation and retaining forms and piers.

b. The structural engineer shall field check the forms of the foundations and retaining elements and provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans prior to the concrete form inspection by the structural engineer. The Building Official shall field check the concrete forms prior to the pour.

c. All construction related vehicles including 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.

d. 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.

6. Excavation shall not occur between October 1st and April 15th. The Town Engineer has the authority to waive this condition depending upon the weather.

7. The roadways shall be kept clean and the site free of dust by watering down the site or sweeping the roadway daily, if necessary.

8. During construction the developer and all employees, contractors and subcontractors must comply with all requirements set forth in Ordinance # 637 (Chapter 8.32 of the Town Code), "Urban Runoff Pollution Prevention".

9. Any changes, modifications, additions or alterations made to the approved building permit project plans will require a modification of Application # 14-11. Any construction based on job plans that have been altered without the benefit of an approved modification of Application # 14-11 will result in the job being immediately stopped and red tagged.

10. Any damages to the roadways accessing the site resulting from construction activities shall be the responsibility of the property owner.

11. 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.

12. Construction hours are limited to between 8 AM and 5 PM, Monday through Friday, 9 AM to 5 PM on Saturdays and that there be no noise generating construction on Sundays.

13. Noise from construction worker's radios shall be controlled so that they are not audible at residences adjacent to the project site.

14. All internal combustion engine-driven equipment shall be equipped with mufflers which are in good condition and appropriate for the equipment.

15. Quiet models of air compressors and other stationary noise sources shall be utilized where technology exists.

16. Noise-generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.

17. Unnecessary idling of internal combustion engines shall be prohibited.

18. Applicant shall notify adjacent residents to the project site of the construction schedule in writing.

19. Conditions placed upon the project by outside agencies may be eliminated or amended with that agencies written notification to the Planning Department prior to issuance of the building permit.

ATTACHMENTS

Exhibit A – Applicant's supplemental information

Exhibit B - Other agency/department comments

SUPPLEMENTAL QUESTIONNAIRE & DRB APPLICABILITY

DESIGN REVIEW

For Commercial, Planned Developments, Hillside Residential and Multiple Family Design Review: (Include brand and number for all finish and/or paint colors.)

1. Exterior finish: Stucco & Paint
2. Proposed exterior wall color(s): Same existing
3. Proposed exterior trim color: Same existing
4. Proposed exterior window color: same existing
5. Proposed roof material and color: Asphalt shingle
6. Special features: Belly band
7. Lot Coverage: existing
8. Number of existing parking spaces and their sizes: 1 parking space at 12' X 19' in garage
9. Number of proposed parking spaces and their sizes: —

DESIGN REVIEW APPLICABILITY

1. Hillside Design Review (in a ridge line)

All new dwellings located on hillside properties and all additions on properties located in a ridgeline scenic corridor (which include deck and stairway structures) shall require design review.

Additions and accessory structures may be exempt from design review where the applicant demonstrates, through the use of story poles, plans and photo montages, that an accessory structure or addition will have no impact on significant view corridors due to the proposed location of the structure in relation to existing improvements. Project exemption shall be determined by the Fairfax Planning Director.

2. Multiple family Design Review

Multiple family residential units of three (3) or more and additions to structures located in the Multiple Family RM Zone.

3. 50% remodels of additions to residential properties

SUPPLEMENTAL QUESTIONNAIRE

VARIANCE

VARIANCE (S) REQUESTED:

_____ foot front yard variance to construct a _____ within

_____ feet of the front property line.

_____ foot rear yard variance to construct a _____ within

_____ feet of the rear property line.

_____ foot side yard variance to construct a _____ within

_____ feet of the side property line.

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

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

The street side yard is 2-3 feet off the ~~14422~~ Road inside the
FINDINGS: setback.

1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

The client and designer have done their best to conform to the
standards set forth by the town of Fairfax but due to the
substandard size of the parcel we are still Required to
apply for a variance

2. List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

We are raising the house within reason and only to conform
with California building code standards. The raising of the house will be
done in such a way as to eliminate any health, safety,
public or neighborhood concerns.

3. Explain why complying with the Town Ordinance requirements will be a hardship for the owner.

Due to the substandard size of the parcel, the client would be
forced to comply with standards that are unfeasible.

Variance - Additional information required.

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

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

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

THE CLIENT & DESIGNER HAVE DONE
THEIR BEST TO COMPLY W/ THE
STANDARDS & REGULATIONS PRESENTED
BY THE TOWN OF FAIRFAX BUT DUE
TO A SUB-STANDARD PARCEL SIZE WE
ARE STILL REQUIRED TO APPLY FOR
A DESIGN VARIANCE.
LOT COVERAGE WOULD REMAIN
UNCHANGED, AT 1,395 SQ. FT. (38%).

Use Permit Applications - Additional information required.

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

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

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

Will continue use as a Residential premises. All and any major activity
will happen between the hours of 8am and 5pm. Major Activities
include: • Reconfiguration of exterior stairs • Lift house 2' and add to
underpinning • installation of Bellyband • Kitchen Renodel • (N) Bath in
Basement • (N) Staircase to already conditioned Basement. There
will be up to 4 employees on a job site at one time.



Ross Valley Fire
Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: 127 Dominga
ADDRESS: 127 Dominga
Fairfax CA, 94930

TYPE OF REVIEW: Planning
Bldg. Dept. 12/19/13 Fire Dept. # 14-0010

Fire Department Standards can be found at: www.rossvalleyfire.org

Page: 1 of 3
Date: 01/08/2013
Reviewed by: Rob Bastianon
(415) 258-4673

E-mail: Rbastianon@rossvalleyfire.org

Review No. 1

Applicant*: Fairfax Planning
Address:

***Applicant is responsible for distributing these Plan Review comments to the Design Team.**

Occupancy Class: R-3	Fire Flow Req: 1000 GPM	Sprinklers Required: YES
Type of Construction: V-B	On-site Hyd. Req: NO	Fire Alarm Required: NO
Bldg Area: sf:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories: +	Fire Flow Test Required: NO	
Height: +ft.	Wildland Urban Interface: NO	

The project listed above has been reviewed and determined to be:

- (X) **COMPLETE** (no modifications required)
() **APPROVED AS NOTED** (minor modifications required - review attached comments)
() **NOT APPROVED** (revise per attached comments and resubmit)
() **INCOMPLETE** (provide additional information per attached comments and resubmit)

NOTE: Please review the comments and make corrections and/or add notes as required. Changes and/or additions shall be clouded and referenced by date on a legend. Approval of this plan does not approve any omission or deviation from the applicable regulations. Final approval is subject to field inspection. Approved plans shall be on site and available for review at all times.

ROSS VALLEY FIRE DEPT.
REVIEWED

DATE: 1-8-14

Inspections required:

- () Access/Water Supply prior to delivery of combustibles
() Defensible Space/Vegetation Management Plan
() Sprinkler Hydro/Final
() Final

EXHIBIT #

B



Ross Valley Fire
Department

777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: 127 Dominga
ADDRESS: 127 Dominga
Fairfax CA, 94930

TYPE OF REVIEW: Planning
Bldg. Dept. 12/19/13 Fire Dept. # 14-0010

Fire Department Standards can be found at: www.rossvalleyfire.org

Page: 2 of 3
Date: 01/08/2013
Reviewed by: Rob Bastianon
(415) 258-4673

E-mail: Rbastianon@rossvalleyfire.org

Review No. 1

ITEM #	SHEET	COMMENTS	Corr. Made
1		Scope of work for this project was found to fall within the definition of a substantial remodel. A "Substantial Remodel" is defined as follows: The renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.	
		Submitter's Response: Correction has been completed. See Sheet ____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
2		A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems. SHALL BE NOTED ON PLANS SUBMITTED FOR PERMIT	
		Submitter's Response: Correction has been completed. See Sheet ____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
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.	
		Submitter's Response: Correction has been completed. See Sheet ____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
4		Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition exceeds one thousand dollars. CO alarms shall be located outside of each dwelling unit sleeping are in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.	
		Submitter's Response: Correction has been completed. See Sheet ____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
5		Address numbers at least 4" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Residential numbers must be internally illuminated (backlit), placed to a	



Ross Valley Fire
Department

777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: 127 Dominga
ADDRESS: 127 Dominga
Fairfax CA, 94930

TYPE OF REVIEW: Planning

Bldg. Dept. 12/19/13

Fire Dept. # 14-0010

Fire Department Standards can be found at: www.rossvalleyfire.org

Page: 3 of 3

Date: 01/08/2013

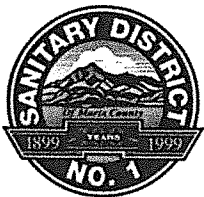
Reviewed by: Rob Bastianon
(415) 258-4673

E-mail: Rbastianon@rossvalleyfire.org

Review No. 1

ITEM #	SHEET	COMMENTS	Corr. Made
		light or be reflective numbers. If your project is a new house or substantial remodel, they may only be internally illuminated or illuminated an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. If not currently as described, they must be installed as part of this project.	
		Submitter's Response: Correction has been completed. See Sheet ____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
6		Applicant may propose alternate materials or method in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submitted for final approval.	
		Submitter's Response: Correction has been completed. See Sheet ____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	

If re-submittal is required, all conditions listed above shall be included in revised drawings.
Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.



ROSS VALLEY SANITARY DISTRICT
2960 Kerner Blvd
San Rafael, CA 94901
(415) 259-2949 ~ rvsd.org

RECEIVED
JAN 16 2014
TOWN OF FAIRFAX

Jan 13, 2014

Linda Neal, Senior Planner
Town of Fairfax
Dept of Planning and Building Services
142 Bolinas Road
Fairfax, CA 94930

127
SUBJECT: ~~207~~ DOMINGA AVE., FAIRFAX, CA; APN 002-025-06


Dear Ms. Neal:

We are in receipt of your transmittal letter received Dec 23, 2013 concerning the above- referenced project. Since this project involves an extensive demolition and rebuild, the project will require a connection permit from the District. The size of the sewer lateral will depend on the fixture count calculated during the permitting process. If the existing lateral meets the size requirement of the fixture count, the applicant has the option of installing a new lateral or, the old sewer lateral needs to be tested in the presence of a District Inspector and found to meet all current District requirements.

Sanitary District No. 1 will place a hold on said property once the building permit is issued. This hold prevents the new building 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 this office and meet all District requirements pertaining to the private side sewer/lateral.

If you need further information regarding this matter, please contact the office.

Sincerely,


Randell Y. Ishii, M.S., P.E.
District Engineer

TOWN OF FAIRFAX
DEPARTMENT OF PLANNING AND BUILDING SERVICES
142 Bolinas Road, Fairfax, California 94930
Phone (415) 453-1584 FAX (415) 453-1618

LETTER OF TRANSMITTAL

From: Fairfax Planning and Building Services Department

Date: December 20, 2013

To: ☐ Town Engineer ☒ Fairfax Police Dept. ☐ Marin County Open Space Dist.
☐ Town Attorney ☒ Sanitary Dist. 1 ☒ Other – Building Official
☒ MMWD ☒ Public Works Dept.
☒ Ross Valley Fire ☐ Marin County Health Dept.

Address and Parcel No: 127 Dominga Avenue; Assessor's Parcel No. 002-025-06

Project Description: Raising an existing home up 2 feet to create 8 foot high ceilings in the basement and to remodel 360 square feet of the basement into a family room, full bathroom and laundry closet.

These plans are being transmitted for review either: a) prior to public hearings on discretionary permits before the Fairfax Design Review Board and Planning Commission; or, for review prior to issuance of a building permit. Please provide your comments on the completeness and adequacy of the submittal for your agencies reviewing purposes within 10 days.

1	Received 12/18/13	Preliminary development plans

REMARKS THE PROPOSED PROJECT IS JUST OUTSIDE OF THE FLOOD

ZONE; HOWEVER THE FLOOR LEVEL OF THE BASEMENT IS BELOW
Please respond by January 10, 2014. Thanks

THE ADJACENT FLOOD LEVEL. THERE IS A CHANCE OF
WATER ISSUES/DAMAGE IN THE FUTURE.

If you have any questions please contact: Linda Neal, Fairfax Principal Planner, at (415) 453-1584.

