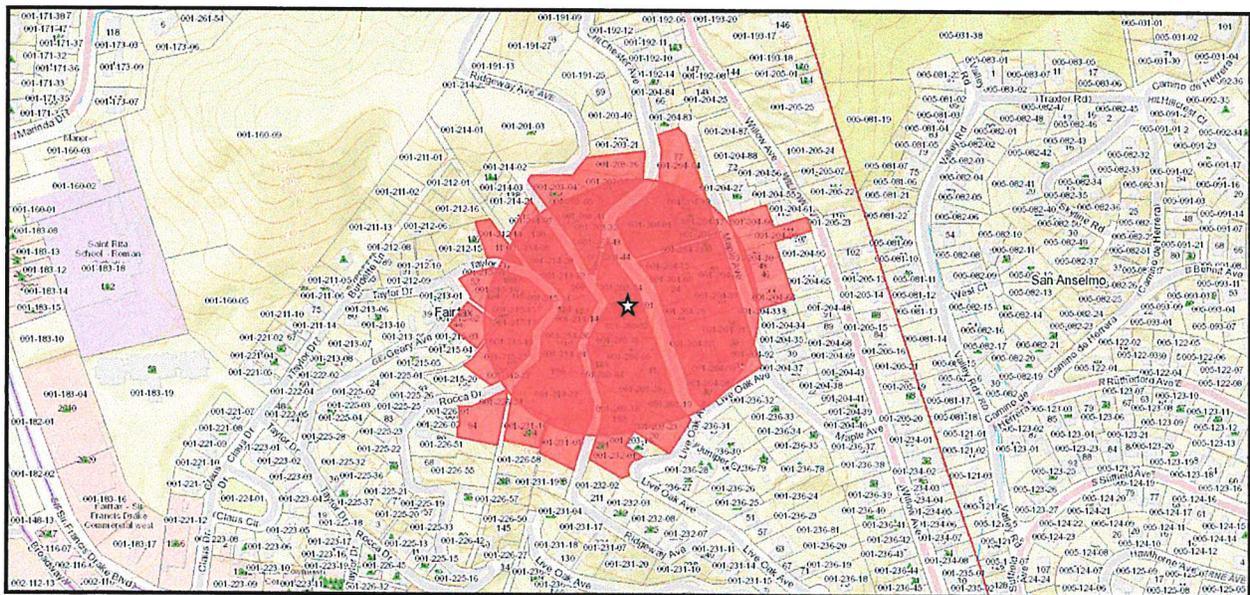


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: December 17, 2020
FROM: Linda Neal, Principal Planner
LOCATION: 169 Ridgeway Avenue; APN # 001-280-01
PROJECT: New single-family residence
ACTION: Hill Area Residential Development, *Ridgeline Development*,
 Design Review and Tree Removal permits; Application # 20-13
APPLICANT: Dylan Riley
OWNER: Jojana Nineth, Quiroa Orozco, Clavier Edvin, Cifuentes Calderon
CEQA STATUS: Categorically Exempt, §§ 15303(a) and 15332



169 RIDGEWAY AVENUE

DESCRIPTION

The proposed project consists of the following: a) construction of the three story, 27 foot tall, three bedroom, two bathroom, 1,549 square-foot residential structure with a 518 sq. ft. first floor, 866 sq. ft. second floor and 62 sq. ft. 3rd (entry) floor with an attached 266 square-foot, one car garage; b) a 1,376 square foot deck is proposed off the main living level along the south and east side of the structure; and, c) a 109 square foot entry deck along the south side of the one car garage, leading to the front entry door.

The total proposed project grading consists of 37 cubic yards of cut and 28 cubic yards of fill, for a net off-haul of nine cubic yards.

The residence, with the house shifted to the center of the site, complies with the regulations set forth in the Residential RD 5.5.-7 Zone District as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft.	12 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	35 ft., 3 stories
Proposed	6 ft.	63 ft.	69 ft.	10 ft. & 10 ft.	20 ft.	.34	.28	27 ft., 3 stories

BACKGROUND

The project was continued from the November 19, 2020 Commission meeting where, at the request of the neighbor to the north of the project site. The applicants indicated their willingness to shift the proposed house 5 feet south to the center of the property, so that the visual effects due proximity of the development would be shared equally by each of the neighboring properties. The upstairs tenant of 21 Chester Avenue at that time indicated that due to the last-minute proposal to relocate the house to the center of the site, he had not had adequate time to review the project, and he requested a continuance (Attachment B).

After taking public testimony on the project, the Commission continued the project hearing to the December 21, 2020 meeting. Comments from the Commission and the neighbors included but were not limited to the following (also see the draft minutes from the November 19, 2020 Commission meeting included in this meeting packet):

The lack of an arborist report including a tree protection plan to protect the remaining trees on the site.

The apparent height depicted by the story poles of central stairway feature
The height of the central stairway feature in relation to the existing development on the east side of this portion of Ridgeway which are mainly one-story houses.

The staff has included in the conditions for project approval contained in Resolution No. 2020-11 that an arborist report including tree protection measures be provided for approval by staff with the building permit application, and the protection measures will be put in place prior to the start of construction.

The applicant has provided an elevation showing how the removal of the central stairway features will affect the design of the house, and staff has provided a marked-up

elevation showing the distance of the stairway feature from the edge of Ridgeway Avenue and the height it projects above the roadbed (Attachment B, pages 3 and 4).

In re-reviewing the project, staff determined that this site is in the Ridgeline Scenic Corridor as currently mapped. Staff therefore re-noticed the project to include a Ridgeline Development permit and have added a discussion of the permit and the required findings below.

For a more in-depth discussion of the Hill Area Residential Development, Design Review and Tree Removal permit, see the November 19, 2020 staff report and attachments which can be viewed on the Town Website at www.townoffairfax.org under Public Hearing, Planning Commission.

The Commission and public should refer to Attachment B to view the modified parking plan that shows how parking will be provided on the site without requiring a driveway width exception from the Town Council, and the site plan that relocates the house to center of the property. Also included in Attachment B is a plan showing how removal of the stairway feature will affect the exterior articulation of the building and an exhibit detailing the setback of the stairway feature from the street as well as documenting that the stairway extends a maximum 14 feet above the Ridgeway Road elevation, consistent the limits set forth in Chapter 17.060, Ridgeline Development.

DISCUSSION

Ridgeline Scenic Corridor Permit

Town Code §17.060.010 sets forth the purpose of the Ridgeline Development Permit process as follows:

The purpose of this chapter is to conserve the general public welfare by conserving (protect) the existing scenic resources and the sense of community and/or neighborhood identity now afforded by the presence of unurbanized open space on the ridge tops above the Town by preserving them in an open and scenically attractive state.

The code defines “major ridges” as those located on Visual Resources Map No. 9, the “corridors” as those areas on either side of the ridgeline within 150 feet horizontal distance measured at right angles to the ridgeline or 100 feet vertically of the major ridge, whichever is a greater area as located on Visual Resources Map No. 9. The Code also defines “Significant View Corridors” as those identified by the Planning Commission as places from which the visual impact of development in a ridgeline scenic corridor could be significant and contrary to the purpose of the Ridgeline Scenic Corridor Title.

Town Code §17.060.030(A) prohibits construction within the ridgeline corridors unless in accordance with Town Code § 17.060.030(A)(2) the Planning Commission approves a

permit for building in the corridor. Town Code §17.060.030(B) indicates that if buildings must be placed within the restricted area, they shall be designed and located to have the least impact on existing visual resources.

The task for determining what are the significant view corridors that may be impacted by a development in the restricted area falls to the Commission, but Chapter 17.060 gives the Commission guidance. The code indicates that significant corridors are views of a site from public gathering places and major roadways. Staff interprets this to mean views from downtown Fairfax, Sir Francis Drake Boulevard and Bolinas Road, designated open space areas, from neighboring properties and roadways and critical points within the subject property.

The provisions describe impacts on neighboring properties, roadways and points within the subject property are limited to those for which the Planning Commission can make a finding that the regulations of views from the point are necessary to protect the general public welfare. An example of this could be that if there is a section of a roadway from which people traveling in the public road can see views of San Francisco Bay, Mount Tamalpais, Bald Hill, or other undeveloped ridges, and a proposed development would block the public's and the neighbors view of that significant view, that could be a finding for requiring that a project be relocated or redesigned.

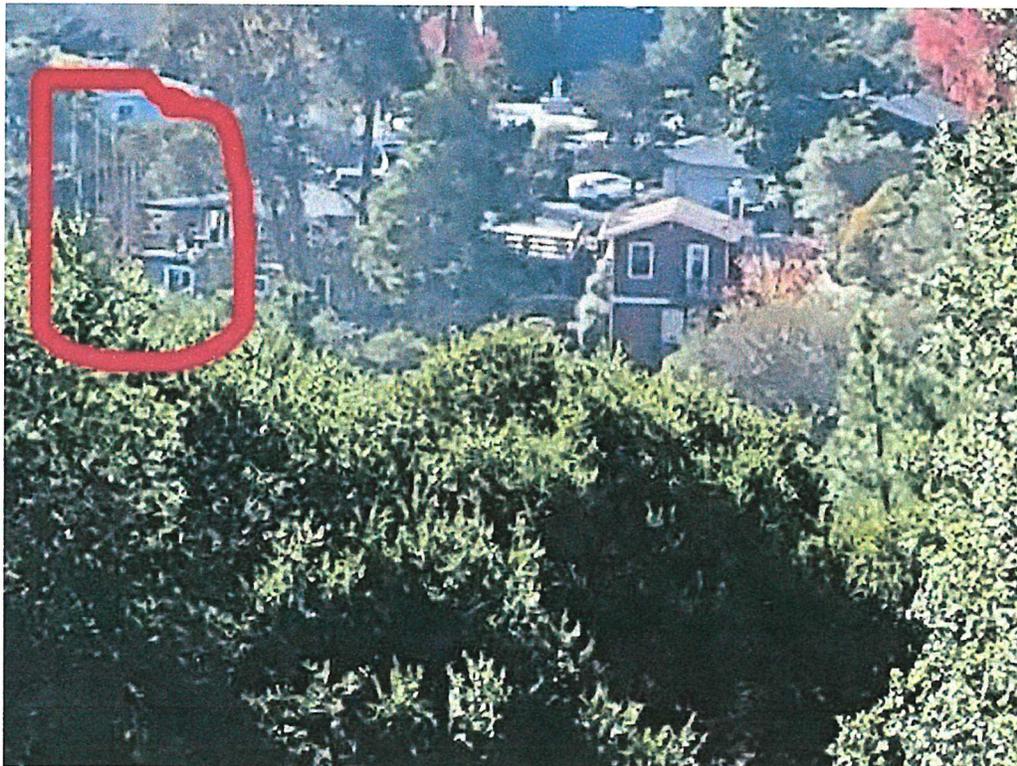
The Ridgeline Chapter, Town Code §17.060.050 describes the criteria the Planning Commission shall use for reviewing a Ridgeline Scenic Corridor permit and the criteria include but are not limited to the following:

Cuts and fills and retaining walls shall be minimized, if exterior lighting is to be installed, it shall be of low-level intensity and low profile, utilities and cables shall be placed underground, all structures shall be located so that the roof does not extend above the ridgeline, or where a ridge lot is too flat to allow placement of a roof or a building or structure down from the ridgeline, no part of the roof may extend more than 15 feet above the lowest elevation of the adjacent ridgeline.

The 169 Ridgeway site is set 40 feet in elevation below the uppermost portion of the ridgeline that is visible from downtown Fairfax along Sir Francis Drake Boulevard and is marked with an A in Attachment C. The site is visible from Chester Avenue and from the upper portions of the properties on the east side of Willow Avenue that extend up to the San Anselmo open space area known as Hawthorn Canyon (marked as B in Attachment C). The site is less than 50 feet wide with the proposed house being only 25 feet wide. While the proposed house will be visible, along with many other existing homes in developed neighborhood along Ridgeway and Chester and from residences along Willow, the structure will not block any views of the major undeveloped ridgetop (marked with A in Exhibit B) nor will it be visible from Sir Francis Drake Boulevard. The house is barely visible in the following photo Staff took of the site from a location on the nearest ridge to the site in the Hawthorn Canyon Open Space.



Staff was unable to find the story poles without binoculars and when staff did view the site, the house appeared nestled between several houses and did not stand out as significantly impacting the view of the developed ridgeline (see zoomed in photo below).



This is a relatively small house proposed in an almost built-out neighborhood hillside area. There are other two-story structures on Ridgeway above and below the project site that extend more than 15 feet above the roadway. The project site is located towards the bottom of a saddle on the ridge at an elevation 266 feet, with Ridgeway continuing uphill to 310 feet in elevation. The house has been designed so that it is one story at the street where the required parking has been provided. The stairwell for the proposed house extends above the one-story garage to an elevation that is roughly 14 feet in elevation above the Ridgeway Avenue roadbed. There are 2-story houses across the street from the project site and on the same side of the street further north on Ridgeway Avenue that present 2-story facades to the street.

If your Commission is concerned about the visual impact of the project when viewed from Chester, particularly after the existing fruit tree on the downhill side of the house is removed, a condition could be added requiring installation of a 24-inch box sized native (perhaps an Interior Live Oak) tree in the vicinity of where the existing fruit tree is currently located.

Moving the house down the hillside with the parking provided on Chester will result in large amounts of excavation and retaining walls staff estimates will have to reach approximately 15 to 17 feet in height to provide the required parking on the property. This is because construction will have to cut into the hillside, with the property line located 17 to 24 feet away and 11 feet higher in elevation from the near edge of the Chester Avenue pavement, which is at an elevation of 98 feet, with the back of the garage being at the 116-foot elevation (see the topographic survey, page 10, of the project plans).

Designing a house on a hillside with the parking on the upper street and the house moved down the hillside and accessed by stairs is not desirable because fire code regulations require that hoses from a fire hydrant must be no more than 150 feet from all exterior walls of the structure.

The most sensible location to build on the site is oriented onto Ridgeway. The architect has been sensitive to the impact of the house on the street façade and has designed the structure so that it is set back 16 feet from the roadway, one story at the street with a flat roof, and the interior stairway feature is set 32 feet away from the street and does not extend more than 14 feet above the street grade (see Attachment B, fourth page).

Resolution No. 2020-11 recommending approval of the project has been modified to include the required findings for approval of the Ridgeline Development Permit and the added condition that all the utilities and cables shall be placed underground.

House Siting and Design

At the last meeting, the applicant presented a revised site plan with the house shifted to the south so that the structure and deck would maintain equal setbacks from both the neighboring house to the north at 167 Ridgeway and to the south at 21 Chester Avenue.

The applicant reached out to most the neighbors that spoke at the November meeting and to the owner of 21 Chester, to explain the relationship of the house design to the story poles in the field. Staff contacted the neighbors that had submitted comments in writing about the project, and the owner of 21 Chester, who also owns the house across the street from the project site, and the tenant in the upper unit at 21 Chester, the individual who requested the continuance, encouraging them to submit written comments on the project design. As of the writing of this report, staff had received no response.

RECOMMENDATION

Move to approve application # 20-13 by adopting Resolution No. 2020-11 setting forth the findings and conditions for the project approval and approval of the Hill Area Residential Development, Design Review, Excavation, Tree Removal, and Ridgeline Development permits.

ATTACHMENTS

Attachment A – Resolution No. 2020-11

Attachment B – plan revisions showing conforming driveway/parking layout, house relocated to center of site, plan showing removal of the central stairway feature from the design, elevation showing height above the roadway and distance from the street of the garage/central stairway feature

Attachment C - plans showing roadway and adjacent residential structure elevation details

RESOLUTION NO. 2020-11

A Resolution of The Fairfax Planning Commission Approving Application No. 20-13 for a Hill Area Residential Development Permit, Ridgeline Development Permit Design Review Permit and Tree Removal Permit for a Residence at 169 Ridgeway Avenue

WHEREAS, the Town of Fairfax has received an application from Dylan and Alex Riley to build 3-story, 1,549 square-foot, three-bedroom, two-bathroom single-family residence and attached 266 square-foot carport on June 9, 2020: and

WHEREAS the Planning Commission held duly noticed Public Hearings on November 19, 2020 and on December 17, 2020, at which time the Planning Commission determined that the project complies with the Hill Area Residential Development Overlay Ordinance, the Ridgeline Development Ordinance, Tree Ordinance, and the Design Review Ordinance; and

WHEREAS, based on the plans and other documentary evidence in the record the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary to approve the Hill Area Residential Development, Ridgeline Development, Design Review, and Tree Removal Permits; and

WHEREAS, the Commission has made the following findings:

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

Policy LU-1.2.3: New and renewed development shall be designed and located to minimize the visual mass. The Town will require exterior materials and colors that blend the exterior appearance of structures with the surrounding natural landscape, allowing for architectural diversity.

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diversity, architectural character, size, and mass.

Policy LU-7.2.2: to the extent feasible natural features including the existing grade, mature trees and vegetation shall be preserved for new and renewed development.

Policy LU-4.1.4: New and renewed development shall be designed to minimize run-off in a manner that does not cause undue hardship on neighboring properties.

Policy LU-7.2.2: To the extent feasible natural features including the existing grade, mature trees, and vegetation shall be preserved for new and renewed development.

Hill Area Residential Development

The proposed development is consistent with the General Plan and the Residential RD 5.5-7 Zone regulations.

1. The site planning preserves identified natural features as much as possible while also complying with other agency and department regulations.
2. Vehicular access and parking are adequate.
3. The proposed development harmonizes with surrounding residential development and meets the design review criteria contained in Town Code §17.020.040.
4. The approval of the Hill Area Residential Development permit for 1 single-family residence on this 5,864 square foot parcel shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
5. The development and use of property as approved under the Hill Area Residential Development Permit will 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 if the conditions of approval contained within Resolution No. 2020-11 are complied with.
6. Approval of the proposed Hill Area Residential Development 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.
7. Approval of the Hill Area Residential Development permit will result in equal or better development of the premises than would otherwise be the case.

Ridgeline Development

8. The project as designed will have no significant impact on significant views.
9. The project does not conflict with the purpose of the Ridgeline Development Ordinance which is conserve the general public welfare by not allowing or strictly regulating development on undeveloped ridgelines that can be viewed by the general public from gathering places.
10. The Ridgeline Development permit is necessary due to the entirety of the property being located within the Ridgeline Scenic Corridor as determined by the Visual Resources Map No. 9 / General Plan Visual Resources Map. An

alternative project location at the bottom of the property taking access from Chester is less desirable due to the steep 33% upslope of the site, the property's 23-foot distance from the edge of Chester Avenue, and resulting parking requiring excessive amounts of excavation and significant site disturbance.

11. Other suitable building locations are not available on the site and the site is an infill lot on an already developed minor ridgeline with surrounding properties already developed with houses, some of which are constructed at higher elevation on the ridgeline than the proposed development and already extending well above the top of the ridgeline.
12. The design of the structure results in a house that presents a one-story façade towards the street, a two-story façade to the east while the code allows, even on a Ridgeline site, construction of a three-story structures as long as it does not exceed 35 feet above grade (Town Code 17.050(B)(9)(b), while also minimizing the amount of site disturbance and excavation and simultaneously complying the with Town Parking regulations and Fire Codes. Therefore, the approval of the Ridgeline Permit (exception) is the minimum necessary for use and enjoyment of the property and granting an exception to allow the development result in a project that meets the intent of the Ridgeline Development Ordinance.

Design Review

13. The design of the project complies with the Design Review Criteria set forth in Town Code § 17.020.040.

Tree Removal

14. The tree being removed is proposed for removal in compliance with all the considerations listed in Town Code 8.36.060(B)(1 through 7) of the Tree Ordinance, Town Code Chapter 8.36.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. The project is approved based on the following plans:

Architectural Plans by Alex Riley, dated 8/10/20, pages 1 through 10, including parking plan revision dated 11/11/20 and the undated structure relocation plan placing the building in the center of the site.

Engineering plans by Vlad Iojica, Professional Engineer, pages C1.0, C3.0, C3.1, C5.0, C5.1 and C.6.

Geotechnical reports by William W. Moore, Professional Engineer and Geotechnical Engineer dated 5/7/20 and 7/22/20.

Stormwater Control Plan report by Vlad Iojica, Professional Engineer, dated J June 2020.

Tree Committee recommendation of 11/9/20
Vegetative Management Plan approved by RVFD on 9/9/20

2. Prior to issuance of any of the building permits for the project 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:
 - I. Construction delivery routes approved by the Department of Public Works.
 - II. Construction schedule (deliveries, worker hours, etc.)
 - III. Notification to area residents
 - IV. Emergency access routes
 - V. Construction worker staging area
 - b. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the public construction delivery routes (routes to be pre-approved by Public Works Director).
 - c. Submit a cash deposit, bond, or letter of credit to the Town in an amount that will cover the cost of grading, weatherization, and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plan for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.
3. 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 and submitted to the satisfaction of the Town Structural Engineer.
4. The grading, foundation, retaining, and drainage elements shall also be stamped and signed by the project geotechnical engineer as conforming to the recommendations made by the project Geotechnical Engineer.
5. Prior to submittal of the building permit plans, the applicant shall secure written approval from the Ross Valley Fire Authority, Marin Municipal Water District and the Ross Valley Sanitary District noting the development conformance with their recommendations.
6. Submit 3 copies of the record of survey with the building permit plans.
7. All retaining walls that are visible from the street and are constructed of

concrete shall be heavily textured or colorized in a manner approved by the planning staff prior to issuance of the building permit. This condition is intended to mitigate the visual impact of the proposed walls.

8. Prior to the removal of any trees not approved by the Planning Commission through this action, the applicant shall secure a tree cutting permit, if required, from the Fairfax Tree Committee prior to removal of any on-site trees subject to a permit under Town Code Chapter 9.36. To further minimize impacts on trees and significant vegetation, the applicant shall submit plans for any utility installation (including sewer, water and drainage) which incorporates the services of the project arborist to prune and treat trees having roots 2 inches or more in diameter that are disturbed during the construction, excavation or trenching operations. Tree root protection measures may include meandering the line, check dams, rip rap, hand trenching, soil evaluation and diversion dams. Any pruning shall take place during the winter when trees are dormant for deciduous species and during July to August for evergreen species.
9. During the construction process the following shall be required:
 - a. The geotechnical engineer and the project arborist shall be on-site during the grading process and both shall submit written certification to the Town Staff that the grading and tree protection measures have been completed as recommended prior to installation of foundation and/or retaining forms and drainage improvements, piers and supply lines.
 - b. Prior to the concrete form inspection by the building official, the geotechnical and structural engineers 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.
 - c. The Building Official shall field check the concrete forms prior to the pour.
 - d. All construction-related vehicles including equipment delivery, cement trucks and construction materials shall always be situated off the travel lane of the adjacent public right(s)-of-way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - e. Any proposed temporary closures 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.
10. Prior to issuance of an occupancy permit the following shall be completed:

- a. The geotechnical engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the soils report.
 - b. The Planning Department and Town Engineer shall field check the completed project to verify that all and planning commission conditions and required engineering improvements have been complied including installation of landscaping and irrigation prior to issuance of the certificate of occupancy.
11. Excavation shall not occur between October 1st and April 1st of any year. The Town Engineer has the authority to waive this condition depending upon the weather.
12. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them, daily, if necessary.
13. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 20-13. Modifications that do not significantly change the project, the project design or the approved discretionary permits **may** be approved by the Planning Director. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 20-13 will result in the job being immediately stopped and red tagged.
14. Any damages to the public portions of Willow, Live Oak, Chester or Ridgeway Avenue, or other public roadway used to access the site resulting from construction activities shall be the responsibility of the property owner.
15. 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.

16. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act and Best Management Practices for Stormwater Pollution Prevention.
17. Conditions placed upon the project by outside agencies, Town department or by the Town Engineer may be eliminated or amended with that agency's, department's or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.
18. The building permit plans shall be reviewed and approved by the Town Engineer, at the expense of the applicant, prior to issuance of the building permit. The project shall be inspected by the Town Engineer prior to issuance of the occupancy permit for the residential structure for compliance with the engineering plans.

Ross Valley Fire Department

19. All vegetation and construction materials are to be maintained away from the residence during construction,
20. Hydrant flow and location are to be identified prior to the start of construction.
21. The project requires installation of a fire sprinkler system that complies with the National Fire Protection Association regulation 13-D and local standards. The system will require a permit from the Fire Department and the submittal of plans and specifications for a system submitted by an individual or firm licensed to design and/or design-build sprinkler systems.
22. The property is located within the Wildland Urban Interface Area for Fairfax and the new construction must comply with Chapter 7A of the California Building Code or equivalent.
23. 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 each sleeping room in a central location in the corridor and over the center of all stairways with a minimum of 1 detector on each story of the occupied portion of the residence.

24. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.
25. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers must be placed in location that is visible from the street. The numbers must be internally illuminated or illuminated by and adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.
26. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
27. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

Marin Municipal Water District (MMWD)

28. A copy of the building permit must be provided to the district along with the required applications and fees.
29. The foundation must be completed within 120 days of the date of application.
30. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
31. Any landscaping plans must be reviewed and approved by the District.
32. Backflow prevention requirements must be met.
33. Ordinance 420., requiring installation of grey water recycling system when practicable, must be incorporated into the project building permit plans or an exemption letter from the District must be provided to the Town.
34. All the District's rules and regulations in effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD)

35. A sewer connection permit and a side sewer connection permit are required for all work outside the new building footprint.
36. Fees will include sewer capacity charges as well as permit fees.
37. All sewer connection details for the sewer laterals and connection should be included on the submitted drawing set. Show the sewer main and lateral sizes and pipe material, revise the sewer clean out shown on sheet C5.0 to meet Sanitary District standards (detail SD-30), include a sewer cleanout and backwater protection device within 2-feet of the building foundation, the Ross Valley Sanitary Standard Notes shall be shown and are found in Subsection L of Section 3 of the Design and Construction Standards and demonstrate that all materials used in the construction of the sewer improvements are from the approved materials list.
38. A hold will be placed on the property when the building permit is issued and will not be released for occupancy until the District permit and sewer requirements have been fulfilled.

Fairfax Public Works Department

39. All large trucks with more than 2 axles accessing the site for construction will be limited to the hours of 9 AM to 3 PM.
40. All driveway improvements shall be completed and be signed off by the Building Official and Public Works Manager before construction begins on the house.
41. Complete road closures will be limited to concrete pours and steel placement and will be coordinated with the Fairfax Police Department and Ross Valley Fire Department.
42. A detailed construction management plan must be submitted with the building permit application that includes construction delivery routes, construction schedule (deliveries, worker hours, etc.), notification to area residents, emergency access and egress routes and proposed employee parking locations during construction and be approved by the Department of Public Works.
43. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes.

44. A bond will be submitted prior to issuance of the building permit in an amount that will cover the cost of grading, weatherization and repair of possible roadway damage in an amount equaling 100% of the estimated construction costs and pay for the Town Engineer's/Plan Checker's time to review and confirm the contractor's estimate.

Town Engineer

45. The Town Engineer shall review the final, stamped and signed project Civil and Structural plans and the project Geotechnical Engineer should provide a letter certifying that the intent of his recommendations, including those in the most recent July 22, 2020 letter, have been substantially incorporated into the project, prior to issuance of the building permit.

Miscellaneous

46. The exterior lighting fixtures must meet "dark sky" criteria, must be the minimum necessary for safety, and must be shielded from direct offsite illumination^[BB1].

47. The surveyor shall mark the location of all the property lines in the field prior to the start of construction.

48. A drainage system maintenance agreement including a system location plan and required maintenance schedule shall be approved by the Town Engineer and then be recorded at the Marin County Recorder's Office setting forth the required maintenance schedule to ensure the drainage system continues to function as designed. A copy shall be provided to the Town prior to issuance of the building permit.

49. An arborist report that includes tree protection during construction measures shall be submitted with the building permit application for approval by the Planning Director and the measures are conditions of approval for this project and must be in place, inspected and approved by the arborist with verification in writing to the Town, prior to the start of construction.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Hill Area Residential Development, Design Review Permit and Tree Removal permit are in conformance with the 2010 – 2030 Fairfax General Plan, the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the project can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission

held in said Town, on the 17 day of December 2020 by the following vote:

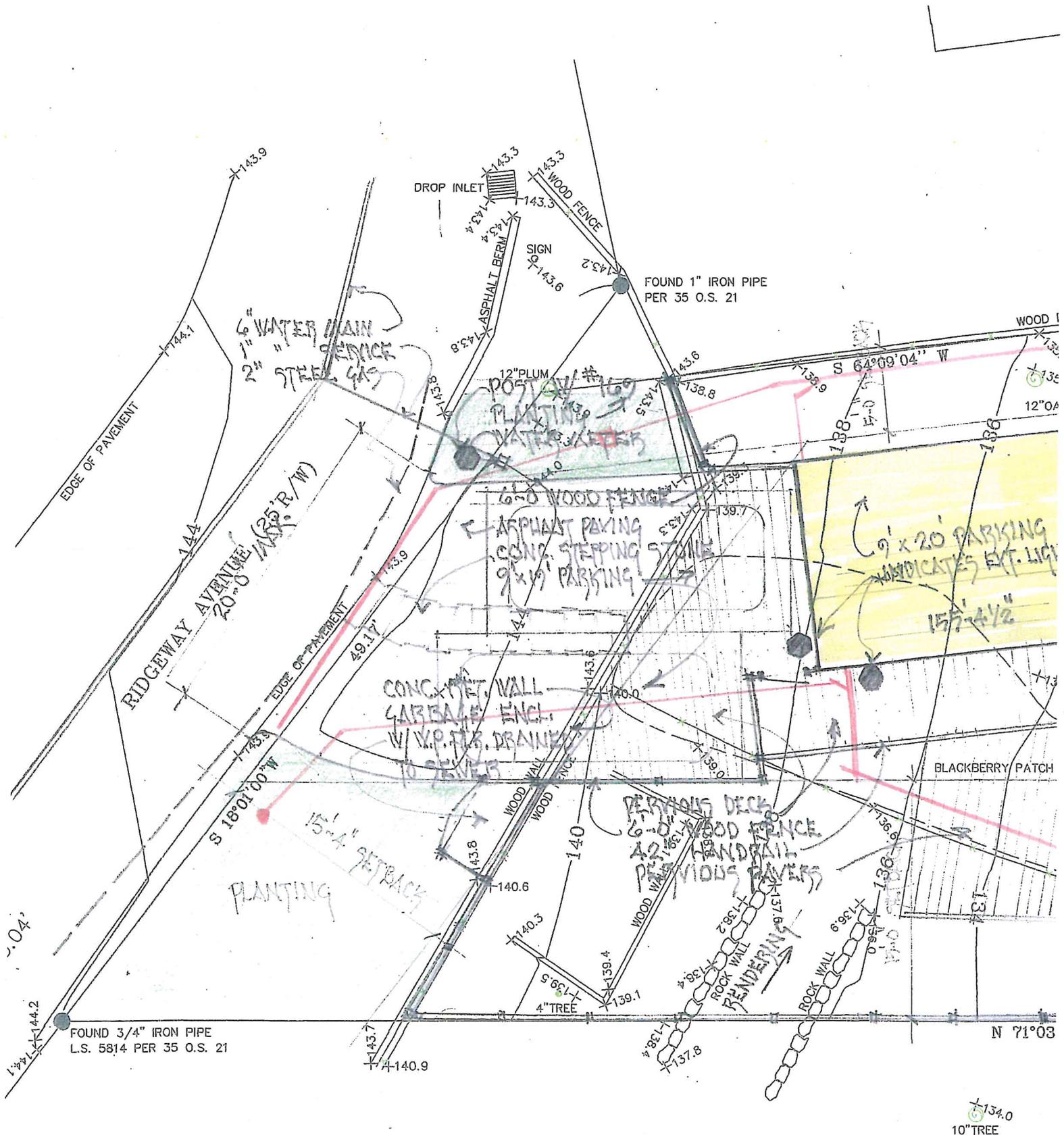
AYES:

NOES:

Chair Green

Attest:

Ben Berto, Director of Planning and Building Services



169 RIDGEWAY - REVISED PARKING - 11/11/20

APN 001-2

NOV 13 2020

ATTACHMENT **B**

21

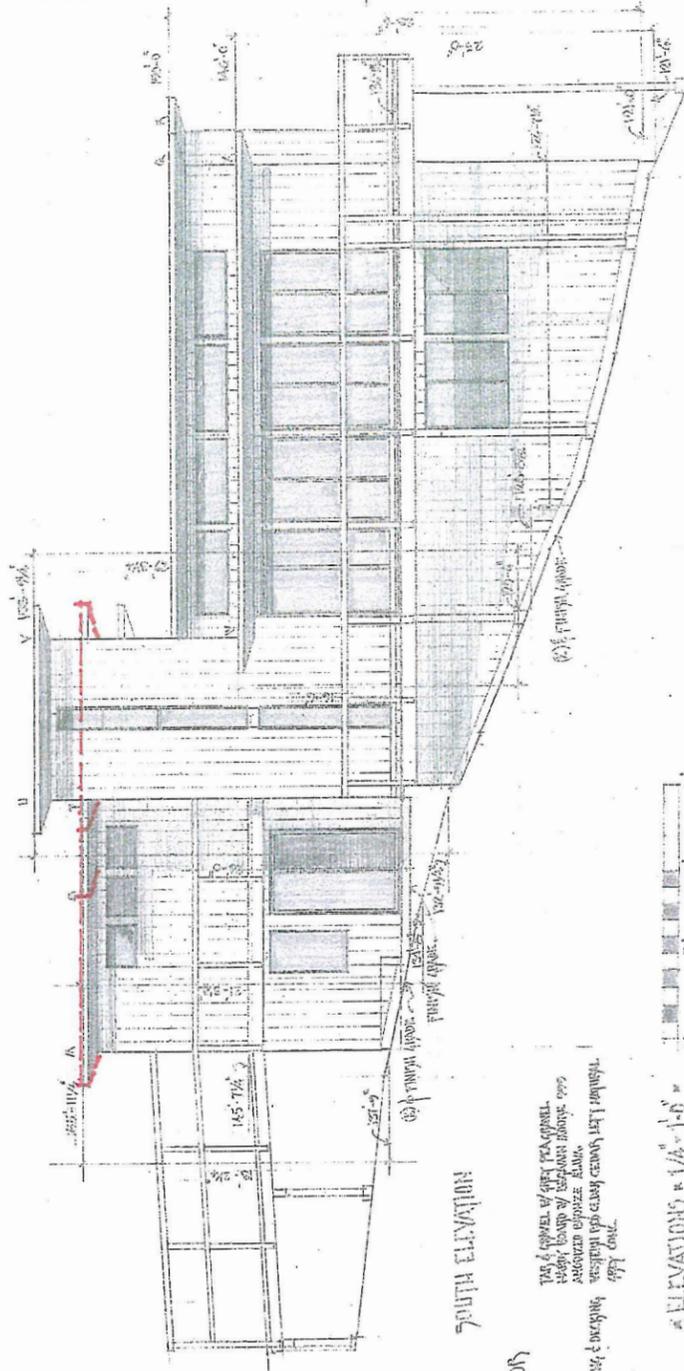
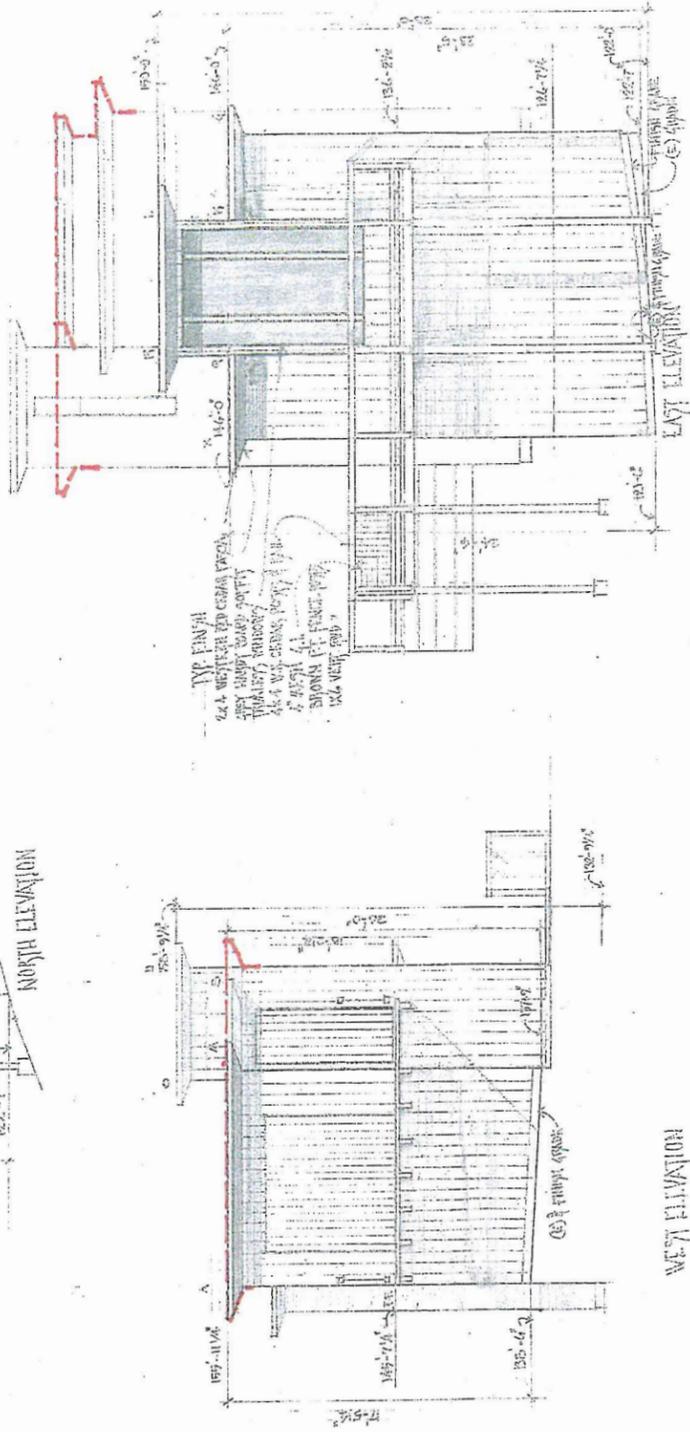
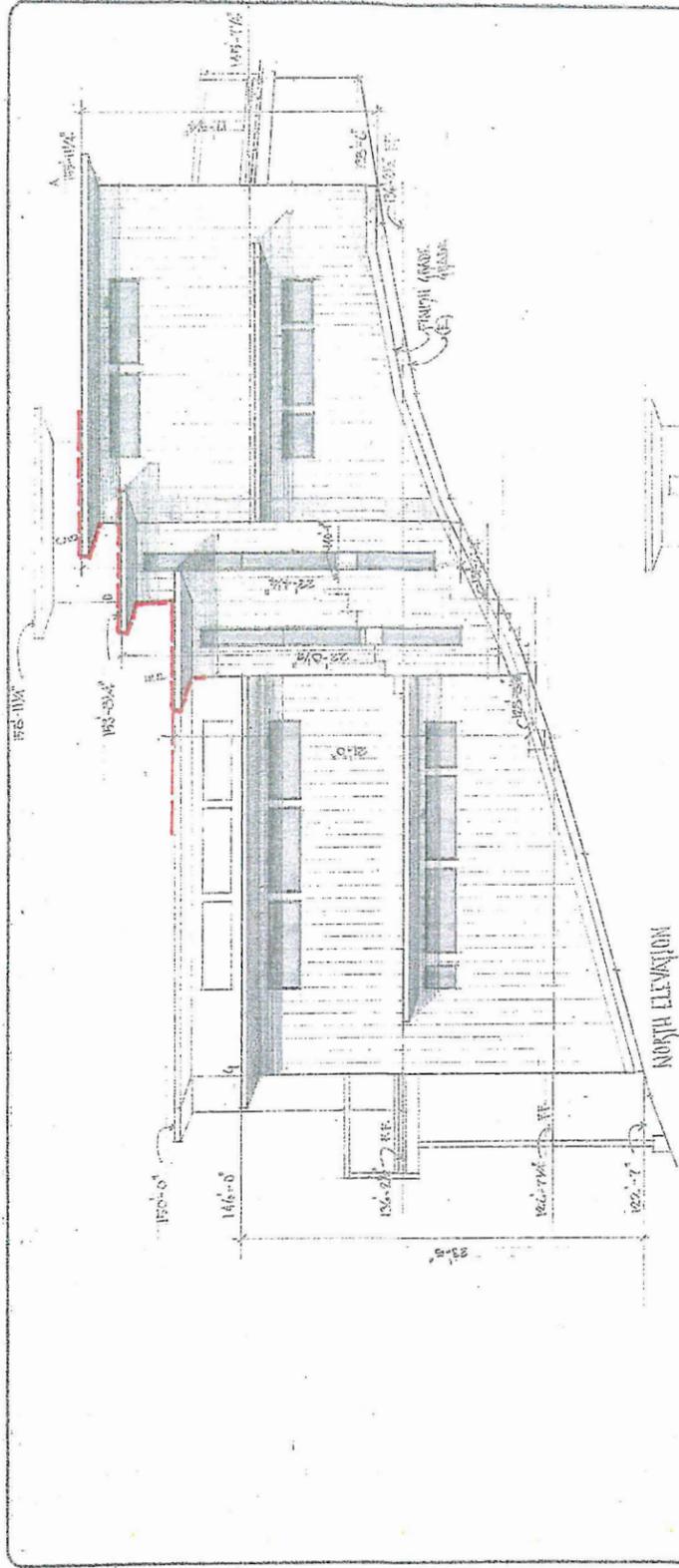
APN 001-203-34



APN 001-280-01
AREA = 5,164.10 SQ. FT.

FOUND 3/4" IRON PIPE
S. 5814 PER 35 O.S. 21

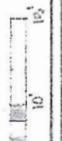
FOUND 3/4" IRON PIPE



MATERIALS & COLORS
 ROOF: [unclear]
 WALLS: [unclear]
 FLOORING: [unclear]
 FINISHES: [unclear]

TOP & SIDING OF THE TRUSS
 ROOF TRUSS OF TRUSS SYSTEM
 ROOF TRUSS OF TRUSS SYSTEM
 ROOF TRUSS OF TRUSS SYSTEM

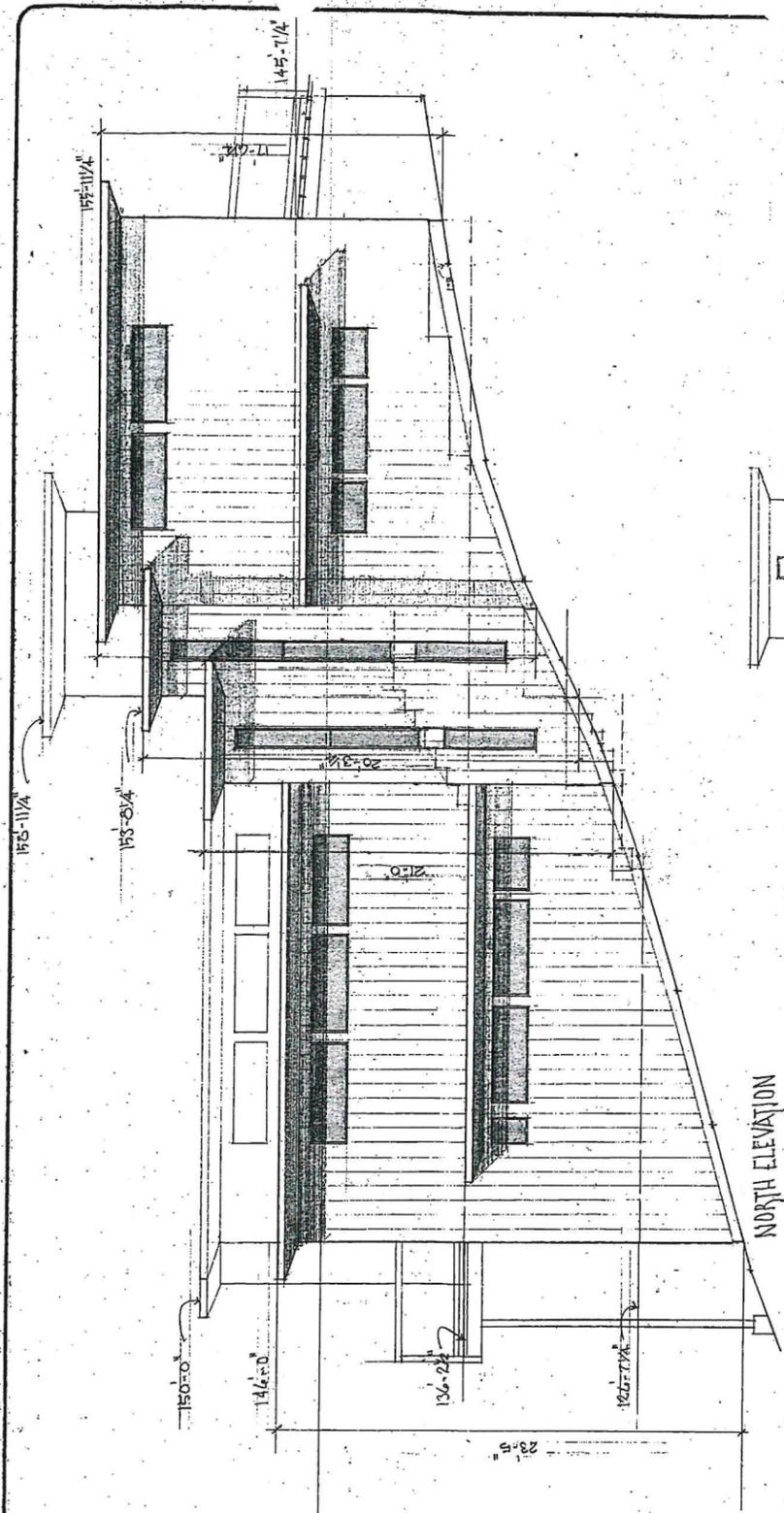
ELEVATIONS: 1/4" = 1'-0"



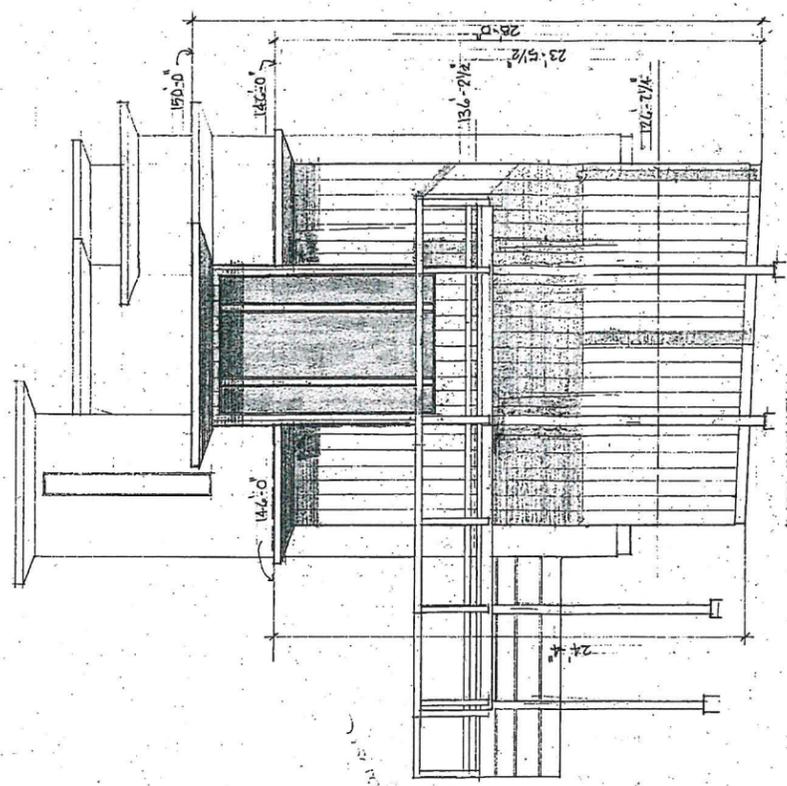
8/10/20
 12/9/20
 4

" RILEY RESIDENCE " RIDGEWAY AVENUE, FAIRFAX, CA. 94733
 " RILEY RESIDENCE " RIDGEWAY AVENUE, FAIRFAX, CA. 94733
 " RILEY RESIDENCE " RIDGEWAY AVENUE, FAIRFAX, CA. 94733

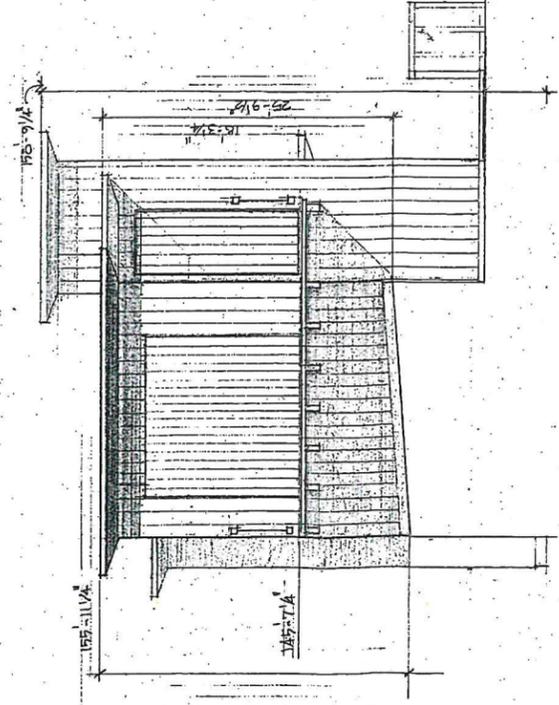
" ALEX RILEY ASSOCIATE " " ALEX RILEY ASSOCIATE " " ALEX RILEY ASSOCIATE "



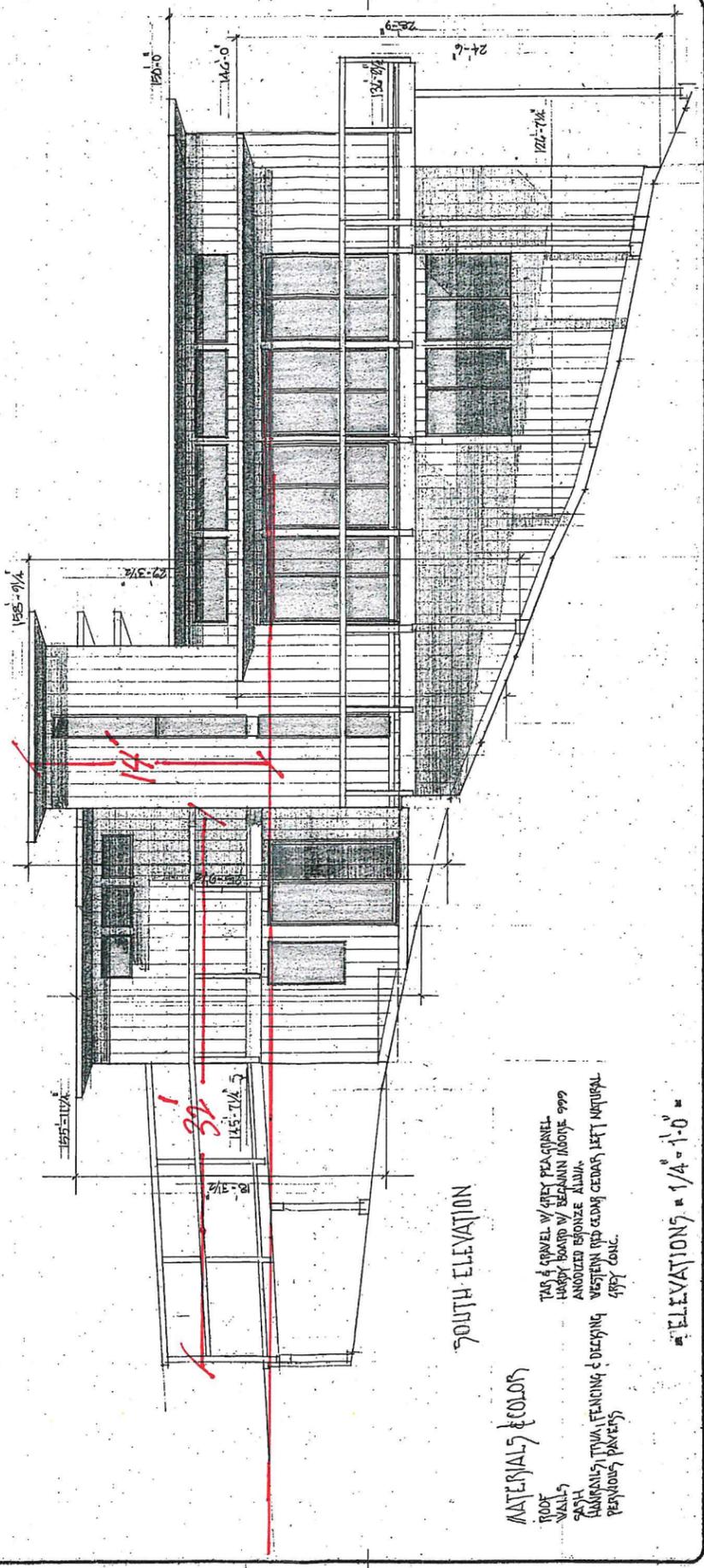
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

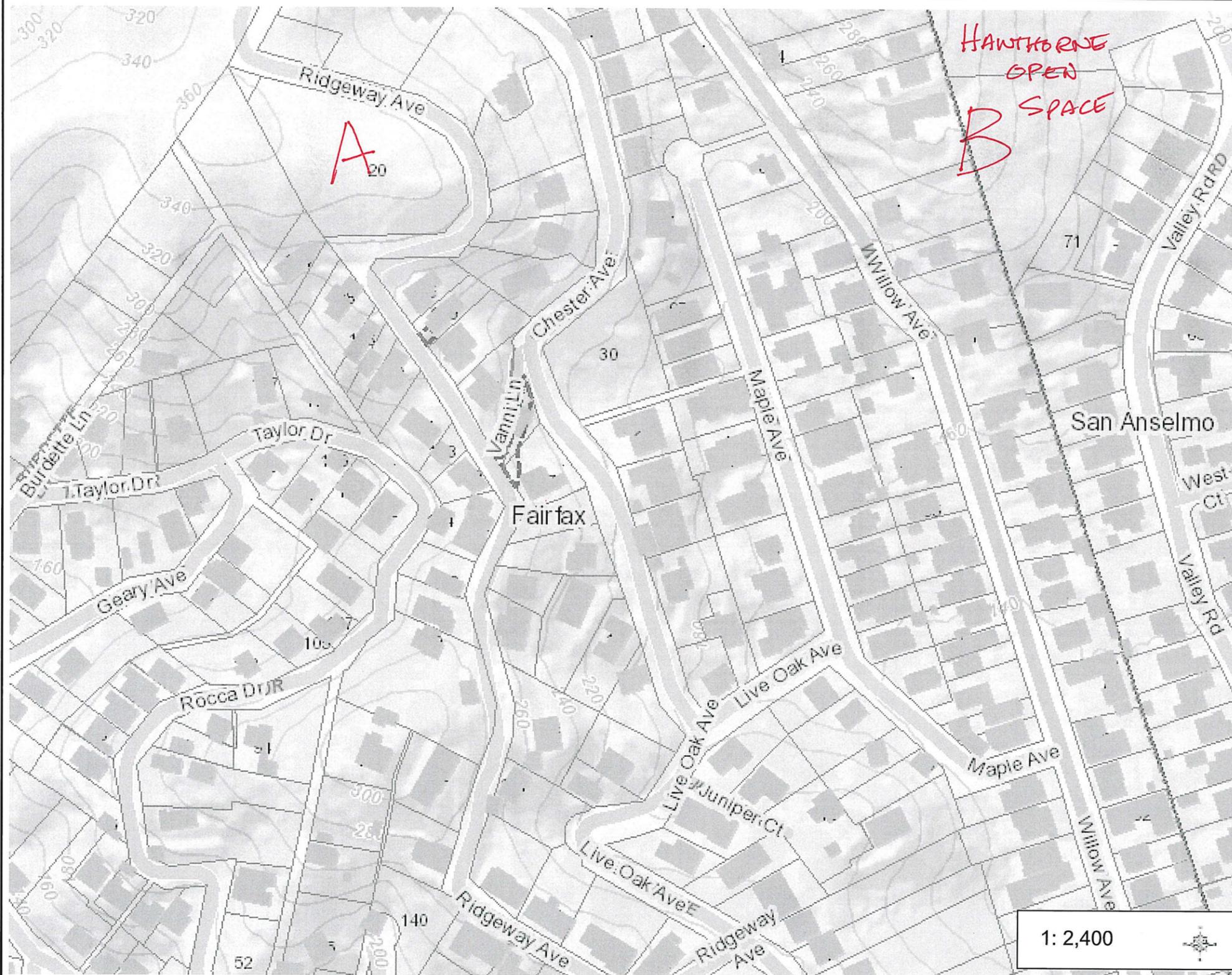
MATERIALS & COLORS

- ROOF: TAB & CORVEL w/ GREY PEA-CORREL
- WALLS: HARDY BOARD w/ BEAMAN INSOTEK 9999
- CEILING: ANODIZED BRONZE ALUM.
- TRIM: WESTERN RED CEDAR
- DECKING: WESTERN RED CEDAR
- FENCING: WESTERN RED CEDAR
- PAVING: GREY CONC.
- PERVIOUS: PERVIOUS PAVES

SCALE: ELEVATIONS = 1/4" = 1'-0"

RILEY RESIDENCE ■ RIDGEWAY AVENUE ■ FAIRFAX, CA. 94730 ■
 FOR DYLAN & SUSAN RILEY ■ 327 CALIMA ROAD ■ FAIRFAX, CA. 94530 ■ 415-307-4079 ■ AP001-250-01 ■

ALEX RILEY ASSOCIATES ■
 P.O. BOX 193, INVERSALES, CA. 94037 ■
 TEL 225 5692, ALEX.RILEY@EARTHLINK.NET ■



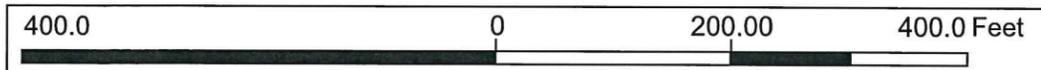
Legend

- Elevation_2017_1ft
- Elevation_2017_idx_5ft
- Building Footprint
- Condominium Common Area
- City
- Community
- Marin County Legal Boundary
- Other Bay Area County
- MMWD Easement
- Stream - Perennial (NHD)

Area (NHD)

- CanalDitch
- DamWeir
- Foreshore
- SeaOcean
- Spillway
- StreamRiver

1: 2,400 



NAD_1983_HARN_StatePlane_California_III_FIPS_0403_Feet
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ATTACHMENT C



(xxx) = ADDRESS
[xxx] = ELEVATION