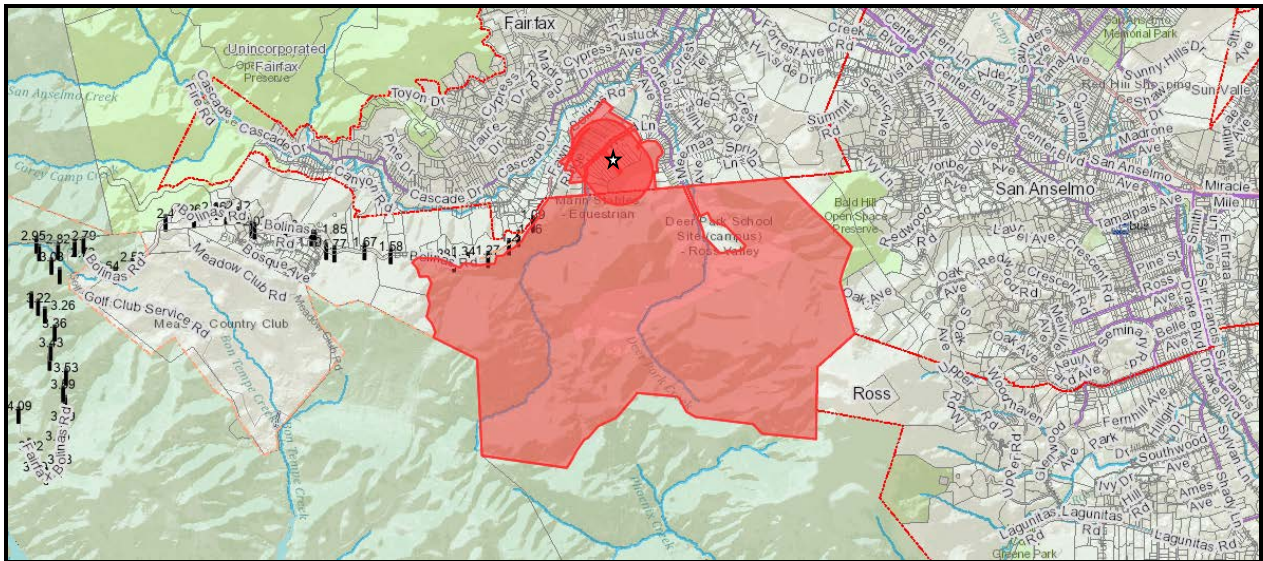


# TOWN OF FAIRFAX STAFF REPORT

## Department of Planning and Building Services

**TO:** Fairfax Planning Commission  
**DATE:** January 20, 2022  
**FROM:** Linda Neal, Principal Planner  
**LOCATION:** 79 Wood Lane; APN # 002-062-03  
**ZONING:** Residential Single-family RS 6  
**PROJECT:** New residence, accessory dwelling unit, garage  
**ACTION:** Hill Area Residential Development, Excavation and Design Review Permits and Minimum and Combined Side-yard Setback and Retaining Wall Height Variances; Application # 21-17  
**APPLICANT:** Laura Kehrlein, applicant/architect  
**OWNER:** Coby/Jacob Friedman  
**CEQA STATUS:** Categorically exempt, § 15303(a) and (e).



### 79 WOOD LANE

#### DESCRIPTION

The project has been revised after the August 19, 2021, Planning Commission public hearing where the Commission gave the applicant direction to consider design changes to the project to minimize its impacts on neighboring properties. The project now encompasses demolition of the dilapidated, 749 square-foot, one bedroom, one-bathroom, single-family residence and shed built in 1912, and construction of a 2,210 square-foot structure with a 469 square-foot, partially below-grade basement. The proposed residence will have 3-bedrooms and three ½-bathrooms. The basement will be accessible from the exterior of the structure and via the elevator which will run from the basement to the second floor with a stop on the first floor on the east side of the structure. The residence will also have an interior stairway beginning on the first floor

and accessing the second floor. The project includes a 400 square-foot, two car detached garage with an attached 500 square-foot studio Accessory Dwelling Unit (ADU).

## **BACKGROUND**

The 22,150 square-foot site is level for the first 92 ft. from the street, and then slopes up at an average rate of 42% for the remaining approximately 330 ft.

Roughly the front eleven feet of the site is in Flood Zone X, an area that has a .2% chance of annual flood (i.e., 500-year flood zone). The revised house is 12 feet back from the front property line, out of the flood zone, and Flood Zone X is not a zone that requires flood insurance. The Building Official has advised staff that the Wood Lane Area does not typically flood unless the creek that runs east-west through the neighborhood until it joins the San Anselmo Creek is blocked by debris. Portions of the creek have been undergrounded.

## **DISCUSSION**

The project was originally reviewed at the by the Commission at their August 19, 2021, meeting. After holding the public hearing and taking testimony from the public, the Commission continued the project and directed the applicant to consider the following recommendations and changes to the plans before returning to a future public hearing:

1. Revised project plans with the project redesigned to reduce the height of the structure as much as possible.
2. Excavate the terraced soil to the rear of the proposed buildings to match the existing natural grade at the front of the site. The proposed rear retaining wall height may be increased to lower the grade height. The garage and house can then be lowered to the grade of the front of the site.
3. The ceiling heights of all levels of the house and the attic space and possibly the crawlspace could be decreased in height to lower the overall height of the house.
4. Consider redesigning the ADU at the ground level or maybe as a detached, one story ADU unit at the rear of the site (where the garage is currently proposed), which would allow the upper floor bedrooms to be pushed to the rear of the structure, presenting less second story wall face towards both adjoining neighbors.
5. The sides of the structure need to be more stepped/articulated perhaps in a way that would minimize the shade thrown and the views blocked by the proposed residence on the neighboring residences and properties.
6. The parking could be relocated from the front of the site to create a more vegetated front street scape.
7. The garage could become part of the front of the house.

8. Provide revised house elevations and a revised site plan clearly showing all existing and proposed grades.
9. Provide revised shade studies for the revised project taking into consideration the shade thrown on the neighboring sites during winter and summer by the densely vegetated rear hillsides so the Commission can get a better idea of the shade thrown by the revised design. The design should minimize shading of the neighbor's solar panels.
10. Provide a revised grading and a revised drainage plan to reflect the lowering of the rear of the site and the increase in the rear retaining wall height. The engineer should design the plan in consideration of the large amounts of water reported by residents that can come down the hillside. Include (and provide) in run-off calculations that show heavy runoff conditions.
11. Provide a revised excavation/fill table.
12. Consider clerestory windows or other privacy preservation measures for all windows facing the neighboring properties.
13. Consider providing your construction plan now as neighbors have raised concerns over how construction dust will be handled during the pandemic, where large vehicles will turn around on Wood Lane and the ability of culverts under the roadway to withstand heavy loads, how neighbors will be notified about street closures, emergency access and egress routes, how the preconstruction condition of the road will be documented to ensure damage repair costs from the construction are covered, etc.

The August 19, 2021, staff report and attachments can be viewed on the Town website [www.townoffairfax.org](http://www.townoffairfax.org) under Planning Commission public hearings, August 19, 2021, meeting, agenda item # 3.

## **REVISED PLAN DISCUSSION**

The 1,415 square-foot first story (a 75 square-foot increase from the previous design) contains the master bedroom and bathroom, kitchen, dining and living rooms, laundry room, ½ bathroom, elevator access and a laundry room while the 795 square-foot second story contains two bedrooms and two bathrooms, a study, shared access to a rear deck and elevator access (a 200 square-foot increase from the previous design).

The second story of the main residence no longer includes the ADU, which has been relocated to the rear of the garage. The entrance to the ADU is at the garage floor elevation and proceeds up a single flight staircase to the 500 square-foot ADU (a 204 square-foot decrease from the size of the originally proposed ADU on the second story of the main residence in the previous proposal).

See attachment B for the architect's discussion of the project changes.

Note: New state and Town ADU regulations would allow future conversion of the garage to additional living space for the ADU with just a ministerial building permit [Town Code § 17.048.010(D)(1)(a)(1 through 3)]. The applicant's original submittal to the town which was not accepted by the staff included an ADU above the garage (a 2-story accessory structure) that was 25 feet in height and 360 square-feet in size. The early proposal was rejected by staff because the Town ADU ordinance and RS 6 accessory structure story and maximum height limit prohibited 2-story accessory structures and limited accessory ADU's to 16 feet in height and one story. This new submittal with the ADU to the rear of the garage, is considered a split-level design, not a second story. However, it would qualify for ministerial conversion to a larger ADU per the Town Code if the newly proposed design being considered at this meeting is approved, and once its construction has had the final inspection prior to occupancy. The Town has no ability to require replacement of the lost parking in the garage if this occurs at some future date unless the State of California and the Town amend their ADU regulations [Town Code § 17.048.010(F)(7)(b)(3)]. What to do about construction and subsequent conversion of garages is a topic for future meetings, not this one, as staff and the Commission are only reviewing the (proposed garage) project being proposed.

The 469 square-foot (a 180 square-foot increase from the 289 square-foot basement proposed in the last design) first level of the proposed house is partially below grade and labeled as basement. The basement only meets the Town Code definition of a basement because the project includes filling the area around the house. If the height of the walls before the fill were measured, it appears they would reach up to 4 feet in height above the natural grade. The proposed fill results in the first level of the structure having walls extending only two to three feet above finished adjacent grade this keeping it in compliance with the Town definition of a basement.

Town Code § 17.008.020, Definitions, defines a basement as "An area below the first floor with an exterior wall extending no more than three feet above the adjacent grade of any side wall. An interior area of any single-family dwelling or duplex that meets this definition shall not be considered floor area". The walls of this basement will extend four feet above grade prior to the planned filling of the site but appears to be filled so that when the project is finished the walls will only project up to 3 feet above grade (See page A3.1 and A3.2 of the plan sets, east and west elevations). Thus, filling the site results in the "basement" not being counted as a story.

Below-grade interior floor area is only defined as a story as follows:

"The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. A basement shall be counted as a story for the purpose of height measurement if subdivided and used for dwelling purposes.'

The lowest level must be called a basement and cannot be counted as a story or counted towards the total floor area of the main residence because the design does not include subdivision of the area and the site is going to be filled so that the walls do not extend more than two to three feet above the filled grade.

Either way the lower level is defined, the Town Code allows structures on sites with an average slope over 10% to reach 28.5 feet in height and have three stories, and this project complies those requirements

The previous design complied with the regulations set forth in the RS 6 Zone District as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Coverage	Height
<b>Required/ Permitted</b>	6 ft.	12 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	28 ½ ft., Three stories
<b>Existing</b>	27 ft.	325 ft.	352 ft.	0 ft. & 21 ft	21 ft.	.03	.03	One story, height
<b>Proposed</b>	20 ft.	335 ft.	355 ft.	5 ft. & 5 ft.	10 ft.	.11	.09	28 ft., two stories

The redesign being reviewed tonight also complies with the regulations set forth in the RS 6 Zone District as follows:

	Front Setback		Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Coverage	Height
<b>Required/ Permitted</b>	6 ft.	12 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	28 ½ ft., 3 stories
<b>Existing</b>	27 ft.	325 ft.	352 ft.	0 ft. & 21 ft	21 ft.	.03	.03	1 story
<b>Proposed</b>	9 ft.	317	326	5 ft. & 5 ft.	10 ft.	.12	.12	21 ft., 2 stories (22.4 ft. above existing grade)

The redesigned project house structure complies with all the regulations except the combined side yard setback requirement of 20 feet. The new design proposes a combined side-yard setback with the detached garage of ten feet with both the garage and the house complying with the minimum required five-foot side-yard setbacks. The applicants have applied for a minimum and combined side yard setback variance. The minimum setback variance is required to locate the third guest parking space within the required minimum side yard setback. A Use Permit for the combined side yard setback is required because although staggering the house and garage so each separately meets the combined 20-foot setback and the minimum 5-foot setback, together the proposed new structures only maintain combined side yard setback of ten feet instead of the required 20 feet.

The project requires the approval of the following discretionary permits by the Planning Commission:

### **Hill Area Residential Development (HRD) Permit**

The site is located within an "Areas Susceptible to Landslides " hazard zone as shown on the General Plan Safety Element Figure S-3 and the project will require the

excavation and fill of 157 cubic yards of material. Therefore, the project is subject to the Hill Area Residential Development permit process in accordance with Town Code §§ 17.072.020(A)(4) and 17.072.020(B).

In reviewing a Hill Area Residential Development permit the Commission shall address the following issues:

1. The visual impact of the structure on view corridors found to be significant, the size scale, siting and design of the proposed structure, the materials and colors of the structure and the landscaping [Town Code § 17.072.060(B)(1) through (4)].
2. Grading and its impacts on identified geologic hazards, vegetation removal and proposed landscaping, impacts on existing ecosystems, parking, fire safety, design compliance with the Design Review Ordinance criteria and impacts of the development on circulation [Town Code sections 17.072.090(A) through (G)].

To approve a Hill Area Residential Development, permit the Commission must be able to make findings that the project:

1. The proposed development is consistent with the general plan, other adopted codes, and policies of the Town, and is consistent with the purpose and intent of the HRD title.
2. The site planning preserves identified natural features.
3. Based on the soils report finding, the site can be developed without geologic, hydrologic, or seismic hazards.
4. Vehicular access and parking are adequate.
5. The proposed development harmonizes with the surrounding residential development, meets the design review criteria, and does not result in the deterioration of significant view corridors.

The project geotechnical engineer identified that an approximately ten-foot cut has been made into the bank at the rear of the existing structure, which has a 1.5:1 slope that is retained with a small wall that is only a few feet in height. Above the wall is an area of slumping soil and a swale indicative of a historic slide, with debris flows possibly extending onto the neighboring property to the southwest, where there are signs of instability above the proposed house site (Attachment C – Project Geotechnical Engineering report dated July 29, 2016, page four, paragraph two, and plate 1).

The project engineer has recommended that a debris wall be installed on the hillside behind the house. The preliminary civil engineering drawings include a debris fence approximately 22 feet southeast of the garage and the design also includes construction of a new retaining wall that will reach up to approximately 9-feet in height immediately behind the ADU. Both of these improvements will stabilize the site to prevent future soils movement that might impact the developed portion of the site.

The geotechnical report also recommends walls be provided with adequate back drainage and drainage coming from the hillside above the site be intercepted by swales and directed away from the residential improvements (Attachment C - July 29, 2016, project geotechnical engineering report, page 6, paragraphs 4, 5 and 6). The swale and recommended drainage improvements include a subdrain that runs the length of the rear retaining wall and directs water from the hillside above it to a drainage inlet that runs through the wall and into a 24-inch retention system at the southeast corner of the level portion of the rear yard. After the retention system the water flows through a sloped underground drainage pipe to the front of the site, underneath the undeveloped portion of the right-of-way, and into the street gutter. Although not shown on the preliminary plan, water from the roof is recommended to be collected from the house and garage roofs and deposited in downspouts, then collected in closed conduits and discharged at an approved erosion-resistant outlet away from the improvements.

The 7/29/16 geotechnical report cites the fact that the level portion of the site is blanketed with fill, colluvium (slope wash), alluvium and bedrock, with the fill, colluvium and upper portions of the alluvial deposits being of low expansion potential and are relatively weak and compressible though they do become denser and less compressible with increasing depth (Attachment C – 7/29/16 geotechnical report, page three, paragraph one). The recommendation in this report is that the structures be supported by helical piers or drilled, cast in place reinforced concrete piers which extend through the weak deposits and into underlying bedrock or approved firm alluvium (Attachment C – 7/29/16 geotechnical report, page five, paragraph five).

A subsequent 5/18/21 report from the project geotechnical engineer reiterated that localized discontinuous layers of cleaner sands may be present within the deeper alluvium on the site, subject to localized liquefaction, and that a few inches of liquefaction settlement should be anticipated. This report *again* recommends that the structure foundations be drilled, cast in place, reinforced concrete piers or helical piers but it also includes recommendations for how to construct a mat foundation system based on the owner deciding to accept the risk of future maintenance and/or repairs associated with the differential movement of a shallow mat foundation system (Attachment C – 5/18/21 geotechnical report, page one, last paragraph).

Staff research on the other new residential structure on the same of the street at 39 Wood Lane revealed that it utilized a mat foundation and has a similar soil make-up at the level front portion as the project site. That site was not raised in elevation by filling the site and was built above natural grade, unlike this proposed project. The redesign of the 79 Wood Lane project still proposes raising the site elevation approximately one to two feet.

To stop the filled grade from sending drainage towards the neighboring residence at 85 Wood Lane, the western side property line is still proposed to be retained with a two-foot-tall retaining wall along portions of the east and west side property lines.

The Town Engineer has reviewed the revised project plans dated received 11/16/21 and the geotechnical reports dated 7/29/16 and 5/18/21 and the hydrology report and calculations dated 11/15/21 and has determined that the site can be developed as

redesigned without creating geologic, hydrolic or seismic hazards for residents of the site, neighboring properties, and public street improvements (Attachment C). A condition has been included in the Resolution recommending that the redesigned project construction plans be reviewed by the Town Engineer prior to of the building permit to ensure that the design and drainage system comply with the recommendations of the project engineer(s).

The drainage system of this development could be redesigned to not require filling of the site, designing a foundation system at grade, and the structure could be brought down approximately one additional foot this way. The ceiling height of the lower floor could be reduced to 8 feet to bring the house down another foot in height. However, the redesign results in a structure that is approximately 23 feet in height, approximately 5 feet below the maximum 28½ feet allowed by the Town Code and is now similar in height to other two-story structures found throughout the Wood Lane neighborhood ([Town Code § 17.080.060(A)]. See the “Heights of Other Two Stories Residences in the Wood Lane Neighborhood” table below for a height comparison.

### **Design Review Permit**

The new house design incorporates the following changes to decrease the overall height of the two-story house:

The hip roof of the previous design has been replaced with a flat roof.

The first approximately 16 feet of the house is one story in height, with only the rear 37 feet increasing to roughly 23 feet.

The attic has been removed from the design but neither of the two living level ceiling heights have been changed with the upper floor remaining at 8 feet and the lower floor at 9 feet. The basement ceiling height has remained at 7 feet, which is the minimum height required by the Uniform Building Code for living space.

To increase the articulation of the exterior of the structure, in addition to dropping the front of the house to one story, the exterior materials have been revised to provide more contrast between the lower and upper floor, with a stucco siding proposed on the first floor and horizontal siding proposed on the upper floor exterior.

The windows on the southwest side of the newly relocated ADU/garage structure are clerestory windows where they are located approximately eight feet from the neighboring ADU.

Only one window, on the lower east side of the residence, would qualify as a clerestory window with the remaining windows having sill height above grade that vary from approximately five to six ½ feet above grade. The two upper floor windows on the east side of the structure have sill heights above the upper floor level of only four ½ feet, potentially affording views of the side yard and bedrooms of the residence at 75 Wood Lane. The windows on the first floor, west side of the structure have sill heights above finished grade that vary from approximately three ½ feet to four ½ feet above the graded driveway elevation and the second-floor windows sill heights on the west



elevation are approximately 3-feet above the second story finished floor elevation potentially affording views into the windows of the residence at 85 Wood Lane.

The existing six-foot tall side yard fences installed at the front of the site will partially screen the lower floor windows on both sides of the house, but to afford privacy to the residences to the east and the west, staff has included a condition in the resolution recommending approval of this project that all the upper floor windows on the east and west sides of the house either have a lower sill height above finished floor of 6 feet, be clerestory or be non-operable and have an obscured finish.

The ADU has been relocated from the rear of the second story of the main residence to an area attached and behind the proposed 2-car garage.

See the previous design compared to the currently proposed design and the revised color palette below.



A survey of plans of other Wood Lane two-story structures has revealed that most of them do not exceed 23 to 24 feet in height, with only one of the structures with plans found in the Town plan retention files reaching 27 feet in height at its roof peak (see table below). The redesigned project with a maximum height above finished grade of 21 feet and roughly 23 ft above the existing grade is now similar to the height of other two-

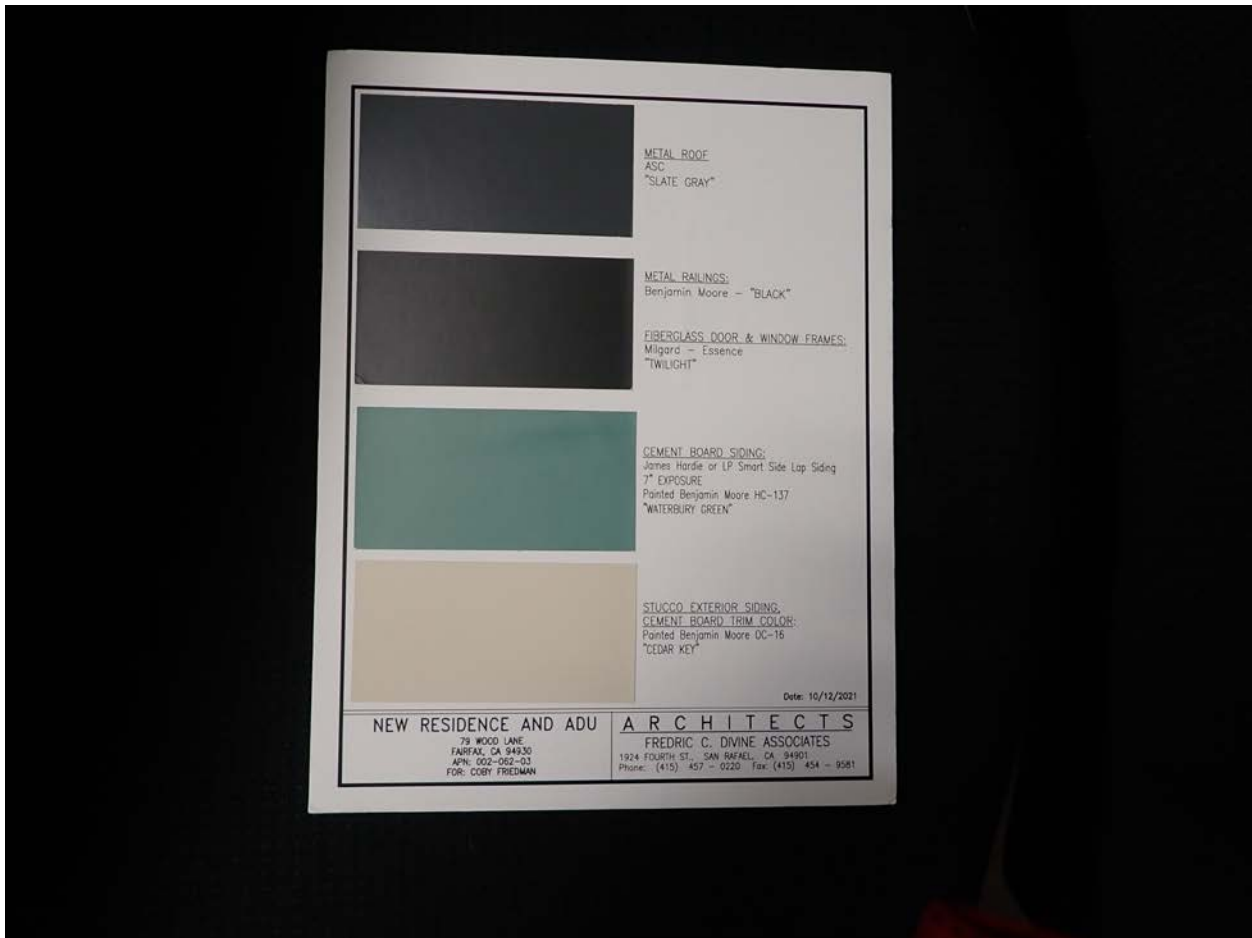
story structures in the neighborhood.

Heights of other two-story residences in the Wood Lane neighborhood	
15 Wood Lane	22 feet at peak
29 Wood Lane	21 feet at peak
60 Wood Lane	22 feet at peak
64 Wood Lane	23 feet at peak
88 Wood Lane	27 feet at peak
104 Wood Lane	24 feet at peak

Residences with the Wood Lane neighborhood on neighboring and similar sized and sloped sites range in size from 632 square feet to 2,966 square feet and maintain floor area ratios (FAR's) from .03 to .27 as follows:

79 WOOD LANE – COMPARABLE HOUSE/SITE SQUARE FOOTAGES							
APN #	ADDRESS	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	GARAGE	FAR
002-052-02	60 Wood Ln.	20,280	1,616	2	2.5	220	.08
002-052-05	76 Wood Ln.	21,540	1,160	3	1	0	.05
002-052-06	82 Wood Ln.	10,862	2,966	5	3	0	.27
002-062-01	69 Wood Ln.	21,290	887	2	1	0	.04
002-062-04	85 Wood Ln.	22,350	1,102	3	3	200	.05
002-062-05	89 Wood Ln.	21,750	1,679	3	3	320	.08
002-062-06	93 Wood Ln.	21,300	1,408	3	2.5	496	.07
002-062-14	99 Wood Ln.	19,176	634	1	1	0	.03
NEIGHBORING HOUSE SIZES							
002-052-04	72 Wood Ln.	44,768	2,743	4	2	0	.06
002-052-12	50 Wood Ln.	38,640	1,223	3	2	0	.03
002-061-07	114 Wood Ln.	13,400	1,273	3	2	0	.10
002-061-24	102 Wood Ln.	1,1408	986	2	1	0	.09
002-061-26	92 Wood Ln.	11,050	1,805	2	2	260	.16
002-061-27	104 Wood Ln.	8,364	1,558	3	2.5	253	.20
002-062-02	75 Wood Ln.	44,036	1,603	3	1.5	208	.04
002-062-08	105 Wood Ln.	20,500	1,307	3	1	200	.06
002-062-15	95 Wood Ln.	10,000	1,600	4	2	784	.16
002-062-19	111 Wood Ln.	17,710	2,016	2	1.5	0	.11
PROJECT SITE							
002-062-03	79 Wood Ln.	22,150	2,343	3	3.5	400	.12 (includes 500 sf. for ADU)

The .12 FAR that will be maintained by 79 Wood Lane is in keeping with the FAR's found throughout the Wood Lane neighborhood.



The exterior of the lower floor will have stucco siding painted an off white color (Benjamin Moore OC-16 "Cedar Key"), the second floor will have horizontal, cement board siding painted a green color (Benjamin Moore HC-137 "Waterbury Green"), The fiberglass door and window frames will be black (Milgard -Essence "Twilight"), the metal railings on the upper rear deck and lower, front-porch, deck will be painted Benjamin Moore "Black" and the roof will be a dark grey metal roof (ASC "Slate Gray").

Staff believes the revised color palette compliments the colors found throughout the hillside to the rear of the site better than the previous color palette.

The property to the west of the site at 75 Wood Lane recently built an ADU at the front, southwest corner of the property that included rooftop solar panels. A review of the revised shade studies for the new design provided by the applicant's consultant reveals that the revised design will not cast shadows on the ADU solar panels during either the winter or the summer.

Minimal lighting is proposed for the structure. One light is proposed on either side of the garage door, and one light proposed on the east side of the garage/ADU structure adjacent to the ADU entrance. One light is proposed adjacent to the rear of the main house, one on the lower west side adjacent to the stairway access to the basements, one on the lower east side of the residence adjacent to the exterior side door to the elevator and two lights are proposed adjacent to the front door underneath the porch roof on either side of the front door. The exterior lights will all be Wesly, 8 ½-inch High

Black, 3000 K, 13-Watt, 1,150 lumen, light fixtures. Although not called out on the lighting plan, five, Elco 6-inch, 3000K, 830 lumen, soffit lights will be installed, three to light the interior of the covered porch area and two to light the rear covered deck. The lighting plan can be found on page A2.3 of the revised project plans.

The architect has provided new plan pages, dated received 1/13/22, showing the differences in the project elevations from the plan reviewed at the August 16, 2021, meeting and the revised project plans being reviewed tonight (Attachment G).

### **Excavation Permit and Retaining Wall Height Variance**

The redesigned project requires the excavation of 130 cubic yards of material, two cubic yards less than the previous design, and 125 cubic yards of fill, 100 cubic yards more than the previous design, resulting in only five cubic yards of off-haul. The previous design resulted in 107 cubic yards of off-haul from the site.

Town Code § 12.20.080 requires that an excavation permit be obtained from the Planning Commission for any project requiring the movement of over 100 cubic yards of material. Therefore, the redesigned project requires the approval of an excavation permit subject to the Commission being able to make required findings.

Stabilizing the cut bank at the rear of the site will require a retaining wall that varies in height from two feet on the east and west sides of the site to approximately nine feet behind the ADU. The tallest part of the wall will be screened from view from the street and neighboring properties by the garage/ADU. The proposed wall height is the minimum necessary to retain the already cut bank at the rear of the property. The native trees and shrubs that may have originally existed on the site have already been replaced by previous owners. The rest of the excavation and fill on the site is necessary to install the drainage system and construct the residence. Town code prohibits excavation during the rainy season to minimize excessive siltation from storm runoff and prolonged exposure of unstable excavated slopes.

Eliminating the filling of the lot would decrease the fill amounts for the project as would eliminating the basement. Building the house without raising the site grade would decrease the height above natural grade while also decreasing the project excavation/fill amounts.

While the height of the current design has been significantly decreased, staff is still unable to make the following required finding to recommend approval of the project as proposed. The current design includes an even larger basement than the previous design and the applicant will have a substantial use of the property, a three bedroom, three ½ bathroom, residence, garage and ADU, without construction of a basement. Removal of the basement from the project plans will decrease the amount of project excavation by 65 cubic yards.

1. The amount of the excavation or fill proposed is not more than is required to allow the property owner substantial use of his or her property. [This finding should be referenced and explained – what is it?]

Note: the grading and excavation table on page one of the engineering project plan pages with the removal of the basement from the plans would require the export of 60 cubic yards of material to the site to do the grading and filling required for the drainage system to work properly but the off-haul would be decreased from 5-cubic yards to 0. Staff therefore recommends that a condition be included that directs the elimination of the basement from the approved project.

Town code § 17.072.090(c)(4) prohibits grading of hillside properties from October 1<sup>st</sup> through April 1<sup>st</sup> of each year. Therefore, the time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.

### **Minimum and Combined Side-yard Setback**

Town Code § 17.086.070(B)(2) requires that structures on sites with over a 15% slope in the Residential Single-family RS 6 Zone district, such as 79 Wood Lane, maintain minimum side yard setbacks of five feet and a combined side yard setback of 20 feet.

The site is only 50 feet wide, and it rises steeply at the rear roughly 92-foot level area south of the front property line. Placing a detached garage at the front of the site would alter the street view of the residence. While the garage could have been incorporated into the house design as part of a ground floor story, the design with the garage along the side-rear of the property is similar to development found throughout the Wood Lane neighborhood. The house will maintain a combined side yard setback of 20 feet and the garage maintains a combined side yard setback of 20 feet. However together the two structures will only maintain a combined side yard setback of ten feet. The design equally distributes the impact of the development on the neighboring residences by locating the two-story residence five feet from the eastern side property line where the adjacent residence is set approximately 27 feet away and locating the one-story garage five feet from western side property line where the nearby residence is only a few feet from the side property line. Relocating the garage further away from the west side property line places the garage within the only private, level, outdoor space to the rear of the residence.

The minimum side yard setback variance request is to locate the third required guest parking space in the required minimum five-foot eastern side yard. One of the comments made by a Commissioner at the August meeting was that the parking space previously proposed at the front of the house could be relocated from the front of the site to the rear to create a more vegetated front streetscape. Town Code § 17.17.052.040(E) prohibits tandem parking except that the third guest parking space can be in tandem with one of the spaces required for a single-family residence. In order to allow one of the spaces in the proposed garage to always be able to exit from the site using the driveway, the third guest parking space must be located within the eastern minimum side-yard setback.

Staff believes that the required legal findings to support the requested combined side yard setback variance could be made and be incorporated into the findings of a future Resolution recommending approval of a redesigned project on this site.

## **Tree Removal Permit**

Construction of the project will require the removal of one apple tree and one olive tree located at the front of the site and one live oak tree located at the northwest corner.

The Tree Committee reviewed the application at their April 26, 2021, meeting and recommend that the Commission approve the removal of the apple and olive trees but recommended that the Live Oak tree at the corner of the site be retained (Attachment D).

## **Impact on Neighboring properties**

The current house design maintains a larger, 15-foot setback from the existing house to the east which was built in 1943 with only a three-foot setback from the side property line and the smaller minimum five-foot setback from the side property line between the project site and the house to the west, built in 1913, which has a much greater setback from it's side property line of approximately 22 feet. The property to the west also has an accessory structure built on the side property line and a recently constructed ADU four feet from the side property line.

The applicants provided drainage calculations for the site which have been reviewed by the Town Engineer in conjunction with the engineered drainage plan. The Town Engineer has determined that the project can be constructed without increasing the existing drainage to neighboring sites (Attachment C, Town Engineer's January 5, 2022, memorandum). It is not the applicant's responsibility to improve existing drainage conditions for neighboring sites, but only to not increase drainage to neighboring lands.

While a project could be designed that would maintain the required 20-foot combined side yard setback on this site there would be tradeoffs. If side-yard setback were increased on the east side of the site, where the neighboring residence is 22 feet away from the side property line and the parking kept at the rear of the site with a nine-foot-wide driveway extending down the east side for access, little space would remain to create a vegetative buffer between the new house and 85 Wood Lane. Relocating the parking to the front of the site and moving the house over would change the street view of the property which, as proposed, presents a house designed to emulate the Craftsman Style architecture of many of the residential structures throughout Town with a large covered front porch and the second story stepped back from the first story.

The neighbor at 85 Wood Lane has indicated that she is still concerned about the project creating drainage problems for her property, but the Town Engineer has reviewed the body of submitted information and does not agree that this would be the case.

The neighbors at 75 Wood Lane at are still concerned about the 2-story wall height and the impact of the shade it will cast periodically over their ADU, solar panels and yard, and the visibility from the proposed house windows into their bedrooms.

See Attachment E for neighbor's comments.

The Town Code has allowed a two-story house on the project site, and throughout town since Fairfax incorporated in 1931. The revised two-story design results in a house that is 6 feet below the maximum allowed 28.5 feet. Relocating the structure an additional 5 feet from the property line might improve the visual impacts and slightly decrease the shadow cast by a two-story structure on the residence to the west, but not significantly. The Town does not have an ordinance requiring complete protection of view corridors or sunlight amounts for existing houses. The Commission needs to proceed cautiously in considering limiting any house in Town to one story when the code permits two-story residences throughout the entirety of the Town's residential areas and there are other two-story residences in the Wood Lane neighborhood, some of which have equivalent partial effects on views and sunlight

## **Other Agency/Department Comments/Conditions**

### **Ross Valley Fire Department (RVFD)**

RVFD submitted written requirements which if the project is approved will be incorporated into conditions of approval in the attached resolution and are summarized as follows:

- All vegetation and construction materials are to be maintained away from the residence during construction, a fire sprinkler system must be installed throughout the entire building which complies with the National Fire Protection Association (NFPA) 13-R and local standards, smoke and carbon monoxide detectors provided with AC power and interconnected must be installed in all required locations throughout the building, address numbers at least four inches tall must be installed adjacent to the front door and at the bottom of the driveway where visible from Spring Lane and both must be illuminated at night.
- Vegetation Management Plan conditions: all vegetation within the 30-foot zone shall be irrigated, no tree shall be removed without the approval of a tree removal permit, erosion control methods shall be maintained that are in compliance with the Town regulations, vegetation shall be maintained to ensure address numbers are visible from the street and these requirements shall be met prior to the final fire clearance of the project.

### **Marin Municipal Water District (MMWD)**

MMWD submitted written requirements which if the project is approved will be incorporated into conditions of approval in the attached resolution and are summarized as follows:

- A copy of the building permit must be provided to the district along with the required applications and fees, the foundation must be completed within 120 days of the date of application, all indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with, any landscaping plans must be reviewed and approved by the District, backflow prevention requirements must be met, 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, all of the District's rules and regulations in effect at the time service is requested must be complied with.

### **Ross Valley Sanitary District (RVSD)**

RVSD submitted written requirements which if the project is approved will be incorporated into conditions of approval in the attached resolution and are summarized as follows:

- The project will require a sewer permit and inspection from the district, the size of the sewer lateral will depend on the fixture count calculated during the permitting process and a Certificate of Compliance for the lateral must be obtained from RVSD prior to the project final inspection.

### **Fairfax Public Works (FPW)**

The sidewalk along the property frontage shall be improved to the satisfaction of, and subject to, the approval of, the Fairfax Public Works Director and Building Official.

### **Fairfax Police and Building Departments**

Staff received no comments or conditions from the Police or Building Departments.

### **RECOMMENDATION**

Move to approve application # 20-17 for the house and garage depicted in the revised plans by Frederic Divine Associates dated 10/7/21 by adopting the attached Resolution No. 2022-01 setting forth the findings and the conditions for the project approval including the following:

1. The basement shall be removed from the plans prior to submitting them for building permit approval.
2. The windows on the upper floor, east and west sides of the house be modified with either windows having a minimum lower sill height of 6 feet above the finished floor elevation or be non-operable and with obscured glass.
3. If the existing eastern and western side property line fences are damaged or need to be removed during construction, the owner shall replace the fences at his own cost prior to the project final inspection. The side fences or combination fence/wall structures shall be no more than six feet above the lowest finished grade on either side of each fence unless a fence height variance is obtained from the Planning Commission for a taller fence or fence/wall combination first. The design of the fences shall be agreed upon by both the neighbors at 75 and 85 Wood Lane and the owner of 79 Wood Lane to maximum the privacy for the neighbors' yards while limiting the shade cast by the fences if so desired by the neighbor. If agreement cannot be reached between the applicant and the



neighbors on the design of the fences, the applicant shall submit the proposed plan(s) with a minimum \$427 design review (color change) fee and the final fence design will be reviewed and acted upon by the Planning Commission.

#### **ATTACHMENTS**

A – Resolution No. 2022-01

B – Architect's 10/7/21 letter describing project redesign; Applicant's Construction Management Plan

C – Applicant's drainage analysis by ILS Associates, Inc., and Town Engineer's 1/5/22 review memorandum

D – Tree Committee 4/28/21 letter of action

E – Neighbor letters regarding the project

F – revised project plans

G – plans comparing the revised project to the one reviewed and rejected at the August 16, 2021 meeting

## RESOLUTION NO. 2022-01

### **A Resolution of The Fairfax Planning Commission Conditionally Approving Application No. 21-17 for a Hill Area Residential Development Permit, Design Review Permit, Excavation Permit, and Tree Removal Permit and a Minimum and Combined Side-yard Setback and Retaining Wall Height Variance for a Residence at 79 Wood Lane**

**WHEREAS**, the Town of Fairfax received an application from Coby Friedman and the Jacob Friedman Trust to build a two- story, 2,639 square-foot, two-story structure (house and accessory dwelling unit) with a partially below-ground basement and a 450 square-foot, one car detached garage on July 6, 2021; and

**WHEREAS**, after holding a duly noticed public hearing on August 19, 2021, on the project plans and design which included a main structure that was reached 28 feet in height, the Commission continued the hearing and gave the applicant direction to decrease the height of the structure and to make other design changes to the project plans; and

**WHEREAS**, after holding a second hearing on a revised project for a 2,210 square foot residence that was reduced to approximately 23 feet in height with a detached 900 square foot two car garage/ADU on January 20, 2022, the Planning Commission determined that the modified project complies with the Hill Area Residential Development Overlay Ordinance, the Design Review Ordinance and the Excavation Ordinance and that findings can be made to grant the requested Minimum and Combined Side Yard Setback and Retaining Wall Height Variances- and the Tree Removal 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-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-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-7.1.5: 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.

### **Hill Area Residential Development (Town Code § 17.072.110)**

1. The proposed development is consistent with the General Plan (see above) and consistent with the purpose and intent of the Zoning Ordinance, Title 17, of the Fairfax Town Code.
2. The site planning preserves identified natural features as much as possible while also complying with other agency and department regulations.
3. Based on the soils report findings, the site can be developed without geologic, hydrologic or seismic hazards;
4. Vehicular access and parking are adequate.
5. The proposed development harmonizes with the surrounding residential development, meets the design review criteria and does not result in the deterioration of significant view corridors.

### **Design Review (Town Code § 17.020.040)**

The craftsman architecture, with the second story stepped back from the street façade and the large porch at the front, subject to the minor window changes to the east and west sides of the structure included as a condition below (modifying the windows on the east and west sides of the structure with clerestory windows/obscured glass windows) complies with the Design Review Criteria set forth in Town Code § 17.020.040.

### **Excavation Permit (Town Code § 12.20.080(B)(1 through 7))**

The excavation permit, with the elimination of the basement floor, will result in the excavation of 65 cubic yards of material, the filling of 125 cubic yards of material, the importing of 60 cubic yards of material and the off-haul of zero cubic yards of material to construct the project and the drainage system. These amounts are the minimum necessary to allow development of the site while also protecting the site and the neighboring properties from increased drainage and soil stability impacts. The excavation permit can be approved based on the following findings:

The health, welfare and safety of the public will not be adversely affected by the project;

1. Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work.
2. Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work.

3. The amount of excavation or fill proposed is not more than is required to allow the property owner substantial use of his or her property.
4. The visual and scenic enjoyment of the area by others will not be adversely affected by the project more than is necessary.
5. Natural landscaping will not removed by the project more than is necessary.
6. Town Code § 17.072.090(C)(4) prohibits initial grading during the raining season from October 1<sup>st</sup> through April 1<sup>st</sup>. Therefore, the time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.

**Minimum and Combined Side-Yard Setback Variance (Town Code § 17.028.070)**

1. The narrow 50-foot width of the site, the small amount of level site area at the front of the property and the steep 42% slope of the rear of the site, are the site features that, if the combined 20 foot side yard setback and the prohibition of parking in the side setbacks were strictly enforced, would deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classification (RS 6).
2. There are other properties in the vicinity with residences and parking and structures located within the required minimum and combined side-yard setback area and the proposed garage and house individually meet the both the minimum and combined required side-yard setbacks. Therefore, the granting of this variance will not be a grant of special privilege.
3. The strict application of the combined side-yard setback would result in unreasonable hardship for the applicant.
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

**Tree Removal**

The trees 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. The heritage Live Oak tree at the northwest corner of the site is to be retained.

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

The project is approved based on the following plans and reports:

1. The architectural plans by Laura Kehrlein, Frederic C. Divine Associates, dated 10/7/21, the record of survey dated 9/2018, the site plan dated 11/10/21 and the erosion control plan dated 11/10/21 by ILS Associates, Inc. Civil Engineering and Land surveyors, the geotechnical report by Herzog Geotechnical Consulting Engineers dated 2/26/18 and the drainage analysis by ILS Associates Inc. Civil Engineering and Land Surveying dated 11/15/21, except as amended as follows:
  - a. The windows on the east and west sides of the structure shall be modified so that either the height of their bottom sills above finished floor elevation is a minimum of 6 feet, or the windows shall be non-operable and feature obscured glass.
  - b. The basement shall be eliminated from the project.
2. Prior to issuance of any of the building permits for the project the applicant or his assigns shall:
  - a) Submit an amended construction plan to the Public Works Department for their approval. The amended plan shall 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
3. 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).
4. 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.
5. 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.
6. 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.
7. 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.

8. Submit 3 copies of the recorded record of survey with the building permit plans.
9. 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.
10. 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 8.36. 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 an ISA certified 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.
11. 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.

12. 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.

13. Excavation shall not occur between October 1st and April 1<sup>st</sup> of any year. The Town Engineer has the authority to waive this condition depending upon the weather.

14. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them, daily, if necessary.

15. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 21-17. 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 21-17 will result in the job being immediately stopped and red tagged.

16. Any damages to the public portions of Pacheco Avenue, Bolinas Road, Porteous Avenue or Wood Lane or other public roadway used to access the site resulting from construction activities shall be the responsibility of the property owner.

17. 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 or Planning Director 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.

18. 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.
19. 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.
20. 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**

21. All vegetation and construction materials are to be maintained away from the residence during construction,
22. 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.
23. 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.
24. 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.

25. 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.
26. 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.
27. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
28. 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)**

29. A copy of the building permit must be provided to the district along with the required applications and fees.
30. The foundation must be completed within 120 days of the date of application.
31. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
32. Any landscaping plans must be reviewed and approved by the District.
33. Backflow prevention requirements must be met.
34. 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.
35. All the District's rules and regulations in effect at the time service is requested must be complied with.

#### **Ross Valley Sanitary District (RVSD)**

36. A sewer connection permit and a side sewer connection permit are required for

all work outside the new building footprint.

37. Fees will include sewer capacity charges as well as permit fees.
38. Test the sewer lateral(s) from the outer face of the building to the connection at the existing sewer main, in accordance with RVSD Ordinance 100 and Standards.
39. 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.
40. 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.
41. A Certificate of Compliance for the lateral must be obtained from the RVSD prior to the project final inspection by the Fairfax Building Department.

#### **Fairfax Public Works Department**

42. 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.
43. All driveway improvements shall be completed and be signed off by the Building Official and Public Works Manager before construction begins on the house.
44. 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.
45. 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.
46. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes.
47. 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.

48. A four foot wide sidewalk shall be installed along the entire property frontage as part of the project and shall be inspected and approved by the Building Official/Public Works Director prior to the project final inspection.

#### **49. Town Engineer**

50. The Town Engineer shall review the final, stamped and signed project Civil and Structural plans and the project Civil Engineer shall provide a letter certifying that the site grading and drainage improvements have been installed per the site "drainage" plan designed by ILS Associates, Inc. dated 11/10/21 prior to the project final inspection.

51. All the exterior fixtures must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as compliance with color temperature to minimize blue rich lighting. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety.

#### **Miscellaneous**

52. The surveyor shall mark the location of all the property lines in the field prior to the start of construction.
53. 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.
54. 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.
55. If the existing eastern and western side property line fences are damaged or need to be removed during construction, the owner shall replace the fences at his own cost prior to the project final inspection. The side fences or combination fence/wall structures shall be no more than six feet above the lowest finished grade on either side of each fence unless a fence height variance is obtained from the Planning Commission for a taller fence or fence/wall combination first.

The design of the fences shall be agreed upon by both the neighbors at 75 and 85 Wood Lane and the owner of 79 Wood Lane to maximum the privacy for the neighbors yards while limiting the shade cast by the fences if so desired by the neighbor. If agreement cannot be reached between the applicant and the neighbors on the design of the fences, the applicant shall submit the proposed plan(s) with a minimum \$427 design review (color change) fee and the final fence design will be reviewed and acted upon by the Planning Commission.

**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, Excavation and Tree Removal permits and the finding have been made to grant the requested minimum and combined side setback variances to maintain a combined side yard setback of ten feet and to allow the guest parking space to be located within the required western side yard setback. Therefore, the project is 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 20th day of January, 2022 by the following vote:

AYES:  
NOES:

\_\_\_\_\_  
Chair Norma Fragoso

Attest:

\_\_\_\_\_  
Ben Berto, Director of Planning and Building Services

ARCHITECTS  
FREDRIC C. DIVINE ASSOCIATES

October 7, 2021

Linda Neal  
Principal Planner  
Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94901

RE: Planning Commission Action  
79 Wood Lane; Application # 21-17

Dear Linda

Below is our response to each of the planning commission comments that were provided in your letter dated August 24, 2021. My response is in bold italic print after each comment.

1. Revised project plans with the project redesigned to reduce the height of the structure as much as possible.  
***The project has been redesigned to provide a one-story design at the front portion of the main residence. The upper floor footprint has been reduced by relocating the ADU behind the garage. The roof design has been changed to flat roof from the previous hip roof. At the front porch, the roof covering has been revised to an open trellis design. Overall, the roof height has been lowered by 5'-3", it was revised from 27'-11" to natural grade at the ridge to 22'-8" at the upper story eave to natural grade. The front portion of the residence which was previously two stories has now been revised to one-story only and the height has been revised from 24'-0" to 14'-11", or a 9'-1" reduction in height. The new finished floor at the main floor was lowered by 1'-3" from 118.5 to 117.25 in order to provide the minimum 18" crawl space above grade with 2x12 wood framed floor joists.***
2. Excavate the terraced soil to the rear of the proposed buildings to match the existing natural grade at the front of the site. The proposed rear retaining wall height may be increased to lower the grade height. The garage and house can then be lowered to the grade of the front of the site.  
***The finished floor of the main house is approximately 2'-8" above the natural grade at the front of the property and 10" below the natural grade of the rear terrace. The garage finished floor is approximately 5 ½" below the natural grade of the rear terrace and 1'-5" above the natural grade at the fence along the west property line. Finish floor at the main residence has been reduced 15" (118.5-117.25). Finish floor at the garage has been reduced 10" (118.0-117.17). In order to avoid drainage problems on the site, the finished floor elevation is the minimum that still allows for a raised floor crawl space.***

***Both the Design Review and Hill Area Residential Development Overlay chapter in the Town of Fairfax Municipal Code refer to the need to minimize grading.***

Section § 17.020.040 DESIGN REVIEW CRITERIA.

(J) The extent to which natural features, including trees, shrubs, creeks and rocks and the

natural grade of the site are to be retained.

§ 17.072.010 PURPOSE. (Hill Area Residential Development Overlay Zone)

(B) It is the intent of this chapter to accomplish the following:

- (1) Promote maximum retention of natural topographic features such as drainage ways, streams, slopes, ridgelines, rock outcroppings, vistas, natural plant formation and trees;
- (2) Minimize grading of hillside areas;
- (3) Provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within hillside areas;
- (4) Minimize water runoff and soil erosion problems during and after construction;
- (5) Prevent loss of life, reduce injuries and property damage, and minimize economic dislocations from geologic hazards; and
- (6) Ensure that infill development on hillside lots is of a size and scale appropriate to the property and is consistent with other properties in the vicinity under the same zone classification.

**The proposed finish floor for both the main residence and the garage accomplishes the goals of Design Review and HRD standards. Balancing the amount of cut and fill as much as possible on the site will significantly reduce the number of off haul truck loads from site.**

3. The ceiling heights of all levels of the house and the attic space and possibly the crawlspace could be decreased in height to lower the overall height of the house.

**The attic space has been deleted from the design of the roof to reduce the overall height of the main residence. The main floor has been lowered to the minimum 18" crawl space required by the building code. The overall height of the residence is now 9'-1" lower at the front of the residence and 5'-3" lower in the back when compared to the previous design.**

4. Consider redesigning the ADU at the ground level or maybe as a detached, one story ADU unit at the rear of the site (where the garage is currently proposed), which would allow the upper floor bedrooms to be pushed to the rear of the structure, presenting less second story wall face towards both adjoining neighbors.

**The ADU has been eliminated from the upper floor of the main residence and relocated to the rear of the detached garage. The front of the main residence is now one story.**

5. The sides of the structure need to be more stepped/articulated perhaps in a way that would minimize the shade thrown and the views blocked by the proposed residence on the neighboring residences and properties.

**The main residence has been revised to provide a one-story hip roof design at the front, reducing the two-story footprint of the residence. The building materials have been revised to provide for more contrast with stucco on the lower floor and horizontal siding at the upper floor.**

6. The parking could be relocated from the front of the site to create a more vegetated front street scape.

***The uncovered parking spaces have been relocated to the rear of the residence, in front of the garage. The driveway curb cut has been reduced from 20'-0" wide to 10'-0". Additional landscaping has been added to the front yard in the area of the previous parking space.***

7. The garage could become part of the front of the house.  
***Moving the garage to the front of the house will make the garage prone to flooding in heavy storms.***
8. Provide revised house elevations and a revised site plan clearly showing all existing and proposed grades.  
***The existing and proposed grades have been added to the exterior elevation and site plan drawings.***
9. Provide revised shade studies for the revised project taking into consideration the shade thrown on the neighboring sites during winter and summer by the densely vegetated rear hillsides so the Commission can get a better idea of the shade thrown by the revised design. The design should minimize shading of the neighbor's solar panels.  
***The shade studies have been updated for the revised design. The fact that the house is now 9'-1" lower at the front portion of the main residence has significantly minimized the shading effect of the neighbor's solar panels. The property owner's design consultant used a computer program to create these shade studies and took into account the existing hillside and vegetation.***
10. Provide a revised grading and a revised drainage plan to reflect the lowering of the rear of the site and the increase in the rear retaining wall height. The engineer should design the plan in consideration of the large amounts of water reported by residents that can come down the hillside. Include (and provide) in run-off calculations that show heavy runoff conditions.  
***The grading and drainage plan has been revised by the civil engineer.***
11. Provide a revised excavation/fill table.  
***The excavation/ fill table has been revised by the civil engineer.***
12. Consider clerestory or other privacy preservation measures for all windows facing the neighboring properties.  
***The upper floor windows have been revised to the minimum necessary at the bathroom locations at the east elevation. The upper floor windows located on the west elevation are approximately 20'-0" away from the neighboring residence.***
13. Consider providing your construction plan now as neighbors have raised concerns over how construction dust will be handled during the pandemic, where large vehicles will turn around on Wood Lane and the ability of culverts under the roadway to withstand heavy loads, how neighbors will be notified about street closures, emergency access and egress routes, how the preconstruction condition of the road will be documented to ensure damage repair costs from the construction are covered, etc.  
***A construction management plan is included as part of this resubmittal.***

14. Provide a detailed explanation why the revised plans represent the maximum redesign and reasonable height reduction in addressing the Commission's direction and neighbors' comments.

***The Planning Commission requested that we lower the house to grade in order to lower the overall height of the house by 3.5 feet. Our redesign has lowered the overall height by 9'-1" in the front, which is 5'-7" more than the Commission requested and by 5'-3" in the back, which is 1'-8" more than the Commission requested.***

***Excavating the back yard down as the Commission suggests is contrary to the Town's own Hillside Development standards as outlined under item 2 above and minimizes the likelihood of the house flooding during heavy storms.***

Please contact me if you require additional information to process this application. The applicant looks forward to meeting with the Fairfax Planning Commission as soon as this project can be scheduled.

Sincerely



Laura Kehrlein  
Project Architect

Cc: Coby Friedman, Property Owner



**SUMMARY OF DESIGN REVISION**  
for **PLANNING COMMISSION CONSIDERATION**  
**79 WOOD LANE, FAIRFAX CA**  
October 7, 2021

**SITE PLAN**

- The new design has been pushed to the six-foot front setback and the uncovered covered spaces moved to the rear of the residence in front of the garage.
- The driveway curb cut has been reduced from 20'-0" to 10'-0" wide.
- Additional landscaping has been added to the front yard in the area of the previous parking space to create a more pedestrian friendly street scape.
- The location of the upper floor footprint is approximately aligned with the main residence of 75 Wood Lane.
- The garage size has been revised to 20'-0" wide from 15'-0" wide to accommodate two cars side by side.
- The ADU has been relocated from the upper floor of the main residence to the hillside area behind the garage.
- Minimal fill is needed for the driveway to accommodate the difference in slope from the front of the property to the rear of the property. A slope of 5% is planned for an approximate 1'-10" difference in elevation.
- The natural grade is to remain along the east side of the main residence. The elevation at the rear terrace is to be reduced approximately 5" for the new finished floor at the residence.

**MAIN FLOOR PLAN at RESIDENCE**

- The location of the Master Bedroom and the laundry room has been moved to the opposite sides of the house. This allows for windows facing the east side of the house to be smaller at the laundry and Master Bathroom.
- The basement stairway has been relocated to the east side of the house, under the stairway to the upper floor.
- The basement has been relocated to the middle portion of the residence
- An elevator can be accommodated at the west side of the house.
- The main floor area has increased from 1,340 sf to 1,415 sf but the building footprint remains the same.

**UPPER FLOOR PLAN at RESIDENCE**

- The ADU has been relocated to the rear of the property behind the garage making the upper floor footprint smaller than the previous design.
- The location of the upper floor has been shifted back to create a one-story building at the front of the residence.
- An upper floor deck has been created at the rear southwest corner of the residence.
- The upper floor area has decreased from 1,299 sf to 795 sf.

**GARAGE/ ADU**

- The garage dimensions have been revised from 15'-0" wide by 30'-0" deep to 20'-0" wide by 20'-0" deep and can accommodate two vehicles side by side. This results in a decrease in floor area from 450 sf to 400 sf.
- Two uncovered parking spaces have been relocated from the front setback to the area in front of the garage.

- The accessory dwelling unit is now located in the hillside area behind the garage.
- The ADU is now smaller in floor area, from 704 sf to 500 sf.

## **EXTERIOR ELEVATIONS**

- The roof type has been changed from a hip design to a flat roof design.
- The front portion of the main residence has been changed to a single-story design.
- The second-floor portion of the main residence is located at the middle to rear of the home.
- The roof cover over the front porch has been changed to an open trellis design.
- The number of windows on the east elevation of the main residence has been reduced to six windows from nine in the previous design. On the west elevation, there are now the windows have been reduced from eight windows in the previous design to six windows.
- The exterior materials have been revised so that the main level and crawl space area of the main residence is stucco in an off-white color. The upper level of the residence is horizontal board siding in a moss green color.
- The exterior colors have been revised from a taupe color for the main body to off-white and moss green. The metal roof color has been changed to slate grey from rustic red. The window frames remain a black color. The revised color palate fits in better with the light green house color of 75 Wood Lane and the yellow house color of 85 Wood Lane.
- The overall height of the main residence has decreased from 27'-11" at the roof ridge to natural grade to 22'-8", a reduction of 5'-3". The height at the front portion of the main residence has been decreased from 24'-0" at the front dormer ridge at natural grade to 14'-11", a reduction of 9'-1".
- The overall height of the garage has been reduced from 13'-9" as measured from the roof ridge to 10'-3", a reduction of 3'-6".
- The accessory dwelling unit is built into the hillside behind the garage and elevated above the garage in front.

## **BUILDING SECTIONS**

- The finish floor level of the main residence has been reduced from a 118.50' elevation for the former design to 117.25' for the new design, or a 15" difference. The new finished floor elevation allows for the minimum 18" crawl space above natural grade.
- The attic space of the main residence has been eliminated in order to the lower the building height.
- New building sections have been included for the garage/ accessory dwelling unit building and at the one-story portion of the residence.
- The overall height of the main residence has been reduced as described in the exterior elevation revisions.

## CONSTRUCTION MANAGEMENT PLAN

79 Wood Lane, Fairfax CA

General Contractor: CF Contracting, Inc.

Construction Manager: Coby Friedman  
coby@cfcontracting.com  
(415) 310-5442

Emergency Contact: Coby Friedman  
coby@cfcontracting.com  
(415) 310-5442

**Construction Delivery Route:** From San Rafael: Take Third Street westbound. Continue onto 4<sup>th</sup> Street (Miracle Mile and Redhill Blvd in San Anselmo). Turn right at "Hub" onto Sir Francis Drake Blvd. Continue on Sir Francis Drake to Fairfax. Turn left onto Pacheco Ave., then right onto Broadway, then left onto Bolinas Road. Follow Bolinas Road and turn left onto Porteous Ave. Follow Porteous Ave. and then turn right onto Wood Lane.

- **Road Closures** shall only be permitted by the Fairfax Police Department (FPD). Applicants shall apply to FPD well enough in advance to process the request. Any necessary traffic control, signage, etc. is the responsibility of the applicant.
- **Neighbor Notification** Applicant shall provide a minimum of 48 hours notice in advance of the proposed date of closure to the affected property owners. Notice shall include date(s) and duration of proposed closure.

**Deliveries and Off-Haul** All deliveries will be made between 8:00 AM to 5:00 PM. All drivers shall be advised of the designated truck route including approved turn around locations, prior to any deliveries or material removal. Trucks will back up down the street from Porteous Ave. to the site. All open-bed trucks shall be tarped.

- **Material Storage:** All construction materials, debris and equipment shall be stored on site.

**Construction Schedule:** An eleven-month construction schedule is anticipated.

- Mobilization (2 weeks)
- Demolition (2 weeks)
- Grading and Excavation (3 weeks)
- Foundation/ Drainage/ Utilities (4 weeks)
- Framing (12 weeks)
- MEP Rough-In (4 weeks)
- Interior Finish (9 weeks)
- Completion/Occupancy (2 weeks)

**Construction Hours** shall be limited to weekdays from 8:00 AM to 6:00 PM and on weekends/holidays between 9:00 AM to 4 PM. In accordance with Town Code §8.20.060(C)(1) and (2), the operation of any tools or equipment used in construction or demolition work or in property maintenance work between the hours of 6:00 PM and 8:00 AM Monday through Friday, or on weekends and holidays between 4:00 PM and 9:00 AM is prohibited.

- **Vehicle Parking** shall be limited to only those vehicles that can be accommodated on the property at a time. No construction parking shall be allowed in the public right-of-way at or near the job site. Carpooling will be required to the job site, with pick-up and drop-off anticipated to be at the Doc Edgar Park on Cascade Drive.

**Project Conditions of Approval:**

1. During the construction process the following shall be required:
  - a. The geotechnical engineer shall be on-site during the grading process and shall submit written certification to Town Staff that the grading 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 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 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.
  - 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.
  - f. A designated parking area shall be established for project personnel. All project personal shall park in the designated parking area and carpool to the project site to avoid wear and tear and blocking access to public and private routes in the vicinity of the project site. The designated parking area shall be reviewed and approved by the Building Official prior to the issuance of the building permit.
2. 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 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 planning commission conditions and required engineering improvements have been complied with including installation of landscaping and irrigation prior to issuance of the certificate of occupancy.
3. 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.
4. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them, daily, if necessary. Other dust control measures will include watering during excavation and implementation of a CalTrans construction entrance on the site.

5. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 21-17. 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 21-17 will result in the job being immediately stopped and red tagged.
6. Any damages to the public and/or private portions of public or private roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner. A videotape of the roadways documenting the existing conditions will be submitted to the Town of Fairfax prior to building permit issuance.
7. 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.
8. Conditions placed upon the project by outside agencies or by the Town Engineer may be eliminated or amended with that agency's or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit
9. Separate conditions are required from Ross Valley Fire Department (RVFD) and have been included in the project plans. A fire sprinkler permit is required from RVFD along with the submittal of plans and specifications for a system submitted by an individual or firm licensed to design and/or design-build sprinkler systems.
10. 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. See project drawings for requirements.
11. See project Conditions of Approval on sheet A1.2 of the project plan sets for requirements from Marin Municipal Water District including required permits, water conservation measures, landscape plan review, backflow requirements and grey water recycling.
12. See project Conditions of Approval on sheet A1.2 of the project plan sets for requirements from Ross Valley Sewer District.
13. Any future tree removal, beyond the trees proposed for removal in the 4/26/2021 Tree Removal Application (21-T-30) will require the review and approval of the Tree Committee.





ILS ASSOCIATES, INC.  
CIVIL ENGINEERING AND LAND SURVEYING

DRAINAGE ANALYSIS



79 WOOD LANE  
FAIRFAX, CA

November 15, 2021

JOB NO. 9473



*Arthur J. Smith*

ATTACHMENT C

**DRAINAGE ANALYSIS**  
**79 Wood Lane**  
**Fairfax, CA**

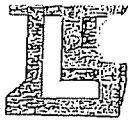
The property known as A.P.N. 002-062-03 comprises 0.507 acre. With about 5,000 square feet of flat area sloping at less than 5% and the balance of the site steep wooded upland area sloping at over 50%. Currently the site is improved with single story 750 square foot residence. The owner plans to construct a new single family residence and carport.

The attached hydrologic analysis compares the peak storm water discharge from both a 10 year and 100 year design storm in the lower flat area of the site before and after improvements to the site. We also determine the 10 year and 100 year flow of the upland area which will be intercepted with a ditch and detained so as to behave like a 10 year storm event. We have used a c(f) factor of 1.25 for the 100 year event as previously discussed with town staff.

The lower site has a pre-improvement 100 year peak discharge of 0.37 cubic feet per second and a post-improvement 100 year peak discharge of 0.42 cubic feet per second, an increase of just 0.05 cubic feet per second. Post improvement roof discharge of the residence will be release to the splash blocks and dissipate on-site in landscape areas. The upland flows will be detained with a pipe sized to limit peak 100 year total off flows to that of a 10 year flow in order to regulate the rate of water discharge to the street during large storm events. This will result in a reduced off flow of (0.05 cfs) + (3.0 cfs - 1.8 cfs) or a total reduction in off flow of 1.25 cfs. Detention pipe will be sized to retain this peak flow condition.

Water quality will be treated by landscape areas. The sizing factor will be 0.2 inches per hour, the rainfall intensity, divided by 5 inches per hour, the infiltration rate, equaling 0.04. The required surface area of the planters is 2,189 square feet (the post improvement impervious area) x 0.04 equaling 88 square feet. The proposed landscape and pervious driveway surface area is over 2,800 square feet.





ILS ASSOCIATES, INC  
CIVIL ENGINEERING AND LAND SURVEYING

BY: AJS JOB NO: 8688

DATE: 1/31/18 SHEET NO: 1

RATIONAL METHOD COMPUTATION FORM

(From Cal-Trans Rainfall Intensity-Duration-Frequency Analysis  
PRE-PROJECT CONDITION)

$$Q = C \times I \times A$$

Watershed 79 Wood Ln. below ditch At Point Wood Lane

Area = 5,436 sq. ft. = 0.12 acres.

Time of Concentration (+C)

$$t_c = \frac{1.8(1.1-C)\sqrt{L}}{[S(100)]^{1/3}} + 5 \text{ Min.} = \frac{1.8(1.1-0.76)\sqrt{130}}{[0.05(100)]^{1/3}} + 5 = 9.1 \text{ min.}$$

C = Runoff Coefficient\* = 0.76

L = Longest run in feet = 130

S = Average Slope in ft/ft =  $\frac{\Delta H}{L} = \frac{120-114}{130} = 0.05$

Intensity

P<sub>60</sub> (chart I) = 1.5 zone (chart V) = C subzone (chart v) = 2

I<sub>100</sub> (chart k) = 3.3 Rd<sub>10</sub> (chart k) = 0.72

I<sub>10</sub> = I<sub>100</sub> 3.3 x Rd<sub>10</sub> (chart k) 0.72 = 2.4 in/hr.

I = Rd (from Chart R) x I<sub>100</sub> = \_\_\_\_\_ in/hr.

Coefficient of Runoff

Relief = 0.10

Soil infiltration = 0.15

Vegetal cover = 0.10

Surface storage = 0.15

C = 0.5  $\Rightarrow$  0.7 (0.70 minimum)\*

EXISTING IMPERVIOUS AREA

EXIST. House = 750 S.F.  
CONC. WALK = 366 S.F.

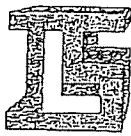
$$C = \left[ \frac{1,116}{5,436} \times (1.0) \right] + \left[ \frac{4320}{5,436} \times 0.7 \right]$$

C = 0.76

Peak Discharge Q = C x I x A

$$Q_{100} = (0.76) \times (2.4) \times 0.12 = 0.37 \text{ c.f.s.}$$

$$Q_{10} = 0.76 \times 2.4 \times 0.12 = 0.22 \text{ c.f.s.}$$



ILS ASSOCIATES, INC.  
CIVIL ENGINEERING AND LAND SURVEYING

BY: AJS JOB NO: 9473

DATE: 11/15/21 SHEET NO: 2

RATIONAL METHOD COMPUTATION FORM

(From Cal-Trans Rainfall Intensity-Duration-Frequency Analysis

ON-SITE - POST PROJECT CONDITION

$$Q = C \times I \times A$$

Watershed 7.9 Wood - below ditch At Point Wood Lane

Area = 5,436 sq. ft. = 0.12 acres.

Time of Concentration (t<sub>c</sub>)

$$t_c = \frac{1.8(1.1-C)\sqrt{L}}{[S(100)]^{1/3}} + 5 \text{ Min.} = \frac{1.8(1.1-0.82)\sqrt{130}}{[0.05(100)]^{1/3}} + 5 = 8.4$$

C = Runoff Coefficient\* = 0.82

L = Longest run in feet 130

S = Average Slope in ft/ft =  $\frac{\Delta H}{L} = \frac{120-114}{130} = 0.05$

Intensity

P<sub>60</sub> (chart I) = 1.5 zone (chart V) = C subzone (chart v) 2

I<sub>100</sub> (chart k) = 3.4 Rd<sub>10</sub> (chart k) \_\_\_\_\_

I<sub>10</sub> = I<sub>100</sub> 3.4 x Rd<sub>10</sub> (chart k) .72 = 2.5 in/hr.

I \_\_\_\_\_ = Rd \_\_\_\_\_ (from Chart R) x I<sub>100</sub> \_\_\_\_\_ = \_\_\_\_\_ in/hr.

Coefficient of Runoff

Relief = 0.1

Soil infiltration = 0.15

Vegetal cover = 0.10

Surface storage = 0.15

C = 0.5 ⇒ 0.7 (0.70 minimum)\*

PROPOSED IMPERVIOUS AREA

House = 1622 S.F.

Garage = 567 S.F.

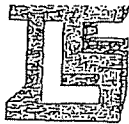
$$C = \left[ \frac{2189}{5436} \times 1.0 \right] + \left[ \frac{3247}{5436} \times 0.7 \right]$$

C = 0.82

Peak Discharge Q = C x I x A

$$Q_{100} = 0.82 \times 2.5 \times 0.12 = 0.42 \text{ c.f.s.}$$

$$Q_{10} = 0.82 \times 2.5 \times 0.12 = 0.25 \text{ c.f.s.}$$



BY: ILS JOB NO: 3268

DATE: Jan 14, 2007 SHEET NO: 3

RATIONAL METHOD COMPUTATION FORM

(From Cal-Trans Rainfall Intensity-Duration-Frequency Analysis  
& County of Marin Hydrology Manual Revised 8/2/00)

$$Q = C \times I \times A$$

Watershed Upland LOT AREA At Point DITCH IN REAR YARD

Area = 44,600 sq. ft. = 1.02 acres.

Time of Concentration (+C)

$$t_c = \frac{1.8(1.1-C)N}{[S(100)]^{1/3}} + 5 \text{ Min.} = \frac{1.8(1.1-.7)\sqrt{355}}{[.54(100)]^{1/3}} + 5 = 8.6 \text{ min.}$$

C = Runoff Coefficient\* = 0.7

L = Longest run in feet 355

$$S = \text{Average Slope in ft/ft} = \frac{\Delta H}{L} = \frac{310-120}{355} = 0.54$$

Intensity

P<sub>60</sub> (chart I) = 1.5 zone (chart V) = C subzone (chart v) 2

I<sub>100</sub> (chart k) = 3.4 Rd<sub>10</sub> (chart k) .72

I<sub>10</sub> = I<sub>100</sub> 3.4 x Rd<sub>10</sub> (chart k) .72 = 2.45 in/hr.

I \_\_\_\_\_ = Rd \_\_\_\_\_ (from Chart R) x I<sub>100</sub> \_\_\_\_\_ = \_\_\_\_\_ in/hr.

Coefficient of Runoff

Relief = 0.35

Soil infiltration = 0.1

Vegetal cover = 0.1

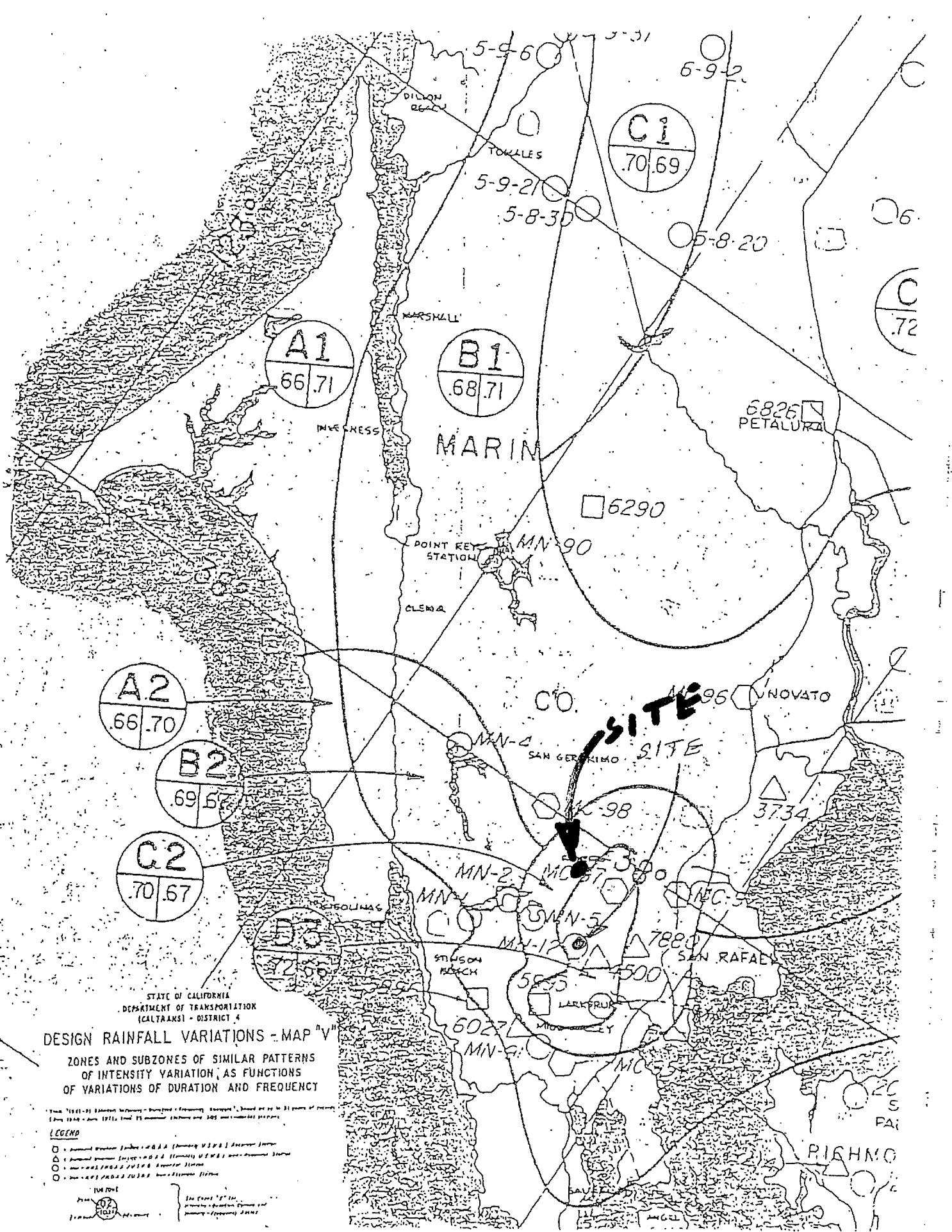
Surface storage = 0.15

C = 0.7 (0.70 minimum)\*

Peak Discharge Q = C x I x A

$$Q_{100} = 0.7(1.25) \times 3.4 \times 1.02 = 3.0 \text{ c.f.s.}$$

$$Q_{10} = 0.7 \times 2.5 \times 1.02 = 1.8 \text{ c.f.s.}$$



STATE OF CALIFORNIA  
 DEPARTMENT OF TRANSPORTATION  
 (CALTRANS) - DISTRICT 4

**DESIGN RAINFALL VARIATIONS - MAP "V"**  
 ZONES AND SUBZONES OF SIMILAR PATTERNS  
 OF INTENSITY VARIATION, AS FUNCTIONS  
 OF VARIATIONS OF DURATION AND FREQUENCY

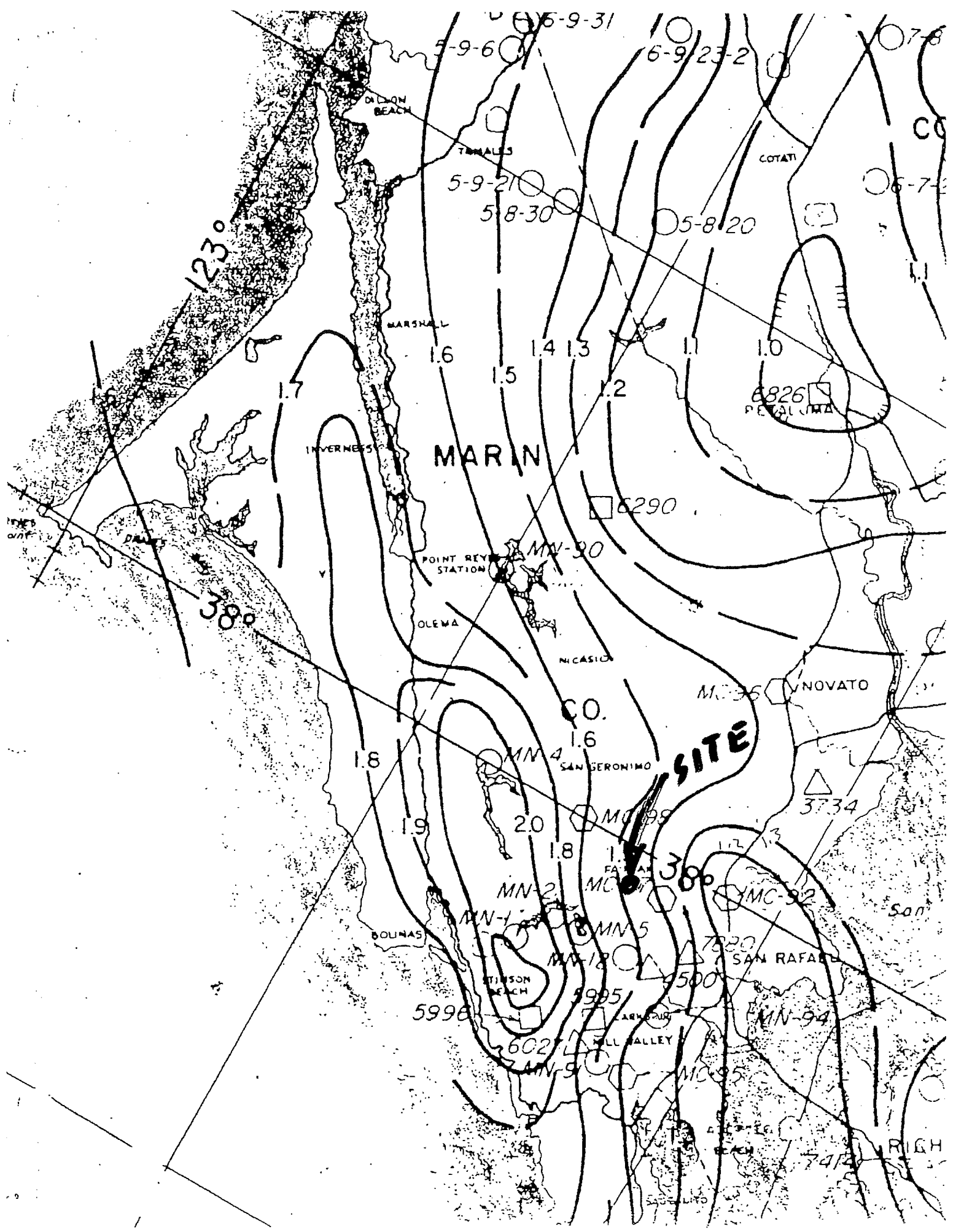
From 1961-63 Station Intensity-Frequency Curves, based on 31 years of record (1930-1960) and 1971-73 (1971-73) and 25 additional stations and 345 non-continuous records.

**LEGEND**

- Annual Station Intensity-Frequency Curves (1961-63) Station Intensity
- △ Annual Station Intensity-Frequency Curves (1971-73) Station Intensity
- Annual Station Intensity-Frequency Curves (1971-73) Station Intensity
- Annual Station Intensity-Frequency Curves (1971-73) Station Intensity

**NOTES**

1. The Zone "V" is defined by a boundary line and is shown by a dashed line.



123°

380

5-9-31  
5-9-6

6-9-23-2

7-8

5-9-21  
5-8-30

5-8-20

6-7-2

1.6

1.5

1.4

1.3

1.2

6826  
PEVAL JMA

MARIN

6290

POINT REYES  
STATION

MN-30

OLEMA

NICASIO

MC-96  
INOVATO

CO.

1.6

**SITE**

1.8

MN-4

SAN GERONIMO

1.9

2.0

MC-99

3734

MN-2

MC-97

380

MC-92

MN-1

MN-5

BOLINAS

MN-18

7520  
SAN RAFAEL

5998

5995

MN-94

602  
HILL VALLEY

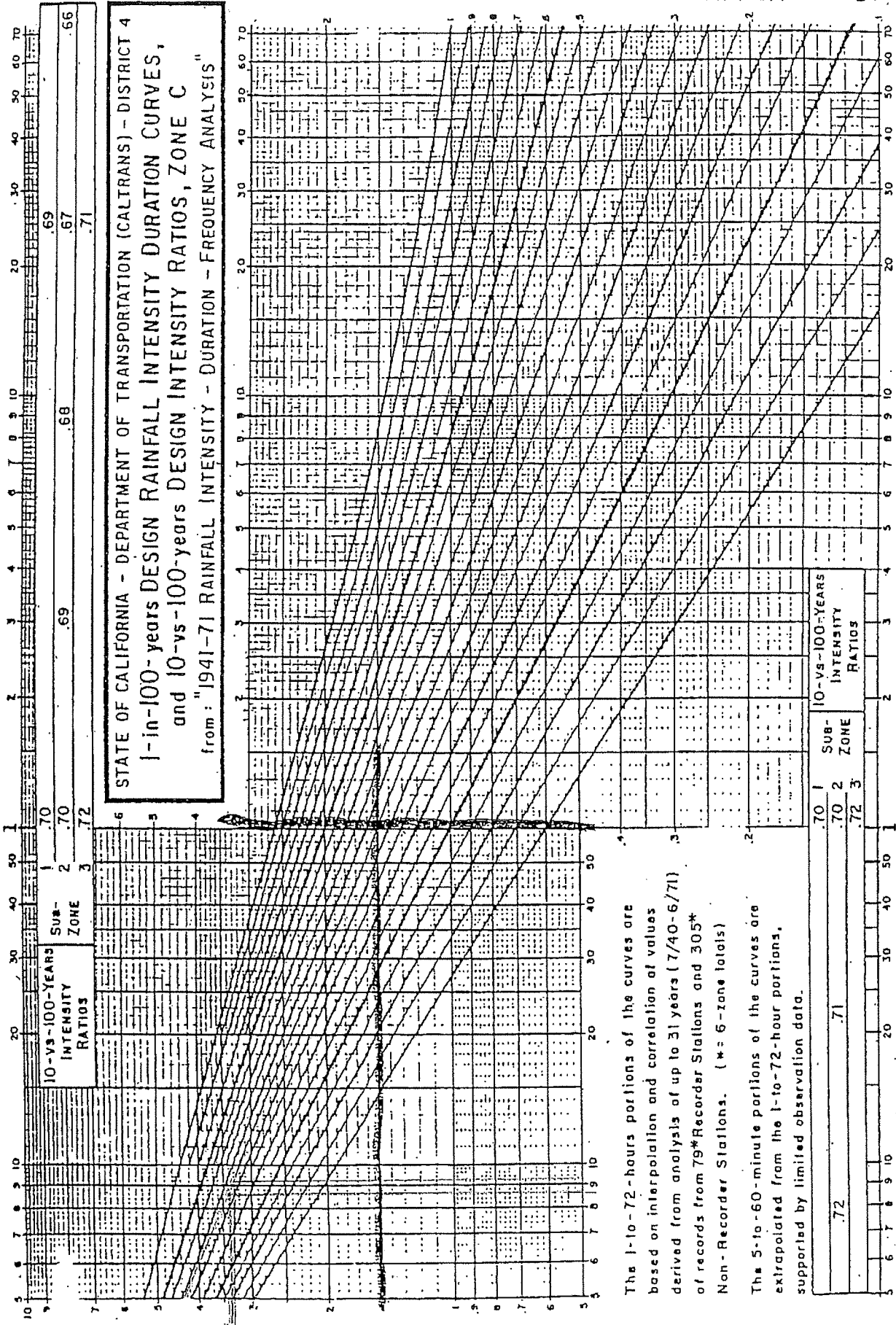
MC-95

7412

BEACH

Sausalito

CP = CIA



STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION (CALTRANS) - DISTRICT 4  
 1-in-100-years DESIGN RAINFALL INTENSITY DURATION CURVES,  
 and 10-vs-100-years DESIGN INTENSITY RATIOS, ZONE C  
 from: "1941-71 RAINFALL INTENSITY - DURATION - FREQUENCY ANALYSIS"

10-VS-100-YEARS SUB-ZONE INTENSITY RATIOS
.70
.72
.69
.68
.67
.66

10-VS-100-YEARS SUB-ZONE INTENSITY RATIOS
.70
.72
.71

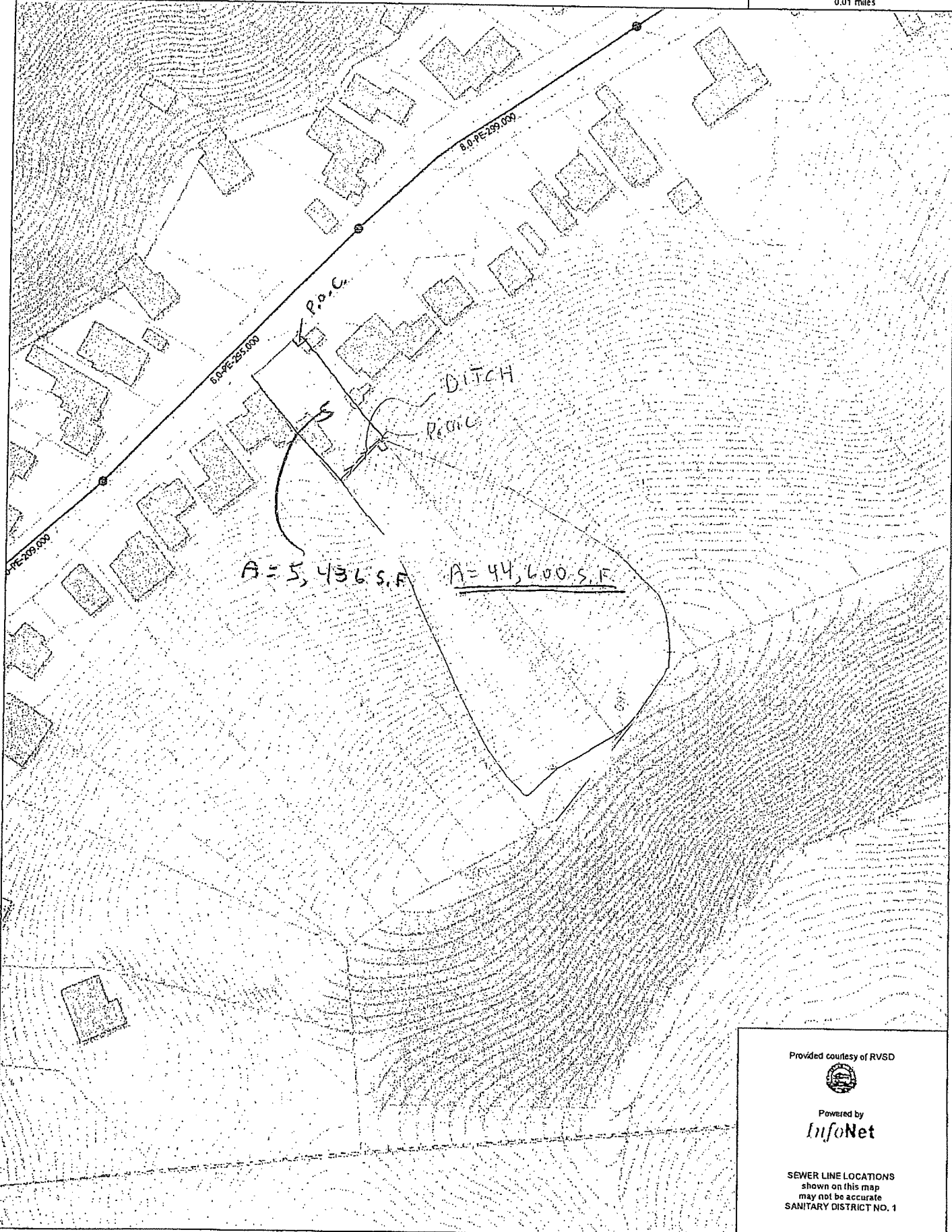
The 1-10-72-hour portions of the curves are based on interpolation and correlation of values derived from analysis of up to 31 years (7/40-6/71) of records from 79\* Recorder Stations and 305\* Non-Recorder Stations. (\* = 6-zone totals)

The 5-10-60-minute portions of the curves are extrapolated from the 1-10-72-hour portions, supported by limited observation data.

MINUTES — DURATION — HOURS CHART "K" ZONE C

Network - RVSD\_Collection  
79 Wood Lane, Fairfax

Map Centre Coords  
x: 1816022, y: 666013  
Date Printed: 1/19/2010  
Scale: 1:1300



Provided courtesy of RVSD



Powered by  
**InfoNet**

SEWER LINE LOCATIONS  
shown on this map  
may not be accurate  
SANITARY DISTRICT NO. 1

# CHART I

## RUNOFF COEFFICIENTS FOR AGRICULTURAL AND OPEN AREAS \*

WATERSHED CHARACTERISTICS				
	A RELIEF	B SOIL INFILTRATION	C VEGETAL COVER	D SURFACE STORAGE
EXTREME	<u>0.40</u> Steep rugged terrain average slopes greater than 50%	<u>0.20</u> No effective soil cover; either rock or thin soil mantle negligible infiltra- tion capacity	<u>0.20</u> No effective plant cover; bare or very sparse soil cover	<u>0.20</u> Negligible; surface depression few and shallow; drainage ways steep and small, no ponds or marshes
HIGH	<u>0.30</u> Hilly with average slopes of 10 to 30%	<u>0.15</u> Slow to take up water; clay or other soil of low infiltration capaci- ty such as heavy gumbo	<u>0.15</u> Poor to fair; clean cultivated crops or poor natural cover; less than 10% of area under good cover	<u>0.15</u> Low; well defined system of small drain- age ways; no ponds or marshes
MODERATE	<u>0.20</u> Rolling with average slopes of 5 to 10%	<u>0.10</u> Normal, deep loam	<u>0.10</u> Fair to good; about 50% of area in good grass land, woodland or equivalent cover	<u>0.10</u> Normal; considerable surface depression storage; typical of prairie lands; lakes, ponds and marshes less than 25% of area
LOW	<u>0.10</u> Relatively flat land average slopes 0 to 5%	<u>0.05</u> High; deep sand or other soil that takes up water readily and rapidly	<u>0.05</u> Good to excellent; about 90% of area in good grass land, woodland or equiv- alent cover	<u>0.05</u> High; surface depres- sion storage high; drainage system net sharply defined. Lg. flood plain storage; large number of ponds and marshes

NOTE: Runoff coefficient is equal to sum of coefficients from the appropriate block in Rows A, B, C and D.

\* After H. L. Cook, as published in *Engineering for Agricultural Drainage*, by Harry D. Roe and Quincy C. Ayres, McGraw-Hill Book Co., Inc., New York, 1954, p. 105.





January 5, 2022  
File: 201.159dltr.doc

Town of Fairfax  
Planning and Building Services Department  
142 Bolinas Avenue  
Fairfax, California 94930

Attn: Ms. Linda Neal, Principal Planner

Re: Supplemental Engineering Discussion  
Second Planning-Level Geologic, Geotechnical, and Civil Engineering Review  
New Single-Family Residence  
79 Wood Lane (APN 002-062-03)  
Fairfax, California

### Introduction

As requested and in accordance with our agreement dated March 20, 2018, this letter provides supplemental discussion regarding the proposed new single-family residence, attached ADU, and ancillary site improvements at 79 Wood Lane in Fairfax, California. We previously issued comments in our First Review letter dated April 26, 2021. We also performed a Second Review of the current plans which, as summarized in our letter dated May 25, 2021, were judged to suitably address our planning-level engineering comments. As such, we recommended that project processing continue.

More recently, we understand that the Planning Commission desires supplemental commentary with regards to the engineering benefits or reasoning associated with raising site grades in lieu of alternative grading or foundation design, based primarily on concerns over the overall height of the structure.

### Discussion

Existing site grades are very flat, with less than 0.2-feet of elevation difference between the front and rear of the residence. Our previous experience with nearby projects at 15 and 39 Wood Lane indicates that the site vicinity may be affected by very shallow groundwater during the winter months and that local ponding and flooding may be experienced during heavy rains where flat surface grades coincide with saturated soils.

From a geotechnical and civil engineering perspective, construction of the planned improvements at a lower elevation is probably feasible, however, this would result in a lower level of performance. Specifically, maintaining existing site grades and lowering the finish floor elevation would increase potential for ponding and local flooding, which could potentially affect neighboring sites. Mitigation of such potential, especially in light of flat site grades and limited slope to the Wood Lane gutter pan, would probably require design and construction of extensive foundation drains and a sump-pump outlet system. In our experience, sump pump systems are undesirable from a maintenance and performance standpoint, since performance cannot be guaranteed in the event of a power outage or deferred/neglected maintenance. Additionally, given the potential for

Town of Fairfax  
Page 2

January 5, 2022

shallow groundwater, lowering site grades would increase the risks of moisture intrusion and damage to concrete mat slabs and other shallow foundation elements.

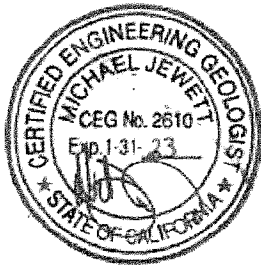
As currently planned, elevated and sloping finish grades allow for positive surface drainage and reduce the risk of flooding on both the subject and adjoining properties.

Conclusions

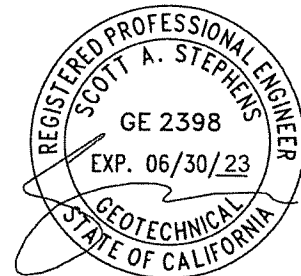
It is our opinion that the currently planned grading and foundation scheme will reduce the risk of localized flooding for both the applicant and neighbors, and that lowering finish grades and floor levels would require acknowledgement of additional risks and maintenance obligations on the part of the applicant.

We trust that this letter contains the information you require at this time. If you have any questions, please call. We will directly discuss our comments with the applicant's consultants if they wish to do so.

Yours very truly,  
MILLER PACIFIC ENGINEERING GROUP



Mike Jewett  
Town of Fairfax Contract Geologist  
Engineering Geologist No. 2610  
(Expires 1/31/23)



Scott Stephens  
Town of Fairfax Contract Engineer  
Geotechnical Engineer No. 2398  
(Expires 6/30/23)



# TOWN OF FAIRFAX

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

Date: April 28, 2021

Permit #21-T-30

## NOTICE OF TREE COMMITTEE ACTION

*This action may be appealed to the Fairfax Town Council within 10 days of the Tree Committee decision. This permit is not in effect until the 10 day appeal period is over.*

Request for a tree permit to remove: (1) Apple  
(5) Olive  
(1) Live Oak

Address of Tree(s) to be removed: 79 Wood Ln

Applicant's Phone: Coby Friedman (415) 310-5442

On April 26, 2021 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

### FOR RECOMMENDATION ONLY TO PLANING COMMISSION:

Romaidis made a motion to recommend to the Planning Commission that the permit be approved with the exception that the oak tree in the corner remain and that no tree removal commence until a building permit associated with the driveway work is issued; the motion was seconded by Richardson-Mack and voted on.

Vote:

Benson- Aye

Childers- Aye

Richardson-Mack- Aye

Romaidis- Aye

Item #11 Vote: Ayes- 4, Noes- 0

\_\_\_\_\_ APPROVED

**REMINDER: PLEASE KEEP PERMIT NOTICE UP DURING THE 10 DAY WAITING PERIOD**

\_\_\_\_\_ CONTINUED

\_\_\_\_\_ DENIED

CONDITIONS OF APPROVAL: For Recommendation to Planning Commission only.

## ATTACHMENT D

*THIS APPROVED APPLICATION IS YOUR PERMIT-KEEP IT ON THE JOB SITE. FAILURE TO HAVE THE PERMIT ON THE SITE WHILE THE TREE WORK IS IN PROGRESS MAY RESULT IN THE WORK BEING HALTED UNTIL YOU SHOW PROOF OF APPROVAL.*

Please verify that the tree company performing the work has a current Fairfax Business license and worker's compensation coverage.

**THIS TREE PERMIT EXPIRES IN SIX MONTHS.** If necessary, you may apply for an extension in writing prior to the expiration date.

FOR RECOMMENDATION ONLY TO  
PLANNING COMMISSION



**TOWN OF FAIRFAX**

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

APR 08 2021

**APPLICATION FOR TREE REMOVAL OR ALTERATION**

A permit is required to remove or alter one or more trees on any parcel in the Town of Fairfax. All trees for which a permit is requested shall be tagged with an orange ribbon, a minimum of 10 days prior to the Tree Advisory Committee meeting date. Applicants must also post a notice of intent to alter or remove the marked Tree(s) in a prominent location visible along the frontage of the affected property.

**APPLICANT INFORMATION**

OWNER (APPLICATIONS MUST BE FILED BY PROPERTY OWNER): <b>COBY FRIEDMAN</b>	DATE OF APPLICATION: <b>4.6.2021</b>
JOB ADDRESS/ASSESSOR'S PARCEL NO. IF SITE IS VACANT <b>79 WOOD LAKE</b>	PHONE NUMBER: <del>415-721-9160</del> <b>CF CONTR. 101</b>
EMAIL ADDRESS: <b>coby@cfcontracting.com</b>	FAX NUMBER: <del>721-9160</del> <b>(415) 310-5442 ↑</b>
PROPERTY OWNER'S ADDRESS IF DIFFERENT FROM ABOVE <b>96 FORREST AVE., FAIRFAX</b>	ALTERNATE PHONE NUMBER:

**TREE INFORMATION**

SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: <b>(1) Apple</b>	CIRCUMFERENCE BREAST HEIGHT: <b>47" CIRCUMFERENCE, 15" φ</b>
	REASON FOR REMOVAL/ALTERATION: <b>NEW DEVELOPMENT DRIVEWAY</b>
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: <b>(5) OLIVE LESS than 12" circumference</b>	CIRCUMFERENCE BREAST HEIGHT: <b>3" CIRCUMFERENCE, 11" φ</b>
	REASON FOR REMOVAL/ALTERATION: <b>NEW DEVELOPMENT</b>
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: <b>(1) LIVE OAK</b>	CIRCUMFERENCE BREAST HEIGHT: <b>31" CIRCUMFERENCE 10" φ</b>
	REASON FOR REMOVAL/ALTERATION: <b>NEW DEVELOPMENT DRIVEWAY</b>
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:	CIRCUMFERENCE BREAST HEIGHT:
	REASON FOR REMOVAL/ALTERATION:

Please attached a site plan to this application showing the location and species of all trees with a diameter of 4 inches (circumference of 12 inches or more), measured 4.5 feet above grade at tree base, property boundaries and easements, location of structures, foundation lines of neighboring structures and paved areas including driveways, .

**AGENDA ITEM # 11**

Any tree company used for the removal or alteration must have a current and valid Fairfax Business license. Please include the name, address, and phone number of the person or company doing the above listed work:


T.B.D.

NAME:	PHONE NUMBER:
ADDRESS:	CONTRACTOR BUSINESS LICENSE NUMBER:

*Please note the Tree Advisory Committee may require applicants to submit their application to a Qualified Arborist for a report or recommendation at the expense of the applicant. A Qualified Arborist is defined as a Certified Arborist, A Certified Urban Forester, a Registered Consulting Arborist, or a Registered Professional Forester.*

**OWNER'S STATEMENT**

I understand that in order to properly process and evaluate this application, it may be necessary for Town personnel to inspect the property, which is the subject of the application. I also understand that due to time constraints it may not always be possible for Town personnel to provide advanced notice of such inspections. Therefore, this application will be deemed to constitute my authorization to enter upon the property for the purpose of inspecting the same, provided that Town personnel shall not enter any building on the property except in my presence or the presence of any other rightful occupant of such building. I understand that my refusal to permit reasonable inspection of any portion of the property by town personnel may result in a denial of this application due to the lack of adequate information regarding the property.



Signature of Property Owner

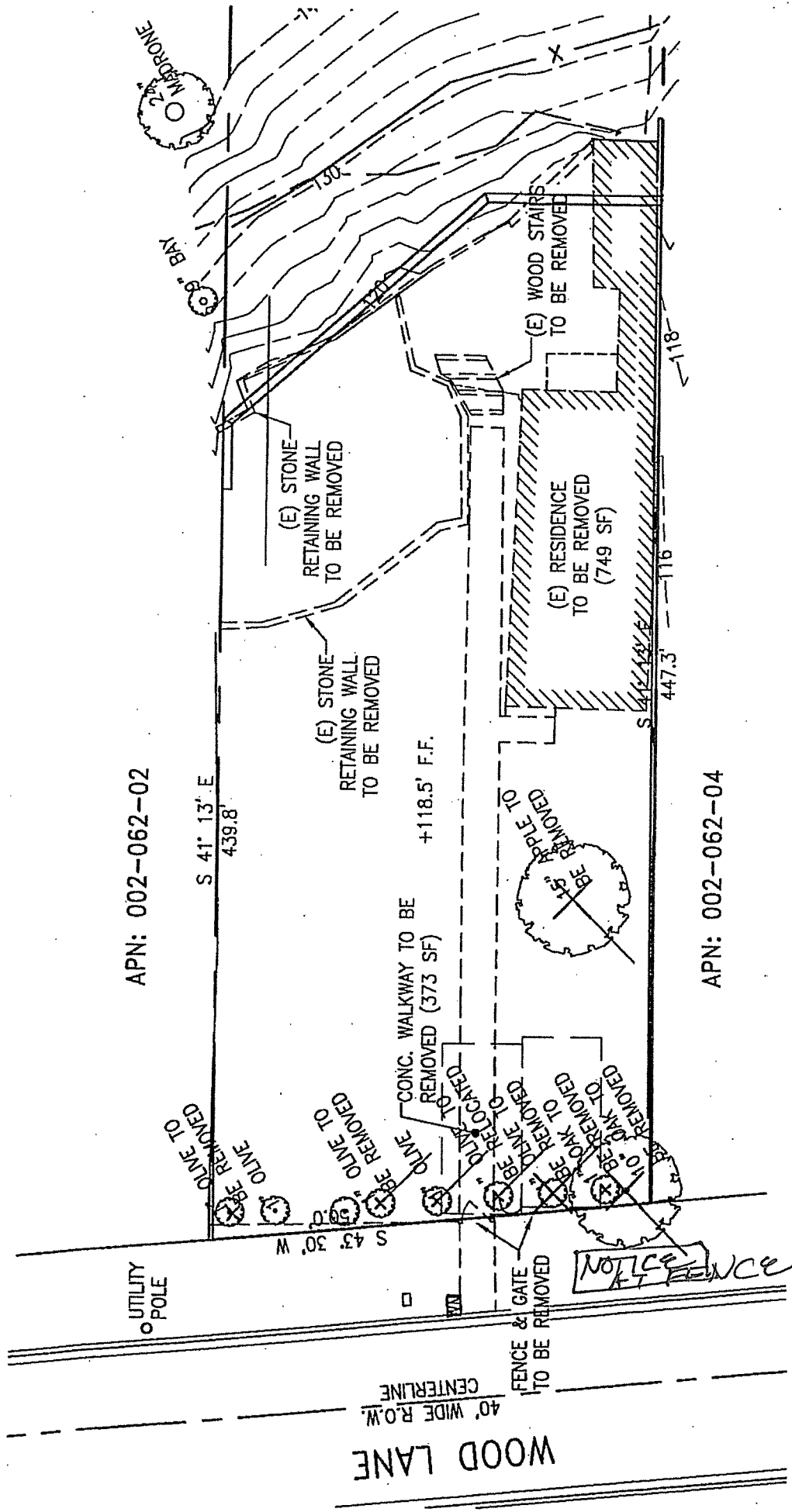
4.6.2021

Date

[AREA BELOW FOR STAFF USE ONLY]

Permit Number: 21-T-30	
Date Received: 4-6-21	Received by: S. Waters
Conditions of Approval:	
Tree Committee Action:	Date:

Tree Committee Actions can be appealed to the Town Council within 10 days of the Tree Committee Action. Contact Town Hall for more information.



# TREE REMOVAL PLAN

SCALE: 1/16" = 1'-0"

79 WOOD LANE  
04.06.2021

3  
A1

WOOD LANE  
40' WIDE R.O.W.  
CENTERLINE

APN: 002-062-02

APN: 002-062-04

NOTICE AT FENCE





## Linda Neal

---

**From:** Heather Ford <heatherford8@gmail.com>  
**Sent:** Thursday, September 30, 2021 9:10 PM  
**To:** Linda Neal  
**Cc:** Renu  
**Subject:** 79 Wood Lane  
**Attachments:** Wood Lane plans 9-25-21.pdf

Dear Linda

We wanted to update you that we have been communicating back and forth with Melinda Benedict and Coby Friedman, owners at 79 Wood Lane, regarding their proposed house construction. They have sent us two updated sets of plans, and we have been discussing details with them via email. Their latest set of plans sent 9/25/21 (attached), is significantly disappointing, as the large two story wall has actually been moved up in height and 5-6' forward, creating an effectively bigger visual obstruction and shade impact on our property. We were hoping to be able to come together with this potential new neighbor, however the designs we have seen so far have not shown improvement, and in fact make the negative impact on our property greater.

Please see a copy of our latest reply below, for details of how the changes impact our side of the property.

They continue to work towards fitting a two story house, a two car garage and an ADU on this narrow property. If a two story house is a priority for them, it seems to only make sense to push this to the back of the property.

Thank you  
Heather and Rick Ford  
415-306-2861

Dear Coby and Melinda

Thank you for forwarding your latest set of plans and putting up the story poles. We appreciate your efforts to make changes and work with the situation. We were really looking forward to these latest plans and hoped to be able to settle with moving forward. However, from our side of the fence, this latest plan actually appears worse. The height of the two story wall adjacent to our property is now higher than it was before (23'8" above natural grade on new plan vs approx 22' on the old plan). In combination with this, the house has been shifted significantly further forward, with the two story section of the house now being approx 5-6' further towards the front of the property (north). This creates a taller obstruction in a position that causes more shade than before to the important areas. You flattened the roof and dropped the front of the house down to 1 story, but by moving the house up in elevation and forward, it fails to solve the original problem and in fact makes the impact on our property greater. We continue to have all 3 of our bedrooms obstructed by this 2 story wall, in fact it will effectively increase the shade duration across this western side of our house as well as the cottage and our solar panels.

With the new story poles, we have made observations and taken photos from the windows in the three bedrooms at 4pm 9/29 showing the sun below the story poles (=blocked by the proposed house) and 3pm 9/30 showing the sun slightly above the story poles in the southern bedroom and at the top of the story pole in the northern bedroom. The original shade study showed impacts in December, however the current story poles illustrate how the shading impact will begin to be significant as early as September. In other words, with the current proposed construction, the western side of our house and bedrooms will receive no direct sunlight after approximately 3:00pm beginning at the end of September and extending approximately through the end of March. This is unacceptable to us. Again, those of us who have lived a Wood Lane winter understand this completely - this side of our steep valley is significantly dark and cold

and we wait with great anticipation to gain more sun. For our property to lose most of the sun available to us in the winter due to the design of this large house is an unfair burden. If a two story house is a priority, we would suggest it could be moved to the back of the property, not closer to the front.

We are apologetic that we can't move forward in support of these plans and put all of this controversy behind us. However, if the house is built as currently proposed, we feel strongly that it will have a very significant negative impact on our sunlight, privacy, solar panel exposure, energy bills and quality of life at our home. We just cannot support this design.

Thank you,  
Rick and Heather Ford



75 WOOD LANE

79 WOOD LANE  
BENEDICT - FRIEDMAN

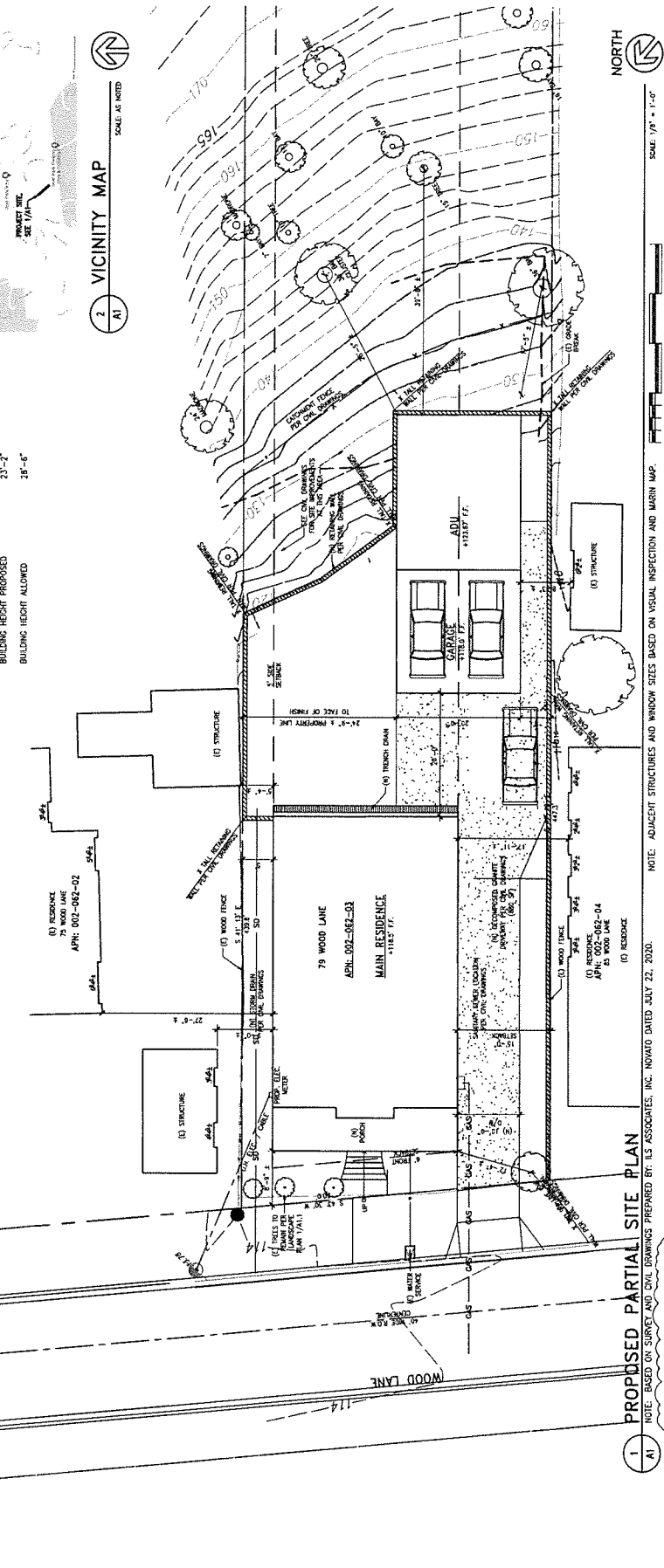
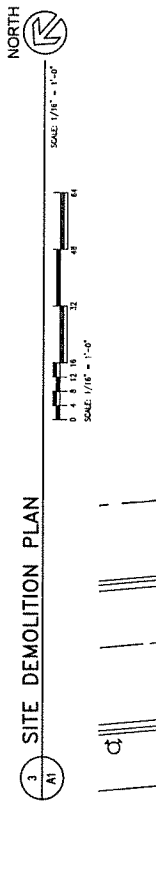
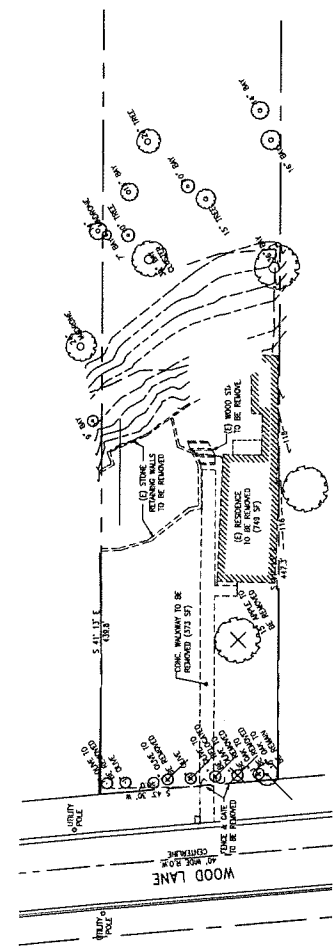
85 WOOD LANE

**SCOPE OF WORK**  
 -DEMOLISH EXISTING RESIDENCE ON SITE.  
 -CONSTRUCTION OF NEW ONE-STORY MAIN RESIDENCE  
 -CONSTRUCTION OF NEW ONE-STORY GARAGE BEHIND MAIN RESIDENCE.  
 -CONSTRUCTION OF NEW ONE-STORY GARAGE BEHIND MAIN RESIDENCE.

**DRAWING INDEX**  
 A1.0 PROPOSED PARTIAL SITE PLAN, SITE DEMOLITION PLAN, PROJECT DATA  
 A1.1 CONCEPTUAL LANDSCAPING AND VEGETATION MANAGEMENT PLAN  
 A1.2 SHADOW STUDY  
 A1.3 CIVIL SITE PLAN  
 A1.4 CIVIL NOTES AND DETAILS  
 A1.5 CIVIL EROSION CONTROL PLAN  
 A1.6 PROPOSED FLOOR PLANS  
 A1.7 EXTERIOR ELEVATIONS  
 A1.8 EXTERIOR ELEVATIONS  
 A1.9 BUILDING SECTIONS

**PROJECT DATA**

ASSESSORS PARCEL NUMBER	002-062-03
ZONING	R-1 SINGLE FAMILY RESIDENTIAL
OCCUPANCY	R-1 - RESIDENTIAL
PERMITS	TYPE 1B - SPRINKLERED
SITE AREA (FROM ASSESSOR RECORDS)	21,103 SF
AVERAGE SLOPE (FROM MARIN MAP)	42.13 %
FLOOR AREA - MAIN RESIDENCE	1,415 SF
LOWER FLOOR	900 SF
UPPER FLOOR	2,210 SF
UPPER FLOOR	590 SF
FLOOR AREA - ACCESSORY DWELLING UNIT	489 SF
FLOOR AREA - ADDITIONAL SPACES	400 SF
BASEMENT AT MAIN RESIDENCE	400 SF
GARAGE	400 SF
FLOOR AREA RATIO PROPOSED	22.10 SF / 1,500 SF = 17.23 %
FLOOR AREA ALLOWED	22,150 SF
FLOOR AREA ALLOWED	22,150 SF x 0.40 = 8,860 (TOWN CODE MAX. 3,500)
LOL COVERAGE	1,415 SF
GARAGE/ADU	900 SF
TOTAL	2,315 SF
TOTAL	2,315 SF
LOT COVERAGE PROPOSED	11.53 %
LOT COVERAGE ALLOWED	7,792 SF
22,150 SF x 0.35 =	23'-2"
BUILDING HEIGHT PROPOSED	28'-6"
BUILDING HEIGHT ALLOWED	



**1**  
**A1**  
**PROPOSED PARTIAL SITE PLAN**  
 NOTE: BASED ON SURVEY AND CIVIL DRAWINGS PREPARED BY: ILS ASSOCIATES, INC. NOVATO DATED JULY 22, 2020.  
 NO KNOWN EASEMENTS ON THE PROPERTY.

SCALE: 1/8" = 1'-0"  
 SCALE: 1/8" = 1'-0"

NOTE: ADJACENT STRUCTURES AND WINDOW SIZES BASED ON VISUAL INSPECTION AND MARIN MAP.



ARCHITECTS  
 FREDRIC C. DWINE ASSOCIATES  
 1924 FOURTH ST., SAN DIEGO, CA 94101  
 Phone: (415) 457-0220 Fax: (415) 454-9581

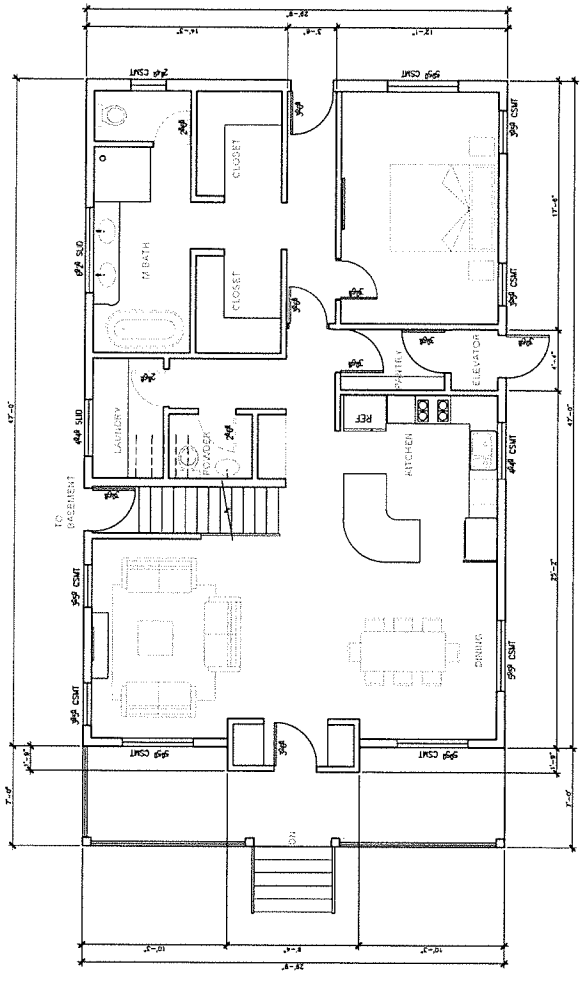
NEW RESIDENCE AND ADU  
 79 WOOD LAKE  
 FAIRFAX, CA 94530  
 FOR: COBY FRIEDMAN

PROPOSED MAIN FLOOR PLAN  
 PROPOSED BASEMENT PLAN

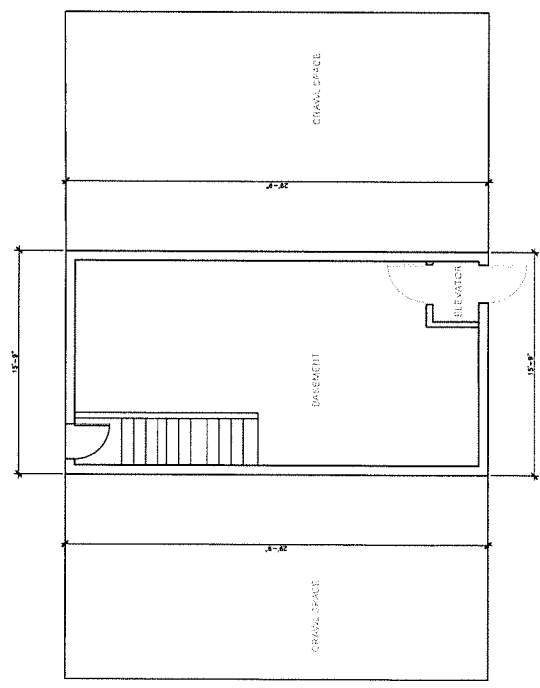
DATE	DESCRIPTION
12-05-2020	PLANNING PERMITS
02-04-2021	PLANNING PERMITS
07-01-2021	PLANNING PERMITS
07-19-2021	PLANNING PERMITS
09-22-2021	PLANNING PERMITS

Scale: 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"  
 1/32" = 1'-0"

A2.1



1 PROPOSED MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 MAIN FLOOR AREA 1,607 SF



2 PROPOSED BASEMENT FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 BASEMENT FLOOR AREA 470 SF











## Linda Neal

---

**From:** Heather Ford <heatherford8@gmail.com>  
**Sent:** Monday, October 4, 2021 10:14 PM  
**To:** Linda Neal  
**Cc:** Eric Ford; Renu  
**Subject:** Fwd: Updated shade study  
**Attachments:** Window 3\_9-29-21\_1606.JPEG; Window 3\_9-30-21\_1504.JPEG; Window 4\_9-30-21\_1504.JPEG; SHADOW STUDY in 3D\_with windows.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Rick's response (with attachments) to Coby Friedman.  
Thank you.

----- Forwarded message -----

**From:** Eric Ford <rickterford68@yahoo.com>  
**Date:** Mon, Oct 4, 2021 at 1:31 PM  
**Subject:** Updated shade study  
**To:** Coby Friedman <coby@cfcontracting.com>, Melinda Benedict <benedict.melinda@gmail.com>  
**Cc:** Renu Malhotra <renu@thelemontree.org>, Heather Ford <heatherford8@gmail.com>

Hi Coby,

Thank you for sending the updated shade study. It is important to understand that the shade cast upon the roof of our main house is not our concern. Our concern is shade cast on the bedroom windows on the west side of our house. Most importantly, it is the duration of time during individual days and also months that this will occur. I have added window numbers (1-9) to the 12/21 @3PM shade example and provided photos that I took on September 29 and 30th from the bedrooms, from my eye level (~5'8") approximately 7'2" up the west wall. The photos are labelled by bedroom number, date and time of photo. The photos confirm that at the end of September the sun drops below the story poles (eastern wall of the proposed house) at approximately 3pm (1504) at window 4 and is slightly above the southeastern pole at Window 3 and is well below the tops of the poles at 4pm. Since the sun descends from left to right and sets behind the hill at about 10 degrees south of due west, at this time of year and until perhaps the equinox (March 20), we will lose direct sunlight to the bedroom windows along the west side of our house and cottage starting at about 3pm. As the shade study for 12/21 @12PM shows that all windows are shaded except window 4. This illustrates that during the middle of December only one window on our western wall will receive direct sunlight for a short duration around 12pm but then lose it shortly after, and all other windows will be shaded for the entire day.

Furthermore, in her previous email Heather identified that although you brought down the center roof line of the proposed house, you increased the height of the eastern wall to 23'8" that looms intimidatingly over our bedrooms greatly decreasing our privacy, view, sunlight and quality of life.

When Melinda and Renu return I would be glad to meet and have you stand along our western wall in the afternoon and see for yourself. The western side of this house has had a beautiful view to the west and afternoon sun since 1913. We bought this house with the understanding that with a high steep hill to the southeast and the house set back away from the street, that winter sunlight would be

limited. I walked the street numerous times, at different times of the day prior to the purchase in 2009. We previously lived at 82 Porteous, at the corner of Wood Lane. At that time, I realized that the property gets very little light after September but noted that at least we would get afternoon sun, but very little of that in the fall and winter. As described above, the elevation and location of the current proposed house would greatly effect the quality of life at our home.

There are many other issues that concern us. The size of the proposed 2-story house, 2-car garage and ADU combine to overwhelm the lot and apparently require the house to be moved forward. In our opinion, a compromise would be either build a one story house, or if a 2-story house is necessary, replace the 2-car garage with a carport in front and move the proposed 2-story house significantly towards the back of the lot. Our opinion is that the extravagance of having a two-car garage and a sizeable ADU should not be priority over the quality of life of the preexisting properties and your future neighbors.

Sincerely,  
Rick

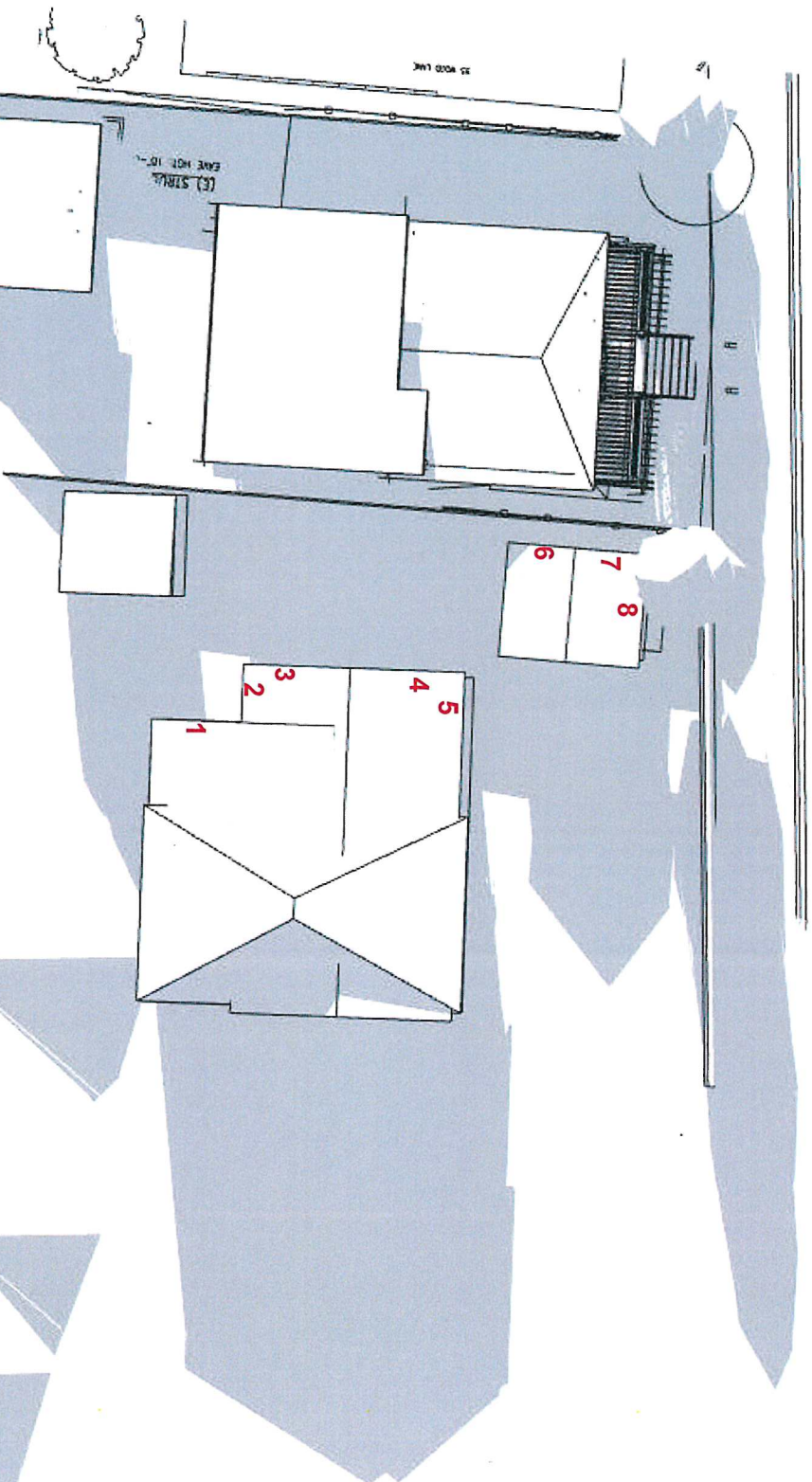
Eric W. Ford, MS, PG  
Geologist  
75 Wood Lane Fairfax, CA 94930  
415-721-7537 (h)  
415-342-5261 (c)







WOOD LANE  
OF THE TOWN  
OF COVINGTON



Windows along the west side of 75 Wood Lane and cottage

12/21@3pm



## Linda Neal

---

**From:** Heather Ford <heatherford8@gmail.com>  
**Sent:** Monday, October 4, 2021 10:14 PM  
**To:** Linda Neal  
**Cc:** Eric Ford; Renu  
**Subject:** Fwd: 79 Wood Lane  
**Attachments:** SHADOW STUDY in 3D.pdf; Adjacent Building Heights.pdf; Front Elevation Comparison - old vs. new.pdf; panoramic comparison.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Coby's response (and attachments) to my email below.  
Thank you.

----- Forwarded message -----

**From:** Coby Friedman <coby@cfcontracting.com>  
**Date:** Mon, Oct 4, 2021 at 10:01 AM  
**Subject:** RE: 79 Wood Lane  
**To:** Heather Ford <heatherford8@gmail.com>, Renu <renu@thelemontree.org>  
**Cc:** melinda benedict <benedict.melinda@gmail.com>, Rick Ford <rickterford68@yahoo.com>

Dear Heather;

The previous shade study that was part of the plans we sent you was wrong because it did not take into consideration the heights of your home and ADU. We've since, modeled your structures in the attached 3D for the shade study which is based on the attached photos of your home and ADU, and these are the results for the least sunny day of the year 12/21 and the sunniest day of the year 6/21. As you can see, our house does not cast a shadow on either of your roofs at any time of the year.

The new house design is obviously lower in comparison to the previous design. Please see attached comparisons between the two designs and in relation to your property.

We're hopeful that after reviewing and confirming this information you'll change your mind and come around to support our application. We would still like to meet you face-to-face, however, that would have to wait till after 10/17 when Melinda gets back from an overseas trip.

Please feel free to let us know if you have other questions or concerns.

Have a wonderful day.

Coby Friedman

**CF Contracting, Inc.**

Cell: 415-310-5442

Fax: 415-296-6437

**From:** Heather Ford <[heatherford8@gmail.com](mailto:heatherford8@gmail.com)>

**Sent:** Thursday, September 30, 2021 8:48 PM

**To:** Renu <[renu@thelemontree.org](mailto:renu@thelemontree.org)>

**Cc:** melinda benedict <[benedict.melinda@gmail.com](mailto:benedict.melinda@gmail.com)>; Coby Friedman <[coby@cfcontracting.com](mailto:coby@cfcontracting.com)>; Rick Ford <[rickterford68@yahoo.com](mailto:rickterford68@yahoo.com)>

**Subject:** Re: 79 Wood Lane

Dear Coby and Melinda

Thank you for forwarding your latest set of plans and putting up the story poles. We appreciate your efforts to make changes and work with the situation. We were really looking forward to these latest plans and hoped to be able to settle with moving forward. However, from our side of the fence, this latest plan actually appears worse. The height of the two story wall adjacent to our property is now higher than it was before (23'8" above natural grade on new plan vs approx 22' on the old plan). In combination with this, the house has been shifted significantly further forward, with the two story section of the house now being approx 5-6' further towards the front of the property (north). This creates a taller obstruction in a position that causes more shade than before to the important areas. You flattened the roof and dropped the front of the house down to 1 story, but by moving the house up in elevation and forward, it fails to solve the original problem and in fact makes the impact on our property greater. We continue to have all 3 of our bedrooms obstructed by this 2 story wall, in fact it will effectively increase the shade duration across this western side of our house as well as the cottage and our solar panels.

With the new story poles, we have made observations and taken photos from the windows in the three bedrooms at 4pm 9/29 showing the sun below the story poles (=blocked by the proposed house) and 3pm 9/30 showing the sun slightly above the story poles in the southern bedroom and at the top of the story pole in the northern bedroom. The original shade study showed impacts in December, however the current story poles illustrate how the shading impact will begin to be significant as early as September. In other words, with the current proposed construction, the western side of our house and bedrooms will receive no direct sunlight after approximately 3:00pm beginning at the end of September and extending approximately through the end of March. This is unacceptable to us. Again, those of us who have lived a Wood Lane winter understand this completely - this side of our steep valley is significantly dark and cold and we wait with great anticipation to gain more sun. For our property to lose most of the sun available to us in the winter due to the design of this large house is an unfair burden. If a two story house is a priority, we would suggest it could be moved to the back of the property, not closer to the front.

We are apologetic that we can't move forward in support of these plans and put all of this controversy behind us. However, if the house is built as currently proposed, we feel strongly that it will have a very significant negative impact on our sunlight, privacy, solar panel exposure, energy bills and quality of life at our home. We just cannot support this design.

Thank you,

Rick and Heather Ford



8'-1 1/4"

12'-0" ±

6'-2"

9'-6"

  
EMERALD LOWRISE  
CONSTRUCTION  
415-586-7690  
emeraldconstruction.com

$$\begin{array}{r} 15 \\ \times 8 \\ \hline 120 \\ 10 \end{array}$$

9'-0" 15 Shingles  
6'-0" 15  
7'-0" 15



## Proposed Revised Design at 79 Wood Lane, Fairfax – Comments from neighbor at #85

1/10/22

My name is Renu Malhotra. I live at 85 Wood Lane, immediately next door to the proposed development at 79 Wood Lane.

I also contributed previously for the first design review. I expressed my primary concerns about impacts on hillside drainage, hillside stability and flooding, having lived on my property for 20 years and knowing only too well how much runoff water we can experience during extreme events on Wood Lane. In addition, we have already experienced overflowing of the creek this winter where Wood Lane turns into a river. It was not caused by a blockage in the culverts or storm drains but simply by the sheer volume of water flowing from the watershed. When this occurs, the water level running down Wood Lane exceeds the sidewalk curbs and could impact drainage of water flowing from French drains (and equivalent) to sidewalk underdrains.

I have seen the proposed architectural design revisions by Coby Friedman but have not seen any revised Civil Engineering drawings or revised Geotechnical report to address the drainage changes required if the garage and ADU extend further back than before and well into the hillside.

Currently my property grade is higher along the length of the existing residence at #79, the remainder of our property grades are at the same level. With the proposed changes, my property grade will be lower along the full length of the whole developed property. Just three feet from my home, approximately 5000 sq ft of land will go from fully permeable to impermeable with the proposed design. These changes require a careful review given the fragile and exceptional geological features of Wood Lane.

I request the following:

1. A full drainage and grading plan which clearly compares existing water flow paths to the proposed design. It should show the detail of surface flows including what happens just beyond the boundary between our properties, i.e. 5-10 feet into the neighboring properties. The study should incorporate the entire hillside drainage area that contributes to runoff collected at the swale/V-ditch drain inlet and is discharged to the street via curb underdrain. The study should also evaluate surface runoff onto neighboring properties due to proposed grade changes at the project site. The curb underdrain sizing should be confirmed by the Project Civil Engineer to accommodate design flows from the hillside swale/V-ditch drain inlet and from the impermeable surfaces at the proposed site improvements during design rain events. The Project Civil Engineer should also comment on the functionality of the curb underdrain during high flow events when the Wood Lane right-of-way is inundated by up to 12-inches of runoff flow. There should be consideration of the water volume flowing in extreme events that we have seen here in recent years, including last October, just 3 months ago. If the street is flooded and sidewalk underdrains are covered, where will the water go?

2. A CHG (Certified Hydro Geologist) report is also required to understand the repercussions of the designs on sub-surface water flows. The pre-development configuration of Wood Lane was of a valley with a creek running through it. There are known ground water issues - Rick Ford at #75 and I both need to run sump pumps every 3-5 years. My house has standing water in the crawl space during extreme events when the water table rises. My crawl space is approx. 24" below grade. None of the bore samples taken so far have been during the wet season and the proposed design includes a basement section.
3. Review of the proposed earthen swale running across the full width of the lot vs a longer lasting concrete v-ditch (see Marin County UCS, DWG 290).
4. A Certificate of Insurance during construction on the hillside which names me as one of the Insureds.

Thank you

Renu Malhotra  
85 Wood Lane  
Fairfax CA 94930

510.541.9808

TOWN OF FAIRFAX  
OCT 26 2021  
RECEIVED

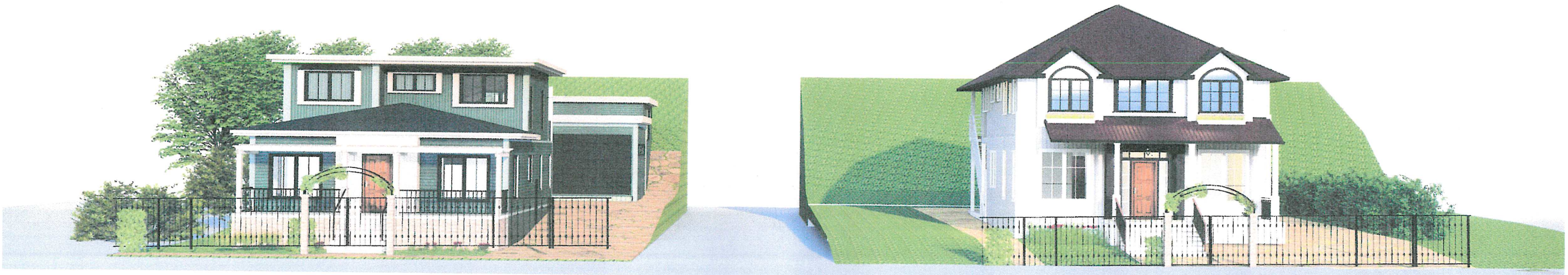


ATTACHMENT F

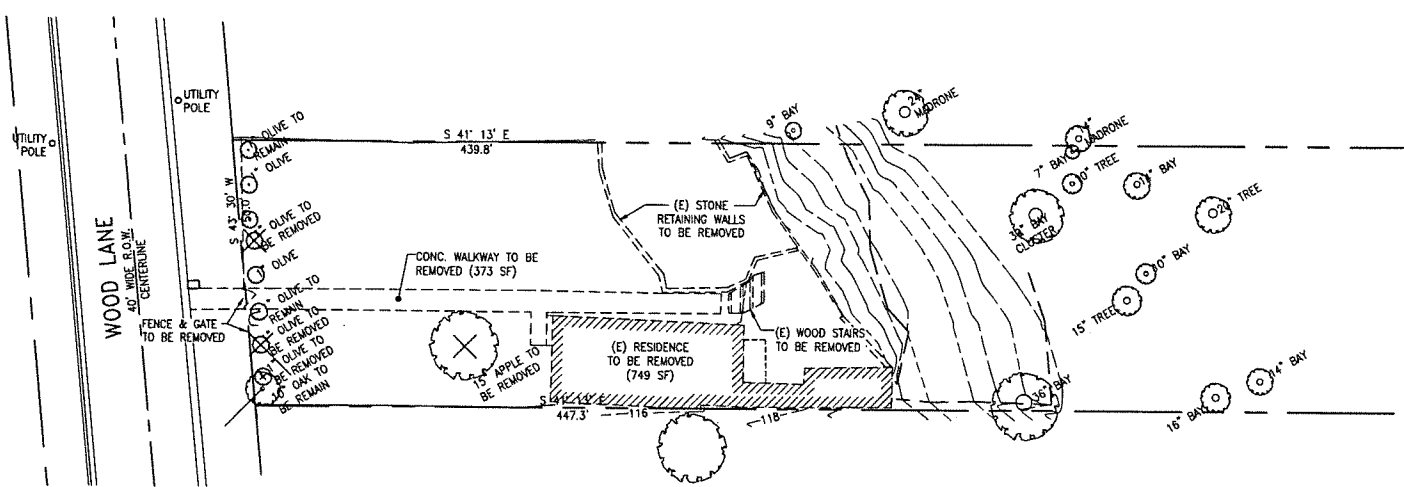


TOWN OF FAIRFAX  
OCT 26 2021  
RECEIVED

TOWN OF FAIRFAX  
NOV 16 2021  
RECEIVED



*SUPERCEDED DESIGN*



**3 SITE DEMOLITION PLAN**  
 A1  
 SCALE: 1/16" = 1'-0"  
 NORTH

**PROJECT DATA**

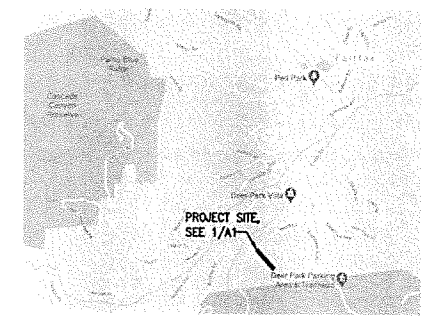
ASSESSORS PARCEL NUMBER	002-062-03
ZONING	RS-6 - SINGLE FAMILY RESIDENTIAL
OCCUPANCY	R-3 - RESIDENTIAL
CONSTRUCTION TYPE	TYPE VB - SPRINKLERED
SITE AREA (FROM ASSESSOR RECORDS)	22,150 SF
AVERAGE SLOPE (FROM MARIN MAP):	42.13 %
<b>FLOOR AREA - MAIN RESIDENCE</b>	
LOWER FLOOR	1,415 SF
UPPER FLOOR	795 SF
TOTAL	2,210 SF
<b>FLOOR AREA - ACCESSORY DWELLING UNIT</b>	
UPPER FLOOR	500 SF
<b>FLOOR AREA - ADDITIONAL SPACES</b>	
BASEMENT AT MAIN RESIDENCE	469 SF
GARAGE	400 SF
<b>FLOOR AREA RATIO PROPOSED</b>	
2,210 SF + 500 SF = 12.23 %	
22,150 SF	
<b>FLOOR AREA ALLOWED</b>	
22,150 SF x 0.40 = 8,860 (TOWN CODE MAX. 3,500)	
<b>LOT COVERAGE</b>	
HOUSE	1,415 SF
GARAGE/ADU	900 SF
PORCH/ STAIRS	238 SF
TOTAL	2,553 SF
<b>LOT COVERAGE PROPOSED</b>	
2,553 SF = 11.53 %	
22,150 SF	
<b>LOT COVERAGE ALLOWED</b>	
22,150 SF x 0.35 = 7,752 SF	
<b>BUILDING HEIGHT PROPOSED</b>	
23'-2"	
<b>BUILDING HEIGHT ALLOWED</b>	
28'-6"	

**SCOPE OF WORK**

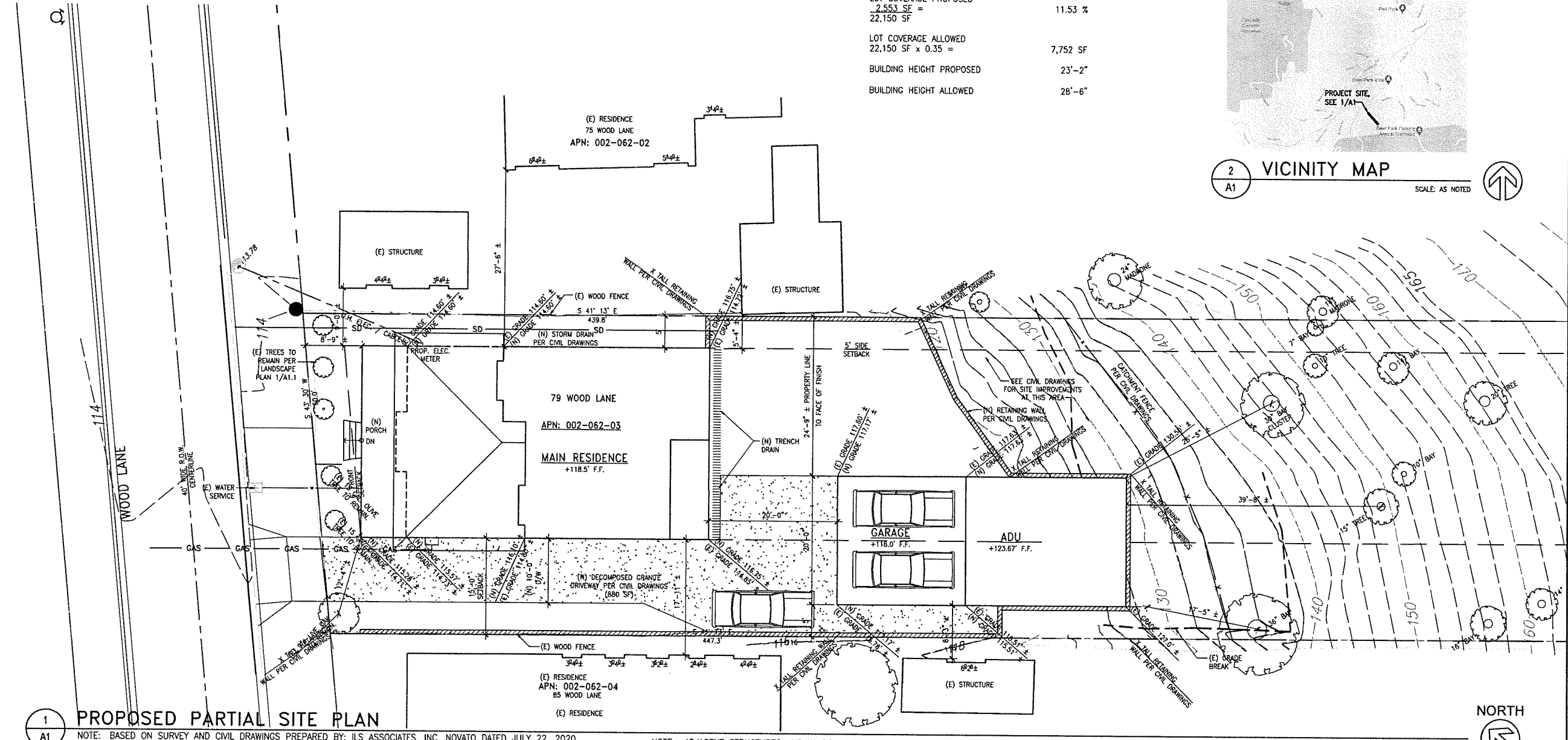
- DEMOLISH EXISTING RESIDENCE ON SITE.
- CONSTRUCTION OF NEW ONE-STORY MAIN RESIDENCE.
- CONSTRUCTION OF NEW ACCESSORY DWELLING UNIT WITH NEW DRIVEWAY AND TWO-CAR GARAGE BEHIND MAIN RESIDENCE.

**DRAWING INDEX**

- A1.0 PROPOSED PARTIAL SITE PLAN, SITE DEMOLITION PLAN, PROJECT DATA
- A1.1 CONCEPTUAL LANDSCAPING AND VEGETATION MANAGEMENT PLAN
- A1.2 SHADOW STUDY 9AM
- A1.3 SHADOW STUDY 12 PM
- A1.4 SHADOW STUDY 3 PM
- RECORD OF SURVEY
- 1 CIVIL SITE PLAN
- 2 EROSION CONTROL PLAN AND DETAILS
- A2.1 PROPOSED MAIN FLOOR/ BASEMENT PLANS
- A2.2 PROPOSED UPPER FLOOR/ GARAGE/ ADU PLANS
- A2.3 PROPOSED LIGHTING PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4 BUILDING SECTIONS



**2 VICINITY MAP**  
 A1  
 SCALE: AS NOTED  
 NORTH



# LANDSCAPE PLAN KEY NOTES

- ① (N) 24" SQ. CONC. PAVERS, SPACING AS NOTED ON PLAN.
- ② (N) CONC. CURB CUT AND RAMP PER CML DRAWINGS.
- ③ (N) DECOMPOSED GRANITE DRIVEWAY PER CML DRAWINGS.
- ④ (N) PEBBLE GROUND COVER, SHOWN HATCHED.

## PLANT SCHEDULE

BOTANICAL / COMMON NAME	QTY.	SIZE	FIRE RESISTANT	PLANT TYPE	REMARKS
PHYLLOCLADUS / KARUPIA	ROLLS/PLUGS	ROLLS/PLUGS	GROUND COVER	GROUND COVER	HEIGHT 1"
OLEA EUROPAEA 'MAJESTIC BEAUTY' / MAJESTIC BEAUTY FRUITLESS OLIVE	3 EXIST	(EXIST)	YES	TREE	HEIGHT 12-25', WIDTH 12-25'
COLEONEMA PULCHELLUM / PINK BREATH OF HEAVEN	19	1 GAL.	YES	SHRUB	HEIGHT 3', WIDTH 3'
HEMEROCALLIS HYBRIDS / DAYLILY HYBRIDS	22	1 GAL.	YES	PERENNIAL	HEIGHT 3', WIDTH 3'
ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	5	15 GAL.	YES	TREE	HEIGHT 12-25', WIDTH 12-25'
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	4	5 GAL.	YES	VINE	HEIGHT 12-25', WIDTH 3-6'

NOTE: SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.

NOTE: TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FEET. ADD AN ADDITIONAL FIVE FEET FOR EVERY TEN PERCENT (10%) INCREASE IN SLOPE. EXISTING TREES MAY BE REQUIRED TO BE THINNED AND/OR REMOVED DEPENDING ON THEIR CONFIGURATION AND DISTANCE FROM THE STRUCTURE(S).

NOTE: SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THE HEIGHT, OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18 FEET DIAMETER. SEPARATE THE ISLANDS BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.

Vegetation/ Fuels Management  
 APN 002-062-03  
 79 Wood Lane  
 Fairfax, CA

### EXISTING CONDITIONS 0-5' ZONE

The front portion of the lot is fairly flat with a slope less than 10%. A 9" diameter oak tree is located at the southwest corner of the property and will need to be removed to accommodate new driveway. There are newly planted olive trees located near the existing fence along the front property line.

### EXISTING CONDITIONS 5-30' ZONE

The existing conditions within this portion of the site consist of hardscape sidewalks, patios, and natural grasses. This portion of the lot is fairly flat with a slope less than 10%.

### EXISTING CONDITIONS 30-100' ZONE

The existing conditions within this portion of the site consist of hardscape sidewalks, patios, and natural grasses. An existing cottage will be removed and replaced with a new garage/ accessory dwelling unit. This portion of the lot is fairly flat with a slope less than 10%.

### PROPOSED MANAGEMENT Zone 0 (0-5' from structures)

- A. No landscaping shall be installed within five feet of new residence.
- B. Any existing trees to remain will be limbed up to 10' and dead wood removed.
- C. Use only inorganic, non-combustible mulch such as stone or gravel. Composted mulch and large bark/ chips (greater than 1/2" diameter may be acceptable).
- D. Clean all fallen leaves and needles regularly. Repeat more often during fire season.
- E. Do not store firewood, lumber, or combustible materials within this zone. Especially under decks or building overhangs. Stored combustibles should be moved inside, or at least 30'-0" away from structures.
- F. Use only inorganic, non-combustible mulch such as stone or gravel. Composted mulch and large bark/ chips (greater than 1/2" diameter may be acceptable.)
- G. No combustible outdoor furniture should be placed in this zone. Replace with metal or non-combustible types.
- H. No jute or fiber door mats should be placed in this zone. Replace with heavy rubber or metal grates.
- I. No combustible materials including garbage and recycling containers, lumber, trash, and patio accessories should be placed in this zone.

### PROPOSED MANAGEMENT Zone 1 (5-30' from structures)

- A. Remove all dead plants, grass, and weeds (vegetation).
- B. Remove dead or dry leaves and needles from your yard, roof and rain gutters. Repeat more often during fire season.
- C. Trim trees regularly to keep branches a minimum of 10' from other trees.
- D. Remove branches that hang over roofs and keep dead branches 10' away from chimneys.
- E. Remove vegetation and items that could catch fire from around and under decks.
- F. Remove fire-prone plants and replace with only fire-resistant varieties. Irrigate regularly.
- G. Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder."
- H. Use only inorganic, non-combustible mulch such as stone or gravel. Composted mulch and large bark/ chips (greater than 1/2" diameter may be acceptable.)

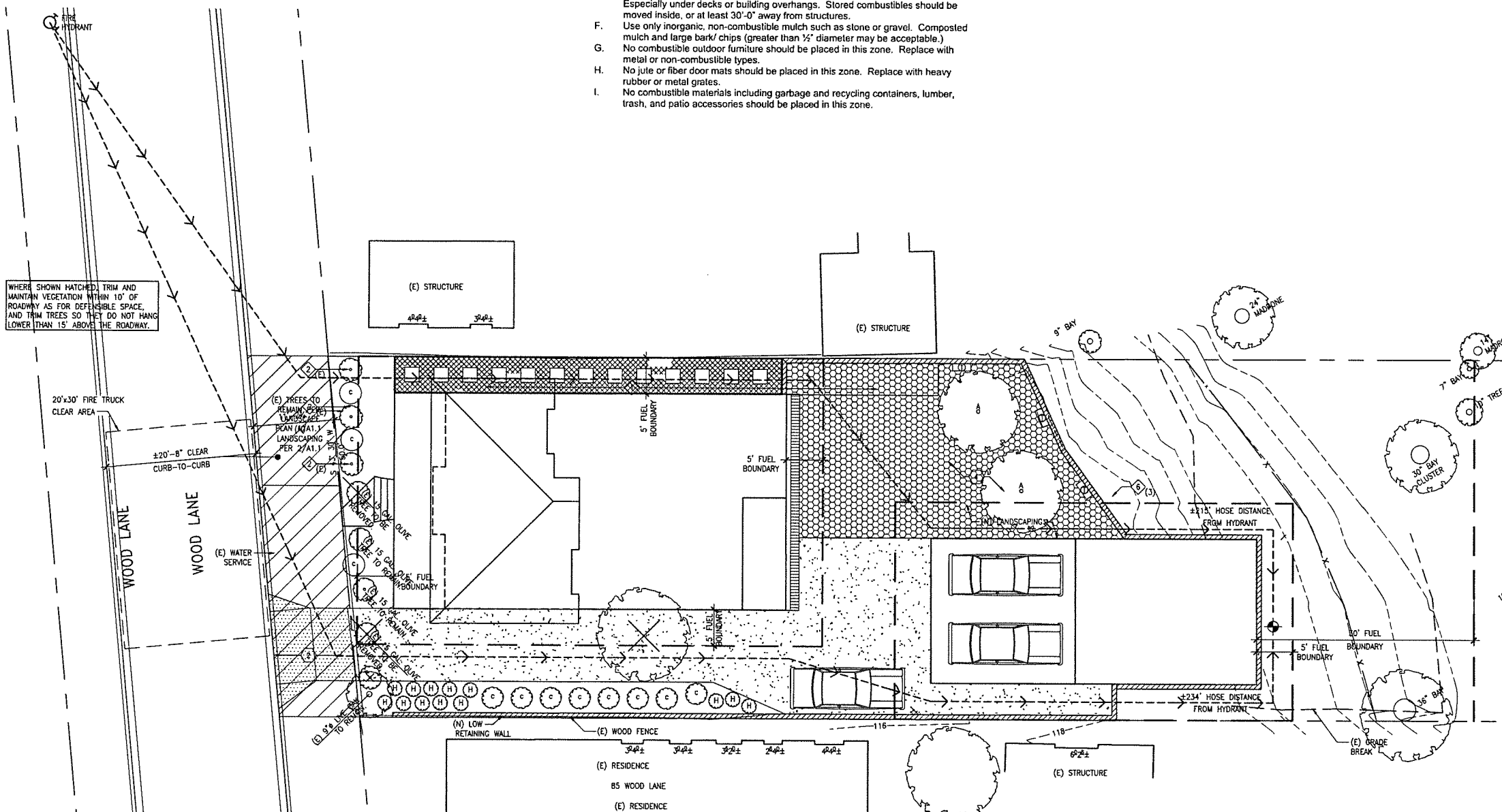
### PROPOSED MANAGEMENT Zone 2 (30'-100' from structures)

- A. Cut or mow annual grass down to a maximum height of 4 inches.
- B. Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs, and trees.
- C. Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, these may be permitted to a depth of 3 inches if erosion control is an issue.

### PROPOSED MANAGEMENT ACCESS ZONE (Zone 3) (10' FROM ROADWAYS AND DRIVEWAYS)

- A. Trim and maintain vegetation within 10 feet of roadways as for defensible space. Trim trees so they do not hang lower than 15 feet above the roadway.
- B. Plantings shall be fire resistant and shall not extend within 14'-0" vertical.
- C. All landscaping shall meet the requirements for Zone 2 as stated above.

[END OF REPORT]



WHERE SHOWN HATCHED, TRIM AND MAINTAIN VEGETATION WITHIN 10' OF ROADWAY AS FOR DEFENSIBLE SPACE, AND TRIM TREES SO THEY DO NOT HANG LOWER THAN 15' ABOVE THE ROADWAY.

1 CONCEPTUAL LANDSCAPING AND VEGETATION MANAGEMENT PLAN

A1.1



SCALE: 1/8" = 1'-0"

ARCHITECTS  
 FREDRIC C. DIVINE ASSOCIATES  
 1924 FOURTH ST., SAN RAFAEL, CA 94901  
 Phone: (415) 457-0220 Fax: (415) 454-9561

NEW RESIDENCE AND ADU  
 79 WOOD LANE  
 FAIRFAX, CA 94930  
 APN: 002-062-03  
 FOR: COBY FRIEDMAN

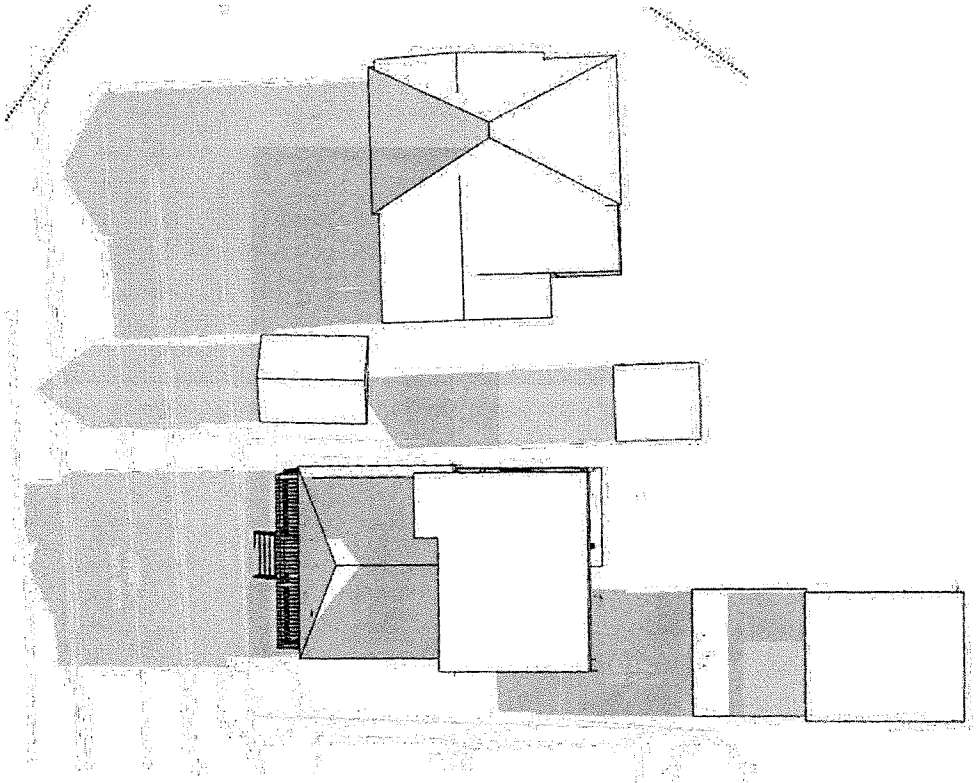
SITE DEMOLITION PLAN,  
 CONCEPTUAL LANDSCAPE AND  
 VEGETATION MANAGEMENT PLAN

Revisions	Date
PLANNING SUBMITTAL	12-09-2020
PLANNING COMMENTS	03-03-2021
PLANNING COMMENTS	07-01-2021
PROJECT DATA CORRECTION	07-19-2021
PLANNING COMMISSION COMMENTS	10-07-2021

Date: 10-07-2021  
 Scale: As Noted  
 Drawn: LSK/MP  
 Job #: 19049.00  
 Prototype: DIVINE

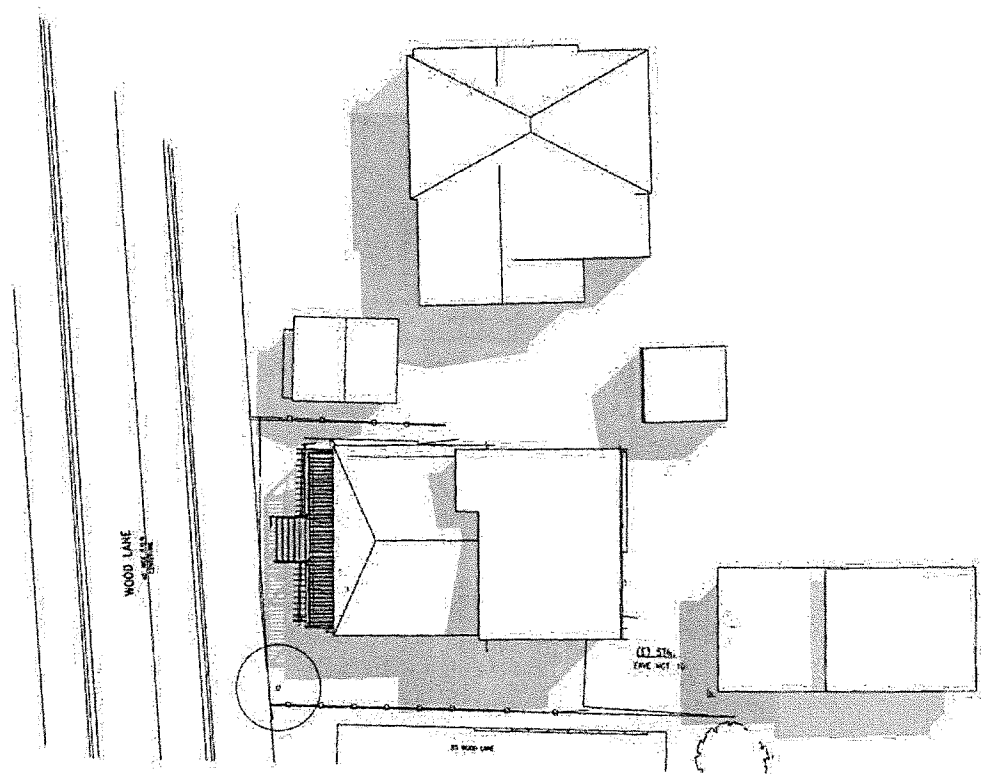
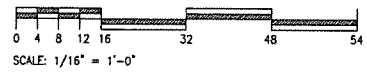
A1.1

D:\Friedman 79 Wood Lane Fairfax\CAD\A1.2 SHADE.dwg, 10/25/2021 4:16:54 PM



2 DECEMBER 21, 9:00 AM  
A1.2 SCALE: 1/16" = 1'-0"

ALTITUDE: 14.08'  
AZIMUTH: 135.65°  
SHADOW LENGTH: 3.99' / BUILDING HEIGHT



1 JUNE 21, 9:00 AM  
A1.2 SCALE: 1/16" = 1'-0"

ALTITUDE: 34.78'  
AZIMUTH: 85.84°  
SHADOW LENGTH: 1.44' / BUILDING HEIGHT

DRAWING PREPARED BY OWNER'S CONSULTANT

NEW RESIDENCE AND ADU

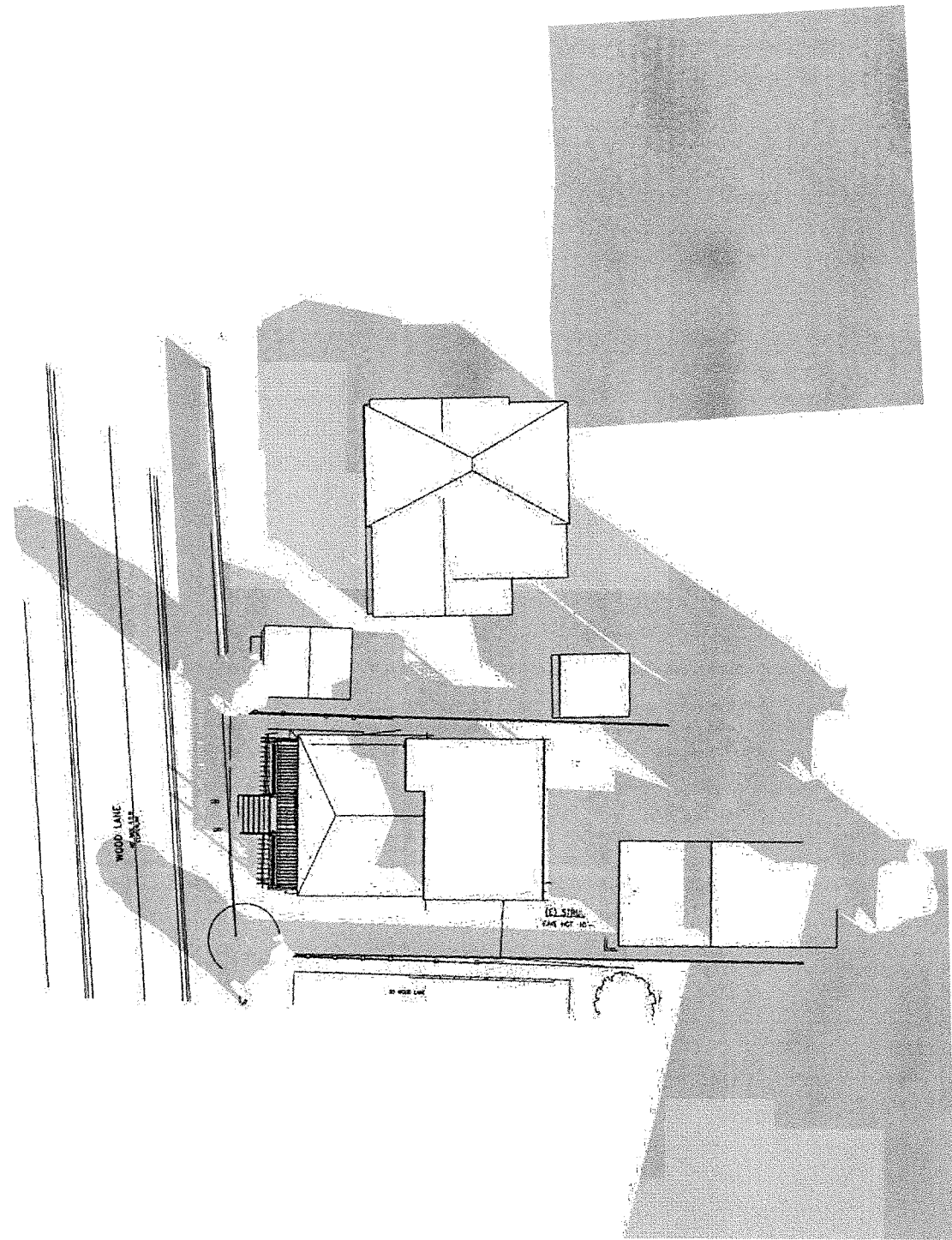
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

SHADE STUDIES

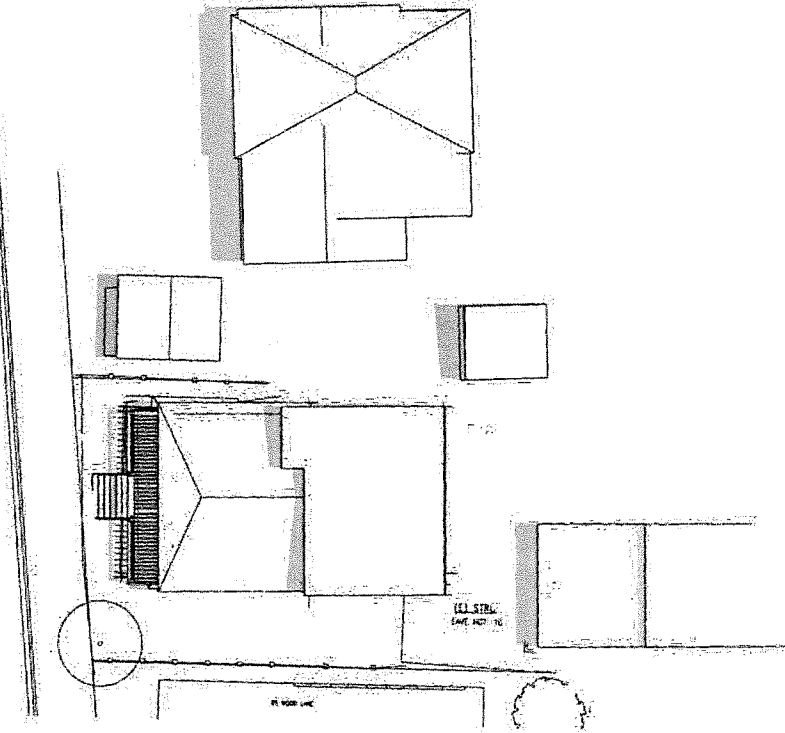
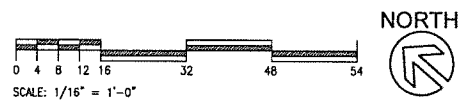
Revisions	Date
△ PLANNING SUBMITTAL	12-06-2020
△ PLANNING COMMENTS	03-03-2021
△ PLANNING COMMENTS	07-01-2021
△ PROJECT DATA CORRECTION	07-19-2021
△ PLANNING COMMISSION COMMENTS	10-07-2021

Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/MP  
Job #: 19049.00  
Prototype: DWHE

A1.2



2 DECEMBER 21, 12:00 PM  
 A1.3 SCALE: 1/16" = 1'-0" ALTITUDE: 28.58' AZIMUTH: 177.72' SHADOW LENGTH: 1.84' / BUILDING HEIGHT



1 JUNE 21, 12:00 PM  
 A1.3 SCALE: 1/16" = 1'-0" ALTITUDE: 68.68' AZIMUTH: 127.73' SHADOW LENGTH: 0.39' / BUILDING HEIGHT

DRAWING PREPARED BY OWNER'S CONSULTANT

**A R C H I T E C T S**  
 FREDRIC C. DIVINE ASSOCIATES  
 1924 FOURTH ST., SAN RAFAEL, CA 94901  
 Phone: (415) 457-0220 Fax: (415) 454-9581

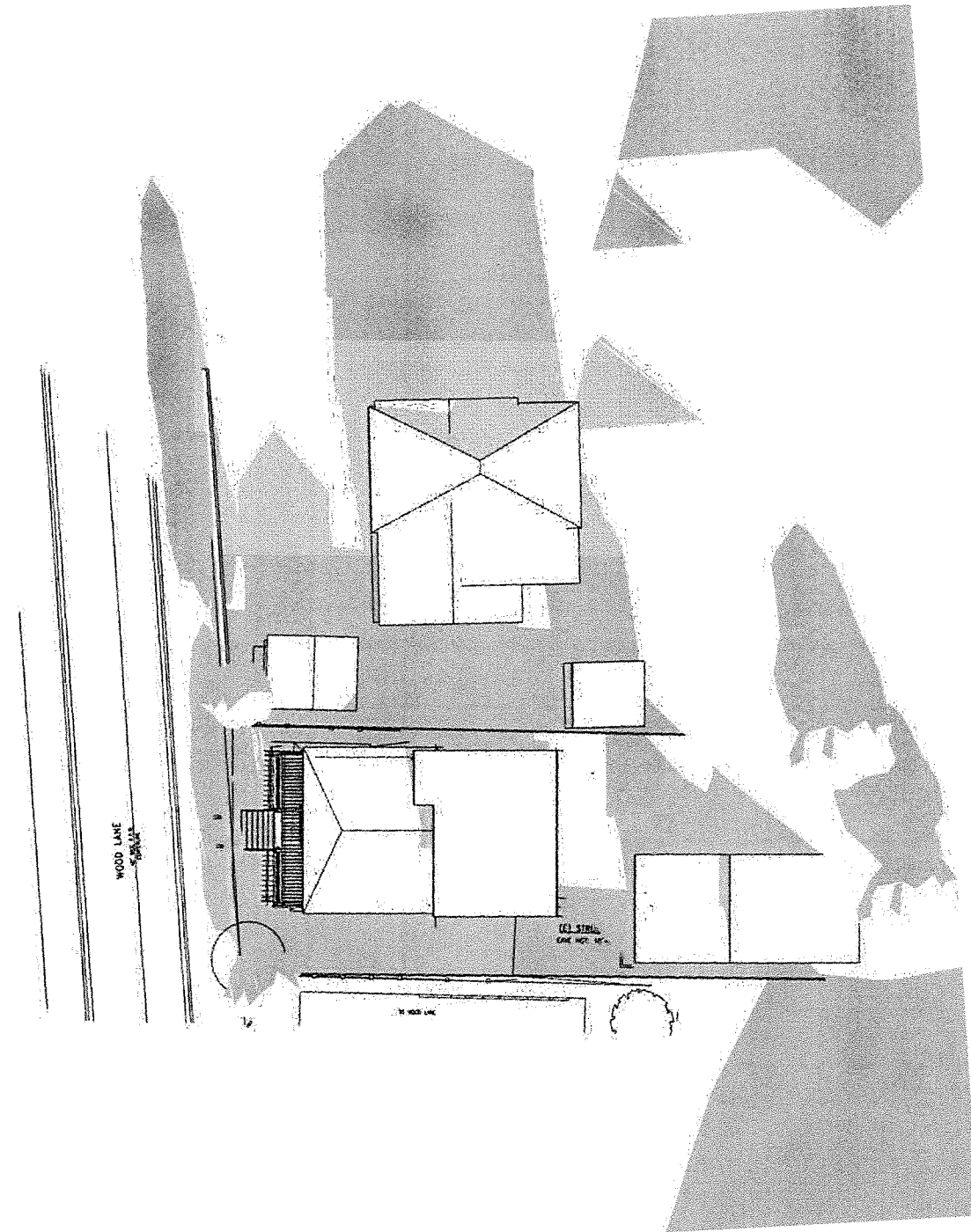
**NEW RESIDENCE AND ADU**  
 79 WOOD LANE  
 FAIRFAX, CA 94930  
 APN: 002-062-03  
 FOR: COBY FRIEDMAN

**SHADE STUDIES**

Revisions	Date
12-09-2020	
05-03-2021	
07-01-2021	
09-20-2021	
10-07-2021	

Date: 10-07-2021  
 Scale: As Noted  
 Drawn: LSK/MP  
 Job #: 19049.00  
 Prototype: DIVINE

**A1.3**

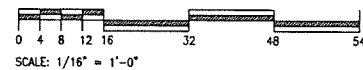


2  
A1.4

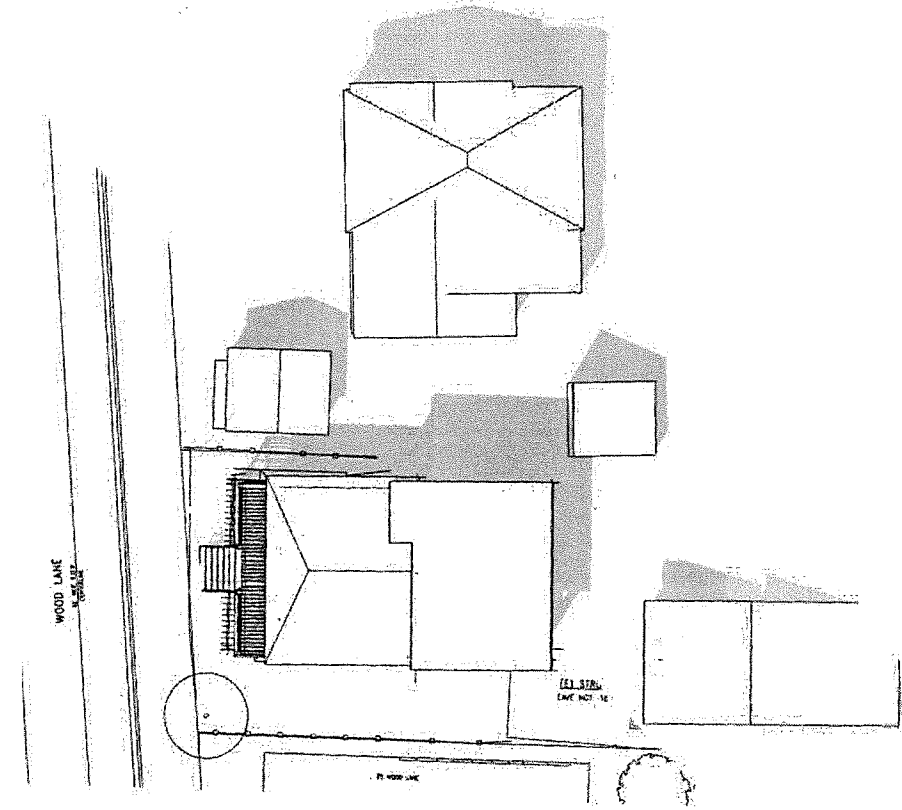
DECEMBER 21, 3:00 PM

SCALE: 1/16" = 1'-0"

ALTITUDE: 16.53°  
AZIMUTH: 220.78°  
SHADOW LENGTH: 3.37' / BUILDING HEIGHT



SCALE: 1/16" = 1'-0"



1  
A1.4

JUNE 21, 3:00 PM

SCALE: 1/16" = 1'-0"

ALTITUDE: 62.62°  
AZIMUTH: 245.81°  
SHADOW LENGTH: 0.52' / BUILDING HEIGHT

DRAWING PREPARED BY OWNER'S CONSULTANT

Revisions	Date
△ PLANNING SUBMITTAL	12-09-2020
△ PLANNING COMMENTS	03-03-2021
△ PLANNING COMMENTS	07-01-2021
△ PROJECT DATA CORRECTION	07-19-2021
△ PLANNING COMMISSION COMMENTS	10-07-2021
△ PLANNING COMMISSION COMMENTS	10-07-2021

Date: 10-07-2021

Scale: As Noted

Drawn: LSK/ MP

Job # 19049.00

Prototype DMNE

A1.4

SHADE STUDIES

NEW RESIDENCE AND ADU

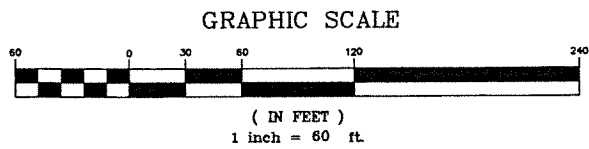
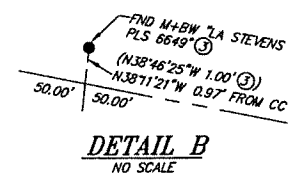
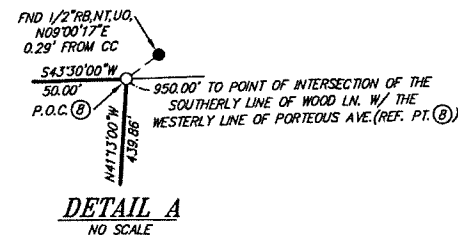
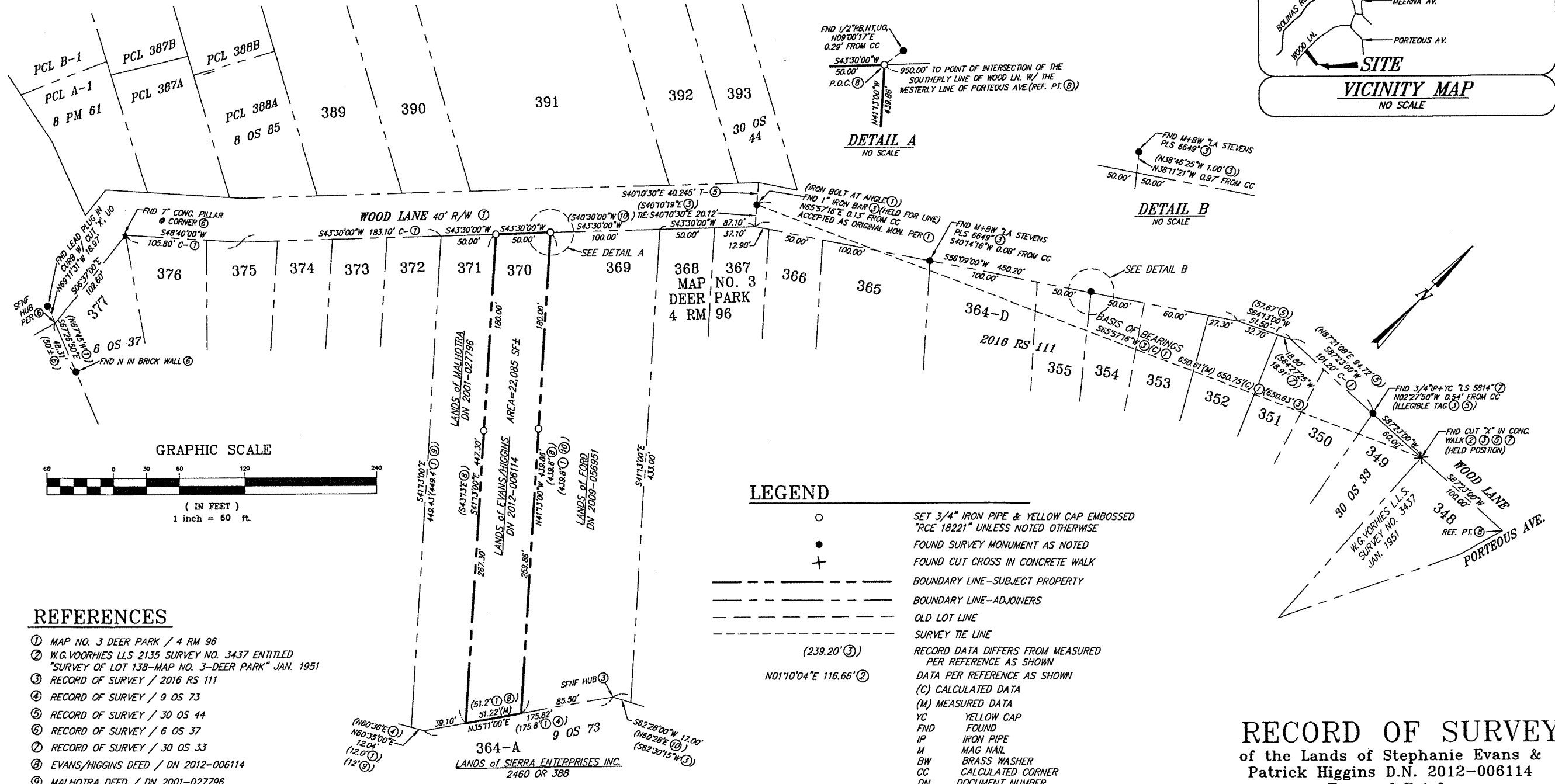
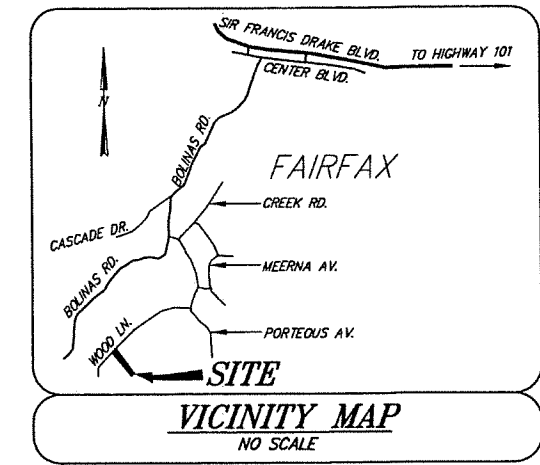
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

**NOTES**

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL REFERENCES ARE FROM MARIN COUNTY RECORDS EXCEPT THE W.G. VOORHIES SURVEY REFERENCED HEREON WHICH IS AVAILABLE THROUGH THE OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY.
3. RECORD BEARINGS AND DISTANCES ARE EQUAL TO MEASURED UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS COMMISSIONED BY OUR CLIENT AND OWNER AT THE TIME NOTED IN TITLE BLOCK. THE PROPERTY HAS SINCE BEEN ACQUIRED BY BURGESS HOLDINGS LLC PER DN 2018-015572.

**BASIS OF BEARINGS**

S65°57'16"W BETWEEN A FOUND CUT "X" IN CONCRETE SIDEWALK AND A FOUND 1" IRON BAR A MEASURED DISTANCE APART OF 650.61 FEET. BEARING IS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 2016 OF SURVEYS AT PAGE 111 (3) AND IS SAME AS CALCULATED FROM MAP NO. 3/DEER PARK FILED FOR RECORD IN BOOK 4 OF RECORD MAPS AT PAGE 96 (1).



**LEGEND**

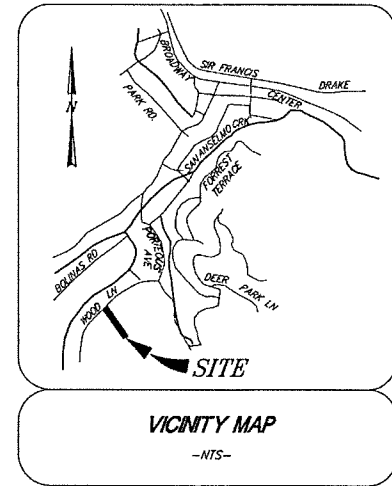
- SET 3/4" IRON PIPE & YELLOW CAP EMBOSSED "RCE 18221" UNLESS NOTED OTHERWISE
- FOUND SURVEY MONUMENT AS NOTED
- ⊕ FOUND CUT CROSS IN CONCRETE WALK
- BOUNDARY LINE-SUBJECT PROPERTY
- BOUNDARY LINE-ADJOINERS
- OLD LOT LINE
- SURVEY TIE LINE
- (239.20') (3) RECORD DATA DIFFERS FROM MEASURED PER REFERENCE AS SHOWN
- (51.2') (1) (2) DATA PER REFERENCE AS SHOWN
- (C) CALCULATED DATA
- (M) MEASURED DATA
- YC YELLOW CAP
- FND FOUND
- IP IRON PIPE
- M MAG NAIL
- BW BRASS WASHER
- CC CALCULATED CORNER
- DN DOCUMENT NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- MON MONUMENT
- N NAIL
- CONC CONCRETE
- UO UNKNOWN ORIGIN
- SFNF SEARCHED FOR, NOT FOUND
- P.O.C. POINT OF COMMENCEMENT

**REFERENCES**

- 1 MAP NO. 3 DEER PARK / 4 RM 96
- 2 W.G. VOORHIES LLS 2135 SURVEY NO. 3437 ENTITLED "SURVEY OF LOT 138-MAP NO. 3-DEER PARK" JAN. 1951
- 3 RECORD OF SURVEY / 2016 RS 111
- 4 RECORD OF SURVEY / 9 OS 73
- 5 RECORD OF SURVEY / 30 OS 44
- 6 RECORD OF SURVEY / 6 OS 37
- 7 RECORD OF SURVEY / 30 OS 33
- 8 EVANS/HIGGINS DEED / DN 2012-006114
- 9 MALHOTRA DEED / DN 2001-027796
- 10 FORD DEED / DN 2009-056951

**RECORD OF SURVEY**

of the Lands of Stephanie Evans & Patrick Higgins D.N. 2012-006114  
Town of Fairfax  
County of Marin California  
**ILS ASSOCIATES, INC.®**  
CIVIL ENGINEERING AND LAND SURVEYING



**GENERAL NOTES**

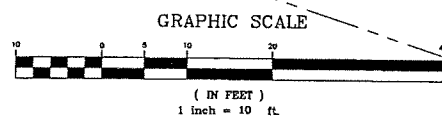
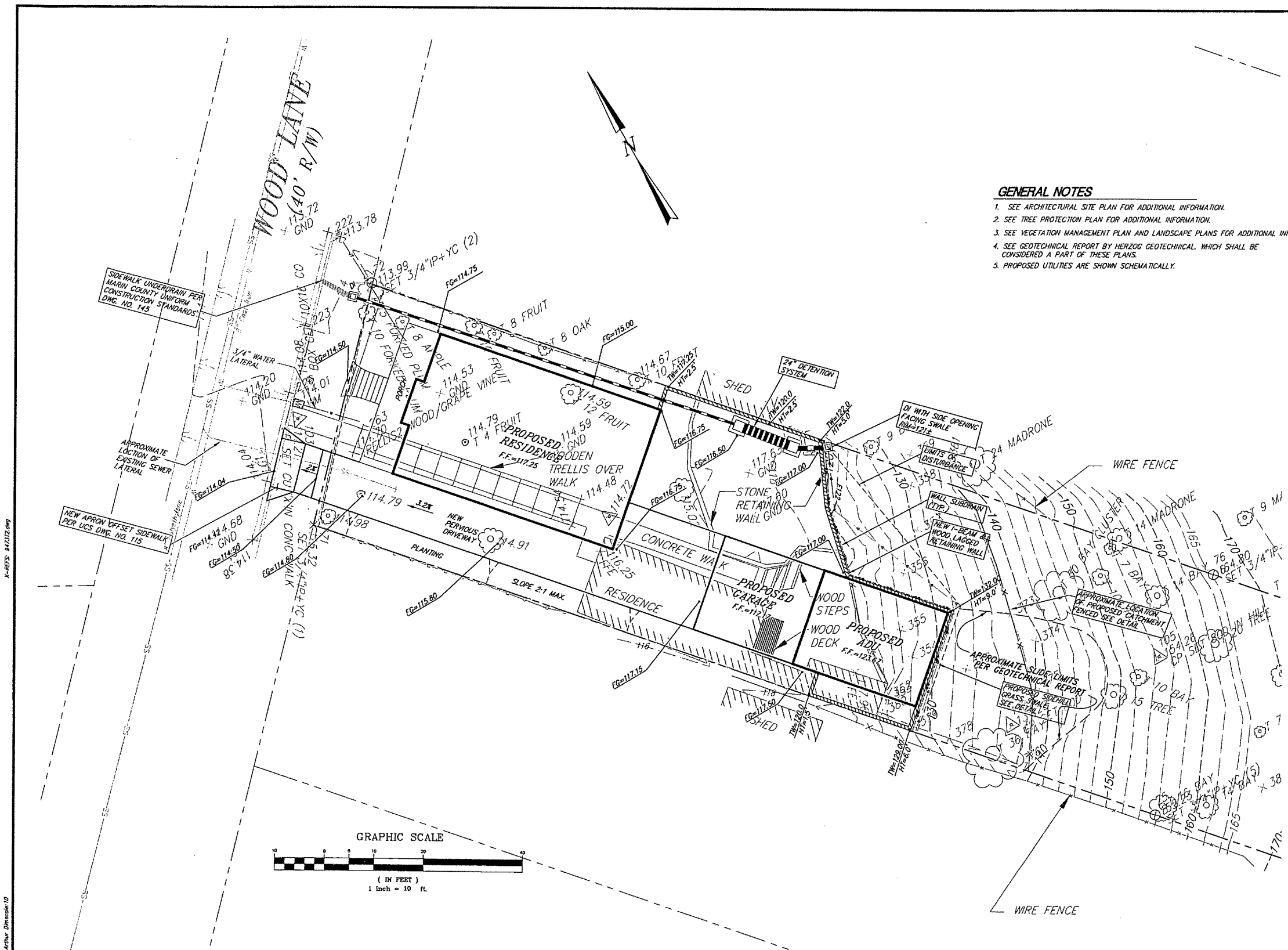
1. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
2. SEE TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION.
3. SEE VEGETATION MANAGEMENT PLAN AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
4. SEE GEOTECHNICAL REPORT BY HERZOG GEOTECHNICAL, WHICH SHALL BE CONSIDERED A PART OF THESE PLANS.
5. PROPOSED UTILITIES ARE SHOWN SCHEMATICALLY.

**LEGEND**

- RANDOM CONTROL FOR SURVEY
- EXISTING JOINT POLE
- ASPHALT CONCRETE
- EXISTING WATER METER
- DRAINAGE INLET
- EXISTING TREE
- EXISTING CONTOURS
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- WIRE FENCE
- WOOD FENCE
- PROPOSED DYNAMIC CATCHMENT SYSTEM  
GEOBRUGG FENCE OR EQUIVALENT
- TEMPORARY FIBER ROLL
- FINISHED GRADE CONTOUR
- EXIST. SPOT ELEVATION
- FINISHED GRADE
- HEIGHT OF WALL
- TOP OF WALL
- FINISHED GRADE AT WALL
- FINISHED FLOOR ELEVATION
- TO BE REMOVED
- PROPOSED RETAINING WALL
- PROPOSED WALL SUBDRAIN
- PROPOSED JOINT TRENCH

**NOTES**

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA PER 2016 RS 111 & 4 RM 56.
3. CONTOUR INTERVAL IS 2' & 5'.
4. THERE ARE NO EASEMENTS OF RECORD ON SUBJECT PARCEL.



**AREA OF DISTURBANCE**

6,070 S.F.

**EARTHWORK**

DESCRIPTION	CUT	FILL
SITE WORK	5 C.Y.	20 C.Y.
DRIVEWAY EXCAVATION	0 C.Y.	35 C.Y.
HOUSE MAT TYPE FOUNDATION	0 C.Y.	50 C.Y.
ADU	60 C.Y.	0 C.Y.
BASEMENT	65 C.Y.	0 C.Y.
GARAGE	0 C.Y.	20 C.Y.
TOTALS	130 C.Y.	125 C.Y.

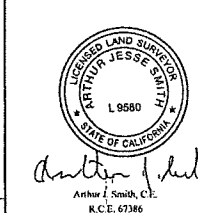
ANY OFFHAUL MATERIAL SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE.

**IMPERVIOUS AREA QUANTITIES**

PROPOSED RESIDENCE: 1,622 S.F.  
 PROPOSED GARAGE/ADU: 567 S.F.  
 DOWNSPOUTS AND ROOF SHALL DRAIN TO SPLASHBLOCKS (SELF TREATING) AND LANDSCAPING AREAS

**DESIGN REVIEW**

**ILS ASSOCIATES, INC.**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763



**FRIEDMAN**  
 79 WOOD LANE  
 FAIRFAX CALIFORNIA  
**SITE PLAN**

DRAWN: JM/AJS  
 DATE: 11-10-2021  
 JOB NO: 9473  
 SHEET NO: 7 OF 3

A.P.N.: 002-062-03  
 FIELD BOOK NO.: ###

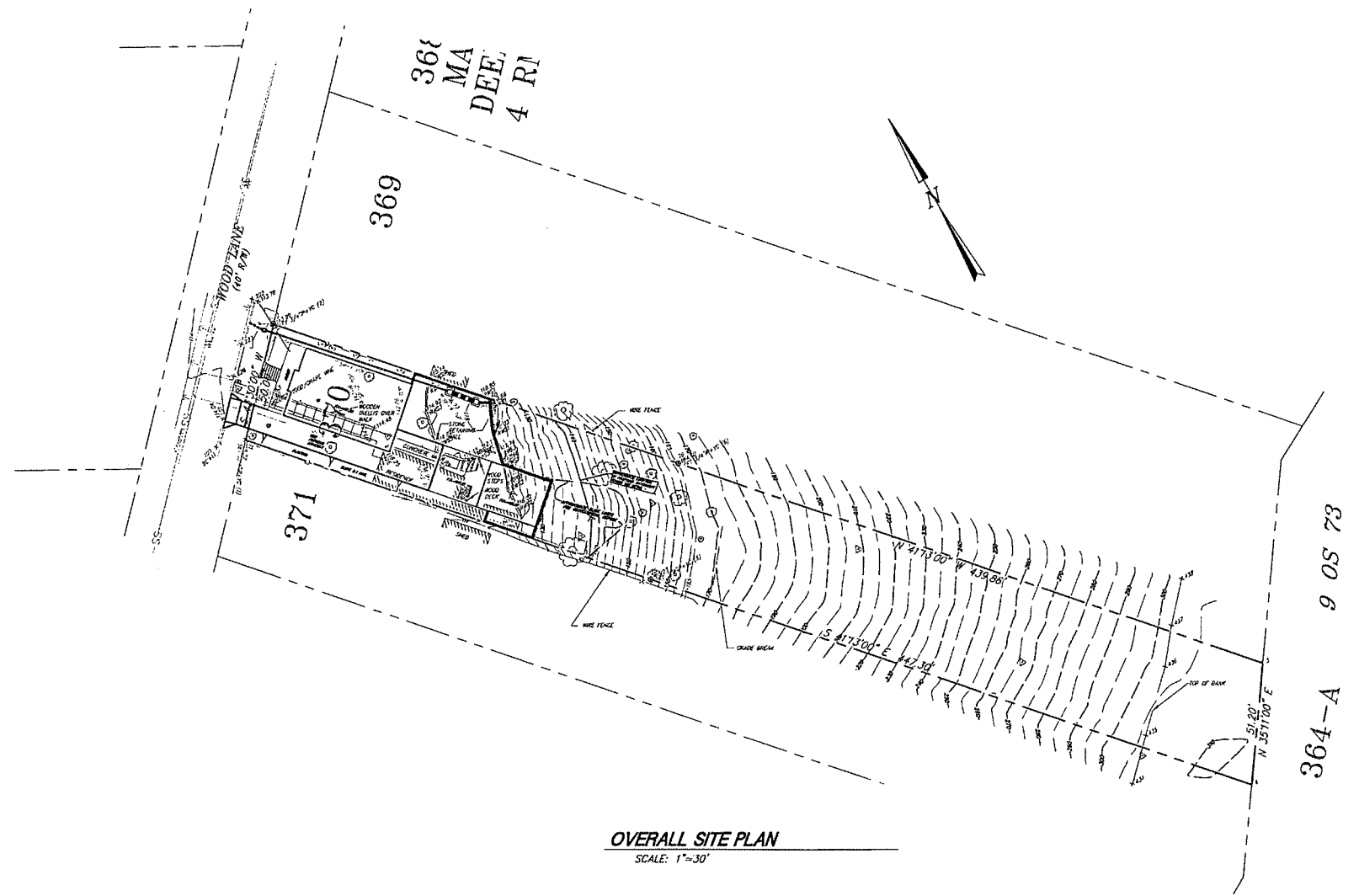
9473DRB.dwg

I:\Projects\9473\9473DRB.dwg 11/10/2021 8:36:05 AM ILS Associates, Inc., A.S.  
 I:\Projects\9473\9473DRB.dwg 11/10/2021 8:36:05 AM ILS Associates, Inc., A.S.  
 I:\Projects\9473\9473DRB.dwg 11/10/2021 8:36:05 AM ILS Associates, Inc., A.S.

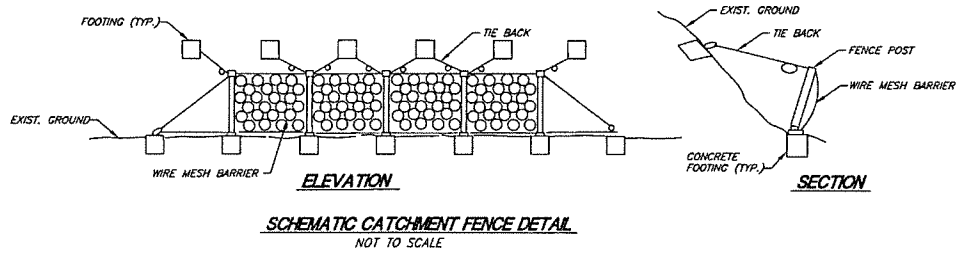


**EROSION AND SEDIMENT CONTROL NOTES:**

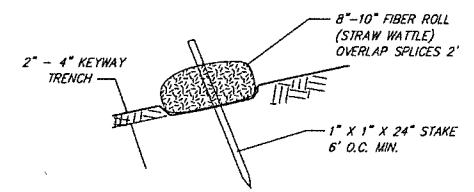
1. TEMPORARY INLET PROTECTION OF EXISTING DRAINAGE INLETS, CONSTRUCTION LIMITS FENCING AND TREE PROTECTION MEASURES WHERE SHOWN ON THE PLANS SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. OTHER TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE INSTALLED/IMPLEMENTED AS SHOWN ON THE PLANS AND PRIOR TO SOIL DISTURBANCE ON ANY AFFECTED AREA OF THE SITE.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES MAY INCLUDE SURFACING, PAVING, LANDSCAPING, SEEDING AND MULCHING, WOOD CHIPS AND ROCK SLOPE PROTECTION AS SHOWN ON THE PLANS.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED FOLLOWING IMPLEMENTATION OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, CONSTRUCTION LIMIT FENCING AND TREE PROTECTION MEASURES SHALL BE REMOVED BY COMPLETION OF CONSTRUCTION AND INSTALLATION AND/OR ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
6. WHERE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED, ALL PROVISIONS OF THAT PLAN SHALL BE IMPLEMENTED.
7. THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL FEATURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
8. DURING THE COURSE OF CONSTRUCTION, THE SITE SHALL BE INSPECTED BY THE CONTRACTOR AS NECESSARY DURING THE WINTER MONTHS AND AFTER EACH MAJOR RAINFALL. AFTER EACH MAJOR RAINFALL ANY ACCUMULATED SILT SHALL BE REMOVED WHERE NECESSARY AND ANY DAMAGED EROSION AND SEDIMENT CONTROL FEATURES SHALL BE REPAIRED.
9. STOCKPILES OF SOIL, SAND OR OTHER ERODABLE MATERIAL SHALL BE COVERED WITH WEIGHTED-DOWN TARPS OR PLASTIC SHEETING AND ENCLOSED IN A ROW OF FIBER ROLLS WHENEVER RAIN IS OCCURRING OR PREDICTED.
10. WHERE DEEMED NECESSARY BY THE ENGINEER IN THE FIELD OTHER EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED.
11. EROSION AND SEDIMENT CONTROL FEATURES MAY BE TEMPORARILY REMOVED TO GAIN ACCESS TO CONSTRUCTION AREAS. THEY SHALL, HOWEVER, BE REPLACED AT THE END OF EACH WORKING DAY WHEN RAIN IS OCCURRING OR PREDICTED AND AT THE END OF THE WORK DAY EACH FRIDAY.
12. ALL GRADED OR OTHERWISE DISTURBED AREAS SHALL BE EITHER HYDRO-SEEDED OR SEEDED AND MULCHED FOLLOWING COMPLETION OF GRADING BUT, IN ANY EVENT, PRIOR TO OCTOBER 15. DEPENDING ON THE STATUS OF THE WORK ON OCTOBER 15, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED. FOR AREAS TO BE HYDRO-SEEDED OR SEEDED AND MULCHED, USE SEED MIX SPECIFIED IN THE STANDARD SPECIFICATIONS.



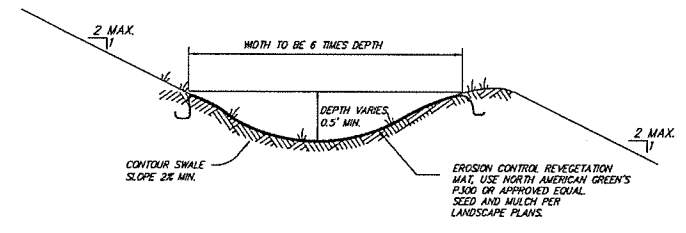
**OVERALL SITE PLAN**  
SCALE: 1"=30'



**SCHEMATIC CATCHMENT FENCE DETAIL**  
NOT TO SCALE



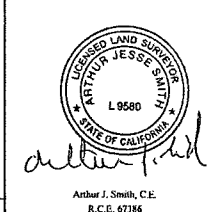
**TEMPORARY FIBER ROLL INSTALLATION DETAIL**  
NOT TO SCALE



**SIDEHILL GRASS SWALE DETAIL**  
NOT TO SCALE

**NOTES**

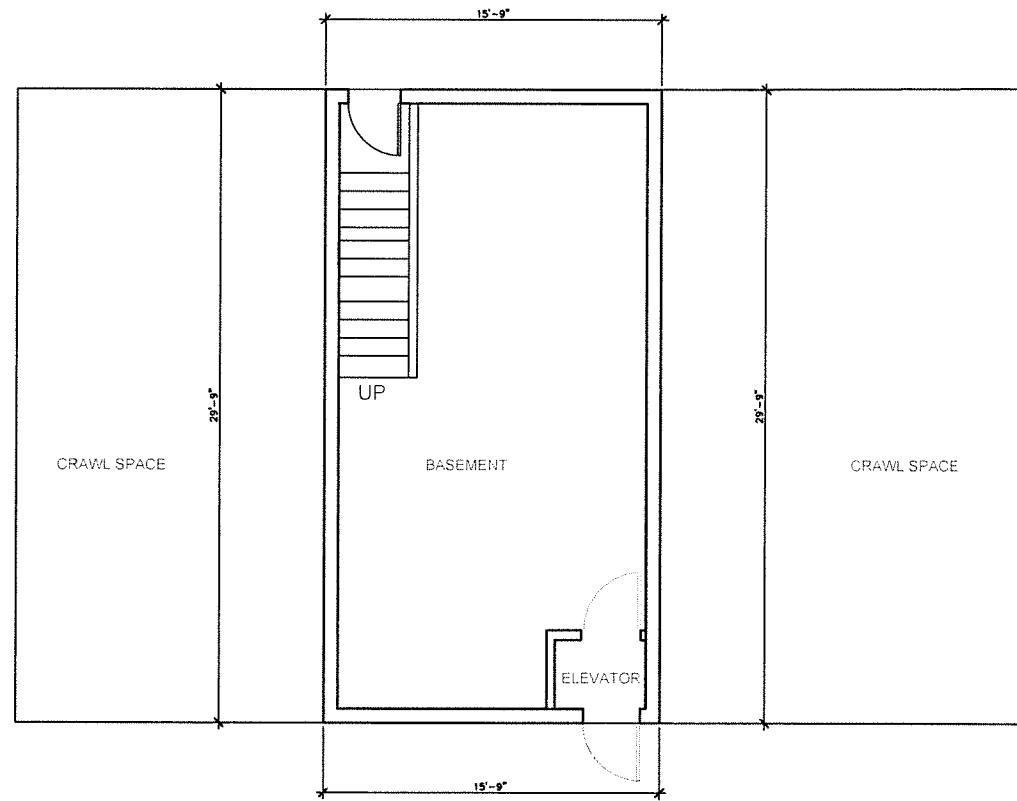
1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA PER 2016 RS 111 & 4 RM 96.
3. CONTOUR INTERVAL IS 2' & 5'.
4. THERE ARE NO EASEMENTS OF RECORD ON SUBJECT PARCEL.



<b>DESIGN REVIEW</b>	
<b>ILS ASSOCIATES, INC.</b> CIVIL ENGINEERING AND LAND SURVEYING	
79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763	
<b>FRIEDMAN</b> 79 WOOD LANE FAIRFAX CALIFORNIA	DRAWN: AJS DATE: 11-10-2021 JOB NO: 9473 SHEET NO: 2 OF 3
<b>NOTES AND DETAILS</b>	

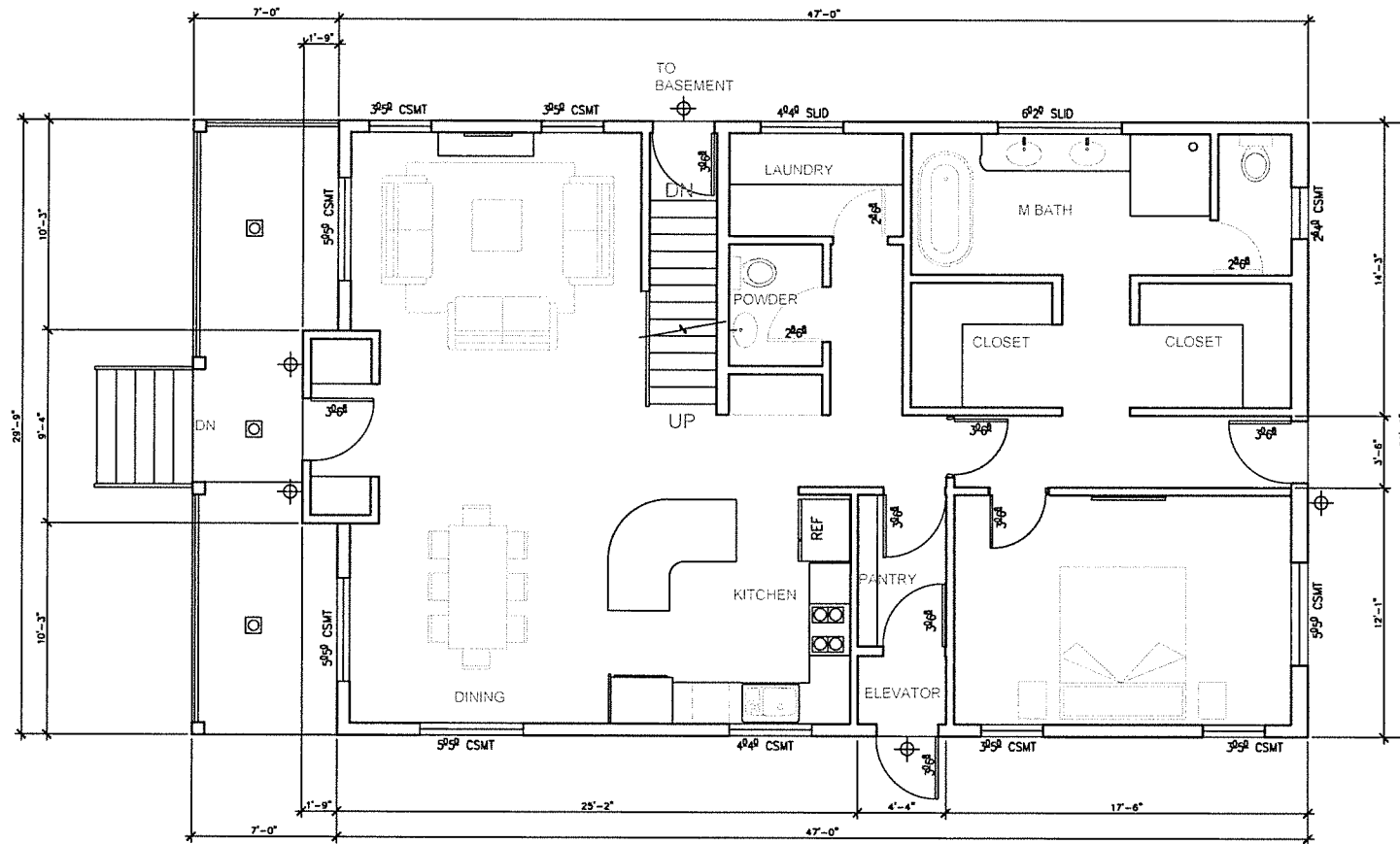
A.P.N.: 002-062-03  
FIELD BOOK NO.: ##  
9473DR8.dwg

N:\P\9000\9473.dwg (9473) (en) 11/10/2021 8:13:34 AM ILS Associates, Inc. - A.S.  
 J:\RCS: 9473R.dwg  
 N:\P\9000\9473.dwg (9473) (en) 11/10/2021 8:13:34 AM ILS Associates, Inc. - A.S.



BASEMENT FLOOR AREA 469 SF

**2** PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



MAIN FLOOR AREA 1,415 SF

**1** PROPOSED MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**A R C H I T E C T S**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457 - 0220 Fax: (415) 454 - 9581

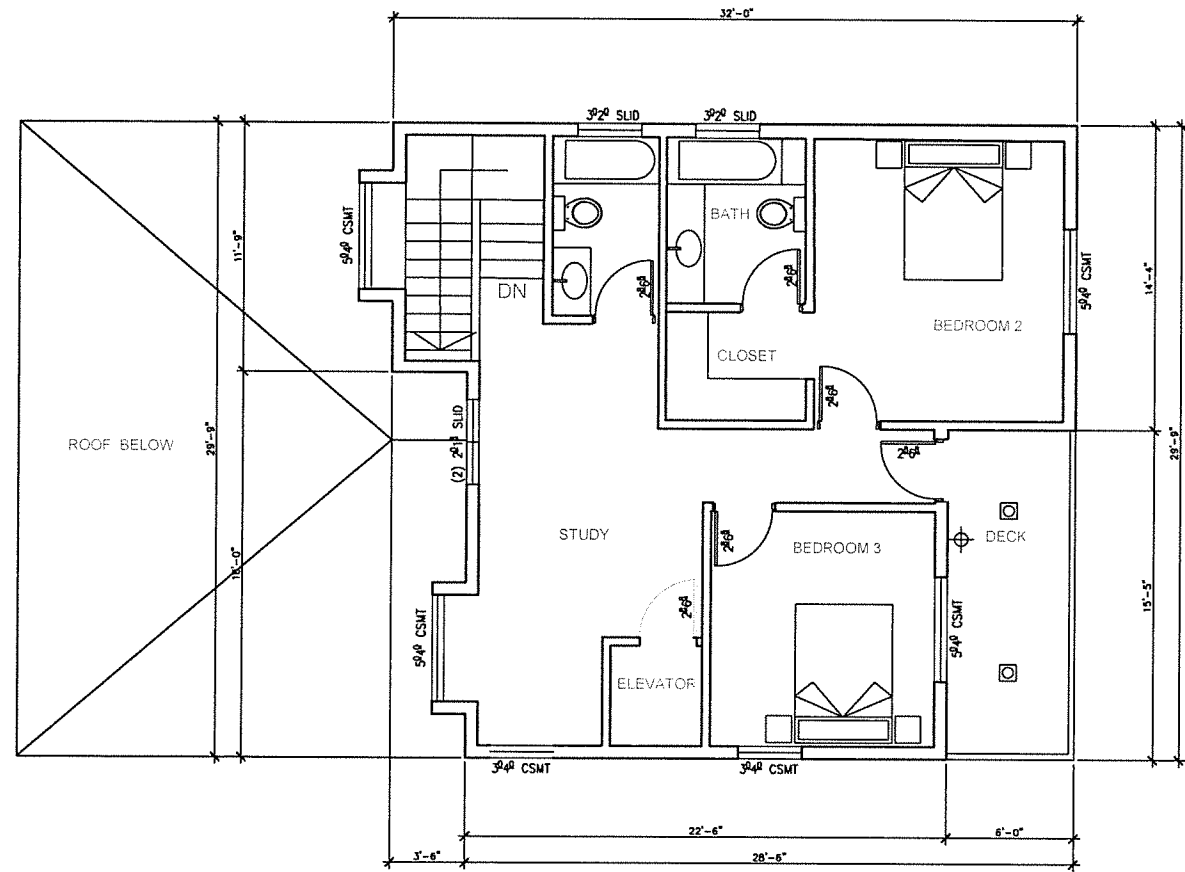
**NEW RESIDENCE AND ADU**  
79 WOOD LANE  
FAIRFAX, CA 94830  
APN: 002-062-03  
FOR: COBY FRIEDMAN

**PROPOSED MAIN FLOOR PLAN**  
**PROPOSED BASEMENT PLAN**

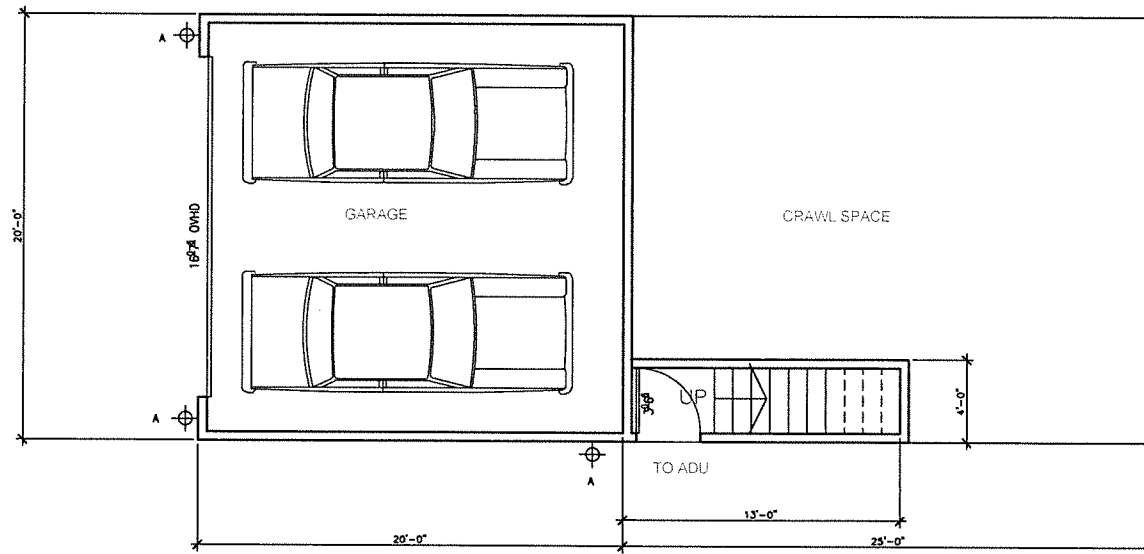
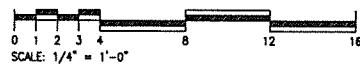
Revisions	Date
PLANNING SUBMITTAL	12-09-2020
PLANNING COMMENTS	03-03-2021
PLANNING COMMENTS	07-01-2021
PROJECT DATA CORRECTION	09-09-2021
UNREVIEWED DRAWINGS	11-15-2021
FLOOR AREA CORRECTIONS	01-12-2022

Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/MP  
Job #: 19049.00  
Prototype: DWNE

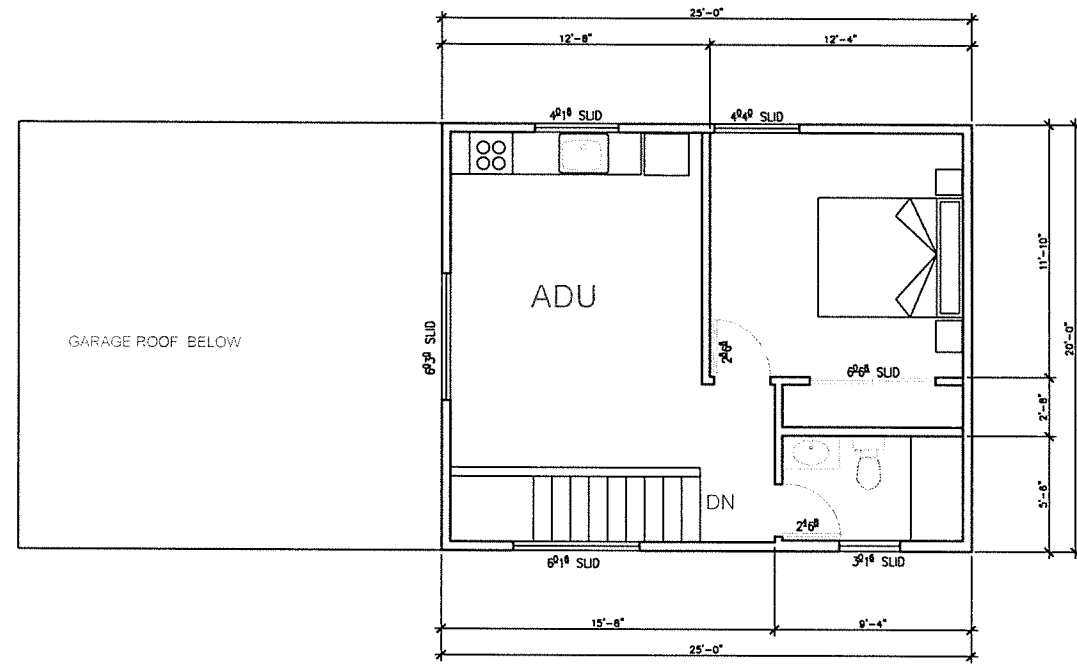
**A2.1**



**3**  
A2.2 **PROPOSED UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1**  
A2.2 **PROPOSED GARAGE PLAN**  
SCALE: 1/4" = 1'-0"



**2**  
A2.2 **PROPOSED ADU PLAN**  
SCALE: 1/4" = 1'-0"

**A R C H I T E C T S**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9581

**NEW RESIDENCE AND ADU**  
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

**PROPOSED UPPER FLOOR PLAN**  
**PROPOSED GARAGE PLAN**  
**PROPOSED ADU PLAN**

Revision	Date
PLANNING SUBMITTAL	12-09-2020
PLANNING COMMENTS	03-03-2021
PLANNING COMMENTS	07-07-2021
PLANNING COMMENTS	07-07-2021
PLANNING COMMENTS	10-07-2021
UPDATED DRAWINGS	11-15-2021
FLOOR AREA CORRECTIONS	01-12-2022

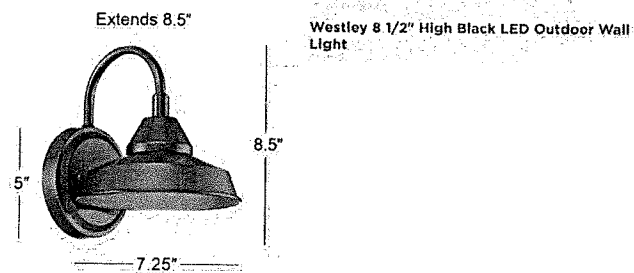
Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/MP  
Job #: 19049.00  
Prototype: DIVNE

**A2.2**

LIGHTING SCHEDULE					
Symbol	Label	MANUFACTURER/ MODEL	LAMP TYPE	Lum. Lumens	Comments
⊕	A	JOHN TIMBERLAND "WESTLEY" 8-1/2" HIGH x 7-1/4" WIDE	3,000K, LED 13W	1150	WALL MOUNTED EXTERIOR DOORS/ GARAGE
⊕	B	ELCO 6" RECESSED	3,000K, LED 10W	630	SOFFIT LIGHT

ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT

### FIXTURE A



#### PRODUCT DETAILS

Make this charming Westley energy-efficient LED outdoor wall light a lovely feature outside your home.

#### Additional Info:

A traditional style that evokes warmth, this energy-efficient LED outdoor wall light looks great on a porch or patio. LED lighting ensures reliable and bright illumination. An oil-rubbed black finish complements its classic aura, offering character to any exterior. Gooseneck arm, barn-style lighting is a fabulous finishing touch for traditional, rustic, and farmhouse styles.



Shop all John Timberland

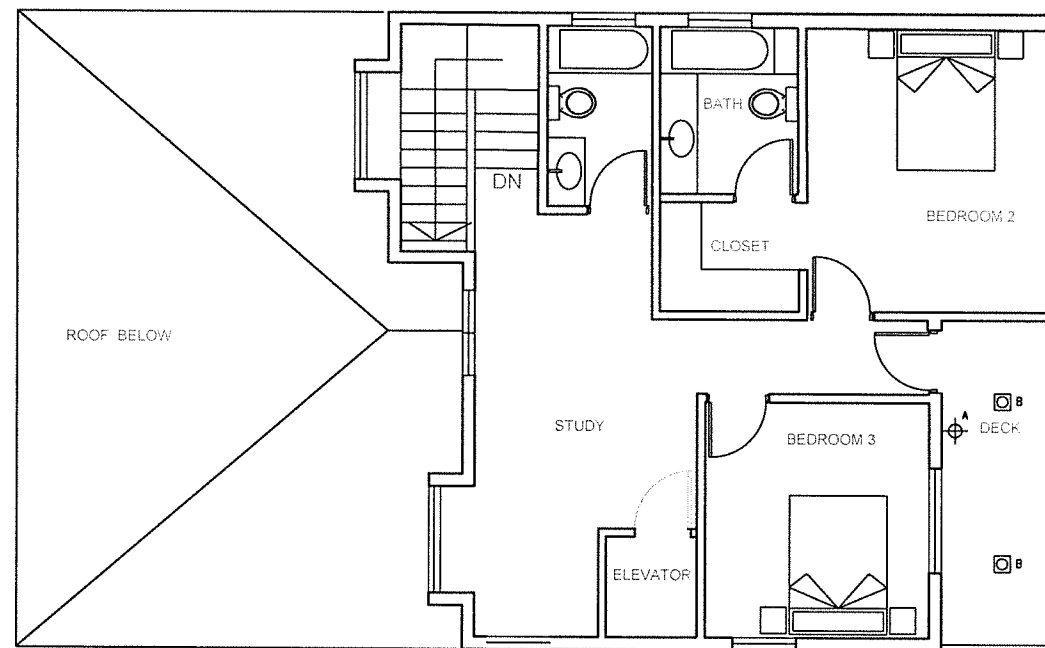
- 8 1/2" high x 7 1/4" wide. Extends 8 1/2" from the wall. Backplate is 5" wide x 1" high. Weighs 1.23 lbs.

- 13 watt built-in LED module has a light output comparable to a 75 watt incandescent bulb. 1150 lumens. 3000K, 80 CRI. LED is not dimmable.

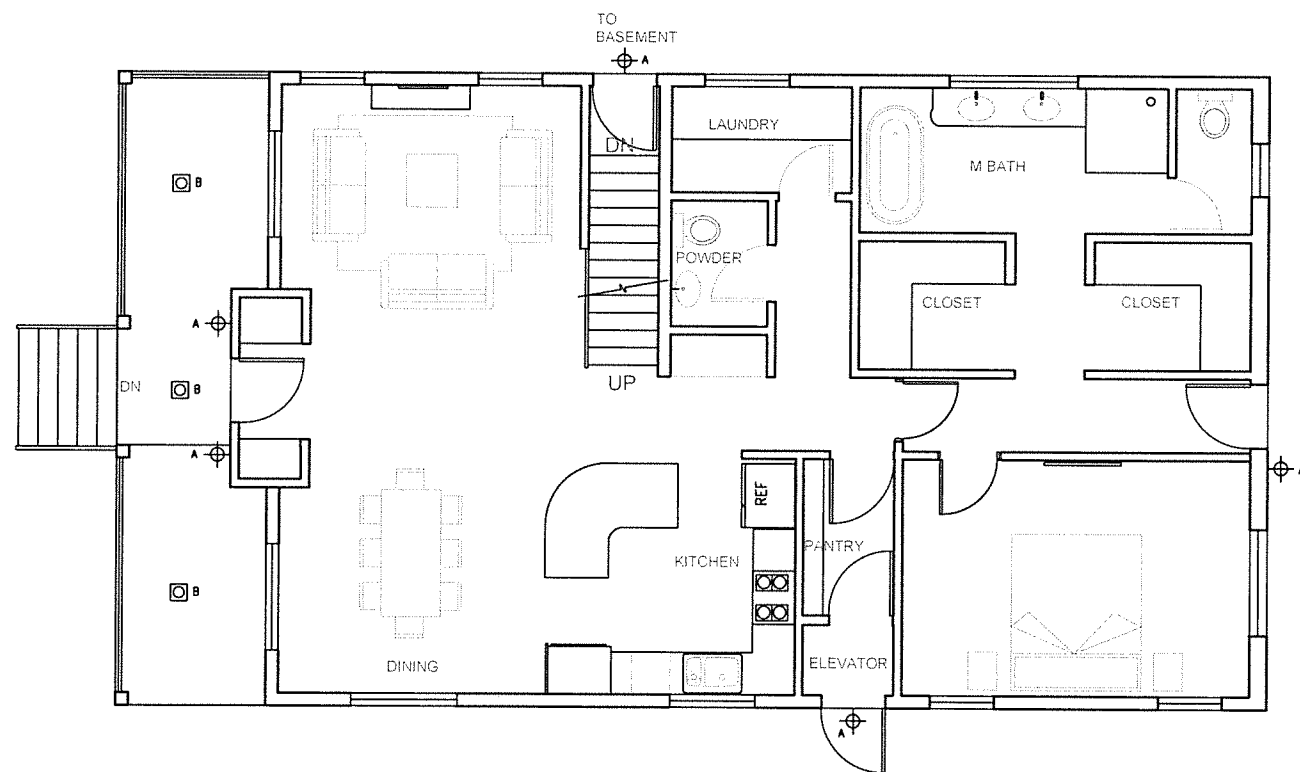
- Westley energy-efficient LED outdoor wall light inspired by industrial and farmhouse barn lights.

- A Dark Sky design outdoor light that directs light to the ground, not the sky.

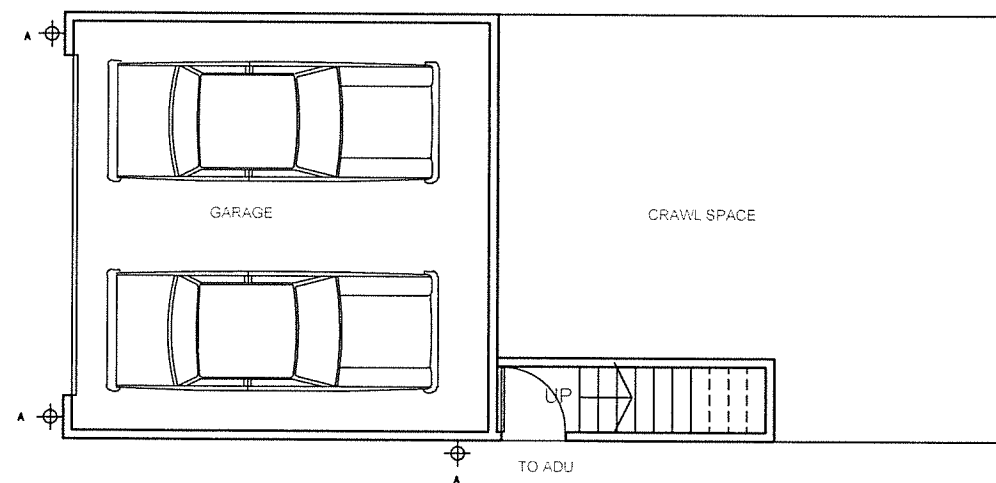
- Black finish wall plate, gooseneck arm, and light. Steel construction.



2 PROPOSED EXTERIOR LIGHTING UPPER LEVEL NORTH  
SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR LIGHTING LOWER LEVEL NORTH  
SCALE: 1/4" = 1'-0"



**A R C H I T E C T S**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9581

**NEW RESIDENCE AND ADU**  
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

**PROPOSED EXTERIOR LIGHTING**

Revision	Date
PLANNING SUBMITTAL	12-09-2020
PLANNING COMMENTS	03-03-2021
PLANNING COMMENTS	07-01-2021
PROJECT DATA CORRECTION	07-19-2021
PROJECT DATA CORRECTION	09-02-2021
PROJECT DATA CORRECTION	11-12-2021
FLOOR AREA CORRECTIONS	01-12-2022

Date: 10-07-2021

Scale: As Noted

Drawn: LSK/MP

Job #: 19049.00

Prototype: DWNE

A2.3

**PROPOSED EXTERIOR FINISH COLORS**

**METAL ROOF:**  
ASC STRATA RIB "SLATE GREY"

**FASCIA & GUTTER**  
TO MATCH BENJAMIN MOORE OC-16 "CEDAR KEY"

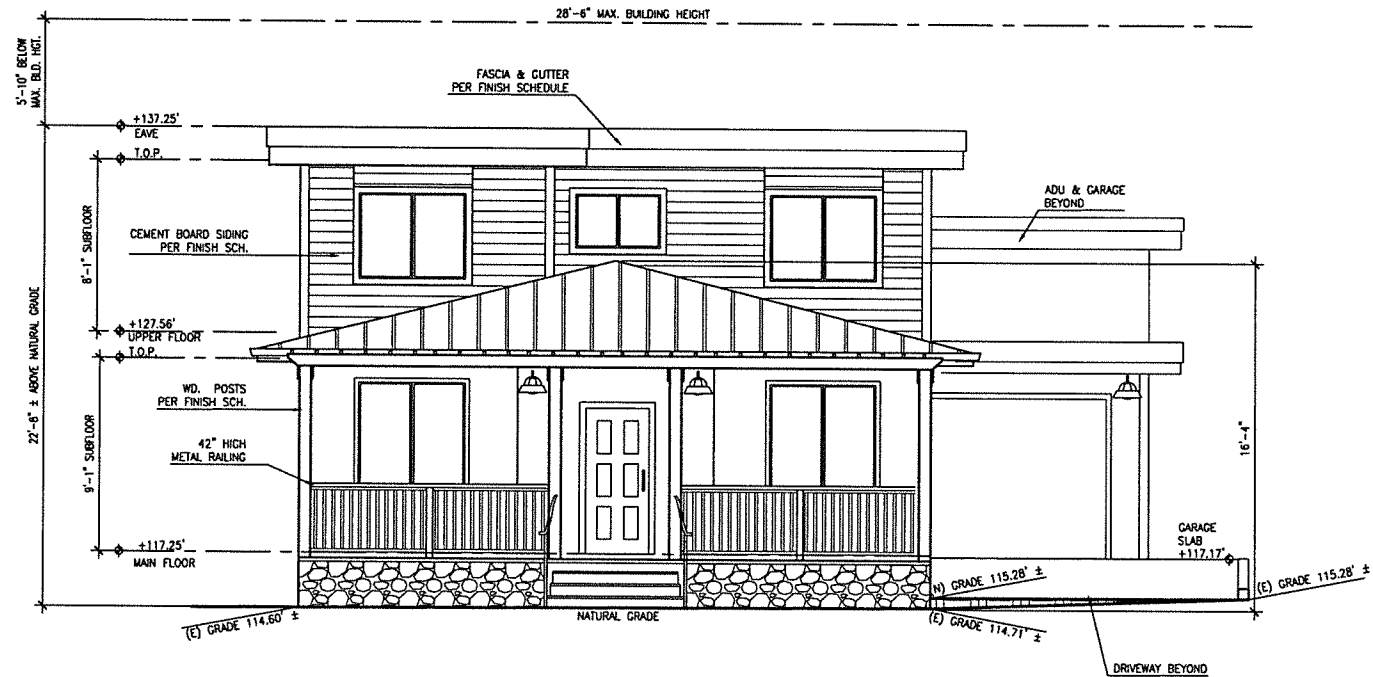
**CEMENT BOARD LAP SIDING:**  
JAMES HARDIE SIDING PAINTED BENJAMIN MOORE HC-137 "WATERBURY GREEN"

**STUCCO WAINSCOT:**  
PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"

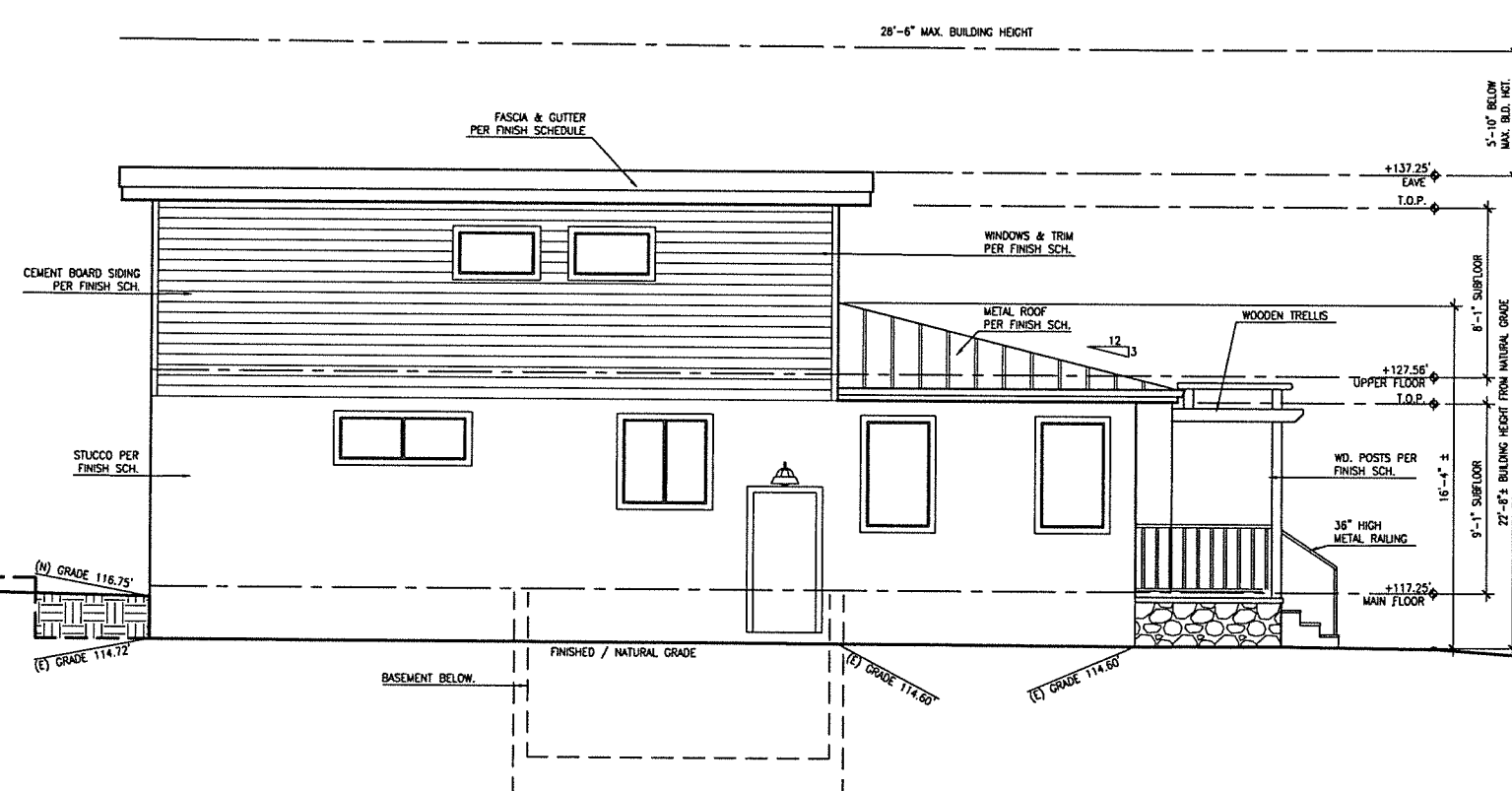
**WINDOWS:**  
MARVIN ESSENTIAL FIBERGLASS "EBONY" EXTERIOR COLOR,  
"STONE WHITE" INTERIOR COLOR

**CEMENT BOARD WINDOW TRIM:**  
PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"

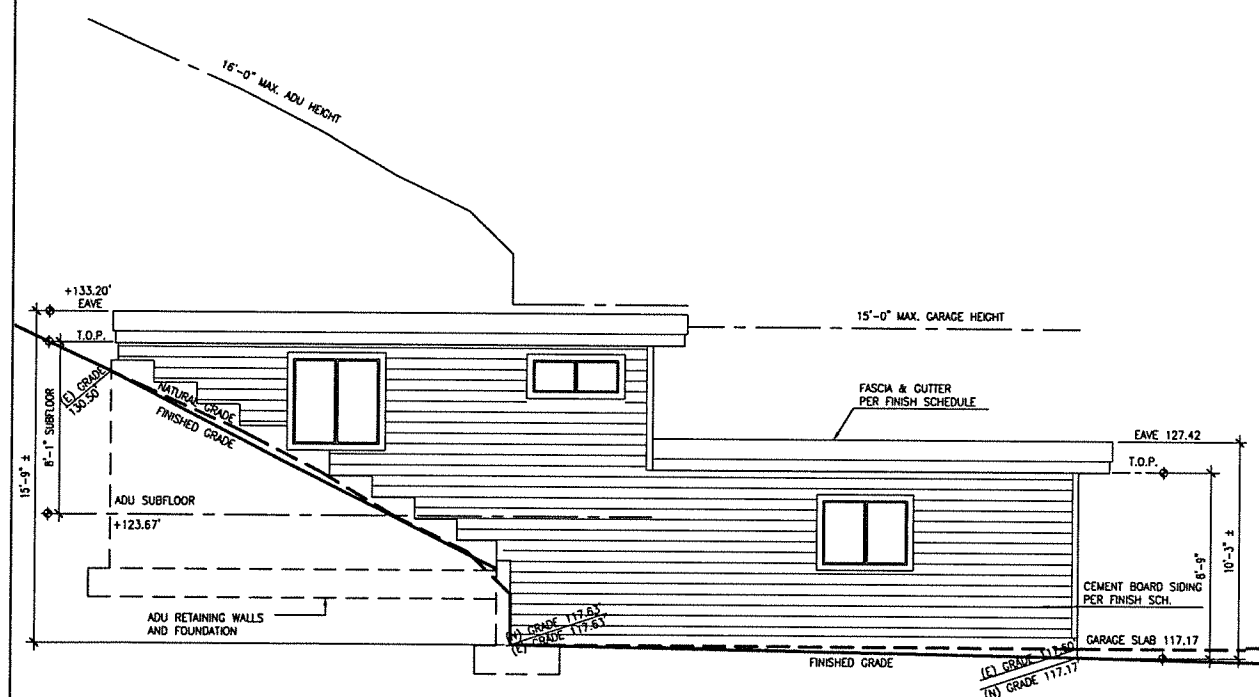
**RAILINGS:**  
BLACK METAL



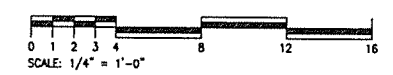
3 RESIDENCE - NORTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



1 RESIDENCE - EAST ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



2 GARAGE / ADU - EAST ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



**ARCHITECTS**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST. SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9581

**NEW RESIDENCE AND ADU**  
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

**EXTERIOR ELEVATIONS**

Revision	Date	Comments
17-09-2020	17-09-2020	PLANNING SUBMITTAL
05-03-2021	05-03-2021	PLANNING COMMENTS
07-01-2021	07-01-2021	PLANNING COMMENTS
07-19-2021	07-19-2021	PROJECT DATA CORRECTION
10-07-2021	10-07-2021	PLANNING COMMISSION COMMENTS

Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/ MP  
Job #: 19049.00  
Prototype: DIVINE

A3.1

**PROPOSED EXTERIOR FINISH COLORS**

**METAL ROOF:**  
ASC STRATA RIB "SLATE GREY"

**FASCIA & GUTTER**  
TO MATCH BENJAMIN MOORE OC-16 "CEDAR KEY"

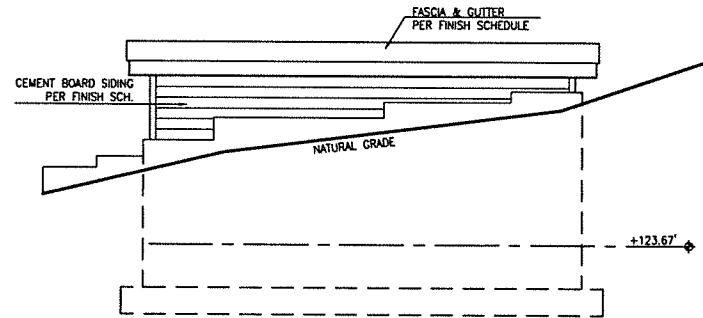
**CEMENT BOARD LAP SIDING:**  
JAMES HARDIE SIDING PAINTED BENJAMIN MOORE HC-137 "WATERBURY GREEN"

**STUCCO WAINSCOT:**  
PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"

**WINDOWS:**  
MARVIN ESSENTIAL FIBERGLASS "EBONY" EXTERIOR COLOR,  
"STONE WHITE" INTERIOR COLOR

**CEMENT BOARD WINDOW TRIM:**  
PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"

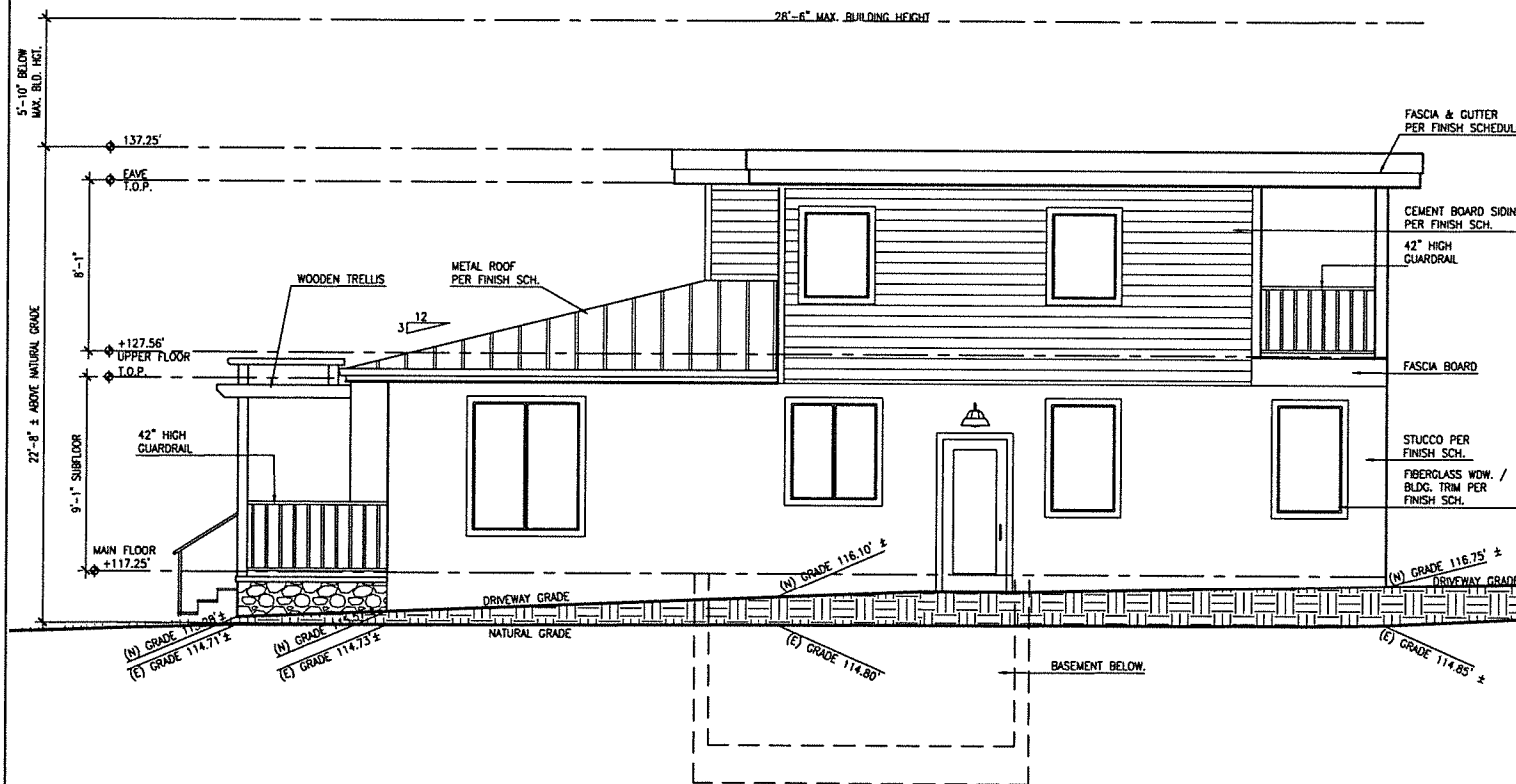
**RAILINGS:**  
BLACK METAL



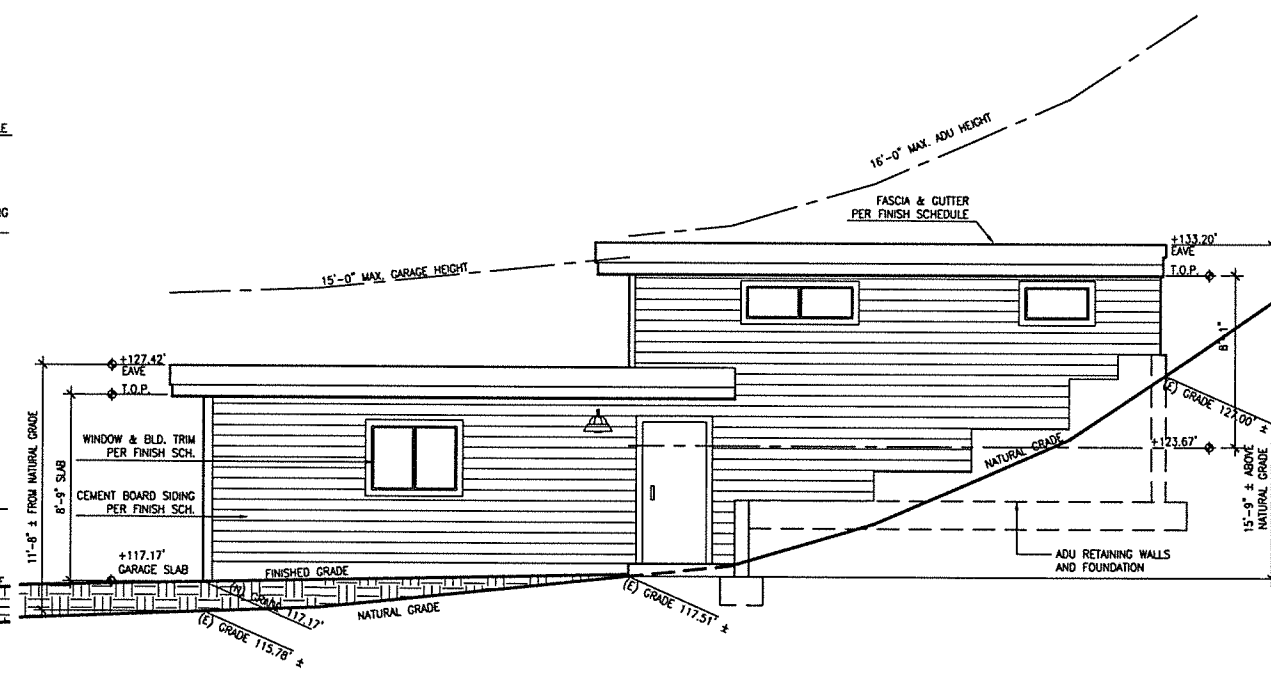
**4 GARAGE / ADU - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



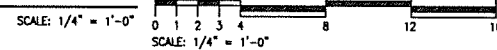
**3 RESIDENCE - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 RESIDENCE - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 GARAGE / ADU - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**ARCHITECTS**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9581

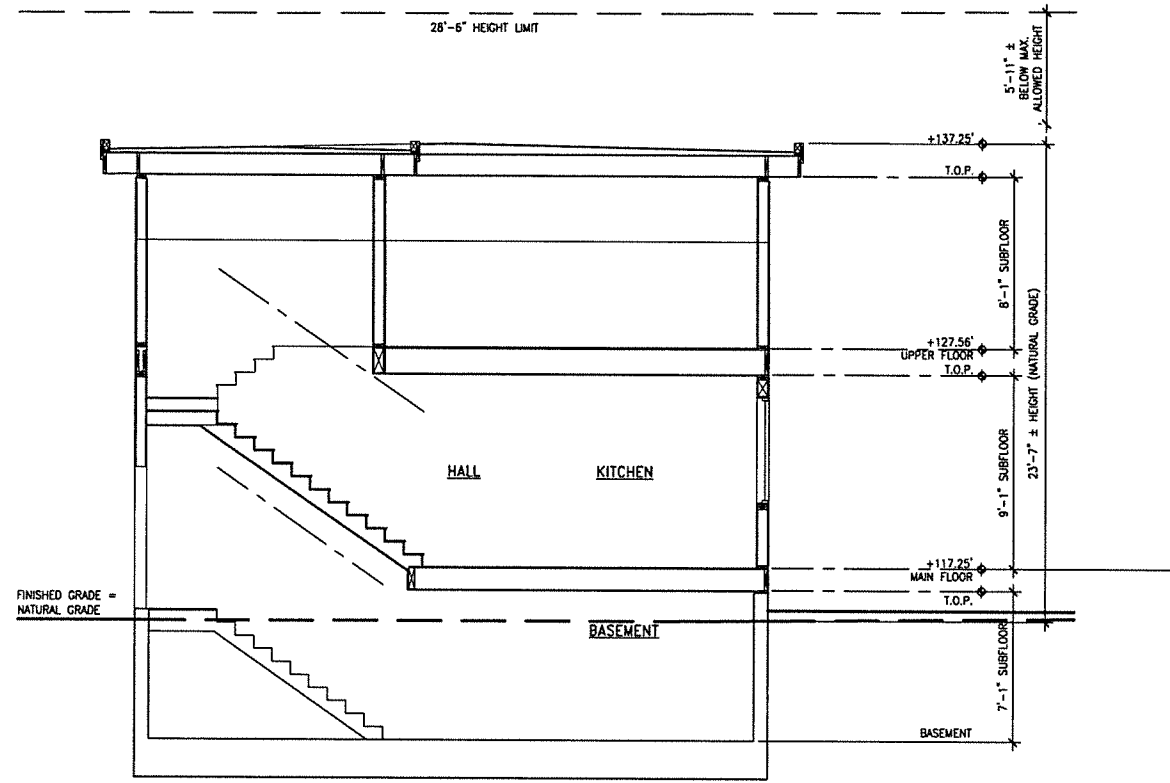
**NEW RESIDENCE AND ADU**  
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

**EXTERIOR ELEVATIONS**

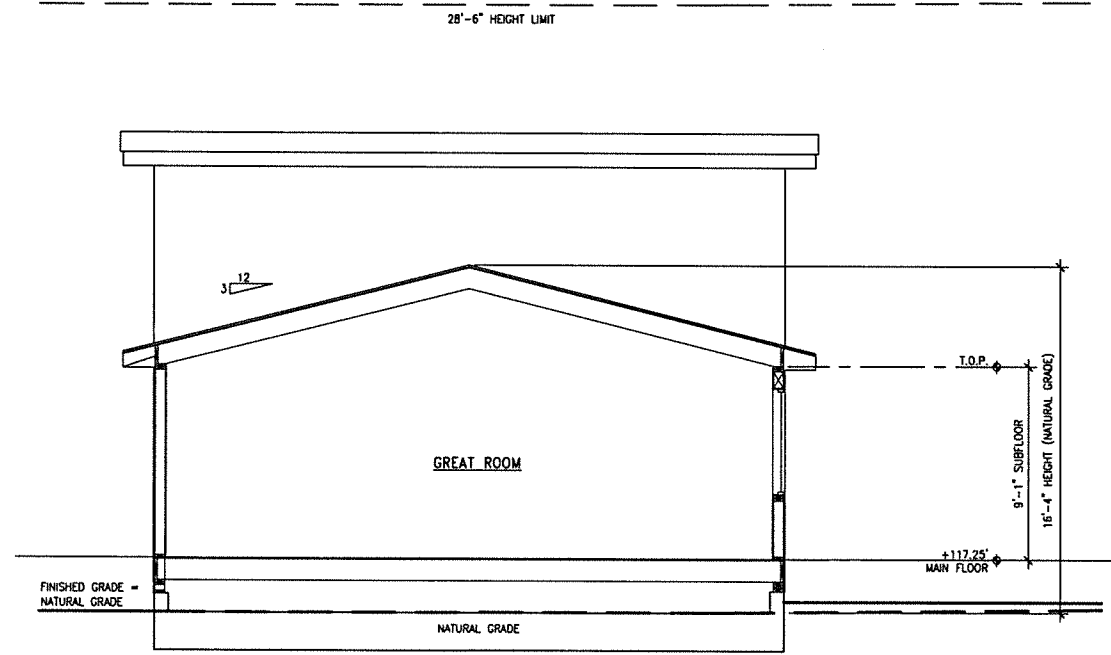
Revision	12-09-2020
PLANNING SUBMITTAL	03-03-2021
PLANNING COMMENTS	07-07-2021
PROJECT REVISION	07-19-2021
PLANNING COMMISSION COMMENTS	10-07-2021

Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/MP  
Job #: 19049.00  
Prototype: DIVINE

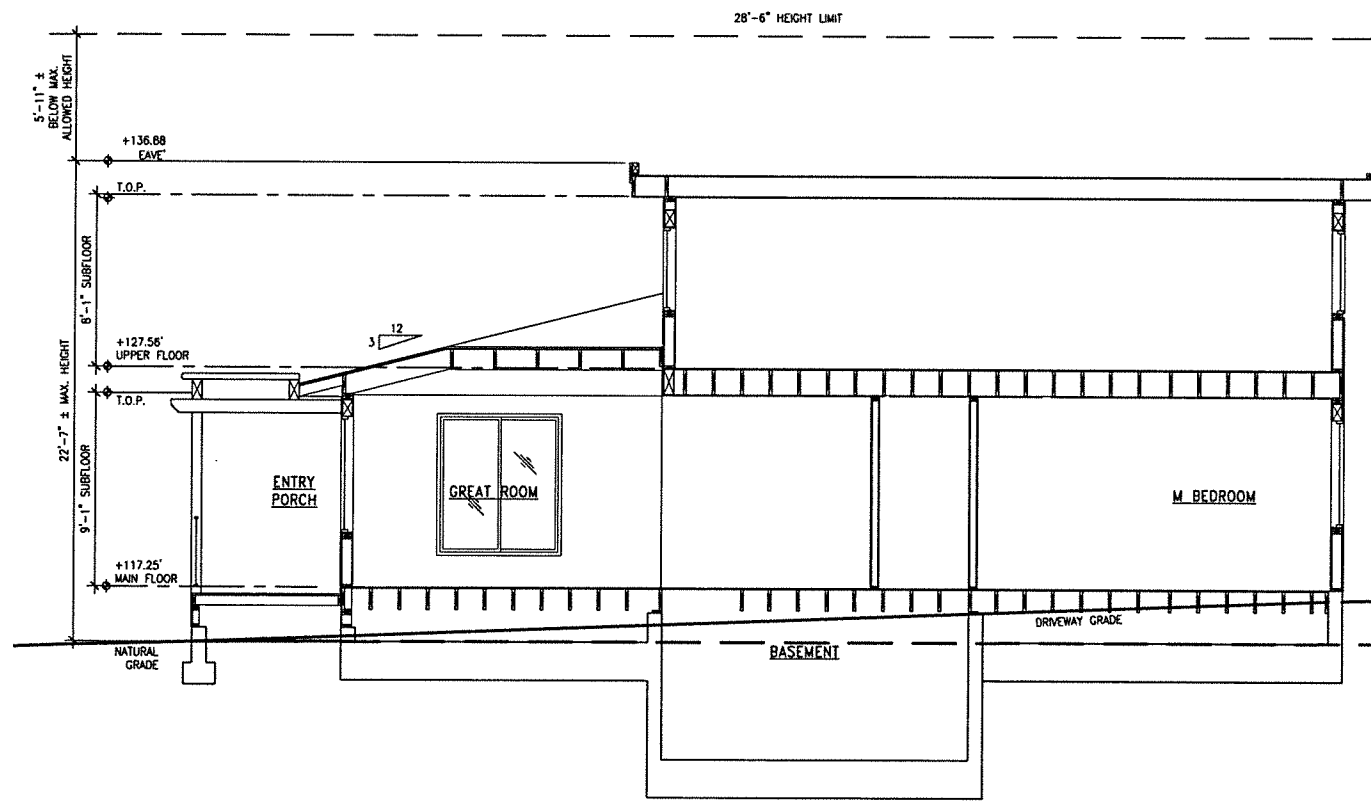
**A3.2**



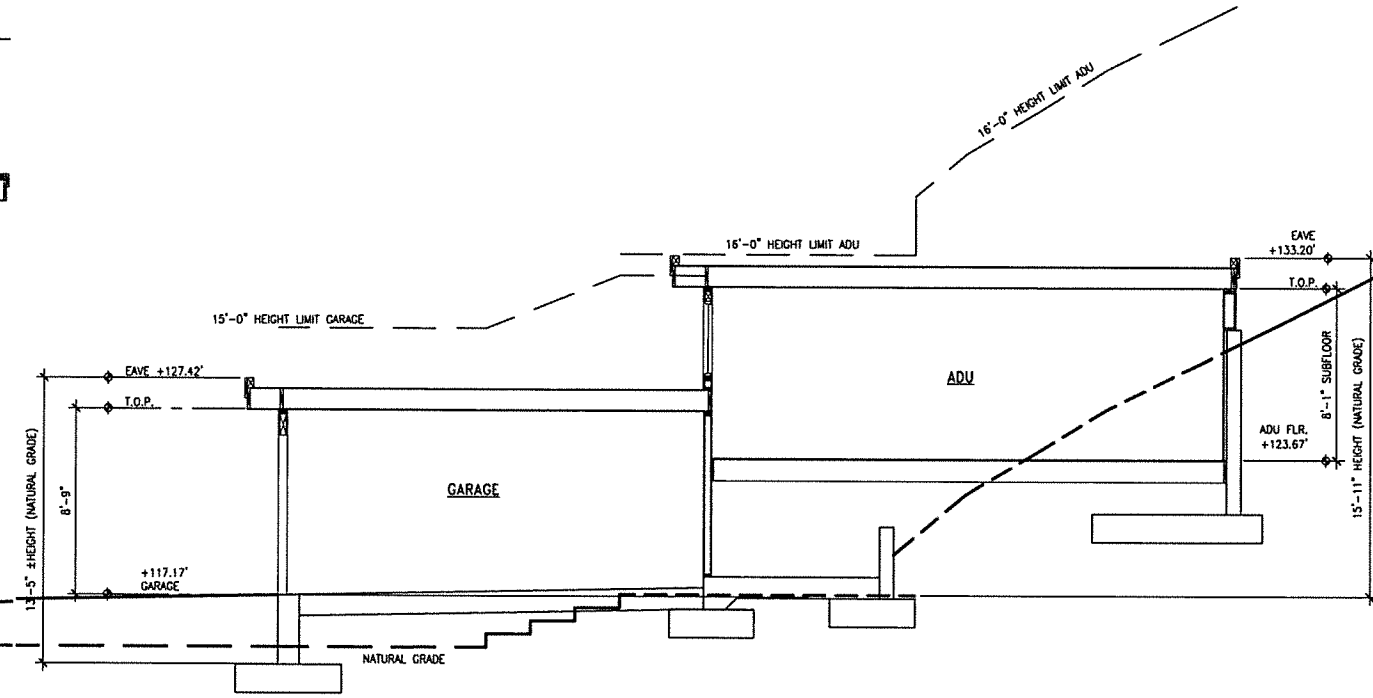
4 BUILDING SECTION C-C  
A4 SCALE: 1/4" = 1'-0"



3 BUILDING SECTION B-B  
A4 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION A-A  
A4 SCALE: 1/4" = 1'-0"



1 GARAGE/ADU SECTION A-A  
A4 SCALE: 1/4" = 1'-0"

**A R C H I T E C T S**  
**FREDRIC C. DIVINE ASSOCIATES**  
 1924 FOURTH ST., SAN RAFAEL, CA 94901  
 Phone: (415) 457-0220 Fax: (415) 454-9581

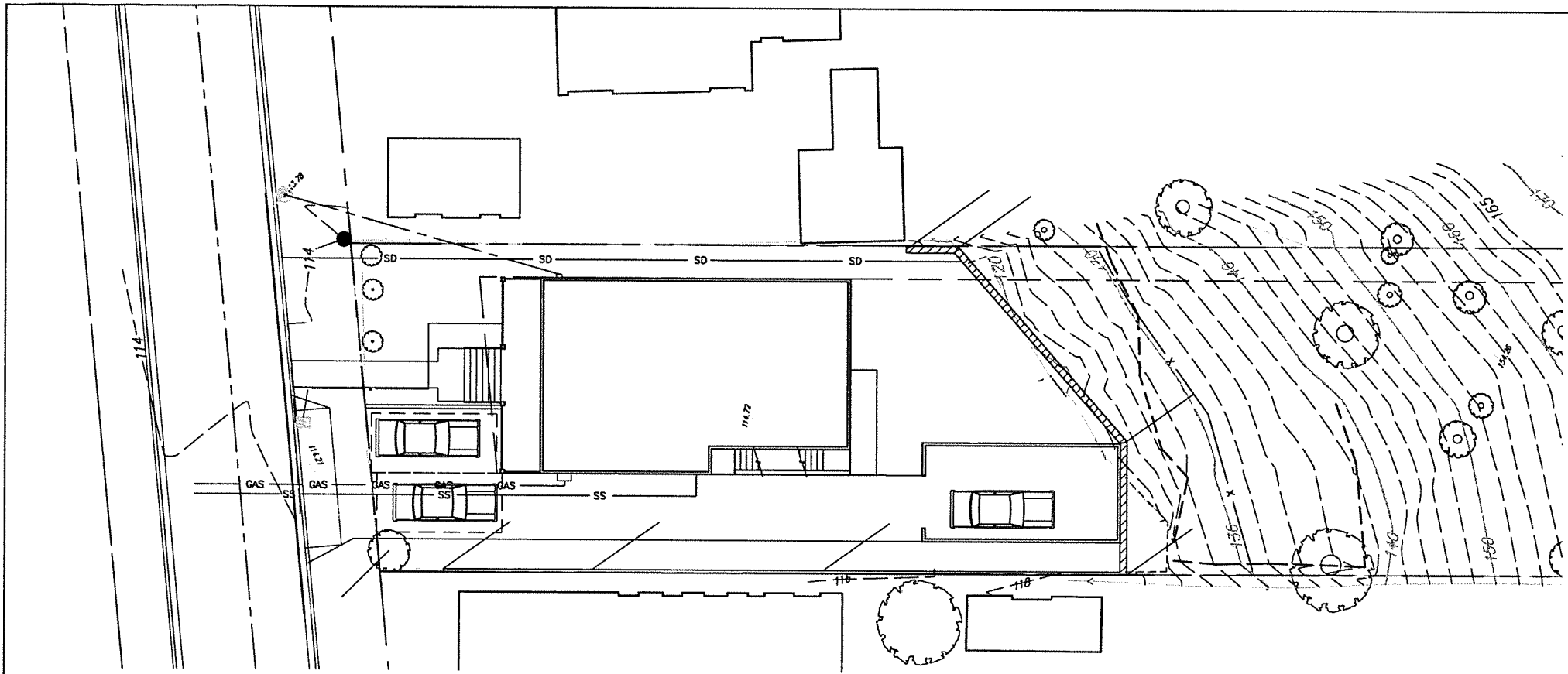
**NEW RESIDENCE AND ADU**  
 79 WOOD LANE  
 FAIRFAX, CA 94930  
 APN: 002-062-03  
 FOR: COBY FRIEDMAN

**BUILDING SECTIONS**

Revisions	Date
12-09-2020	10-07-2021
03-03-2021	
07-01-2021	
07-19-2021	
10-07-2021	

Date: 10-07-2021  
 Scale: As Noted  
 Drawn: LSK/MP  
 Job #: 19049.00  
 Prototype: DIVINE

A4



2 PREVIOUS PARTIAL SITE PLAN  
1

SCALE: 1" = 10'-0"

PREVIOUS DESIGN PROJECT DATA

FLOOR AREA - MAIN RESIDENCE	
LOWER FLOOR	1,340 SF
UPPER FLOOR	595 SF
TOTAL	1,935 SF
FLOOR AREA - ACCESSORY DWELLING UNIT	
UPPER FLOOR	704 SF
FLOOR AREA - ADDITIONAL SPACES	
BASEMENT AT MAIN RESIDENCE	289 SF
GARAGE	450 SF
FLOOR AREA RATIO PROPOSED	
1,935 SF + 704 SF = 11.91 %	
22,150 SF	
FLOOR AREA ALLOWED	
22,150 SF x 0.40 = 8,860 (TOWN CODE MAX. 3,500)	
LOT COVERAGE	
BUILDINGS 1,340 (HOUSE) + 450 (GARAGE)	1,790 SF
PORCH/ STAIRS	237 SF
WALKS	78 SF
TOTAL	2,105 SF
LOT COVERAGE PROPOSED	
2,105 SF = 9.50 %	
22,150 SF	
LOT COVERAGE ALLOWED	
22,150 SF x 0.35 = 7,752 SF	
BUILDING HEIGHT PROPOSED	
27'-7"	
BUILDING HEIGHT ALLOWED	
28'-6"	

ARCHITECTS  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST. SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9561

NEW RESIDENCE AND ADU  
79 WOOD LANE  
FAIRFAX, CA 94530  
APN: 002-062-03  
FOR: COBY FRIEDMAN

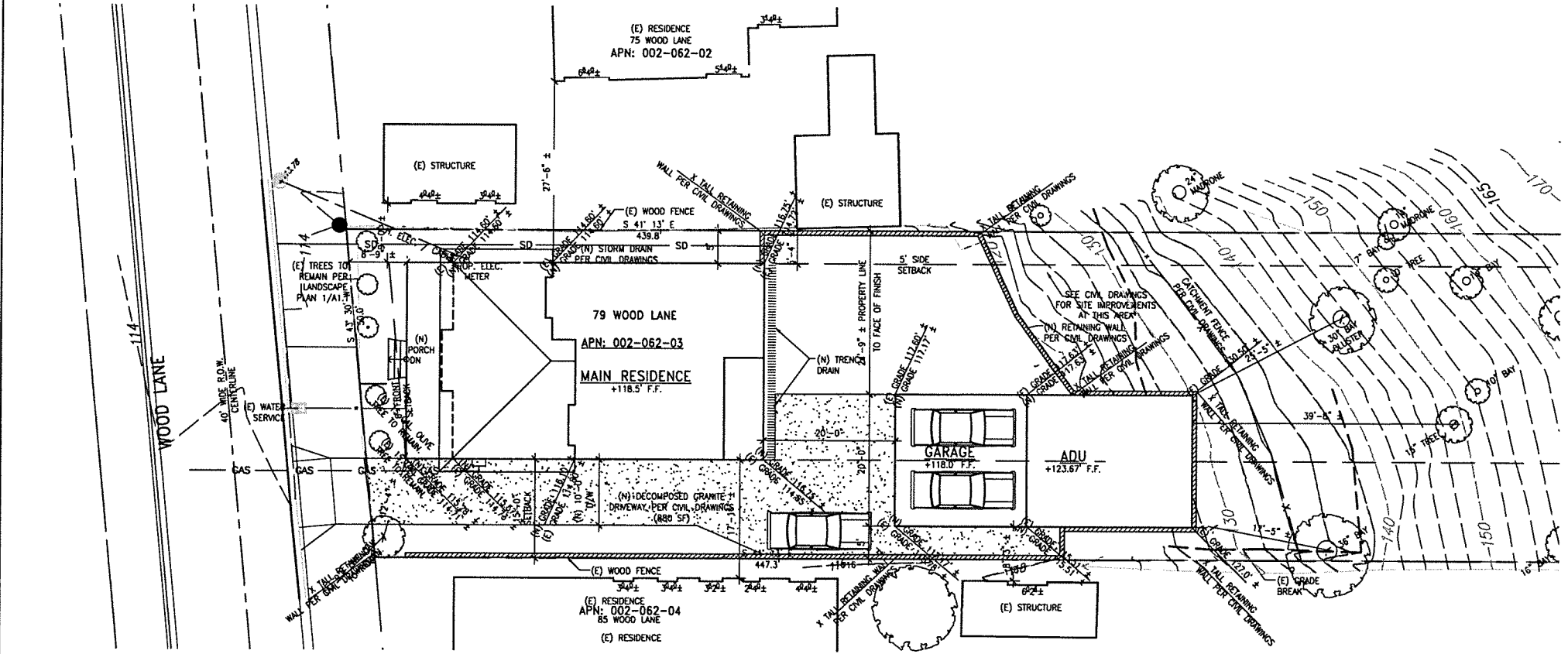
PROPOSED PARTIAL SITE PLAN,  
PREVIOUS PARTIAL SITE PLAN

PROPOSED PROJECT DATA

FLOOR AREA - MAIN RESIDENCE	
LOWER FLOOR	1,415 SF
UPPER FLOOR	795 SF
TOTAL	2,210 SF
FLOOR AREA - ACCESSORY DWELLING UNIT	
UPPER FLOOR	500 SF
FLOOR AREA - ADDITIONAL SPACES	
BASEMENT AT MAIN RESIDENCE	469 SF
GARAGE	400 SF
FLOOR AREA RATIO PROPOSED	
2,210 SF + 500 SF = 12.23 %	
22,150 SF	
FLOOR AREA ALLOWED	
22,150 SF x 0.40 = 8,860 (TOWN CODE MAX. 3,500)	
LOT COVERAGE	
HOUSE	1,415 SF
GARAGE/ADU	900 SF
PORCH/ STAIRS	238 SF
TOTAL	2,553 SF
LOT COVERAGE PROPOSED	
2,553 SF = 11.53 %	
22,150 SF	
LOT COVERAGE ALLOWED	
22,150 SF x 0.35 = 7,752 SF	
BUILDING HEIGHT PROPOSED	
23'-2"	
BUILDING HEIGHT ALLOWED	
28'-6"	

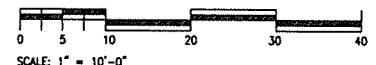
Revisions	12-09-2020	PLANNING SUBMITTAL
	03-03-2021	PLANNING COMMENTS
	07-01-2021	PLANNING COMMENTS
	07-19-2021	PROJECT DATA CORRECTION
	10-07-2021	PLANNING COMMISSION COMMENTS
	11-15-2021	UPDATED DRAWINGS
	01-12-2022	FLOOR AREA CORRECTIONS

Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/ MP

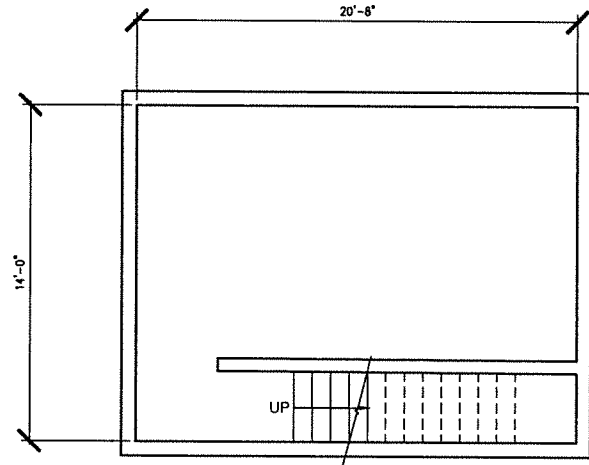


1 PROPOSED PARTIAL SITE PLAN  
1

SCALE: 1" = 10'-0"

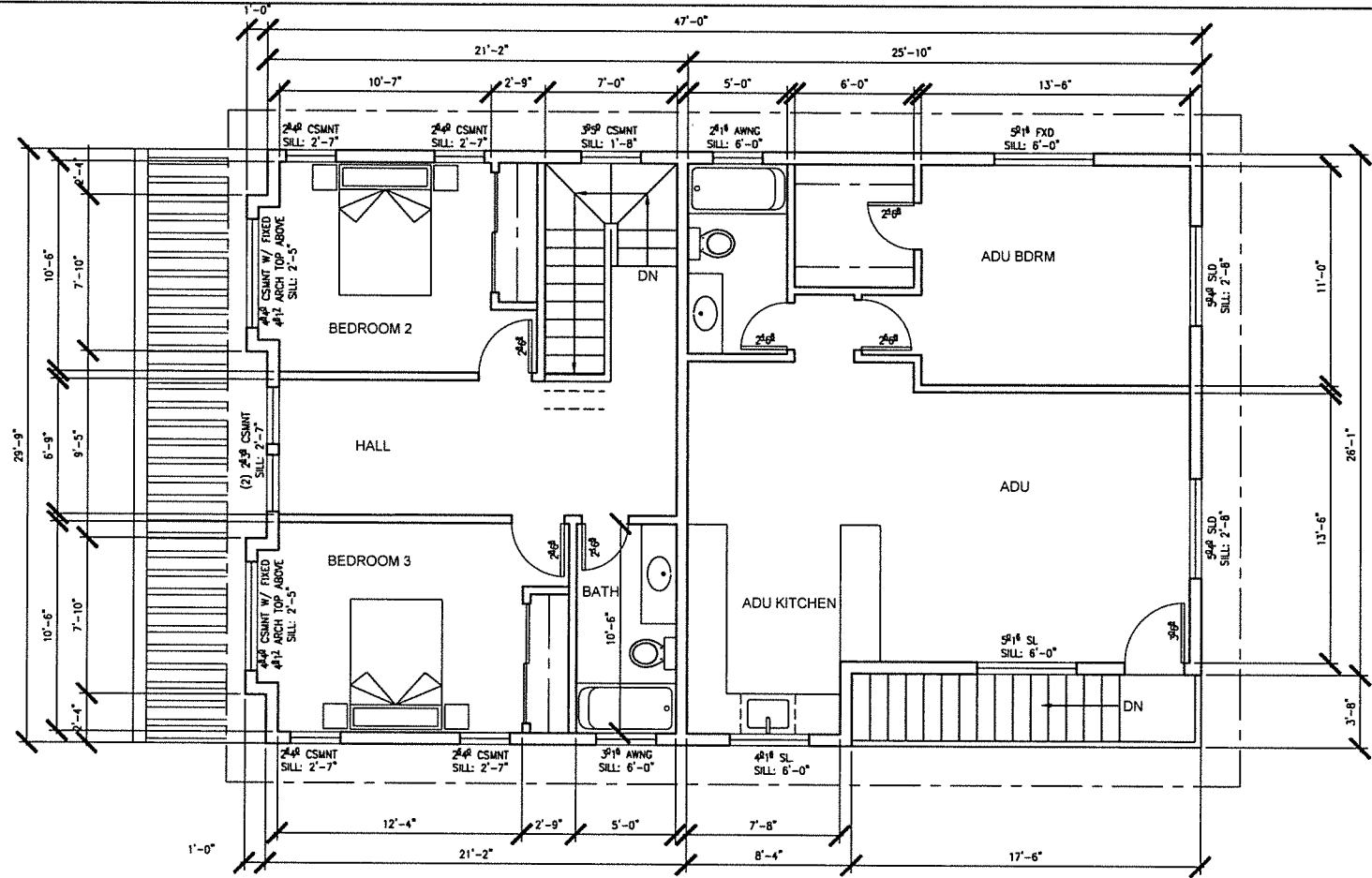






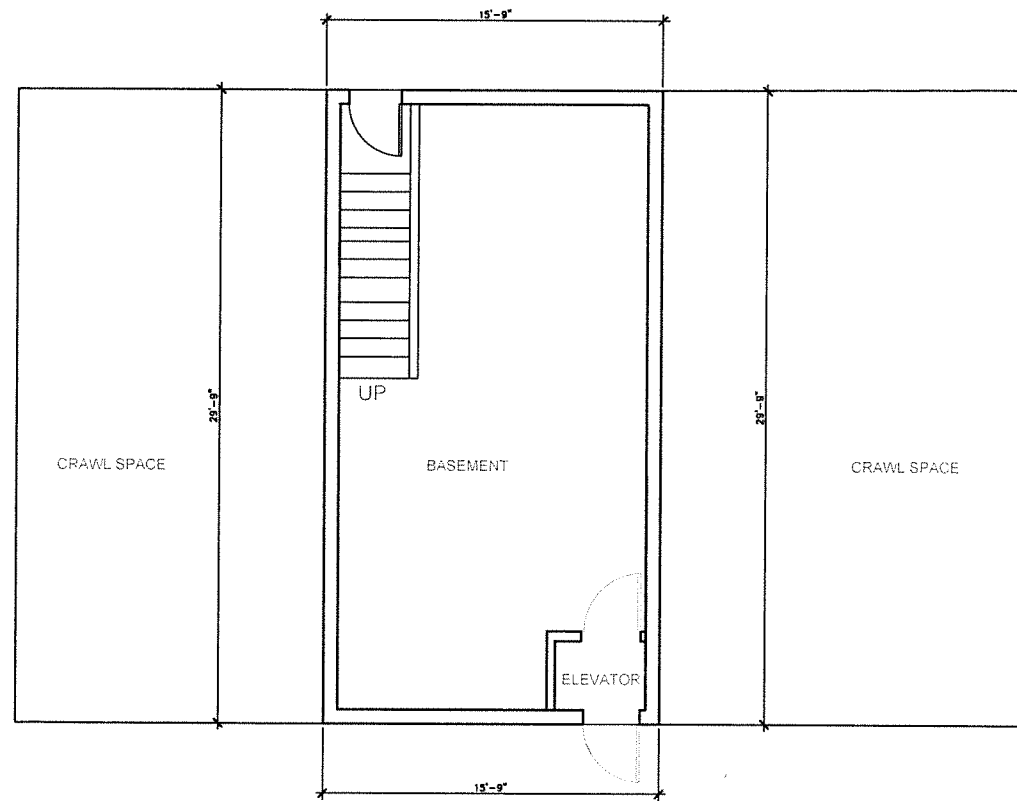
BASEMENT FLOOR AREA 289 SF

4 PREVIOUS BASEMENT FLOOR PLAN  
2 SCALE: 1/4" = 1'-0"



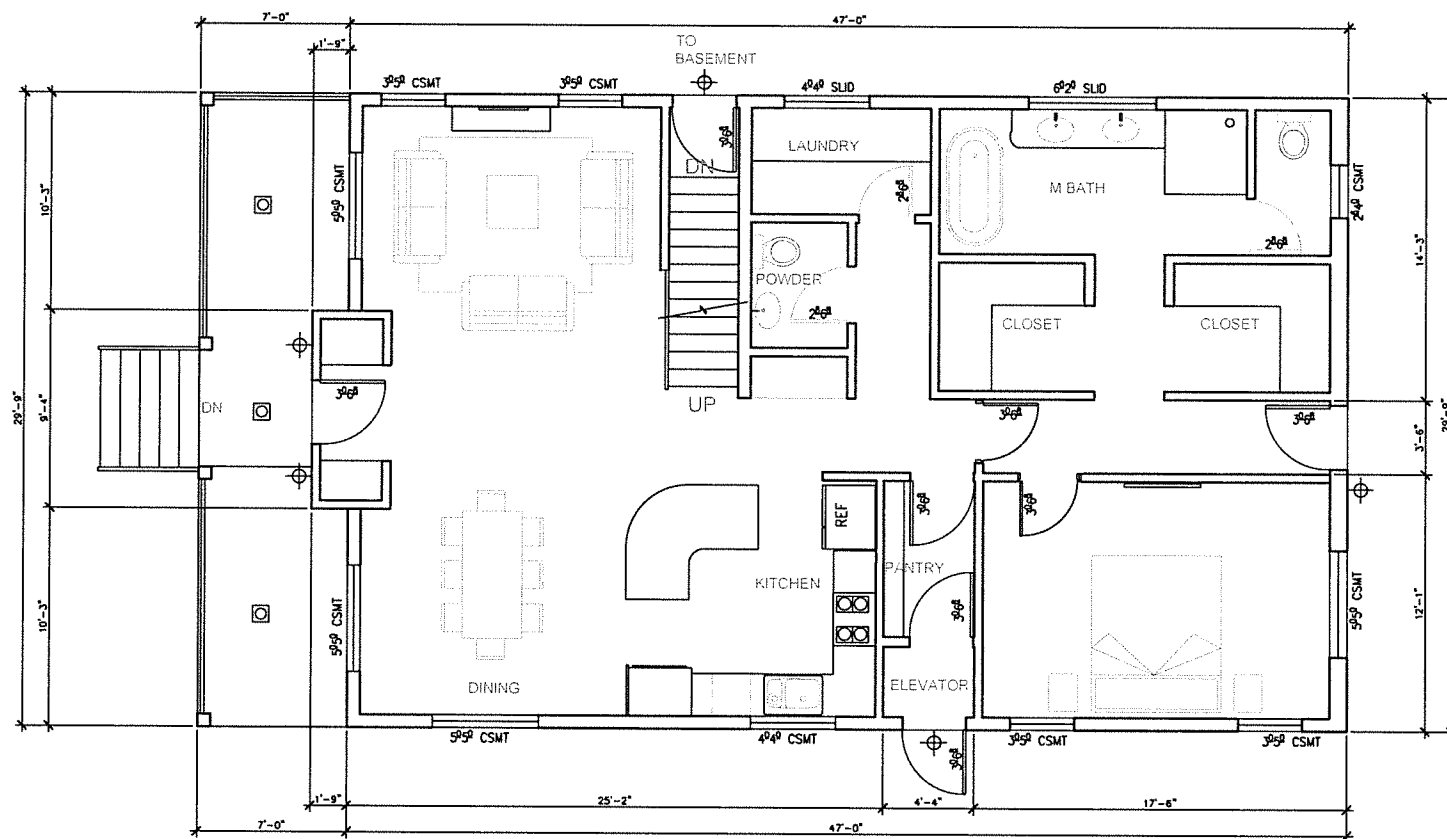
MAIN FLOOR AREA 1,340 SF

3 PREVIOUS MAIN FLOOR PLAN  
2 SCALE: 1/4" = 1'-0"



BASEMENT FLOOR AREA 469 SF

2 PROPOSED BASEMENT FLOOR PLAN  
2 SCALE: 1/4" = 1'-0"



MAIN FLOOR AREA 1,415 SF

1 PROPOSED MAIN FLOOR PLAN  
2 SCALE: 1/4" = 1'-0"



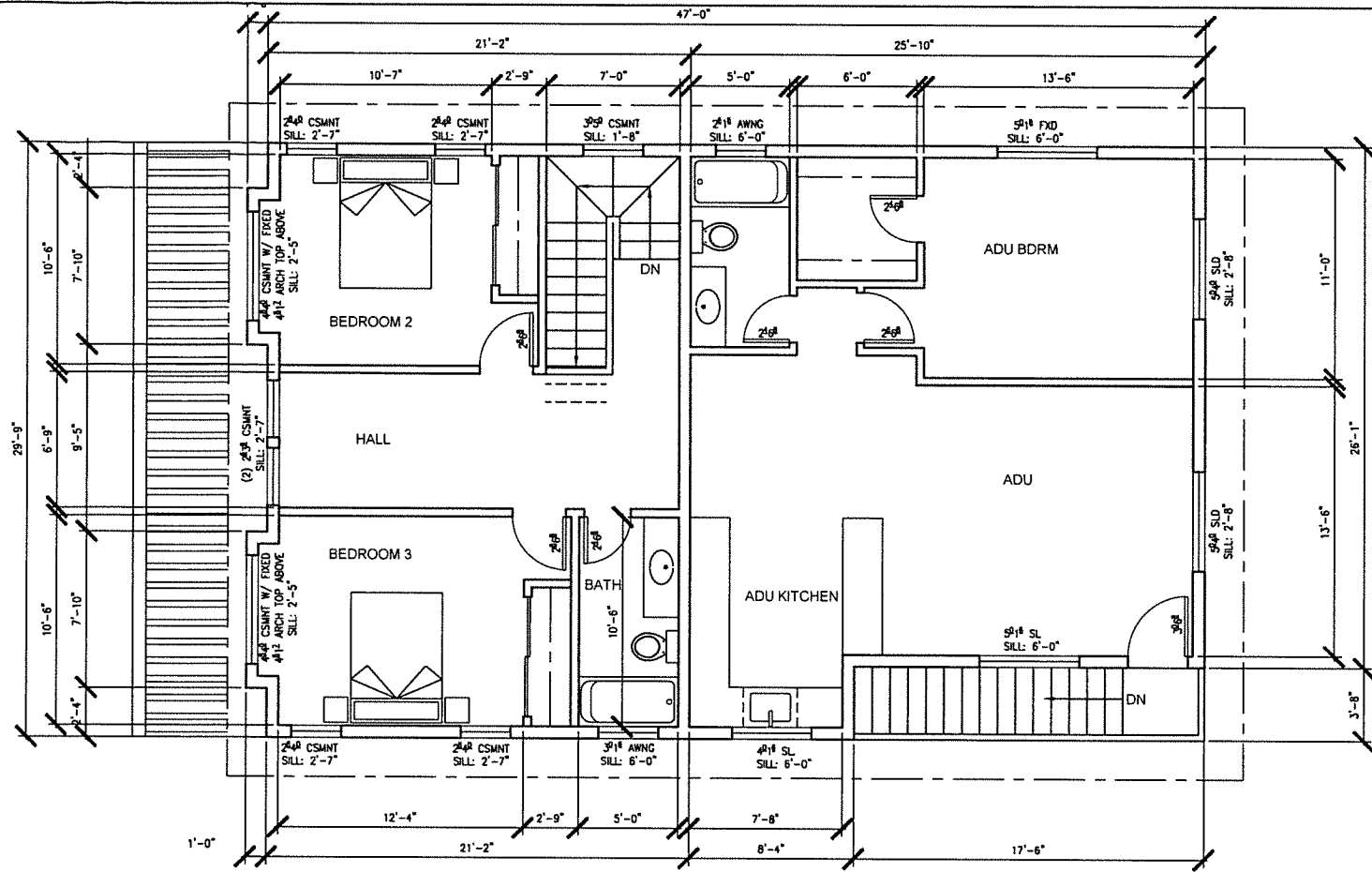
**A R C H I T E C T S**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9581

**NEW RESIDENCE AND ADU**  
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

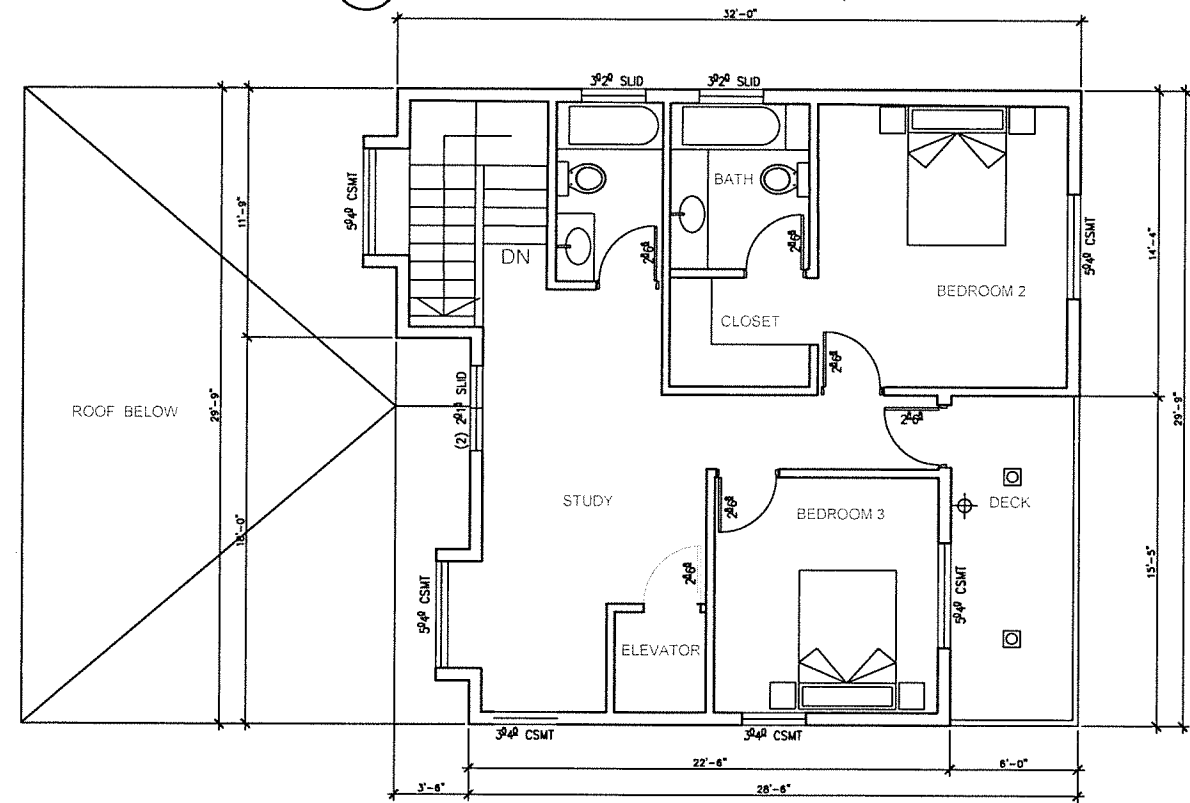
**PROPOSED MAIN FLOOR PLAN  
PREVIOUS LOWER FLOORPLAN**

Revision	Date
PLANNING SUBMITTAL	12-09-2020
PLANNING COMMENTS	03-03-2021
PLANNING COMMENTS	07-01-2021
PROJECT DATA CORRECTION	07-19-2021
UPDATES DRAWINGS	07-19-2021
FLOOR AREA CORRECTIONS	11-12-2021
FLOOR AREA CORRECTIONS	01-12-2022

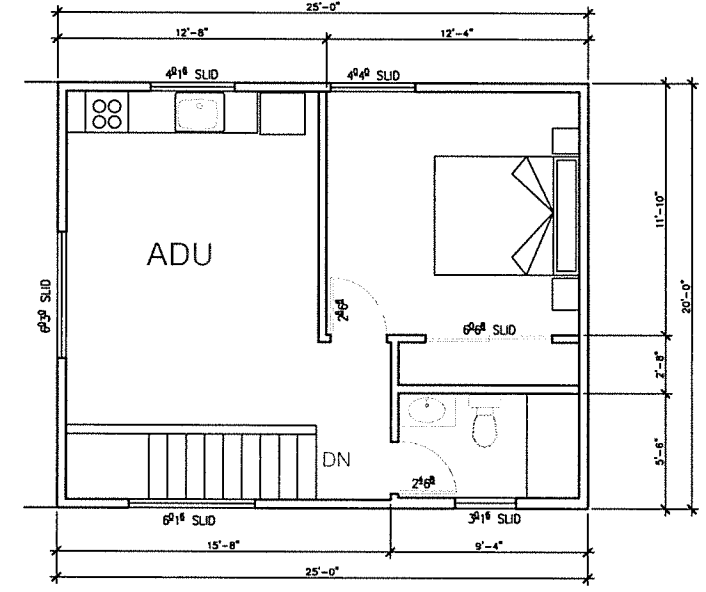
Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/MP  
Job #: 19049.00  
Prototype: DIVINE



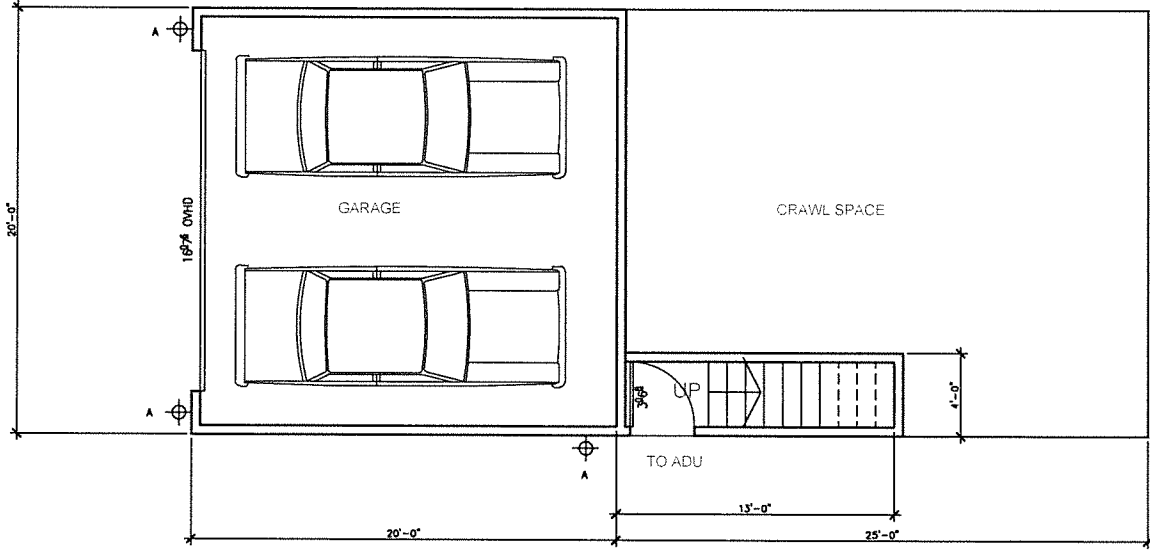
**4 PREVIOUS UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 UPPER FLOOR AREA 595 SF  
 ADU FLOOR AREA 704 SF  
 TOTAL 1,299 SF



**2 PROPOSED UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 UPPER FLOOR AREA 795 SF



**3 PROPOSED ADU PLAN**  
 SCALE: 1/4" = 1'-0"  
 ADU FLOOR AREA 500 SF



**1 PROPOSED GARAGE PLAN**  
 SCALE: 1/4" = 1'-0"  
 GARAGE FLOOR AREA 400 SF



**A R C H I T E C T S**  
 FREDRIC C. DIVINE ASSOCIATES  
 1924 FOURTH ST., SAN RAFAEL, CA 94901  
 Phone: (415) 457 - 0220 Fax: (415) 454 - 9581

**NEW RESIDENCE AND ADU**  
 79 WOOD LANE  
 FAIRFAX, CA 94930  
 APN: 002-062-03  
 FOR: COBY FRIEDMAN

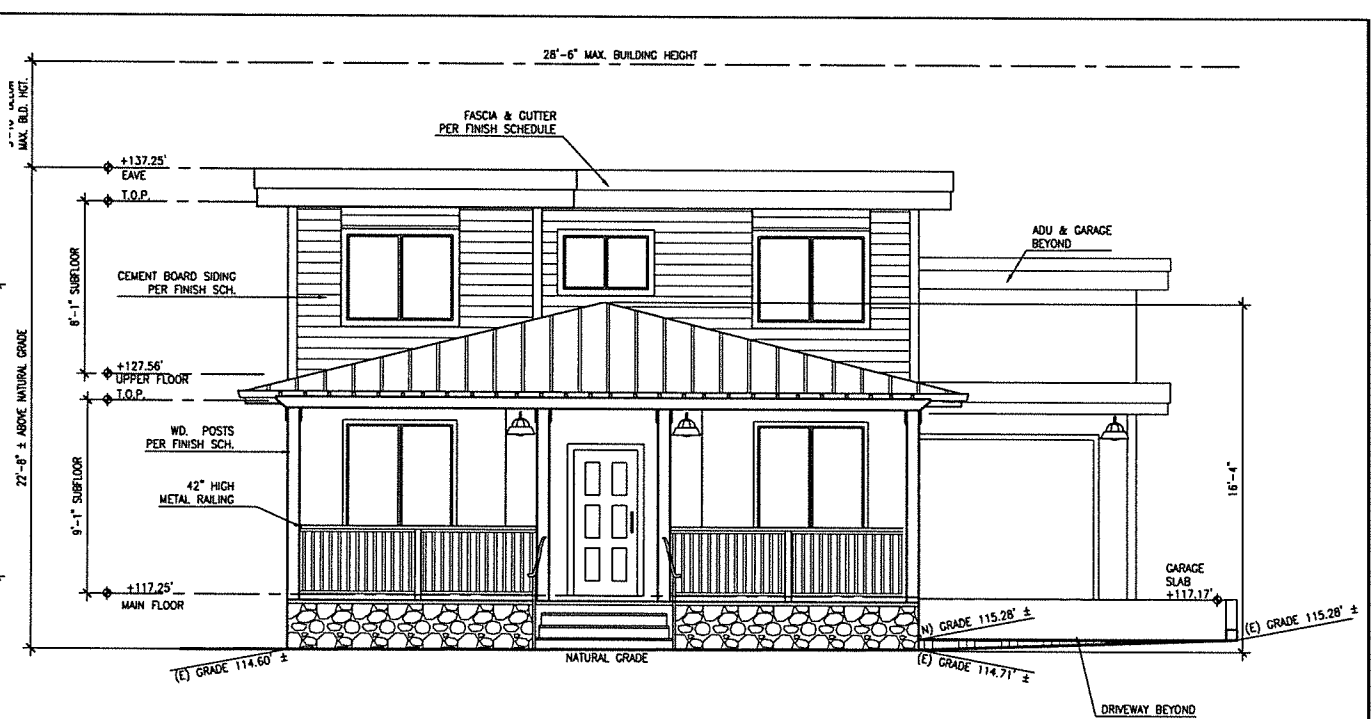
**PROPOSED UPPER FLOOR PLAN**  
**PROPOSED GARAGE/ ADU PLAN**  
**PREVIOUS UPPER/ ADU PLAN**

Revisions	Date
12-09-2020	12-09-2020
PLANNING SUBMITTAL	03-03-2021
PLANNING COMMENTS	07-01-2021
PROJECT DATA CORRECTION	07-19-2021
PLANNING COMMENTS	08-02-2021
PLANNING COMMENTS	11-02-2021
FLOOR AREA CORRECTIONS	01-12-2022

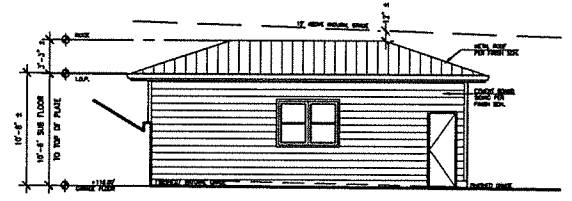
Date: 10-07-2021  
 Scale: As Noted  
 Drawn: LSK/ MP  
 Job #: 19049.00  
 Prototype: DIVINE



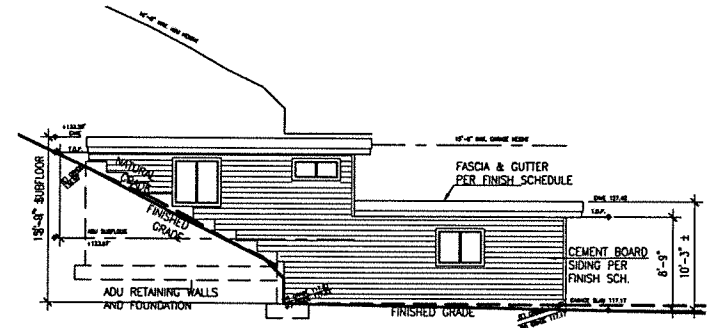
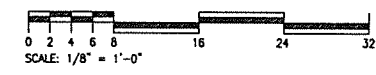
6 RESIDENCE - PREVIOUS NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



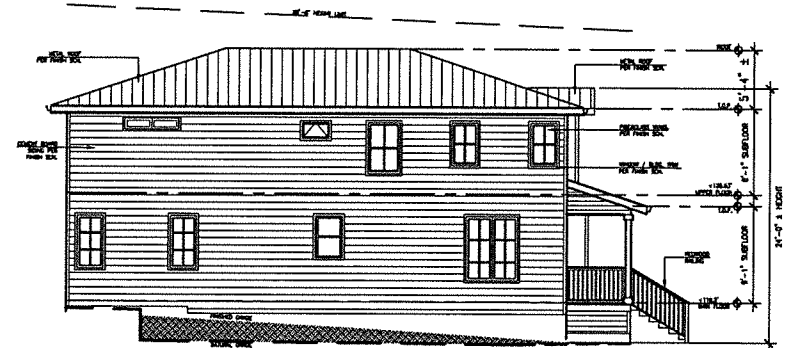
5 RESIDENCE - CURRENT NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



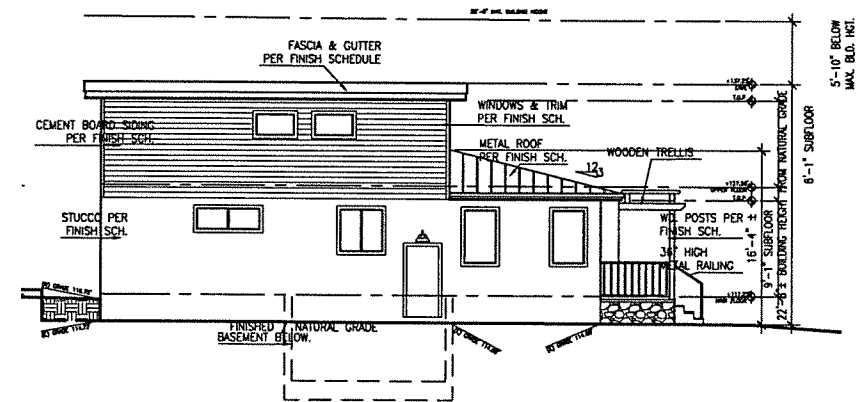
4 GARAGE / ADU - PREVIOUS EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 GARAGE / ADU - PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 RESIDENCE - PREVIOUS EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 RESIDENCE - PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

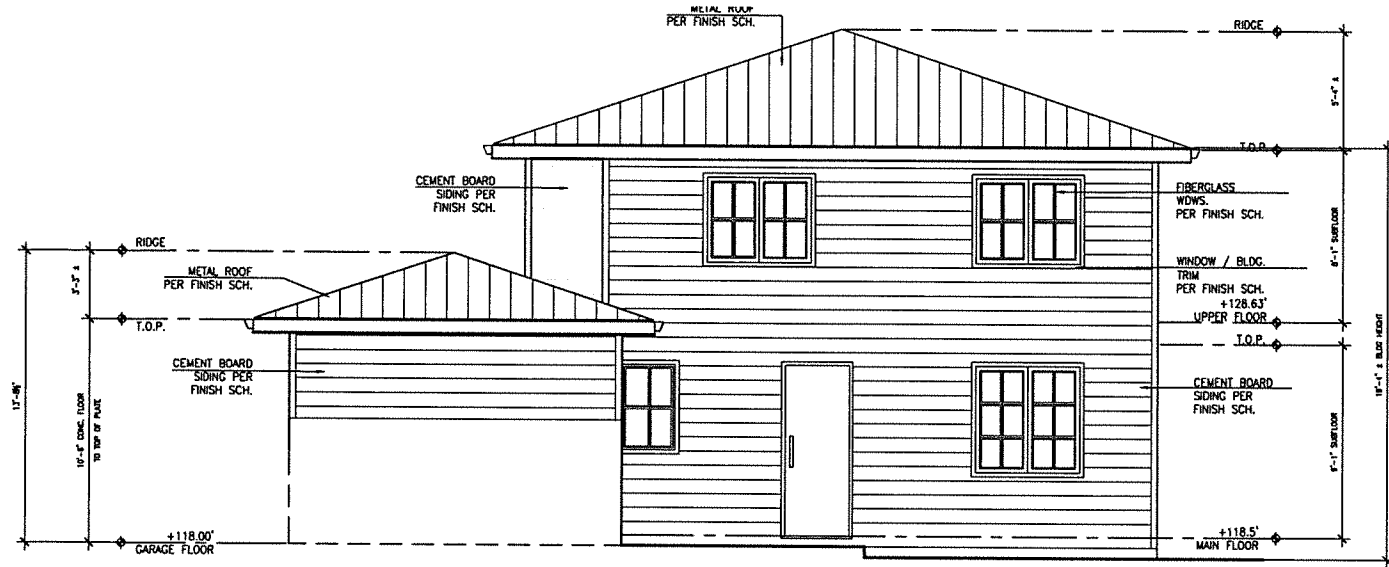
**ARCHITECTS**  
FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457-0220 Fax: (415) 454-9581

**NEW RESIDENCE AND ADU**  
79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

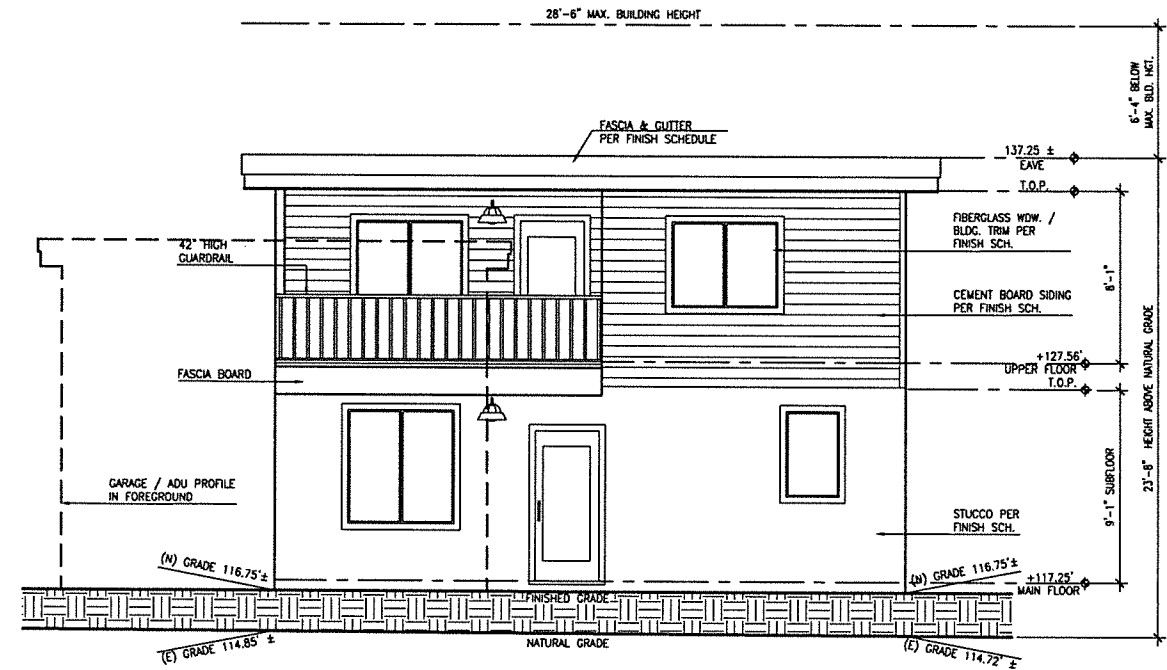
**PROPOSED EXTERIOR ELEVATION**  
**PREVIOUS EXTERIOR ELEVATION**

Revisions	Date
PLANNING SUBMITTAL	12-09-2020
PLANNING COMMENTS	03-03-2021
PLANNING COMMENTS	07-01-2021
PROJECT DATA CORRECTION	07-19-2021
UPDATED DRAWINGS	11-18-2021
FLOOR AREA CORRECTIONS	01-12-2022

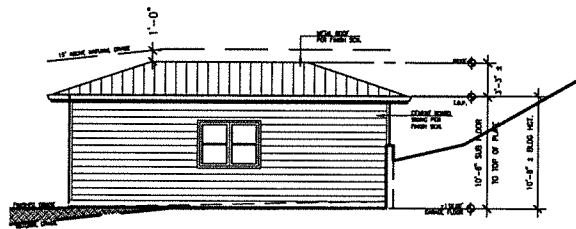
Date: 10-07-2021  
Scale: As Noted  
Drawn: LSK/MP  
Job #: 19049.00  
Prototype: DIVINE



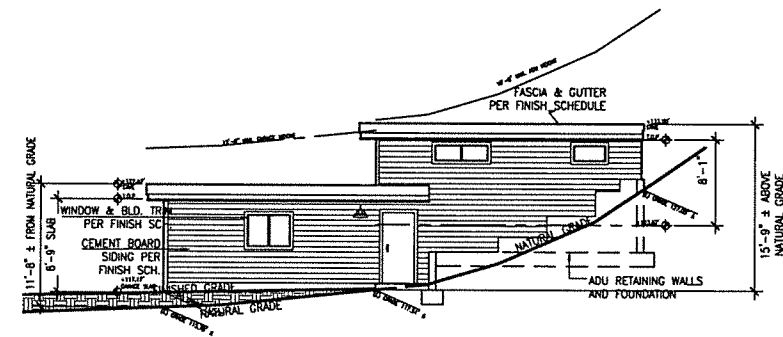
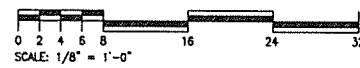
6  
5 RESIDENCE - PREVIOUS SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



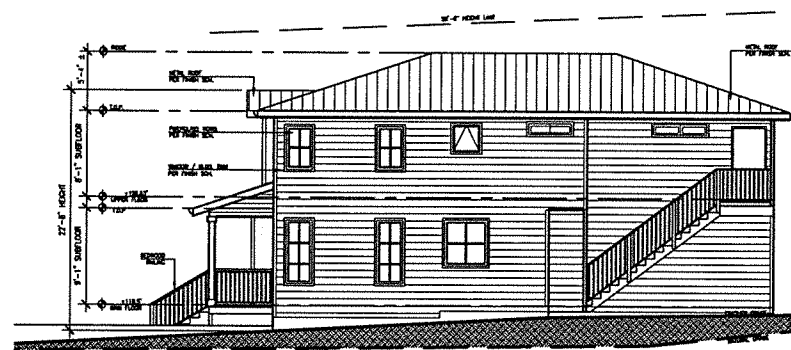
5  
5 RESIDENCE - CURRENT SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



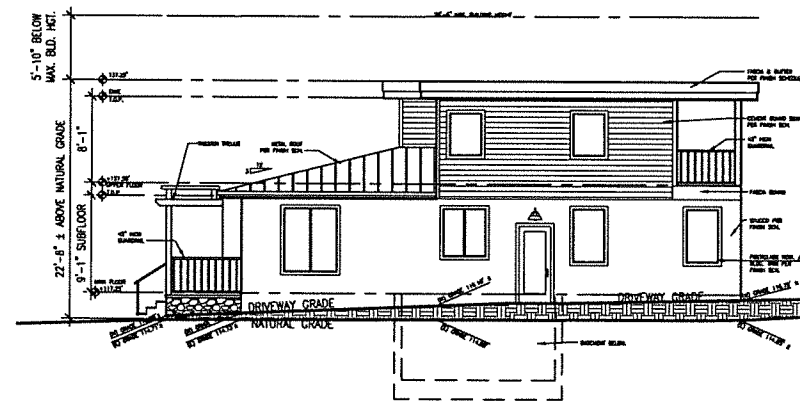
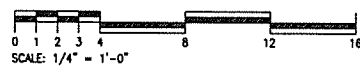
4  
5 GARAGE / ADU - PREVIOUS WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3  
5 GARAGE / ADU - PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

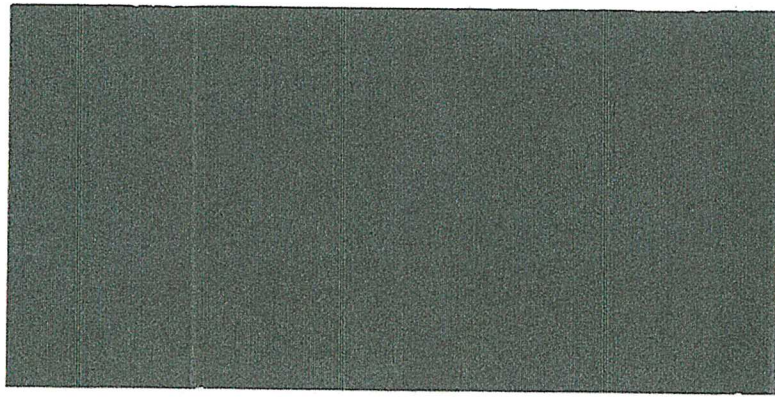


2  
5 RESIDENCE - PREVIOUS WEST ELEVATION  
SCALE: 1/8" = 1'-0"

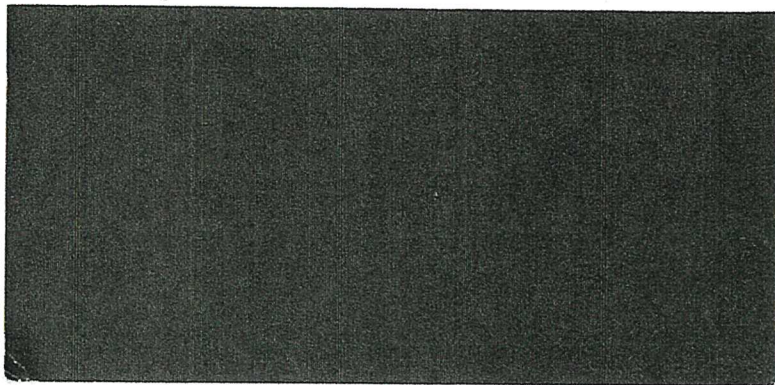


1  
5 RESIDENCE - PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

Revisions	Date
PLANNING SUBMITTAL	12-09-2020
PLANNING COMMENTS	03-03-2021
PLANNING COMMENTS	07-01-2021
PROJECT DATA CORRECTION	07-19-2021
PLANNING COMMISSION COMMENTS	10-07-2021
UPDATED DIMENSIONS	11-15-2021
FLOOR AREA CORRECTIONS	01-12-2022

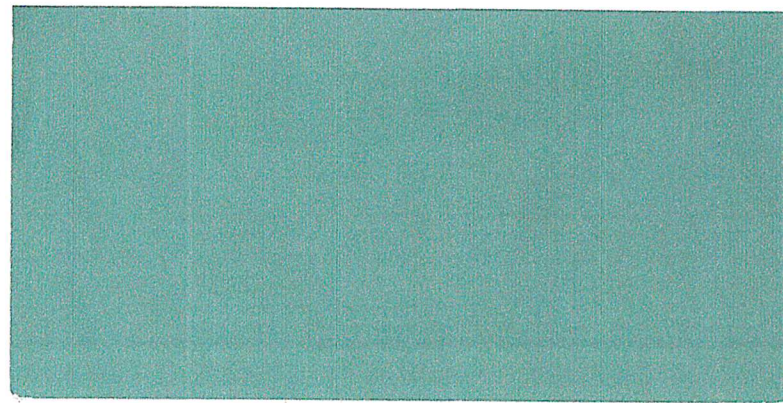


METAL ROOF  
ASC  
"SLATE GRAY"

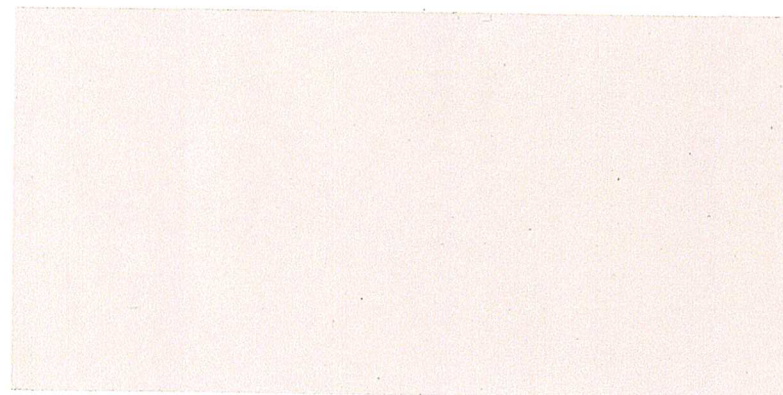


METAL RAILINGS:  
Benjamin Moore - "BLACK"

FIBERGLASS DOOR & WINDOW FRAMES:  
Milgard - Essence  
"TWILIGHT"



CEMENT BOARD SIDING:  
James Hardie or LP Smart Side Lap Siding  
7" EXPOSURE  
Painted Benjamin Moore HC-137  
"WATERBURY GREEN"



STUCCO EXTERIOR SIDING,  
CEMENT BOARD TRIM COLOR:  
Painted Benjamin Moore OC-16  
"CEDAR KEY"

Date: 10/12/2021

**NEW RESIDENCE AND ADU**

79 WOOD LANE  
FAIRFAX, CA 94930  
APN: 002-062-03  
FOR: COBY FRIEDMAN

**A R C H I T E C T S**

FREDRIC C. DIVINE ASSOCIATES  
1924 FOURTH ST., SAN RAFAEL, CA 94901  
Phone: (415) 457 - 0220 Fax: (415) 454 - 9581