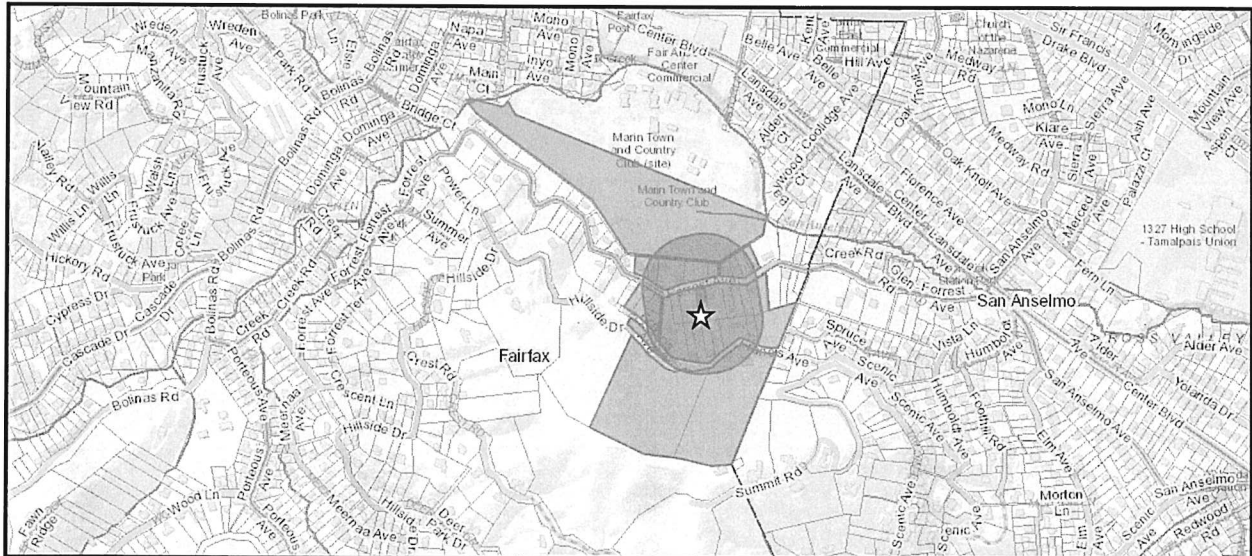


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: May 20, 2021
FROM: Linda Neal, Principal Planner
LOCATION: 139 Forrest Ave.; APN # 002-192-51
PROJECT: Remodel/rehabilitate existing single-family residence
ACTION: Conditional Use Permit; Application # 21-09
APPLICANT: Kent Matheson
OWNER: Same
CEQA STATUS: Categorically exempt, § 15301(a)



139 FORREST AVENUE

DISCRIPTION

Restoration and minor remodel of an existing 1,326 square-foot, 2-story, 3-bedroom, 2-bathroom, single-family residence to relocate the lower floor bathroom to create a laundry/storage room. The project does not expand the existing square footage of the structure, it will not increase the number of bedrooms in the house and will not extend beyond the exterior walls of the existing house.

BACKGROUND

The 9,292 square-foot site slopes up from Forrest Avenue at an average rate of 39% and is developed with a residence that was constructed in 1930. There is one parking

space located partially on-site and partially within the public right-of-way at the street frontage. The structure has two habitable upper floors developed as living space, over a basement/crawlspace level that is unimproved and is used for storage and as a mechanical room.

DISCUSSION

When the current owners purchased the property in January of 2020 the house had been vacant and neglected for quite some time. The Fairfax Police Department had found squatters inhabiting the structure on at least one occasion. The owners obtained permits to relocate the bathroom, remodel the kitchen, and to upgrade the electrical and the plumbing throughout the structure. During an inspection, the Building Official determined that the work had progressed beyond the issued permits and he stopped the job and advised the applicant that the project had reached the point where Planning Commission approval was required.

The proposed project will include installing all new electrical and plumbing throughout the building, and moving the main floor full bathroom to the rear (south wall) of the building to create an interior laundry/storage room. The kitchen and dining room are also proposed to be remodeled by removing 2 walls to connect the kitchen, dining room, and living room, enhancing the functionality of the 1930's structure. The project does not constitute a 50% remodel and will not require any site excavation (the structure foundation was repaired and stabilized with a building permit by the prior owner in 1989).

Town Code § 17.080.050 requires that a Conditional Use Permit be obtained prior to any use, occupancy, or physical improvement of or on a building site failing to meet the minimum size and width requirements based on the site slope. The project site has a slope of 39% and would have to be 31,000 square feet in size and 137 feet wide to comply with the code. The site is only 9,292 square-feet in size and 47 feet wide so the project requires the approval of a CUP by the Planning Commission before a building permit can be obtained.

The purpose of the Conditional Use Permit Chapter of the Zoning Ordinance, Town Code Chapter 17.032, is to allow the proper integration into the Fairfax of uses which may only be suitable in certain locations in town or in a zone or only if the uses are designed or laid out on the site in a particular manner. In consideration of a conditional use permit the commission shall give due regard to the nature and condition of all adjacent structures, to the physical environment, and to public health, safety, and welfare.

The only exterior changes the proposed project will make to the structure is to add one clerestory window to the rear of the building, replace a double front window on the first floor off the living room with a French door, and to improve the exterior lighting by replacing the existing fixtures and adding a second light on the west side of the new French door on the first floor, a second light on the west side of the structure, relocating

the one existing light on the rear south side of the structure and adding two new fixtures to the rear wall.

The site is very dark and the exterior stairway along the west side of the building and the rear patio could be dangerous at night because lighting on the site is minimal and there is significant tree canopy. The lighting proposed is the minimum necessary to make the site safe for its residents. The proposed fixtures can be found on page 2 of the plan set and staff believes they are adequately shielded to direct light down and not extend lighting beyond the site area meant to be illuminated for safety reasons. There is also a condition that the lighting not directly illuminate or extend beyond the site and be dark sky compliant.

The structure complies with the requirements of the Residential Single-family RS 6 Zone as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Coverage	Height
Required/ Permitted	6 ft.	12 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	28.5 ft., 3 stories
Existing	42 ft.	58 ft.	100 ft.	3 ft. & 15 ft.	18 ft.	.14	.13	24.5 ft., 3 stories
Proposed	same	same	same	same	same	same	same	same

The project will have a minimal impact on the site and the neighboring structures and will result in a well-maintained building that is no longer a hazard.

Exterior Color Palette

A design review permit is not required for this project because it does not constitute a 50% remodel. However, (just) for the Commission’s information, the owner has provided the following exterior colors/materials - redwood siding a light brown (Clarke and Kensington “Stepping Stone #21A-3), the window trim black (Clarke and Kensington Black Truffle, #N-C24) and the window frames off white (Clarke and Kensington Antique White #CW-W7). The deck and railings will be repaired/replaced with redwood to match the existing. The roof is black asphalt shingles (see photo of materials board attached to plan sets).

Other Agency/Department Comments/Conditions

Ross Valley Fire Department

The Ross Valley Fire Department has already reviewed and approved both the required fire suppression system proposed for the house and the vegetation management plan (VMP). Compliance with these approved plans have been included as conditions of approval for the project in the attached Resolution of approval for the project.

Ross Valley Sanitary District

The sewer lateral for the property was replaced with permits when the property was purchased by the current owners in early 2020.

Public Works and Building Departments and Marin Municipal Water District

No comments were received from any of the above referenced agencies or departments but we have included Marin Municipal Water District standard conditions since we are in the midst of a drought for the Planning Commission's, applicant's and public's information.

RECOMMENDATION

1. Conduct the public hearing.
2. Move to approve the project by adopting Resolution No. 2021-11 setting forth the findings and conditions for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 2021-11

Attachment B – Applicant supplemental information including photographs of the property documenting its dilapidated state at the time of purchase.

Attachment C – letters of support from eight neighbors

RESOLUTION NO. 2021-11

A Resolution of the Fairfax Planning Commission Approving Application No. 21-09 for a Conditional Use Permit for a Minor Remodel/Repair of a Residence at 139 Forrest Avenue

WHEREAS, the Town of Fairfax has received an application from Kent Matheson to remodel/repair the existing 3-story, 1,326 square foot, 3-bedroom, 2-bathroom single-family residence on March 17, 2021; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on May 20, 2021 at which time the Planning Commission determined that the project complies with the Conditional Use Permit Chapter of the Zoning 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 Conditional Use Permit; and

WHEREAS, the Commission has made the following findings:

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

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.

Conditional Use Permit Findings

The approval of the Conditional Use Permit to allow restoration and minor remodel of the existing single-family residence with minor changes to the window layout and exterior lighting will not be a grant of special privilege and shall not contravene the doctrines of equity and equal treatment

The development of the property as approved under the Conditional Use Permit shall not create a public nuisance or cause excessive of unreasonable detriment or physical or economic effects to adjoining properties beyond that which might occur without approval of the Conditional Use Permit.

Approval of the Conditional Use Permit is not contrary to the Zoning Ordinance regulations or standards.

Approval of the Conditional Use Permit to allow the proposed project to go forward will result in better development of the property that would otherwise be the case and is in the best interest of the public and for the protection and enhancement of the community.

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

1. The project is approved per the plans prepared by Kent Matheson, dated received by the Town of Fairfax on March 17, 2021.
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
 - b. The applicant shall prepare, and file with the Public Works Director, a video tape of the roadway conditions on the public construction delivery routes (routes must be approved by Public Works Director).
 - c. Submit 3 copies of the record of survey with the building permit plans.
 - d. Prior to the removal of any trees the applicant shall secure a tree cutting permit, if required, from the Fairfax Tree Committee in compliance with Town Code Chapter 8.36.
3. During the construction process the following shall be required:
 - a. 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.
 - b. 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.
4. All exterior lighting shall be the minimum necessary for safety and shall be shielded from direct offsite illumination.
5. Excavation, if any occurs to replace sewer or water lines, 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.

6. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them, daily, if necessary.
7. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 21-10. 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 21-10 will result in the job being immediately stopped and red tagged.
8. Any damages to the public portions of Forrest Avenue or other public roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
9. 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.
10. 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.
11. Conditions placed upon the project by outside agencies may be eliminated or amended with that agency's written notification to the Planning Department prior

to issuance of the building permit.

12. Conditions placed upon the project by the project arborist may be amended or eliminated by the approval of the Planning Director after receiving a request for the elimination/amendment in writing from the project arborist.

Ross Valley Fire Department (RVFD)

13. Project has been deemed a “substantial remodel” and as such 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. The applicant has already obtained approval of the fire sprinkler plans by RVFD and the project must be completed in compliance with those approved plans prior to the project final inspection and issuance of the certificate of occupancy.
14. 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. The applicant has already obtained approval of the vegetative management plan by RVFD and the vegetative management plan must be implemented before the Town will final the construction project and/or issue a certificate of occupancy.
15. 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.
16. 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.
17. 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.
18. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
19. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

20. All vegetation and construction materials are to be maintained away from the residence during construction.

Marin Municipal Water District (MMWD)

21. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.

22. Any landscaping plans must be reviewed and approved by the District.

23. Backflow prevention requirements must be met.

24. 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.

25. All of the District's rules and regulations in effect at the time service is requested must be complied with.

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

The approval of the Conditional Use Permit is in compliance with 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 20th day of May 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

Michele Rodriguez, Chair

Attest:

Ben Berto, Director of Planning and Building Services



139 Forrest Avenue
Fairfax, CA
94930

Kent Matheson
415.516-8125
empiredeluxe@gmail.com

March 14, 2021

PROJECT GOALS & SCOPE

The initial goal of this project is to renovate an aged and unsafe home that has sat empty and decaying for almost a decade into a secure and safe condition for a single family. The footprint of the house is not being expanded and no additional bedrooms are being added.

Internally, we will bring the home to modern building code standards so that the property is a safe and secure home and a good neighbor to the surrounding properties. Some alterations have been made to interior rooms to create a more useable and comfortable living space.

Externally, our goal is to create a home that's harmonious with the surrounding neighborhood and sits comfortably with and within the wooded environment surrounding the home of Forrest Avenue and is fire safe. We do not intend to expand the footprint of the home.

OWNER'S STATEMENT ON PROCESS

We are working to restore a property that has been left derelict for almost 10 years for use as a home for our family.

We knew that the home was in need of a deep effort and began by pulling permits for what we felt would be the proper effort required. However as we began to work we found dangerous & unsafe conditions in the gas & electrical systems that were clearly unsafe for modern living, and heavy vermin infestations. In order to make the home safe and healthy we felt there was no choice but to go beyond the scope of the original permits and are now working through a major renovation of the interior of the home.

We've been open with the town during this process and will continue to do so as we work toward bringing the property into compliance with town rules and modern standards.

Beyond the initial restoration of the home we intend and look forward to making it earthquake safe and more energy-wise, and currently have a permit in place and plans approved for a sprinkler system.

Beyond this we're excited to expand the parking of the property to town standards - a much needed thing on Forrest Avenue. We've had a soil study made and have had done a full survey of the property. We're currently working with a local architect and engineer on the plans and as we've worked through it we've reached out to our local community and are pleased to have the full support of every neighbor we're in touch with.

ATTACHMENT B



139 Forrest Avenue
Fairfax, CA
94930

Kent Matheson

415.516-8125
empiredeluxe@gmail.com



USE PERMIT FINDINGS

Approval Shall Not constitute a grant of special privilege.

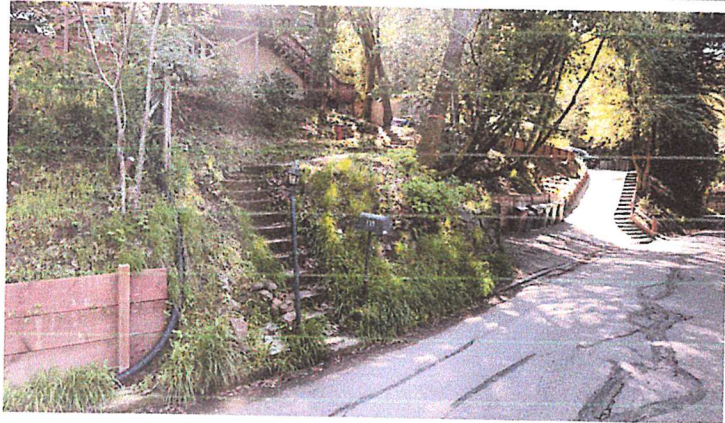
The existing property is 9,412 sf and is currently developed with a 1,326 sf home. Its is the properties narrow width at 50' wide and the average slope of 39.20% that requires a use permit. The proposed development will not change the square footage of the home and is under the requirements for for floor ratio and lot coverage.

Development and use of the property shall not create a public nuisance.

The proposed development will return a derelict and dangerous home to a safe condition and will bring the property current building code and fire safety requirements.

Approval of the use Permit is not contrary to those objectives, goals or standards set forth in any plan or policy adopted by the town.

The proposed development is consistent with town zoning regulations and land use policies. The parcel is zoned for residential use.



Renovation
MATHESON RESIDENCE
139 Forrest Ave. Fairfax, CA
APN: 002-192-51

03/08/2021
Rv01

PHOTOGRAPHS
OF THE PROPERTY



Kent Matheson
139 Forrest Avenue
Fairfax, CA, 94930
415.516-8125
empiredeluxe@gmail.com



Examples of the conditions found within the home.

The top images show the type of open wiring found within the walls in the kitchen and several spots of the back rooms of the home as we began the initial permitted renovation work. This more than anything prompted our decision to open the walls in other parts of the home, as in addition to being unsafe would clearly not support the loads of modern appliances and systems. At this point we figured the walls had to be opened up.

The lower left shows the state of the Main electrical panel, and the lower right image is of the gas line leading into the fire place. This turned out to be rotted through inside the brick. These discoveries and others indicated that without a full requiring and updated gas line system the home was a fire hazard to the neighborhood.



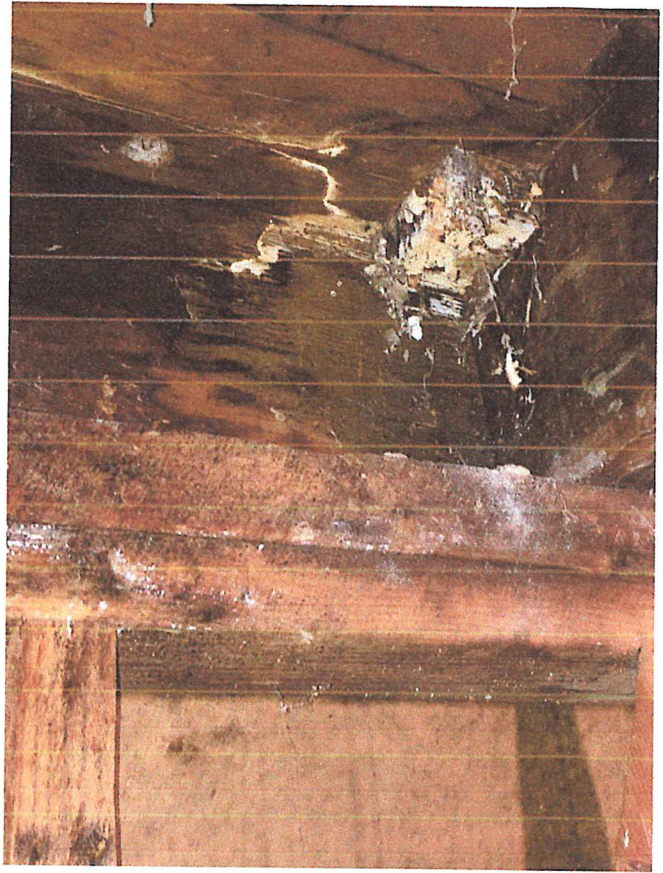
Renovation
MATHESON RESIDENCE
 139 Forrest Ave. Fairfax, CA
 APN: 002-192-51

03/08/2021
 Rv01

PHOTOGRAPHS
 OF THE PROPERTY,
 EXAMPLES OF DECAY
 AND UNSAFE CONDITIONS 1



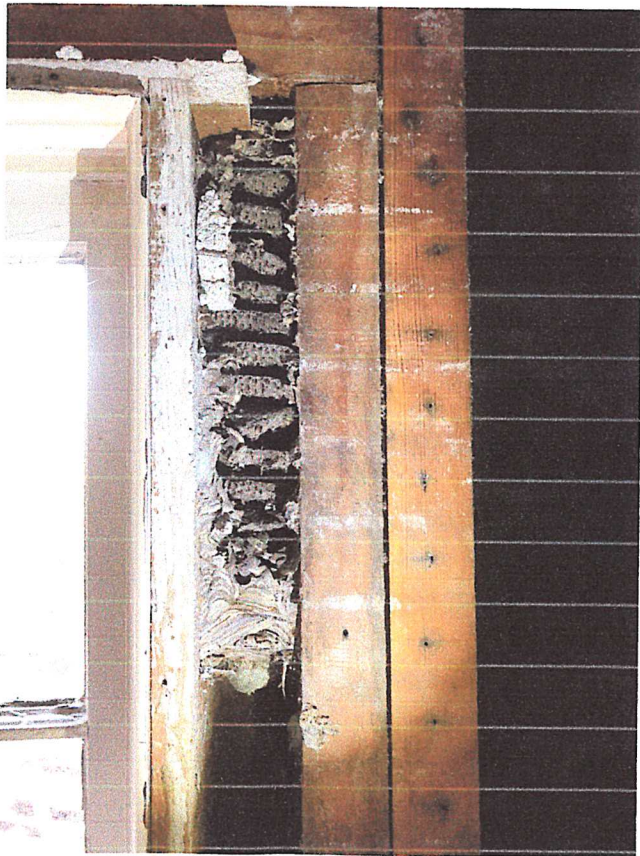
Kent Matheson
 139 Forrest Avenue
 Fairfax, CA, 94930
 415.516-8125
 empiredeluxe@gmail.com



Examples of the conditions found with the home.

Vermin had infested the property in multiple locations. Insect nests were found in several places in the walls and rats had invaded and made themselves quite comfortable throughout.

The top right image shows rot from a water leak under the main door, the lower right image shows the condition exposed under the sink in the kitchen.



Renovation
MATHESON RESIDENCE
139 Forrest Ave. Fairfax, CA
APN: 002-192-51

03/08/2021
Rv01

PHOTOGRAPHS
OF THE PROPERTY,
EXAMPLES OF DECAY
AND UNSAFE CONDITIONS 2



Kent Matheson
139 Forrest Avenue
Fairfax, CA, 94930
415.516-8125
empiredeluxe@gmail.com

March 4, 2021

TO: Fairfax Planning Commission
RE: 139 Forrest Ave.

I live next door to 139 Forrest. I have lived with six years of this property being vacant, several break ins, two occupancies by homeless individuals, and no mitigation of fire risks.

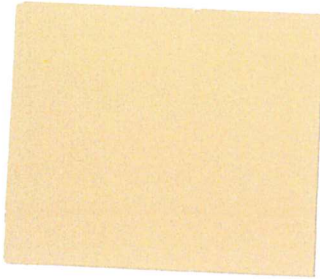
You can appreciate that I am very happy to support the Mathesons' plans for renovation of their house and construction of a new garage. I am also willing to waive the neighbor review period.

Cordially,



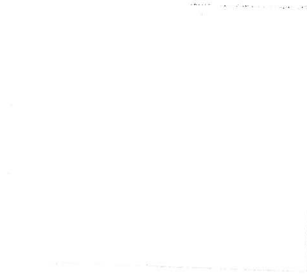
Vakil Kuner
145 Forrest Ave
415-725-5489

ATTACHMENT C



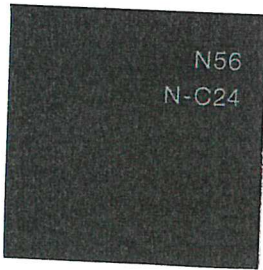
SIDING, PAINTED REDWOOD:

Clarke & Kensington
Stepping Stone
21A-3



WINDOW FRAMES:

Clarke & Kensington
Antique White
CW-W7



WINDOW TRIM:

Clarke & Kensington
Black Truffle
N-C24



DECK & RAILINGS:

Redwood



ROOF:

Black Asphalt

Remodel
MATHESON RESIDENCE
139 Forrest Ave. Fairfax, CA
APN: 002-192-51

03/08/2021
Rv01

**COLOR
CHART**



Kent Matheson
139 Forrest Avenue
Fairfax, CA, 94930
415.516-8125
empiredeluxe@gmail.com

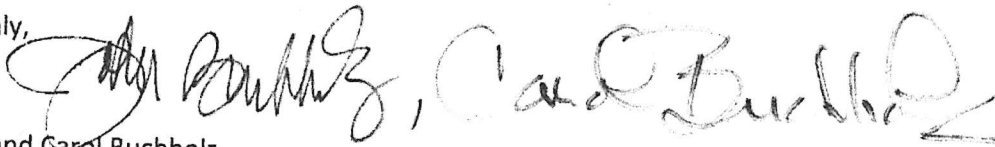
March 9, 2021

Attention: Town of Fairfax

Re: 139 Forrest Avenue

We live a couple doors down from Kent Matheson and his family at 139 Forrest. Carol and I have reviewed the plans and we both support the new parking carport. We see this as benefit to all the neighbors by adding the desired parking structure.

Warmly,

Handwritten signatures of John and Carol Buchholz in black ink. The signature for John is on the left and the signature for Carol is on the right, separated by a comma.

John and Carol Buchholz

128 Forrest Ave

Fairfax, California 94930

Dear Kent,

This is Vincent Pizzuto and Fernando Esponda from 171 Forrest Avenue writing to register our full support for your renovation project on Forrest 139. It seems to me that the upgrades required by the town will ultimately benefit all of us and the temporary inconvenience of traffic delays are an acceptable inconvenience for the long term benefits of your renovation. I am sorry this has been so difficult for you — beginning any renovation project always feels like opening a pandora's box. But an improvement to any of our homes is a benefit to all of our homes for many reasons. We are happy for you to use this email as a public record of our support for you renovations. We wish you all the best in the completion of your project.

Sincerely,

Vincent Pizzuto
Fernando Esponda

171 Forrest Avenue, Fairfax

Cell: 415-533-8529

Mary Anne Rasmussen & Jim Klein

110 Forrest Avenue
Fairfax, CA 94930
+15-450-1790
maryannerasmussen@gmail.com

March 10, 2021

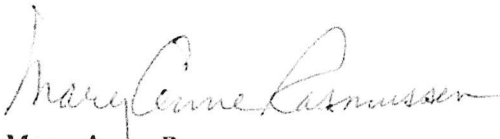
To: County of Marin

Re: Matheson Family Project at 139 Forrest Ave, Fairfax

We are the across-the-street neighbors of 139 Forrest Ave, Fairfax, owned by Kent and Bonnie Matheson.

We are fully supportive of their renovation proposals for the house and new carport at 139 Forrest Ave, Fairfax. We have no concerns or issues. We are fully supportive of their living in the property while the work is done. Their presence and these projects will enhance the entire neighborhood. We are comfortable with the elimination of the 30 day neighborhood comment period. There is no need to delay this project from proceeding.

Please feel free to contact us if you require any additional information.



Mary Anne Rasmussen



Jim Klein

To Fairfax Planning Dept,

I'm writing to you as a neighbor of Kent Matheson to endorse his renovation of his home at 139 Forrest Ave in Fairfax. He shared his intentions, and they seem to me very reasonable. He is preserving a tiny piece of Fairfax history in this old house whose wood may likely have come from our own California backyard. I look forward to the day his build is complete and to admire the hard work put into it.

Kind regards,

Danielle Salone-Chen & Michael Chen

134 Francis Ave San Anselmo 94960

tritone7@sbcglobal.net

415-517-4334 (mobile)

March 10, 2021

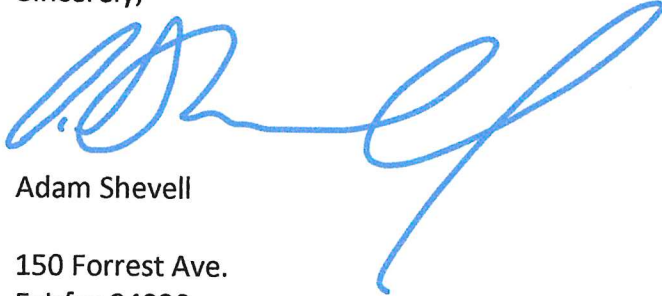
ATTN: Marin County

Re: 139 Forrest Ave., Fairfax 94930

To whom it may concern:

I am an across-the-street neighbor of Kent Matheson and Bonnie Lawson. They have shared their family's plans to add a carport and make certain other changes to the front yard of their property. I support these updates without reservation and think they will be beneficial to the Matheson-Lawson residence as well as enhance the neighborhood generally.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Shevell', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Adam Shevell

150 Forrest Ave.
Fairfax 94930

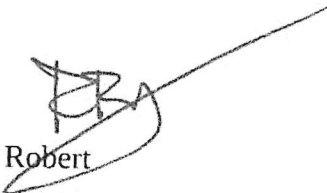
Fairfax 02/28/2021

Re: 139 Forrest Ave

Dear Council Members and Staff:

Our neighbors at 139 Forrest Ave are planning to build a carport; we are very happy to see that. As is well known parking on Forrest Ave is a challenge with essentially no guest parking available. Since the original house did not have adequate parking this is a great improvement. And not just for themselves but for the street at large. Therefore we strongly support this project and recommend approval, thank you for your consideration,

Regards;



Robert

Karen & Robert Jansen
124 Forrest Ave, Fairfax CA 94930
cell: 415-623-4164

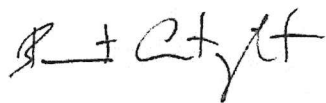
March 5, 2021

To Whom It May Concern:

Re: 139 Forrest Ave., Fairfax, CA 94930

This letter is in support of Kent Matheson's renovation plans for 139 Forrest Ave. I've reviewed the plans and support what he is doing, both in terms of parking and the renovations to the house. It's fine with me to waive the neighbor review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Brant Cortright". The signature is written in a cursive, somewhat stylized font.

Brant Cortright
135 Forrest Ave.
Fairfax, CA 94930

REVISIONS	IN
01/06/2021	

Kent Matheson
 415.516.8125
 empiredeluxe@gmail.com

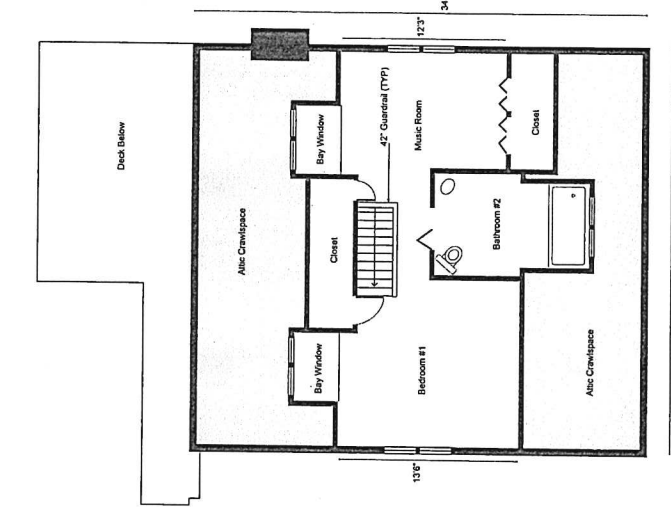


EXISTING
 FLOOR PLANS

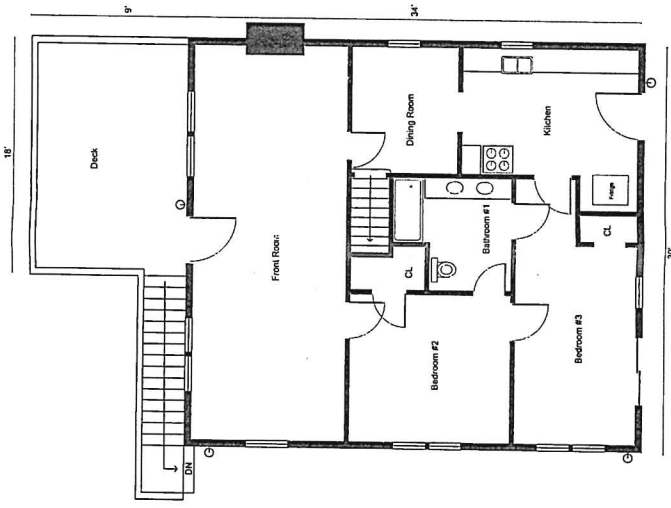
Renovation
 MATHESON RESIDENCE
 139 Forrest Ave, Fairfax, CA
 APN: 002-192-51

Date: 01/05/2020
 Scale: 1/4" = 1'-0"

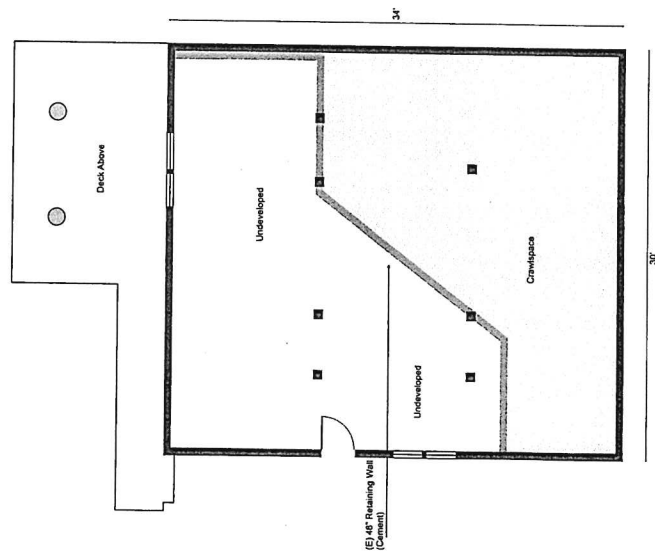
Sheet: 1/5



(E) UPPER FLOOR PLAN
 1/4" = 1'-0"



(E) MAIN FLOOR PLAN
 1/4" = 1'-0"



(E) LOWER FLOOR PLAN
 1/4" = 1'-0"

REVISIONS	BY	DATE

Kent Matheson
139 Forest Avenue
Palo Alto, CA 94301
empredeluxe@gmail.com
415.516.8125



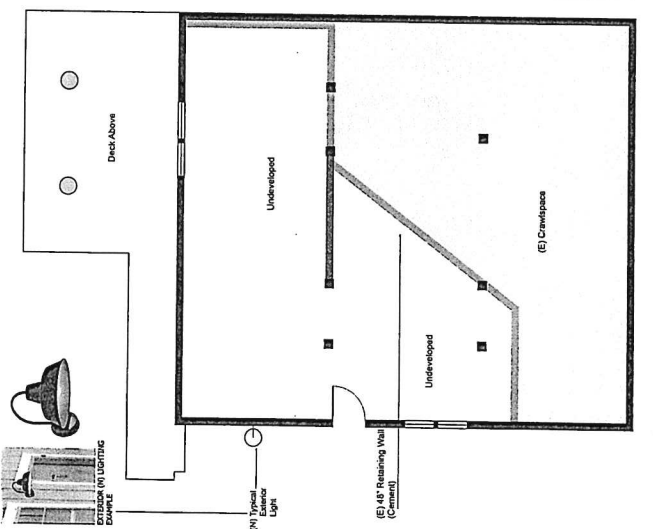
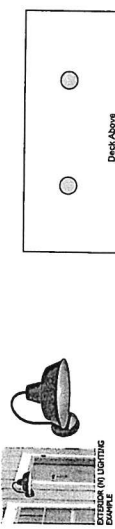
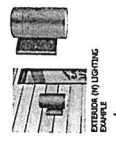
PROPOSED
FLOOR PLANS

Renovation
MATHESON RESIDENCE
139 Forest Ave., Palo Alto, CA
APN: 002-192-51
Date: 10/15/2024
Scale: 1/4" = 1'-0"

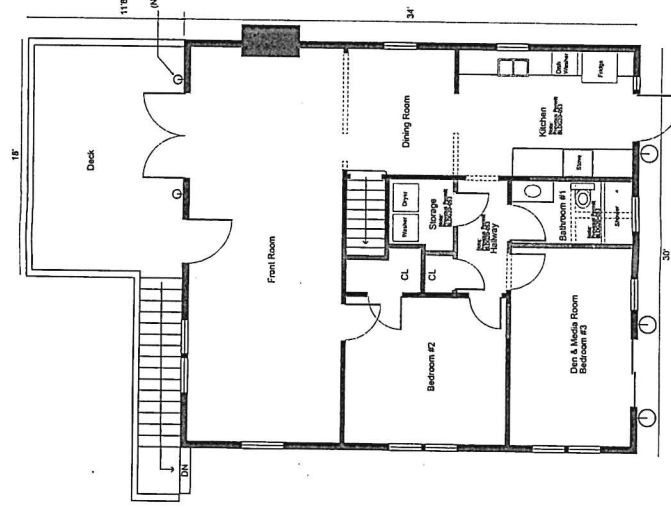
Sheet
2/5

LEGEND

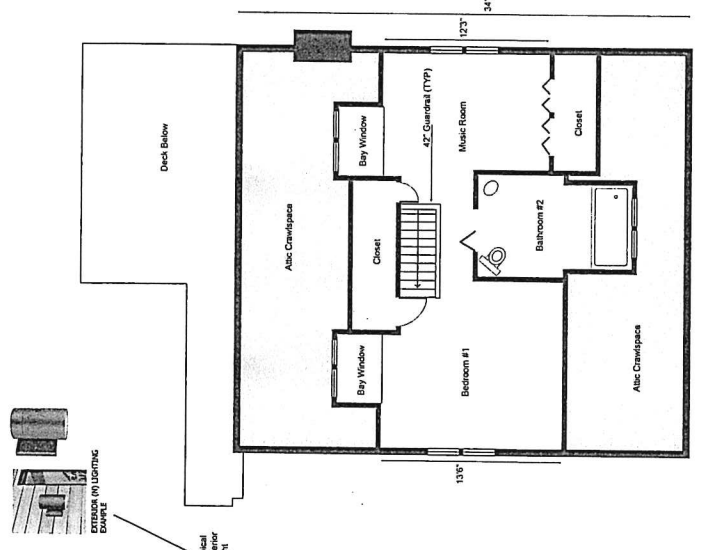
- WALL EXISTING
- - - WALL ADDED
- - - WALL REMOVED
- RETAINING WALL



(N) LOWER FLOOR PLAN
1/4" = 1'-0"

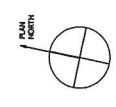


(N) MAIN FLOOR PLAN
1/4" = 1'-0"

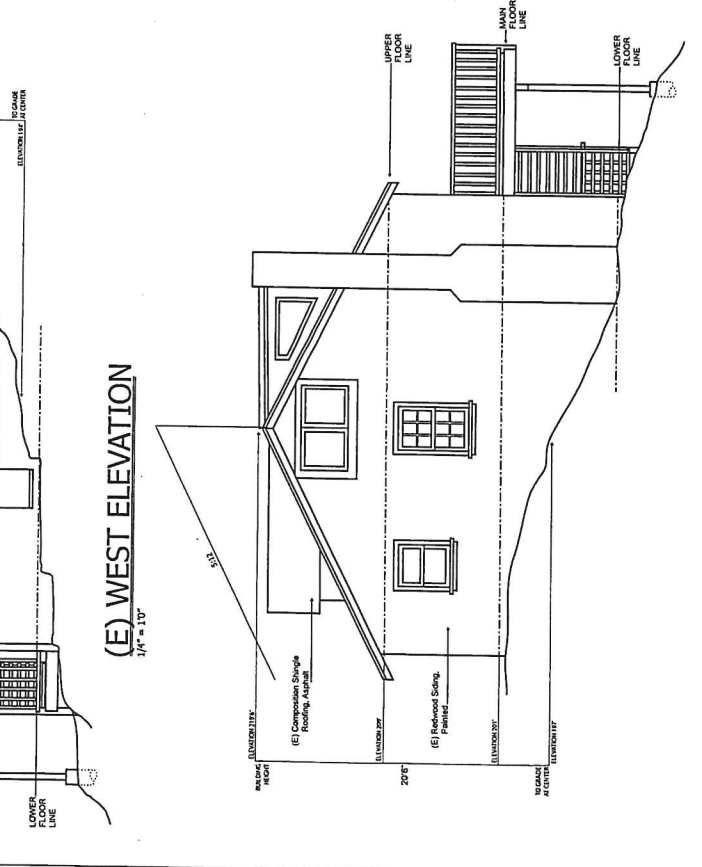
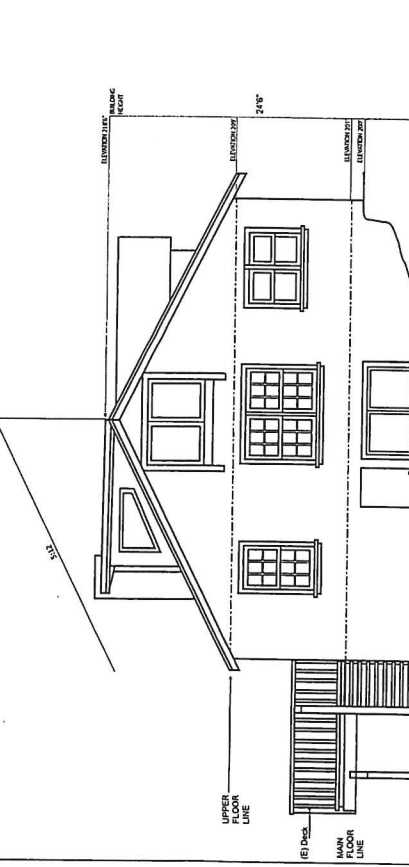
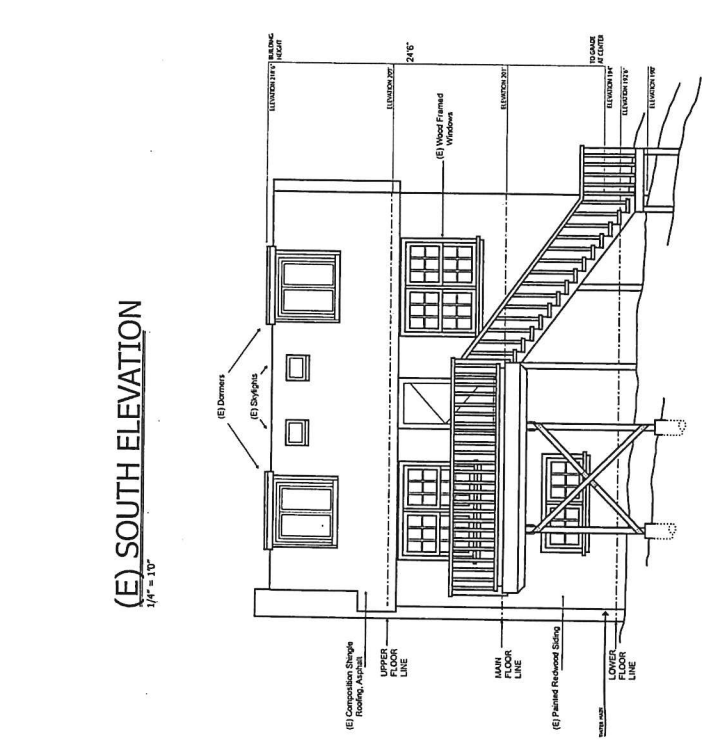
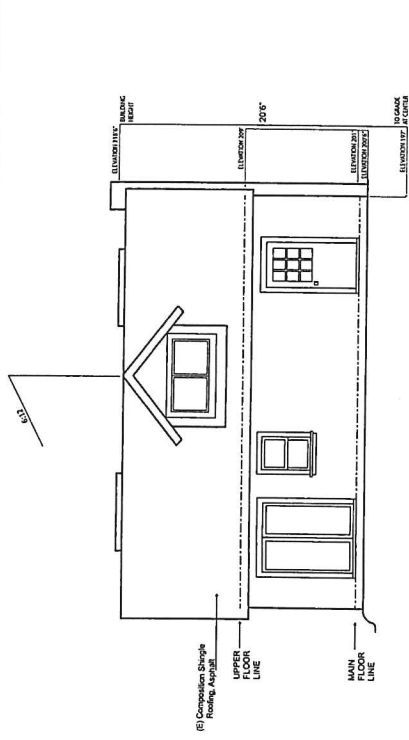


Note: There are no changes to this floor.

(N) UPPER FLOOR PLAN
1/4" = 1'-0"



NO.	DATE	REVISIONS
1	10/15/2020	ISSUED FOR PERMITS



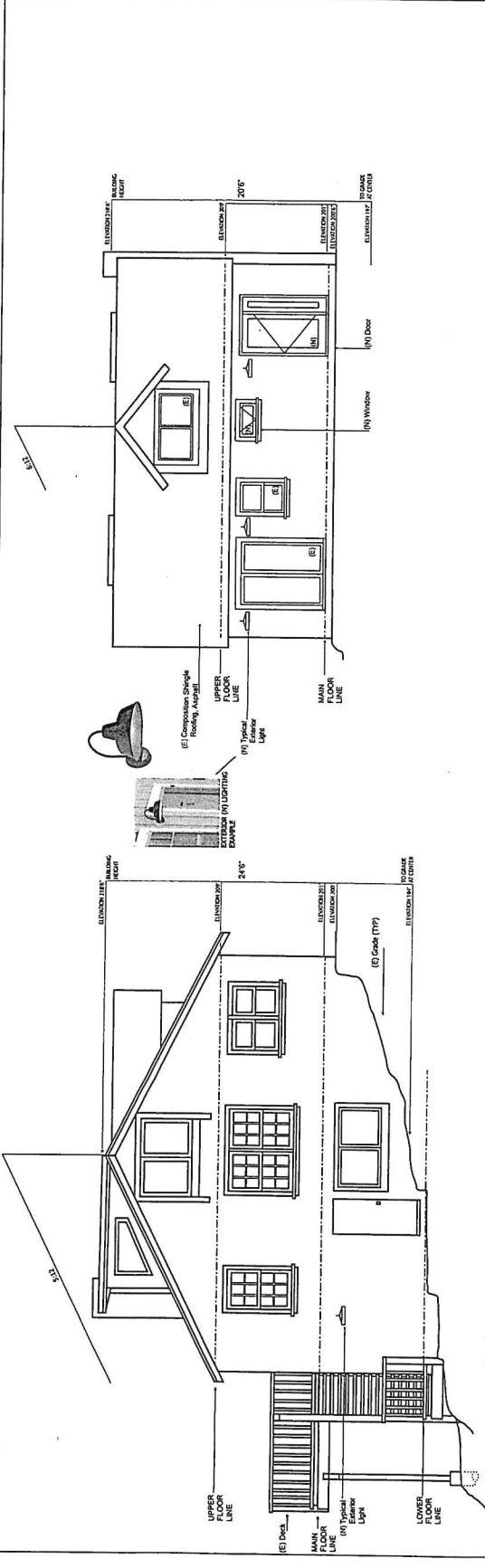
NO.	DATE	REVISIONS
1	01/26/2021	
2		
3		
4		

Kent Matheson
 139 Forrest Ave
 Fairfax, CA 94930
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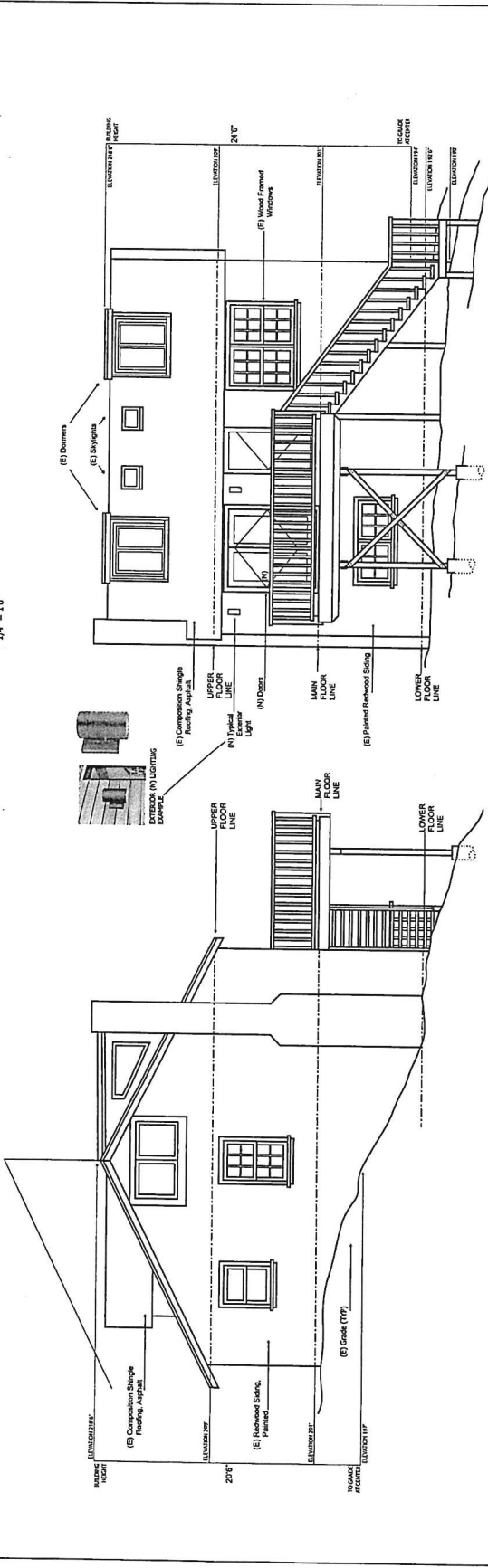
PROPOSED
 EXTERIOR ELEVATIONS

Renovation
 MATHESON RESIDENCE
 139 Forrest Ave, Fairfax, CA
 APN: 002-192-51

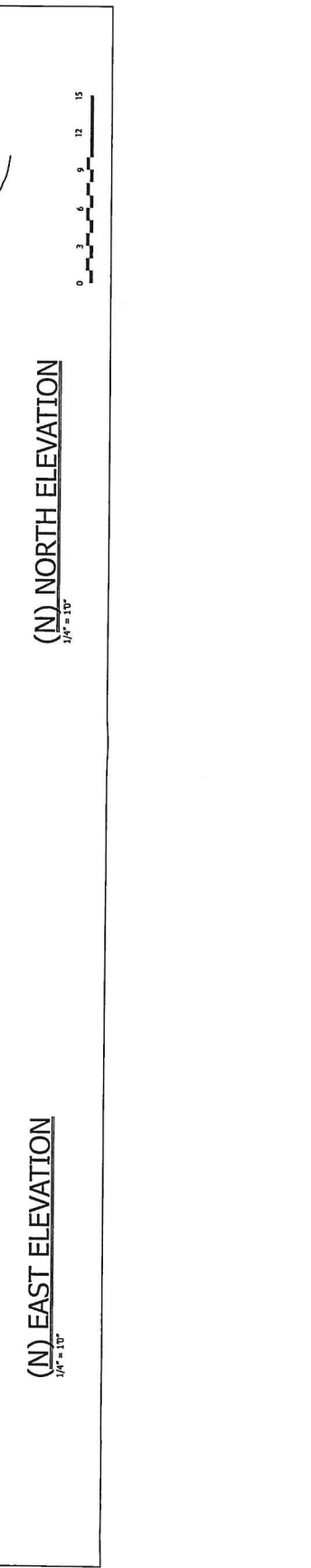
DATE: 01/26/2021
 SCALE: 1/4" = 1'-0"
 SHEET: 4/5



(N) WEST ELEVATION
 1/4" = 1'-0"

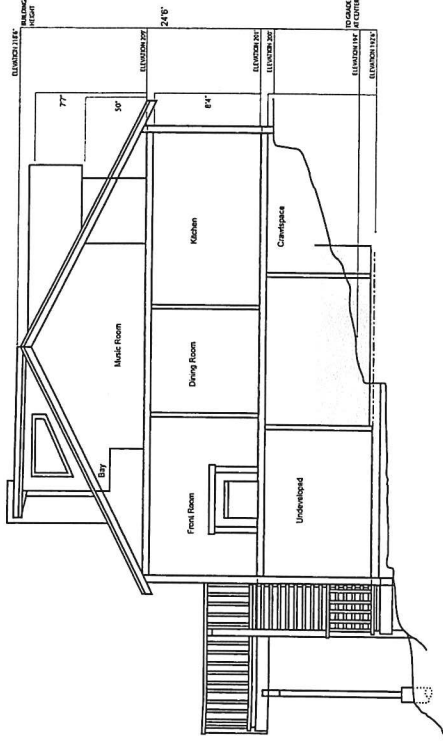


(N) SOUTH ELEVATION
 1/4" = 1'-0"

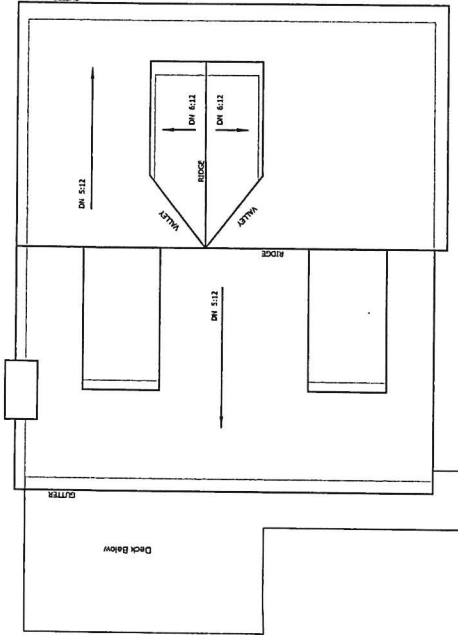


(N) NORTH ELEVATION
 1/4" = 1'-0"

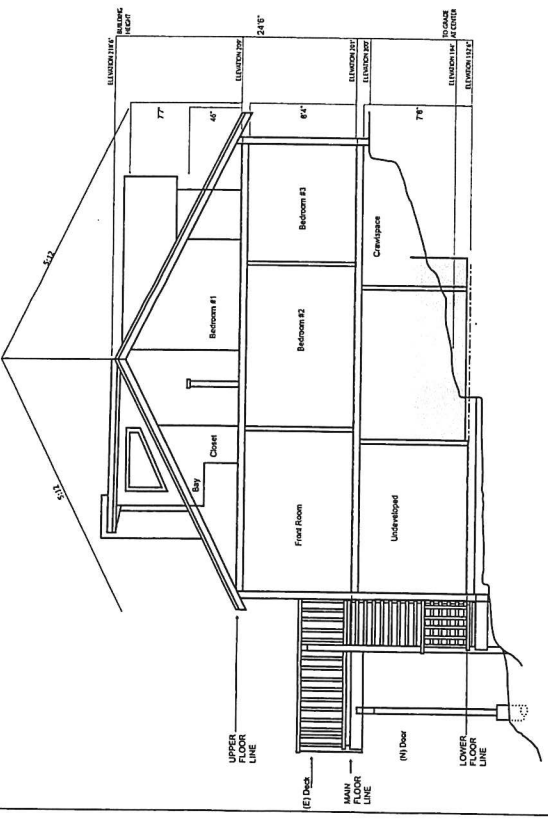




(N) WEST SECTION AT EAST SIDE
1/4" = 1'-0"



(N) ROOF PLAN
1/4" = 1'-0"



(N) WEST SECTION AT WEST SIDE
1/4" = 1'-0"

SITE PLAN

- LEGEND**
- 1. PROPERTY LINE
 - 2. EXISTING UTILITY MARKING
 - 3. EXISTING UTILITY MARKING
 - 4. EXISTING UTILITY MARKING
 - 5. EXISTING UTILITY MARKING
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 - 99. EXISTING UTILITY MARKING
 - 100. EXISTING UTILITY MARKING

Final boundary resolution requires the recording of a document or map.

SITE INFORMATION

APN: 002-192-51
 ZONING: RS-6
 LOT AREA (FROM SURVEY): 9,412 sqft
 SLOPE (FROM MARIN MAPS): 39.20%

EXISTING FLOOR AREAS:
 (E) LOWER FLOOR: 0 sqft
 (E) MAIN FLOOR: 862 sqft
 (E) UPPER FLOOR: 464 sqft

(E) TOTAL LIVING AREA: 1,326 sqft
 (N) TOTAL LIVING AREA: 1,326 sqft

DECK AND STEPS GREATER THAN 3' ABOVE GRADE: 240 sqft

LOT COVERAGE:
 (E) BUILDING FOOTPRINT: 1035 sqft
 (E) WALKWAYS: 316 sqft

(E) TOTAL LOT COVERAGE: 1,351 sqft
 (N) TOTAL LOT COVERAGE: 1,351 sqft

FLOOR AREA RATIO:
 (E) FLOOR AREA RATIO: 14.35 %
 (N) FLOOR AREA RATIO: 14.35 %

