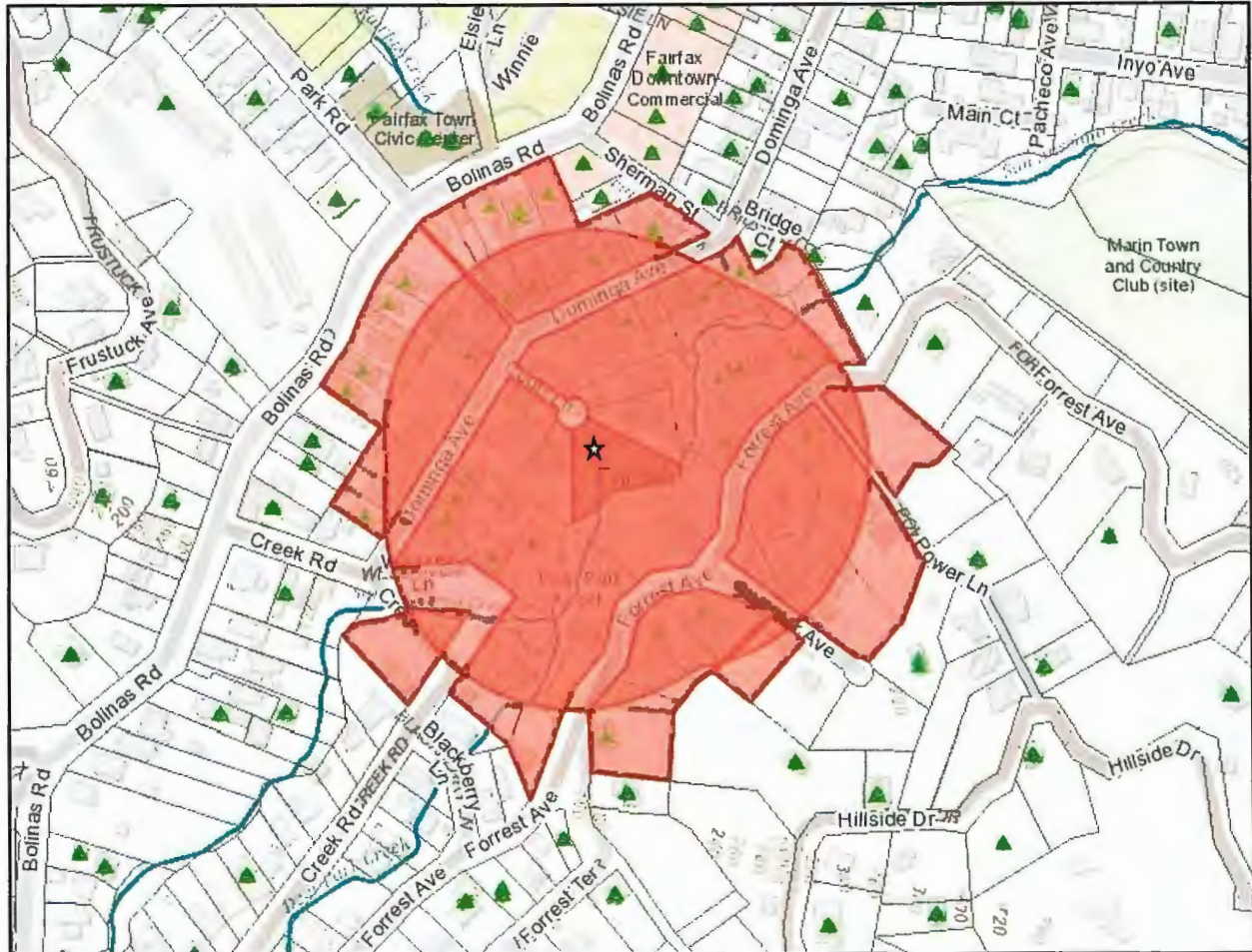


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: July 28, 2022
FROM: Kara Spencer, Assistant Planner
LOCATION: 10 Court Lane; Assessor's Parcel Number 002-105-01
ZONING: Residential Single-family RD 5.5-7 Zone
PROJECT: Fifty Percent Remodel/Expansion of a Single-family Residence
ACTION: Conditional Use Permit, Minimum and Combined Side-yard Setback Variances, and Design Review Permit; Application # 22-12
APPLICANT: Talia Friedman
OWNER: Talia Friedman and Alec Shuldiner
CEQA STATUS: Categorically exempt, § 15301(e)(1)



10 COURT LANE

PROJECT DESCRIPTION

The project proposes to renovate and expand an existing 1,460 square-foot, three-bedroom, two-bathroom, single-family residence by adding 83 square feet to create a 1,543 square-foot, three-bedroom, two and a half -bathroom single-family residence. The additional square footage would be added to the primary bedroom at the rear of the home (east and south sides) and to the kitchen along the interior facing (south) side of the residence. Over 50 percent of the existing home would be remodeled including reconfiguring all the bedrooms and the dining room/kitchen/laundry area. The new half bathroom would be created at the rear of the house off the dining room/rear hallway. Additional interior work consists of removing the existing fireplace and chimney.

A new roof with two new skylights is proposed over the primary bedroom and bath, dining area, laundry, powder room, and utility spaces. The new roof would be approximately 13'- 8.5" high, which is two feet, one and a half inches higher than the existing approximately 11'- 7" high roof (see plan pages A-4 and A-5). The new roof would have a centered ridge that would replace the existing off centered ridgeline (refer to plan page A-3). The entire roof would be replaced with a new composite shingle roof.

Exterior changes consist of removing the existing front entry stairs from the front of the house (western side) and relocating them to the southern side of the front of the house with the creation of a new wooden entry stairway and deck (see plan pages A-2 and A-4). The project also proposes a new approximately 3'- 5.5" by 15'-11" wooden deck with stairs off the primary bedroom addition at the rear (east) side of the house; see plan pages A-2 and A-5. In addition, the existing pergola on the south side of the house off the primary bedroom would be rebuilt, using the same footprint as the existing footprint. This rebuilt pergola would be smaller than the existing pergola as a result of the addition on the bedroom's south side. All new energy efficient windows are proposed to replace the existing windows. This would include new, larger windows along the south side of the house that would face the interior the lot. Along the northern side of the home, the project would add one new window; replace and relocate two windows; and, replace a bedroom and bathroom window with slightly larger windows. Refer to plan page A-5 for proposed changes to the northern exterior of the house. New fiber cement shingle exterior siding is proposed to replace existing wood horizontal siding.

The existing, approximately nine foot high, 415 square foot, two-car, detached garage with a flat roof would be rebuilt in the existing footprint. It would be in the same location and the same 415 square feet in size but would have an approximately 11'- 4.5" high sloped roof with a centered ridgeline. The resulting garage would be approximately 2'- 4.5" taller than the existing garage. The rebuilt garage would provide two covered 9' by 19' off-street parking spaces, while one, uncovered, 9' by 19' tandem, off-street guest space would be located in the driveway. The existing pergola attached to the rear of the garage (south side) would be rebuilt in primarily the same footprint as well but would be reconfigured. It would be reduced by 2'-9" along the western side, so that a portion of the roof would no longer encroach approximately 1'-9" over the property boundary into adjacent neighbor's yard at 8 Court Lane (see plan page A-6). The proposed garage

and attached pergola would be approximately one foot from the adjacent property at 8 Court Lane and the roof eave would extend to the property boundary. The rebuilt garage would be clad in fiber cement shingle siding and a new composite shingle roof to match the residence. Two new wood swing doors are proposed for the front or north side, while one new swing door is proposed for the eastern, interior side of the garage. Pavers are proposed to replace the existing gravel patio under the pergola.

Six new Kichler, Tiburon LED downlight wall sconce fixtures with photovoltaic motion sensors are proposed to light the exterior of the house and garage; refer below and to the design review materials in the plan set for a depiction of the proposed light fixtures. One would be placed at the new front door entry on the south side of the house, one at the side yard interior patio at the rear (south side) of the house, and one at the new deck off the primary bedroom addition at the rear (east) side of the house. Refer to plan pages A-4 and A-5 for the proposed locations of the light fixtures on the house. One light is proposed at the front (north side) on either side of the garage doors (for a total of two lights) and one light would be placed above the swing doors on the east side; see plan page A-6. In addition, the new front door entry would have new wood double French front doors with stain glass lights and side lights on either side (see plan page A-4).

As noted previously, new fiber cement shingle exterior siding is proposed to replace existing wood horizontal siding. The new siding would be painted with Benjamin Moore October Mist #1495 (light green). Trim, fascia, gutters, and downspouts would be painted with Benjamin Moore Caponata AF-650 (dark brown). Proposed windows would be Millard Ultra C650, exterior frame color bark (dark brown). Proposed roof material would be Owens Corning composition "cool roof" shingles in Cliffside grey. Refer to the design review materials in the plan sets for the proposed house colors.

A variety of green building measures are proposed including the following: replacing all gas appliances with Energy Star rated electrical appliances; installation of an electric charging station in the garage accessible from all parking places; replacement of single-pane doors and windows with energy efficient ones; replacing the entire existing driveway with permeable materials; new insulation throughout the house; addition of a graywater system; and, use of only native, drought tolerant plants in the landscape.

One Douglas Fir with a 24-inch diameter trunk at four and a half feet above ground level and one crabapple with a five-and-a-half-inch diameter trunk at four and a half feet above ground level were recommended for removal by the Fairfax Tree Committee on June 27, 2022 (Attachment B). Other existing vegetation would be trimmed and pruned. New plant material proposed to be added to the site consists of one western redbud, one fruit tree, yarrow, 'UC Verde' Buffalo grass, lime tuff mat rush, mat rush, Foothill penstemon, and coffeeberry. New drip irrigation is proposed. Refer to pages L1.1 through L1.3 of the plan set for landscape details. Ross Valley Fire Department approved the proposed Vegetative Management Plan on June 23, 2002.

EXISTING CONDITIONS

The project site is an approximately 14,810 square-foot relatively flat, irregularly shaped lot that slopes down at the rear towards San Anselmo Creek. While the site is primarily flat, the average slope across the site is approximately 21 percent due to the sloping creek bank at the rear of the property. The property is approximately 20 feet wide along the frontage and fans out at the rear along the creek making it somewhat triangular or trapezoidal in shape. It is developed with an approximately 1,460 square foot, one-story, three bedroom, two-bathroom single-family home; a detached, approximately 415 square foot, two-car garage; and, an approximately 290 square foot barn accessory structure. One pergola is attached to the south side of the house, off the master bedroom and one is attached to the rear (south side) of the garage. Fencing surrounds property. A variety of miscellaneous native and ornamental plants and trees are planted throughout the property; refer to pages L1.1 through L1.3 of the plan set for landscape details.

The following table demonstrates the project's compliance with the regulations of the RD-5.5-7 Residential Zone, High-Density District where the property is located:

	Front Setback	Rear Setback	Combined Front/Rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft.	10 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	28.5 ft., 2 stories
Existing	21 ft.	20'- 7.5"	41'-7.5"	> 0 ft. & 3'- 7"	3'- 7"	.12	.12	14' - 4" 1 story
Proposed	22'-0.5"	No change	42'-8"	1 ft. & 3'- 7"	4'- 7"	.15	.12	14' - 4" 1 story

The project site is in an AE flood zone. Therefore, staff requested and received an elevation certificate for the project to determine whether the small addition proposed at the rear of the structure would alter floodway waters in the area (Attachment C). All buildings on the project site are at an elevation (including the proposed addition) that exceeds the base flood elevation.

REQUIRED DISCRETIONARY APPROVALS

The project requires the approval of the following: a Conditional Use Permit, Minimum and Combined Side Yard Setback Variances, and a Design Review Permit. It meets the Town's parking requirements [Town Code § 17.052.030(A)(1)] with the two, 9' by 19' covered spaces in the garage and the one 9' by 19' off-street parking space in the driveway.

Conditional Use Permit

Town Code Section 17.084.050 requires that a Conditional Use Permit (CUP) be obtained prior to any physical improvement of a property that does not meet the minimum size and width requirements based on the slope of the site. More specifically, Town Code Section 17.084.050(C) requires a site in the RD 5.5-7 zone with a slope of more than 15 percent to be a minimum area of 7,000 square feet, increasing at a rate of 1,000 feet of area for each one percent increase in slope over 15 percent and a minimum width of 65 feet, increasing at a rate of three feet of width for each one percent increase in slope over 15 percent. The project site has an average slope of 21 percent. Therefore, it would need to be 13,000 square feet in area and 83 feet wide to comply with the code. It is approximately 14,810 square feet in area and approximately 20 feet wide along the frontage. Since the project site does not meet the minimum width requirement along the property frontage based on its slope, it requires the approval of a CUP by the Planning Commission.

As stated above, the project proposes to increase the 1,460 square foot, single-family dwelling by 83 square feet, to a total area of 1,543 square feet. The proposed addition would not increase the floor area ratio, which would remain the same at 0.12. The table below illustrates that residences and properties in the neighborhood range from a 716 square-foot, two-bedroom, one-bathroom, single-family residence on an 11,645 square-foot lot with a Floor Area Ratio (FAR) of 0.06 to a 3,213 square-foot, four-bedroom, four-bathroom, single-family residence on a 28,200 square foot lot with a FAR of 0.11. The proposed 1,543 square-foot, three bedroom, two and a half -bathroom, single-family residence with FAR of .11 would not be out of scale or character with the surrounding neighborhood.

10 Court Lane –Neighboring House Comparison						
APN #	ADDRESS	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	Floor Area Ratio
002-105-03	7 Court Lane	5,376 SF	1,942 SF	3	2	0.36
002-025-07	8 Court Lane	10,695 SF	1,145 SF	2	1	0.11
002-105-02	9 Court Lane	7,140 SF	1,698 SF	3	2	0.24
002-105-05	115 Dominga	3,700 SF	1,102 SF	2	1	0.30
002-105-04	123 Dominga	7,000 SF	1,120 SF	2	1.5	0.16
002-025-06	127 Dominga	3,700 SF	1,612 SF	3	3	0.44
002-025-05	133 Dominga	11,000 SF	1,605 SF	3	2.5	0.15
002-025-20	100 Wessen	11,645 SF	716 SF	2	1	0.06
002-025-22	336 Forrest	14,000 SF	1,246 SF	2	1.5	0.09
002-105-30	332 Forrest	28,200 SF	3,213 SF	4	4	0.11
002-105-18	308 Forrest	10,170 SF	2,274 SF	3	2.5	0.22
Project Site – Proposed						
002-105-01	10 Court Lane	14,810 SF	1,833*	3	2.5	0.12*

*Adjusted to include the floor area of the accessory barn building

The proposed 83 square foot addition would minimally expand the house to the back as well as into an interior facing yard. While the roof of the garage would change from flat to sloped and would increase from nine feet to 11'-4.5" the resulting garage would be

rebuilt in the same location with the same square footage. The pergola attached to the rear of the garage would be rebuilt in primarily the same footprint as well but would be reduced by 2'-9" to be entirely on the project property. The lot coverage and floor area ratio would comply with the regulations set forth in the Residential Single-family RD-5.5-7 Zone District. The project would maintain the current height of the home at 14'-4", which is well below the maximum 28.5-foot height allowed in the RD 5.5-7 Zone District. The project would not increase the number of bedrooms in the house and will therefore not increase the number of persons the house can accommodate. No excavation is proposed for the construction. Two trees would be removed, one crabapple tree at the front of the house and one Douglas fir behind the garage because their foliage is less than six feet from the buildings. Trees with canopies that get closer than six feet from a structure either need to be trimmed to maintain the required clearance or be removed per the Ross Valley Fire Department.

The project would maintain a similar size and floor area ratio as other properties in the immediate neighborhood; comply with the regulations set forth in the Residential Single-family RD-5.5-7 Zone District (with the exception of the minimum and combined side setbacks, which the applicant seeks Variances to, as discussed below); provide the required onsite parking; install sprinklers and a new type "A" fire rated roof; and, include a number of green building measures. Therefore, the project would not create a public nuisance, or cause excessive or unreasonable detriment to adjoining properties or premises, and the project would result in better development of the site than would otherwise be the case.

Minimum Side and Combined Side Setback Variance

The project proposes to extend the house to the rear by approximately 3'-6.75" and add a 3'-5.5" deep deck for a total rear extension of approximately 7'-0.25". The portion of the existing house where the rear addition would occur is approximately 4'-6.5" from the northern side property boundary, approximately 5.5" within the required five-foot minimum side yard setback and the required 20-foot combined side yard setback. In addition, the project proposes to rebuild the existing garage in its same location, which is approximately one foot from the western side property boundary with the proposed eave extending to the property line. The rebuilt garage would be four feet within the minimum side yard setback and 14 feet within the combined side yard setback.

Town Code § 17.084.070(B)(1) requires a minimum side setback of five feet and a combined side setback of 20 feet for properties in the RD 5.5-7 zone with a greater than ten percent slope. The proposed addition to the house and garage rebuild requires the approval of a minimum side setback variance and a combined side setback variance because they would not meet these minimum and combined side setback requirements of the RD 5.5-7 zone.

Extending the back of the house and rebuilding the garage in its same location would result in the construction of living space and new garage roof structure within the required minimum and combined side yard setbacks. The addition to the house and

rebuild of the garage would not decrease the existing setbacks below those currently maintained by the existing structures. The proposed reconfiguration of the pergola attached to the garage, reducing its width, would be an improvement removing part of that structure from the neighboring property, so that it no longer encroaches and is entirely on the project site. The triangular/trapezoidal shape of the lot at the end of a cul-de-sac with a creek at the rear of the property makes it difficult to move the garage further away from the side property boundary. In addition, moving the garage entirely out of the minimum side setback would consume a lot of the limited flat lawn space and the garage would also have to be moved back significantly in order to maintain enough space between it and the house for large equipment to pass through to perform creek maintenance.

Design Review

The project requires a design review permit because it is a substantial remodel. Town Code § 17.020.030(A) requires substantial remodel projects to obtain design review approval from the Planning Commission. In reviewing a project for a design review approval, the Commission is required to find that the project complies with the design review criteria contained in Town Code § 17.020.040, which include that the project will result in a well composed design that relates harmoniously to other structures in the vicinity and be of a quality and character that will protect the value of public and private investments in the immediate vicinity.

New fiber cement shingle exterior siding is proposed on the house to replace existing wood horizontal siding. The rebuilt garage would be clad in fiber cement shingle siding and a new composite shingle roof to match the residence. The new siding would be painted with Benjamin Moore October Mist #1495 (light green). Trim, fascia, gutters, and downspouts would be painted with Benjamin Moore Caponata AF-650 (dark brown). Proposed windows would be Millard Ultra C650, exterior frame color bark (dark brown). Proposed roof material would be Owens Corning composition "cool roof" shingles in Cliffside grey. Refer to the design review materials in the plan sets for the proposed house colors.

All new energy efficient windows would replace the existing windows. The new windows would maintain the historic character of the home, while adding articulation to the structure. New, larger, living room, kitchen and bedroom windows are proposed along the south side of the house that would face the interior of the lot and improve the natural lighting. Along the northern side of the home, adjacent to the neighbor at 9 Court Lane, the project would add one new bathroom window that would be higher in elevation and the existing bathroom window would be replaced with a slightly larger window. In addition, two windows along that side of the house would be replaced and relocated with different shaped, slightly larger windows. All the residences along Court Lane are close together with windows facing the respective neighbors. The neighbors at 9 Court Lane, have provided a letter indicating their support for the project (Attachment D).

The proposed addition to the house would result in a minor extension of the existing footprint; it would maintain the historic character and architectural style of the home; and, the new roof line would center the roofline at the back of the house.

The exterior fixture locations are shown on pages A-4, A-5, and A-6 of the project plan set. Images of the lights are in the design review materials attached to the plan set. The exterior lighting notes indicate that all the proposed lighting will be dark sky rated directing the light downward in a manner that prevents light spillage beyond the project area. New plant native material is proposed to be added to the site to compliment the adjacent riparian corridor of San Anselmo Creek. Refer to pages L1.1 through L1.3 of the plan set for landscape details. Ross Valley Fire Department approved the proposed Vegetative Management Plan on June 23, 2002.

The existing, flat roofed garage would be rebuilt in the existing footprint with a sloped roof that would increase the garage height by approximately 2'- 4.5", resulting in an 11'- 4.5" high garage, which would complement the roofline of the house. The existing pergola attached to the rear of the garage (south side) would be rebuilt in primarily the same footprint as well but would be reconfigured (reduced by 2'-9") to be entirely on the project property, so that the eastern portion of the roof that currently extends approximately 1'-9" over the property boundary into adjacent neighbor's yard at 8 Court Lane would be removed (see plan page A-6). Two new wood swing doors are proposed for the front or north side, while one new swing door is proposed for the eastern, interior side of the garage. Pavers are proposed to replace the existing gravel patio under the pergola.

The proposed changes will not substantially change the architectural style of the structure and the resulting house and garage will comply with the Design Review Criteria set forth in Town Code § 17.020.040.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS OF APPROVAL

RVFD is the only agency with specific conditions or comments on the project, which include that 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. This requirement along with the Fire Department's standard conditions of project approval have been included and can be reviewed in the attached Resolution No. 2022-16.

Marin Municipal Water District (MMWD)/ Ross Valley Sanitary District (RVSD)/Fairfax Public Works, Police, and Building Departments

Ross Valley Sanitary District, Marin Municipal Water District, Fairfax Police, Public Works, and Building Departments had no comments on the project or project specific conditions of approval. Standard conditions of approval from the Ross Valley Sanitary District and Marin Municipal Water District apply and have been incorporated as conditions of approval in attached Resolution No. 2022-16.

RECOMMENDATION

Move to approve application # 22-12 by adopting the attached Resolution No. 2022-16 setting forth the findings and conditions of project approval.

ATTACHMENTS

Attachment A – Resolution No. 2022-16

Attachment B – Tree Committee Letter of Action and Attached Arborist Report

Attachment C – Flood Elevation Certificate

Attachment D – Neighbor Letters in Support of the Project

RESOLUTION NO. 2022-16

A Resolution of the Fairfax Planning Commission Approving Application No. 22-12 for a Conditional Use Permit, Minimum and Combined Side-Yard Setback Variances, and a Design Review Permit for the 50 Percent Remodel and 83 Square Foot Expansion of the Existing Single-Family Residence at 10 Court Lane

WHEREAS, the Town of Fairfax received an application from Talia Friedman and Alec Shuldiner for an 83 square foot addition and 50 percent remodel of a single-family residence at 10 Court Lane on March 28, 2022; and

WHEREAS, after holding a duly noticed public hearing on July 28, 2022, on the project, the Planning Commission determined that the project complies with the Conditional Use Permit Regulations and the Design Review Ordinance and findings can be made to grant the requested Conditional Use and Design Review permits at 10 Court Lane; and

WHEREAS, the Commission has made the following findings:

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

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

Policy LU-7.2.1: New and renewed development shall be compatible with the general character and scale of structures in the vicinity.

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

Conditional Use Permit Findings (Town Code § 17.032.060)

1. The proposed addition conforms to most of the regulations set forth in the RD 5.5-7 Residential Zone, High Density, and findings can be made for the requested variances for the non-conforming aspects of the property and Conditional Use Permit.
2. The development and use of the property, as approved under the use permit, shall not create a public nuisance, cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit. The project will not increase the height or number of bedrooms in the structure and will not impact neighboring properties visually or increase the use of public parking. The portion of the garage structure that crosses the property line will not be restored when the garage is rebuilt.

3. Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any master plan, development plan or other plan or policy, officially adopted by the town; and
4. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that the approval is in the public interest and for the protection or enhancement of the community.

Minimum and Combined Side-yard Setback Variances (Town Code § 17.028.070)

1. The irregular shape of the lot at the end of a cul-de-sac with a creek at the rear is the special circumstance applicable to the property which makes it difficult to comply with the combined side yard setback regulation adopted in 1973, after the residence was built. Therefore, the strict application of this title will deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classification.
2. The variance or adjustment will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification and is consistent with the objectives of this title. Many of the residences on Court Lane and Dominga Avenue do not comply with the required minimum five foot side-yard and combined 20-foot side yard setback regulations as they were also constructed prior to the adoption of said regulation in 1973.
3. The strict application of this title would result in excessive or unreasonable hardship.
4. The granting of the variance of adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Design Review (Town Code § 17.020.040)

1. The project depicted in the plans submitted 7/15/22 and in the colors and materials pages submitted 3/28/22 complies with the Design Review Criteria set forth in Town Code § 17.020.040.

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:

The architectural plans received by the Town on 7/15/22 and the colors and materials pages received by the Town on 3/28/22.

1. Prior to issuance of any of the building permits for the project the applicant or his assigns shall:

- a) Submit a construction management plan to the Public Works Department for their approval. The 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
2. The applicant shall prepare, and file with the Public Works Director, a video tape of the roadway conditions on the public construction delivery routes (routes to be approved by Public Works Director).
3. 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 (including emergency damage) to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans 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.
4. Prior to submittal of the building permit plans, the applicant shall secure written approval from the Ross Valley Fire Department, Marin Municipal Water District, and the Ross Valley Sanitary District noting the development conformance with their recommendations.
5. During the construction process the following shall be required:
 - a) All construction-related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - b) Any proposed temporary closures of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
6. Prior to issuance of an occupancy permit the Planning Department shall field check the completed project to verify that it has been constructed per the plans that were approved by the Planning Commission.

7. 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.
8. The roadways shall be kept free of dust, gravel and other construction materials by sweeping them, daily, if necessary.
9. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 22-12. 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 22-12 will result in the job being immediately stopped and red tagged.
10. Any damages to the public portions of Court Lane, Dominga Avenue, or other public or private roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
11. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.
12. 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.

13. 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.
14. Conditions placed upon the project by outside agencies, Town departments 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.

Ross Valley Fire Department Conditions

15. All vegetation and construction materials are to be maintained away from the residence during construction.
16. 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.
17. A class A roof assembly is required.
18. 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.
19. 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.
20. 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.
21. 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 an adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.

22. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
23. 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) Conditions

24. All indoor and outdoor requirements of District Code Title 13, Water Conservation must be complied with.
25. Backflow prevention requirements must be met.
26. Any landscaping plans must be reviewed and approved by the District.
27. Ordinance 420, requiring installation of a 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.
28. All the District's rules and regulations in effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD)

29. If the project requires work on the sewer lateral/s, that work must be done under an RSVD permit, after payment of applicable fees, inspected by RSVD inspectors before backfill, and must comply with District Codes, including Ordinance 100.
30. If lateral work is needed, the project applicant shall: hire a licensed contractor to perform a video inspection of the sewer lateral/s to determine the condition; obtain a permit from Ross Valley Sanitary District; pay applicable Capacity and Permit fees; test the sanitary sewer lateral/s from the outer face of the building to the connection at the existing sewer main, per RVSD Ordinance 100 and Standards; and, obtain a Certificate of Compliance for the lateral from RVSD.

Miscellaneous Conditions

31. 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. The fixtures to be mounted on the garage front wall must be reviewed and approved by the Planning Department prior to submittal of the building permit.

32. Prior to the start of construction the surveyor shall mark the west side property line in the field and provide a signed stamped letter to the Building Official indicating that the marking is in accordance with the survey prepared by Donald Swift, Surveyor, dated March 2022.

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

The approval of the Conditional Use Permit, Minimum and Combined Side-yard Setback Variances, and Design Review Permit for the 83 square foot addition are approved and the findings have been made to grant the requested discretionary permits. 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 28th day of July 2022 by the following vote:

AYES:
NOES:

Chair Norma Fragoso

Attest:

David Woltering, Acting Planning Director



TOWN OF FAIRFAX

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

Date: June 29, 2022

Permit #22-T-38

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) Douglas Fir
(1) Crab Apple

Address of Tree(s) to be removed: 10 Court Ln

Applicant's Phone: Talia Friedman (415) 283-6657

On June 27, 2022 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

FOR RECOMMENDATION TO PLANNING COMMISSION ONLY

APPROVED - Discussion re Notice now posted in public view.

Motion by Childers to approve application. Friendly amendment by Benson to add language 'for recommendation to Planning Commission'. Second by Romaidis. All ayes.

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

CONTINUED

DENIED

CONDITIONS OF APPROVAL:

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.

ATTACHMENT B

Client: Talia Friedman

Arborist: Zach Vought

Project Address: 10 Court

Inspection Date: February 21, 2022



URBAN FORESTRY ASSOCIATES, INC.

ASSIGNMENT/ BACKGROUND

I was hired to inventory trees near areas of proposed construction on the Friedman property. The purpose of the assessment was to document the species, size, condition, and location of the subject trees and provide recommendations to protect trees during the project.

OBSERVATIONS

The Friedmans plan to improve portions of the existing home, garage, and use areas of the property. I was provided the "Partial Site Plan" dated 1/30/22, which shows proposed improvements and some of the existing trees. My survey included any tree with a trunk four inches in diameter or larger measured at 4.5 feet above ground level. I inventoried seven trees included in Table 1, below. Most of the subject trees are scheduled to be preserved for the project (See Figure 1). Trees 5 and 7 are scheduled for removal. The approximate location of the trees is shown in Figure 1 as is the location of tree protection fencing. Photos of the subject trees can be made available upon request.

Table 1.

Tree #	Common Name	Botanical Name	Trunk Diameter	Health	Structure	Form	Comments	Construction Status
1	Pineapple guava	<i>Feijoa sellowiana</i>	4.5, 3.5	Good	Good	Good		Preserve and protect.
2	big leaf maple	<i>Acer macrophyllum</i>	26	Good	Fair to good	Fair to good	Cavities in lower trunk. On bank outside existing fence.	Preserve and protect.
3	Persimmon	<i>Diospyros kaki</i>	9	Good	Good	Good	On bank outside existing fence.	Preserve and protect.
4	big leaf maple	<i>Acer macrophyllum</i>	15, 14	Good	Fair to good	Fair	On bank outside existing fence.	Preserve and protect.
5	douglas fir	<i>Pseudotsuga menziesii</i>	24	Fair to good	Fair to good	Fair to good		Scheduled for removal.
6	Plum	<i>Prunus sp.</i>	12	Fair to good	Fair to good	Fair		Preserve and protect.
7	crabapple	<i>Malus sp.</i>	5.5	Good	Good	Good		Scheduled for removal.

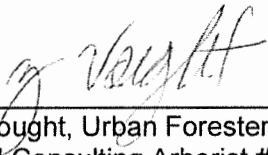
DISCUSSION/ CONCLUSIONS

Based on the partial site plan the project is unlikely to result in significant impacts to the existing trees. Fencing should be installed to create the tree protection zones and minimize foot traffic and soil compaction. The contractor should read and abide by the arborist's checklist and inspection schedule (Appendix A).

Tree -5 and Tree-7 are protected trees. A tree removal permit will need to be obtained through the town to remove these trees.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks or other trees. Even structurally sound, healthy trees are wind thrown during severe storms or other weather events. Consequently, a conclusion that a tree does not require corrective surgery or removal is not a guarantee of no risk, hazard, or sound health.



Zachary Vought, Urban Forester
Registered Consulting Arborist #691
ISA Board Certified Master Arborist WE-9995B
ISA Qualified Tree Risk Assessor

APPENDIX A: Arborist's Checklist/ Inspection Schedule

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails.
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt or ground protected by mulch / plywood.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch and plywood must be placed under the path for access and egress. The protective "bridge" shall be maintained by the contractor and inspected by the arborist when on site.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken.
- All trenching within ten feet of any tree shall be done pneumatically or by hand, being careful not to damage any of the bark of any root encountered.
- An arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. There shall be no material storage in the NIZ.
- Any tree pruning will be done in accordance with the latest version of ISA or ANSI best management practices/ standards. All pruning will be inspected by the arborist.
- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.

INSPECTION SCHEDULE

Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: After installation of NIZ fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction: Inspect for tree health and make any necessary recommendations.

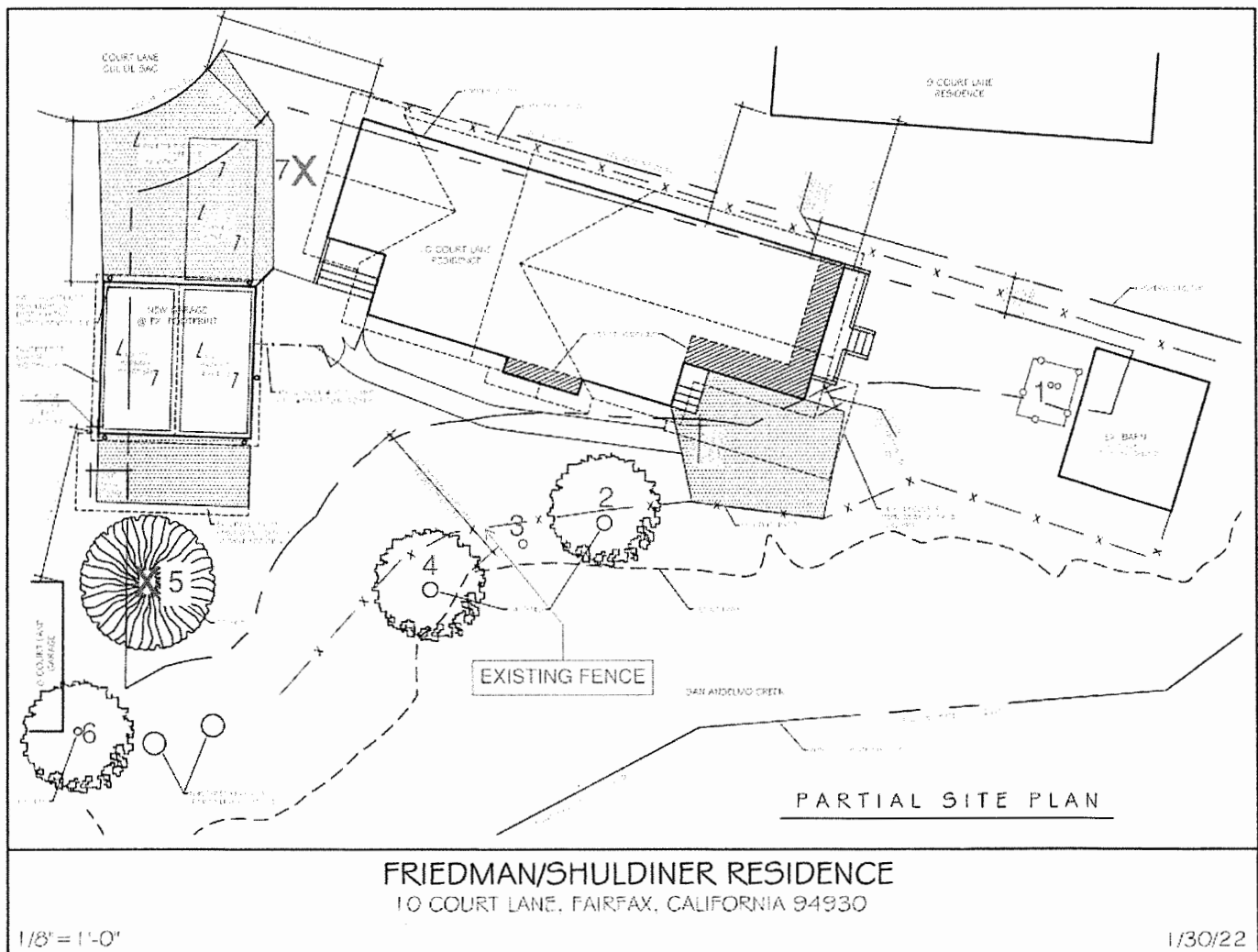
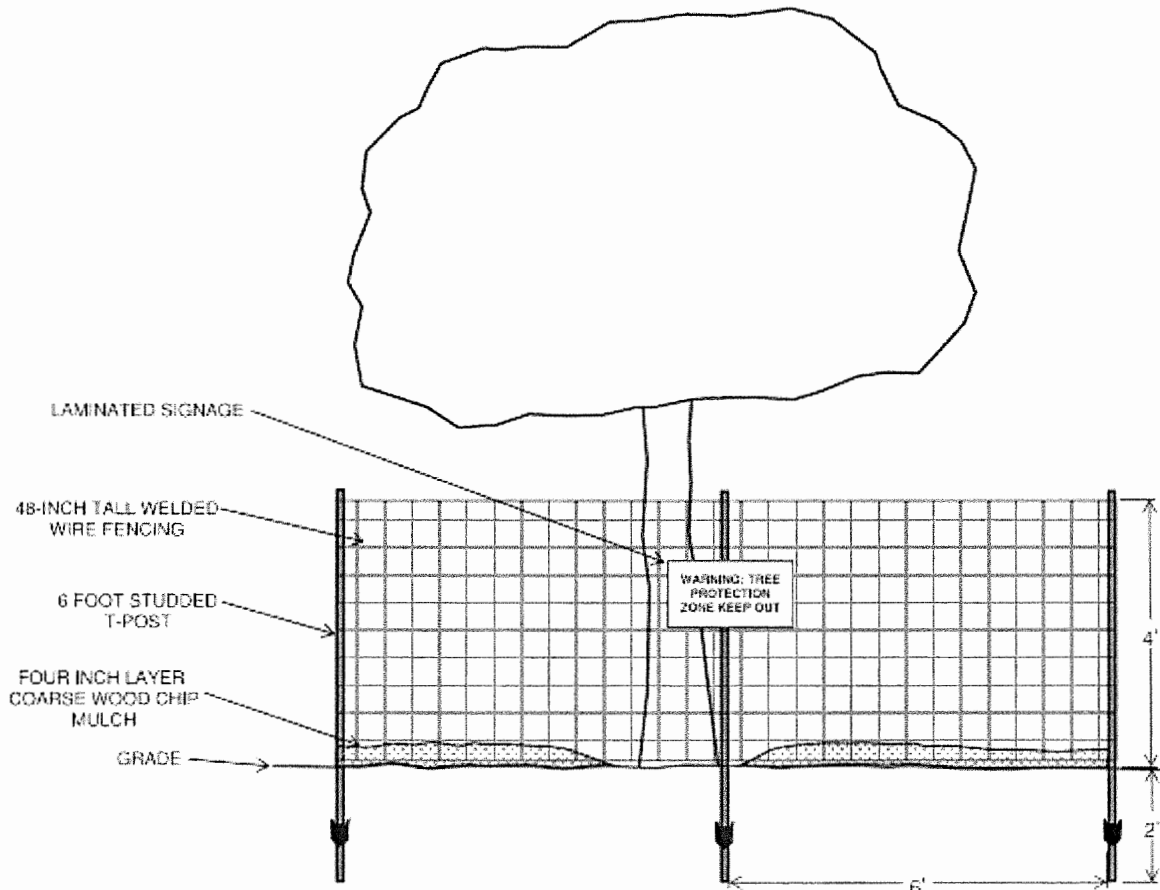


Figure 1. Tree Map

APPENDIX B: Tree Protection

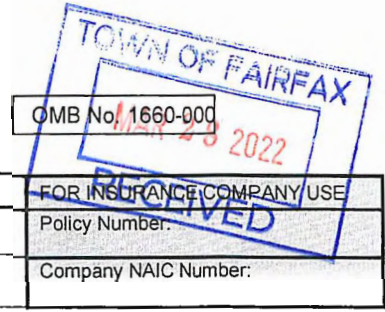


TREE PROTECTION FENCING

1. Four foot tall welded wire fencing shall be used to create the Tree Protection Zone (TPZ) as shown on the Arborist's Map. Orange Plastic construction fencing may be placed on the outside of the wire fencing but is not a substitute for the wire fencing.
2. Fencing shall be supported by six foot tall studded metal t-posts installed six feet on center.
3. Material storage is not permitted within the TPZ.
4. Laminated signs shall be attached to fencing and read "Warning: Tree Protection Zone Keep Out" in English and Spanish. Signs shall be kept visible throughout the project. Failure to comply with the tree protection plan may result in a Stop Work order.

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.



SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name	Talia Friedman	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	10 Court Lane	Company NAIC Number:
	City Fairfax State CA ZIP Code 94930	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Marin County APN 02-105-01		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>37-59-02.4N</u> Long. <u>122-35-22.7W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>9</u>		
A8. For a building with a crawspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawspace or enclosure(s)	<u>1410</u> sq ft	a) Square footage of attached garage
b) Number of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade	<u>7</u>	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
c) Total net area of flood openings in A8.b	<u>912</u> sq in	c) Total net area of flood openings in A9.b
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number	B2. County Name		B3. State		
Town of Fairfax 060175	Marin County		CA		
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
06041C0452	E	03/17/2014	03/17/2014	AE	104.5
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, AR/AE, ARIA1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>CORS TIBB</u> Vertical Datum: <u>NAVD</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawspace, or enclosure floor)	<u>113.6</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>115.5</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>112.5</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>113.7</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments.			
Certifier's Name	Donald P Swift	License Number	PLS 6997
Title	Owner	Company Name	Swift Engineering
Address	3520 Cedar Springs Lane	City	Meadow Vista State Ca ZIP Code 95722
Signature	<i>Donald P Swift</i>	Date	10/03/2015 Telephone (530)878-6732



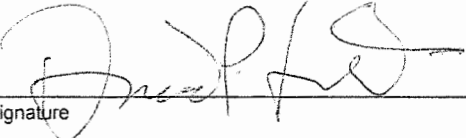
ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 10 Court Lane			Policy Number:	
City Fairfax	State CA	ZIP Code 94930	Company NAIC Number:	

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Building is single story Single family dwelling built on a crawlspace.

Signature 

Date 10/03/2015

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.



1 February 2022

Mark Lockaby, Ben Berto, Linda Neal, Kara Spencer
Department of Planning and Building Services
Town of Fairfax, California

RE: 10 Court Lane house and garage renovation proposal

Dear all,

We write in support of the proposal submitted by Alec Shuldiner and Talia Friedman to renovate their house and garage located at 10 Court Lane. We live at 123 Dominga Avenue and have a clear view of their garage and the front of their house from our driveway. We are in favor of the garage being replaced by a new one as it is currently in poor condition. Also, we have no issue with the proposed replacement of the garage's flat roof with a peaked one, especially since that will make that structure match the house better.

We look forward to the completion of these projects, which should not only help our neighbors but also improve our view of their property. We also appreciate that this renovation will make their property significantly more resistant to fire, which helps all of us. We encourage you to provide the necessary permissions to allow this work to go forward.

Sincerely,

Sharon Dickenson
Larry Dickenson

Sharon and Larry Dickenson, Property owners
123 Dominga Avenue
Fairfax, California

1 February 2022

Mark Lockaby, Ben Berto, Linda Neal, Kara Spencer
Department of Planning and Building Services
Town of Fairfax, California

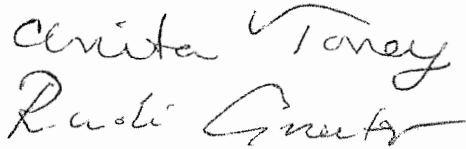
RE: 10 Court Lane house and garage renovation proposal

Dear all,

We write in support of the proposal submitted by Talia Friedman and Alec Shuldiner to renovate their house and garage located at 10 Court Lane. We live at 7 Court Lane and have a clear view of their garage and the front of their house from our driveway. The garage is in poor condition. We are in favor of that structure being replaced by a new one, and have no issue with the proposed replacement of the flat roof with a peaked one.

We look forward to the completion of these projects, which should not only help our neighbors but also improve our view of their property. We also appreciate that this renovation will make their property significantly more resistant to fire, which helps all of us. We encourage you to provide the necessary permissions to allow this work to go forward.

Sincerely,

Handwritten signatures of Anita Toney and Rudi Graeter in black ink.

Anita Toney and Rudi Graeter, Property owners
7 Court Lane
Fairfax, California

1 February 2022

Mark Lockaby, Ben Berto, Linda Neal, Kara Spencer
Department of Planning and Building Services
Town of Fairfax, California


RE: 10 Court Lane house and garage renovation proposal

Dear all,

We write in support of the proposal submitted by Talia Friedman and Alec Shuldiner to renovate their house and garage located at 10 Court Lane. We live at 9 Court Lane and share a property line with 10 Court. From our property we have a clear view above our shared fence of the house. We have reviewed their plans and understand that the proposed design will extend the house toward the barn by several feet, with the roof projecting additionally beyond that. We have no objection to this extension and feel it will minimally impact our views and the light reaching our property. Furthermore, we have no issue with the proposed replacement of the flat roof on the back half of the house with a peaked one to match the existing peak in front, nor with the same treatment for the garage. We appreciate these efforts to replace the garage in particular, which is in very poor condition, and to unify the garage's design with the house's.

We look forward to the completion of these projects, which should not only help our neighbors but also improve our view of both the front of their property and the view from our own yard. We also appreciate that this renovation will make their property significantly more resistant to fire, which helps all of us. I encourage you to provide the necessary permissions to allow this work to go forward.

Sincerely,


Steve and Cindy Merrifield
Property owners
9 Court Lane
Fairfax, California

1 February 2022

Mark Lockaby, Ben Berto, Linda Neal, Kara Spencer
Department of Planning and Building Services
Town of Fairfax, California

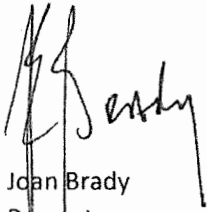
RE: 10 Court Lane house and garage renovation proposal

Dear all,

I write in support of the proposal submitted by Talia Friedman and Alec Shuldiner to renovate their house and garage located at 10 Court Lane. I live at 8 Court Lane and share a property line with 10 Court. From my property I have a clear view above our shared fence of the garage and attached shelter behind it, both of which are currently in poor condition. I am very much in favor of those structures being replaced by new ones, and have no issue with the proposed replacement of the garage's flat roof with a peaked one specifically.

I look forward to the completion of these projects, which should not only help my neighbors but also improve my view of their property. I also appreciate that this renovation will make their property significantly more resistant to fire, which helps all of us. I encourage you to provide the necessary permissions to allow this work to go forward.

Sincerely,



Joan Brady
Property owner
8 Court Lane
Fairfax, California

21 February 2022

1 February 2022

Mark Lockaby, Ben Berto, Linda Neal, Kara Spencer
Department of Planning and Building Services
Town of Fairfax, California


RE: 10 Court Lane house and garage renovation proposal

Dear all,

I write in support of the proposal submitted by Talia Friedman and Alec Shuldiner to renovate their house and garage located at 10 Court Lane. I live at 127 Dominga Avenue and have a clear view of their garage and the front of their house from the street and from the patio above my garage. I am in favor of their garage being replaced by a new one, it being in a dilapidated condition, and have no issue with the proposed replacement of the garage's flat roof with a peaked one.

I look forward to the completion of these projects, which should not only help my neighbors but also improve my view of their property. I also appreciate that this renovation will make their property significantly more resistant to fire, which helps all of us. I encourage you to provide the necessary permissions to allow this work to go forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Krishna Tyner". The signature is written in a cursive, flowing style.

Krishna Tyner, Property owner
127 Dominga Avenue
Fairfax, California