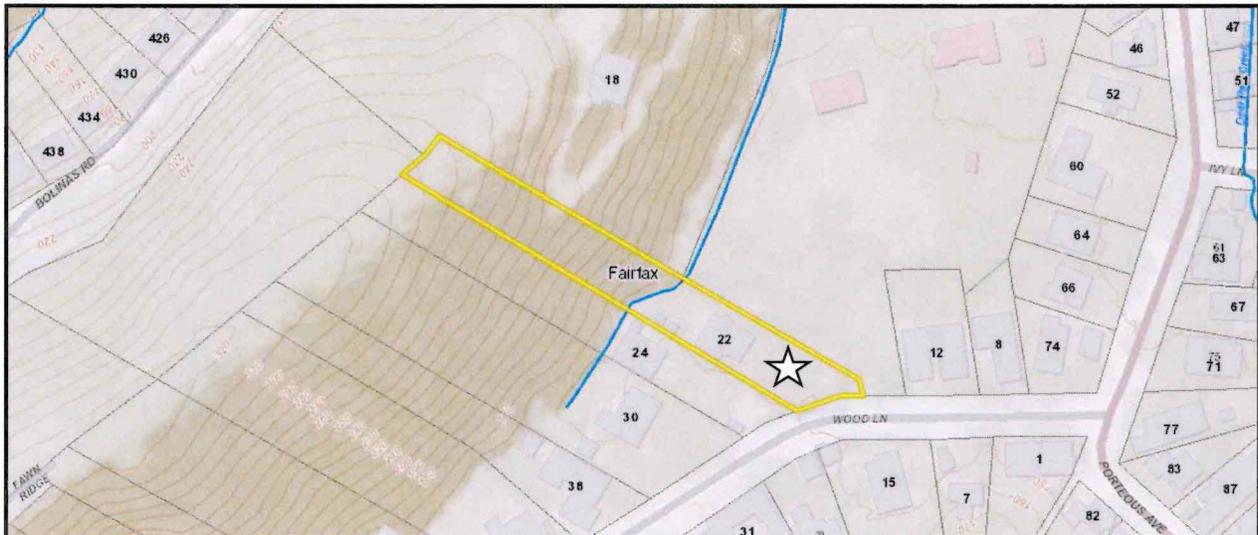


**TOWN OF FAIRFAX  
STAFF REPORT ADENDUM  
Department of Planning and Building Services**

**TO:** Fairfax Planning Commission  
**DATE:** February 16, 2023  
**FROM:** Linda Neal, Principal Planner  
**LOCATION:** 22 Wood Lane; APN # 002-041-13  
**ZONING:** RS-6 Residential Single-family Zone  
**PROJECT:** Construction of a storage shed  
**ACTION:** Conditional Use Permit (CUP); Application # 23-05  
**APPLICANT:** Daniel and Lauren Segal  
**OWNER:** Same  
**CEQA STATUS:** Categorically exempt, § 15303(e)



**22 WOOD LANE**

**PROJECT DESCRIPTION**

Construction of an approximately 160 square-foot, wooden, storage shed that will replace two sheds that previously existed in roughly the same location as the proposed shed. The previous sheds were removed by the current new owner of the property due to their dilapidated condition. The proposed shed will have a black asphalt shingle roof. An approximately 5-foot wide by 6-foot-tall double door is located on the east side of the shed and there are small ventilation openings on the east and west sides but no other window or door openings. The shed is 9-feet 4-inches in height. The trim is white and the walls, which come unpainted, will be painted Sherwin Williams Rockwood Dark Green (the owners intend to paint the house the same color at some point in the future (Attachment C – applicant’s supplemental information).

## **BACKGROUND**

The 27,724 square-foot site has an average slope of 32% and it is 59-feet wide. It is developed with a 1,535 square-foot, 3-bedroom, 1-bathroom, single-family residence that was built in 1910. The front of the site, where the house is and the shed will be constructed to the east (rear of the house), is level but slopes up steeply at the rear of the back yard. A tributary of the San Anselmo Creek bisects the site east of the proposed shed location.

## **DISCUSSION**

The shed will be constructed 10-feet east of the top of the eastern bank of the tributary to the San Anselmo Creek, which flows in a south to north direction as it crosses the property west of the house. This creek tributary flows intermittently, only in rainy weather, and is approximately 3-feet deep. The creek setback regulation requiring structures to maintain a minimum creek setback of 20-feet or twice the depth of the creek bank, whichever is greater, only applies to the main San Anselmo and Fairfax Creeks and not to this site (Town Code § 17.040.040).

The new shed will be built where two previously dilapidated storage sheds existed on the site so the project will not require the removal of any trees, subject to the Tree Permit regulations contained in Town Code Chapter 8.36.

The site is not located within ¼ mile of any known Northern Spotted Owl Nesting site and the project is not subject to the design review process because it does not fall into one of the following categories that trigger the need for a Design Review Permit: a new residence, a 50% remodel to an existing residence, exterior structural or color changes to a structure located in a commercial zone, multiple family zone or a planned development district zone [Town Code sections 17.020.030(A), (B) and (C)].

### **Conditional Use Permit [Town Code § 17.080.050(C)]**

In the RS-6 Residential Single-family Zone a parcel with a 32% slope must be 24,000 square-feet in size and 110-feet wide to be considered in compliance with the minimum size and width requirements. While the 27,724 square-foot site exceeds the minimum size requirements, the approximately 59-foot width does not comply with the minimum width requirement for a site with a 32% slope. Therefore, the project requires the approval of a Conditional Use Permit (CUP) by the Planning Commission in accordance with Town Code § 17.080.050(C) which requires the approval of a CUP prior to any use, occupancy, or physical improvement of or on a building site failing to meet the minimum size and width requirements.

"The purpose of the CUP is to allow the property integration into Fairfax of uses which may be suitable only in certain locations in the town or in a zone or only if the uses are designed or laid out on the site in a particular manner [Town Code § 17.032.010(A)]."

"In consideration of an application for a conditional use, the Planning Commission shall give due regard to the nature and condition of all adjacent uses and structures, to the

physical environs of the proposed use and to all pertinent aspects of the public health, safety and general welfare [Town Code § 17.032.010(B)]."

To approve a CUP, the Planning Commission must be able to make the following required findings (Town Code § 17.032.060).

- A. The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
- B. 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.
- C. 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
- D. 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.

The shed will comply with the RS-6 Zoning regulations set forth in Town Code sections 17.080.060, Height Regulations, and 17.080.070, and with the Lot Coverage limitation in Town Code § 17.040.010 and the Floor Area Ratio limitation in Town Code 17.136.030(A) as follows:

|                            | <b>Front Setback</b> | <b>Rear Setback</b> | <b>Combined Front/rear Setback</b> | <b>Side Setbacks</b> | <b>Combined Side Setbacks</b> | <b>FAR</b> | <b>Coverage</b> | <b>Height</b>           |
|----------------------------|----------------------|---------------------|------------------------------------|----------------------|-------------------------------|------------|-----------------|-------------------------|
| <b>Required/ Permitted</b> | 6 ft.                | 12 ft.              | 35 ft.                             | 5 ft. & 5 ft.        | 20 ft.                        | .40        | .35             | 28.5 ft., 3 stories     |
| <b>Existing</b>            | 93 ft.               | 343 ft.             | 436 ft.                            | 9 ft. & 12 ft.       | 21 ft.                        | .06        | .06             | House – 18 ft., 1 story |
| <b>Proposed</b>            | No change            | 304 ft.             | 397 ft.                            | No change            | 21 ft.                        | No change  | No change       | Shed -9 ft. 4 in.       |

Many of the residences built in the 1900's throughout Fairfax that have not been expanded or remodeled have storage sheds. Additional weatherproof storage is almost a necessity for properties developed with these older residences that have limited closet, kitchen and/or other storage areas and often no garage storage space. Changes in lifestyles and the recreation boom have added to the need for additional storage for bicycles, kayaks, skateboards, strollers, etc.

The project does not require any variances or discretionary permits other than the CUP, so it is in compliance with Town Code Title 17, Zoning. The proposed shed complies with all the zoning regulations including setbacks, height, floor area ratio and lot coverage of the RS-6 Zone. Therefore, approval of the conditional use permit is not contrary to those objectives, goals, or standards pertinent to the particular case and contained or set forth in Title 17 of the Town Code, Zoning; and

The shed will be located approximately 14-feet from the nearest residential site to the west (24 Wood Lane) and the nearest residential neighbor to the east is approximately 260-feet away and is the single-family residence on the Deer Park Villa site at 367 Bolinas Road. Therefore, construction of the shed will not create a public nuisance or cause excessive or unreasonable detriment to adjoining properties.

Sheds are listed as a permitted accessory use in the RS-6 Zone and the proposed shed size and design will fit in with the residential character of Wood Lane neighborhood, is not out of scale with this large site, and will enable the owners to keep the site organized and secure which is in the private and public interest.

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

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

The only site specific conditions placed on the project by RVFD is to require that a fire suppression system be installed in the shed in compliance with Fire Protection Standard Section 602, Automatic Fire Sprinkler Systems (Attachment E).

Comment #2 on Page 2 of the attached report from the Ross Valley Fire Department indicates that sheds 120 square-feet in size are exempt from the above fire suppression system requirement. Staff has included the following condition in Resolution No. 2023-05, Attachment A:

If the cost of running electrical to the shed and installing a fire suppression system is cost prohibitive, the owner may submit revised plans for two sheds totaling 160 square-feet in size or less with the approval of the Planning Director as long as the sheds are located in roughly the same location as the approved 160 square-foot shed and they maintain a minimum side setback of 9-feet and a setback from the top of the creek tributary of 10-feet. If a revised plan is approved by the Planning Director, a revised site plan and building elevations shall be submitted to the Planning Department for inclusion in the property file.

Note: sheds under 120 square-feet in size do not require a building permit unless they have electrical, plumbing, or mechanical services.

The rest of the standard RVFD conditions of project approval can be viewed in their entirety in attached Resolution No. 2023-05 (Attachment A).

**Ross Valley Sanitary District (RVSD), Marin Municipal Water District (MMWD), Fairfax Public Works Department and the Fairfax Building Department**

We received no comments on this project within the review period from the Sanitary District (RVSD), Marin Municipal Water District (MMWD), Fairfax Public Works Department or the Fairfax Building Department. When we electronically sent the plans and transmittal to both MMWD and RVSD we received an automatic reply indicating that due to a high volume of calls and applications, we should expect their response times to be longer than normal. During phone calls to both these agencies we were advised that they do want to review smaller projects such as storage sheds to make sure no structures are built over, or otherwise interfere with any of their easements. The Town is bound by the time limits set forth in the Permit Streamlining Act and cannot delay application processing based on not obtaining responses from other agencies. Therefore, we have added a condition, with the approval of the Building Official, as a result of not having received agency responses/comments as follows:

When submitting the project building permit, seven sets of the plans shall be provided to the Building Department. The Building Department will retain three of the sets for their building permit review and stamp the other four sets with the "Received by the Town of Fairfax" date stamp. The applicant will then be responsible for submitting the plans to the RVFD, RVSD and MMWD and paying any required application review fees to facilitate review and approval of the project prior to issuance of the building permit. Approval of the plans or some written communication to the Building Department that these agencies have no conditions for the project or conditional approval of the plans must be provided to the Building Department before the building permit shall be issued.

Due to the large size of the shed and the distance from the house, staff has also included the following standard condition in Resolution 2023-05, requiring any future lighting comply with the standard exterior Dark Sky lighting condition placed upon projects by the Planning Commission:

If electrical service is installed in the shed at any point in the future and the service includes exterior lighting, 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 up-light panels) as well as compliant with color temperature to minimize blue rich lighting. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety.

**RECOMMENDATION**

Move to approve application # 23-05 by adopting attached Resolution No. 2023-05 setting forth the findings and the conditions for the project approval.

**ATTACHMENTS**

Attachment A – Resolution 2023-05

Attachment B – Project plan set

Attachment C – Applicant’s supplemental information

Attachment D – Topographic map and adjacent building location map from Marin Map  
Geographic Information System

Attachment E – Ross Valley Fire Department memo dated 2/9/23

## RESOLUTION NO. 2023-05

### **A Resolution of the Fairfax Planning Commission Approving Application # 23-05 for a Conditional Use Permit to Allow Construction of a 160 Square-Foot Shed at 22 Wood Lane**

**WHEREAS**, the Town of Fairfax has received an application from Daniel and Lauren Segal to construct a 160 square-foot shed on their property at 22 Wood Lane; and

**WHEREAS**, the Planning Commission held a duly noticed Public Hearing on February 16, 2023 at which time the Planning Commission determined that the project does not conflict with any of the 2010-2030 Fairfax General Plan and complies with the Conditional Use Permit Chapter of the Zoning Ordinance; and

**WHEREAS**, based on the plans and other documentary evidence in the record the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary to approve the Conditional Use Permit; and

**WHEREAS**, the Commission has made the following findings:

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

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

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

#### **Conditional Use Permit Findings [Town Code Sections 17.032.060(A) through (D)]**

- A. The project does not require any variances or discretionary permits other than the CUP so it is in compliance with Town Code Title 17, Zoning, and it is similar to other storage sheds found through Fairfax. Therefore, the approval of the CUP will not be a grant of special privilege and shall not contravene the doctrines of equity and equal treatment
- B. The shed will be located approximately 14-feet from the nearest residential site to the west (24 Wood Lane) and the nearest residential neighbor to the east is approximately 260-feet away and is the single-family residence on the Deer Park Villa site at 367 Bolinas Road. Therefore, construction of the shed will not create a public nuisance or cause excessive or unreasonable detriment to adjoining properties.
- C. The proposed shed complies with all the zoning regulations including setbacks, height, floor area ratio and lot coverage of the RS-6 Zone. Therefore, approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in Title 17 of the Town Code, Zoning; and

- D. Sheds are listed as a permitted accessory use in the RS-6 Zone and the proposed shed size and design will fit in with the residential character of Wood Lane neighborhood, is not out of scale with this large site, and will enable the owners to keep the site organized and secure which is in the private and public interest.

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

1. The project is approved per the plans prepared by Get a Site Plan.Com, dated received by the Town of Fairfax on February 1, 2023.
2. During the construction process the following shall be required:
  - a. All construction-related vehicles including equipment delivery and contractor vehicles shall be situated off the travel lane of the adjacent public right-of-way at all times. Construction materials and tools shall be stored on site. 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.
3. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 23-05. Modifications that do not significantly change the project, the project design or the approved discretionary permits *may* be approved by the Planning Commission or the Planning Director. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 23-05 will result in the job being immediately stopped and red tagged.
4. Any damages to the public portions of Wood Lane or other public roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
5. 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, 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.

6. 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.

#### **Miscellaneous Conditions**

7. When submitting for the project building permit, seven sets of the plans shall be provided to the Building Department. The Building Department will retain three of the sets for their building permit review and stamp the other four sets with the "Received by the Town of Fairfax" date stamp. The applicant will then be responsible for submitting the plans to the RVFD, RVSD and MMWD and paying any required application review fees to facilitate review and approval of the project prior to issuance of the building permit. Approval of the plans or some written communication to the Building Department that these agencies have no conditions for the project or conditional approval of the plans must be provided to the Building Department before the building permit shall be issued.
8. If electrical service is installed in the shed at any point in the future and the service includes exterior lighting, 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 up-light panels) as well as compliant with color temperature to minimize blue rich lighting. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety.
9. If the cost of running electrical to the shed and installing a fire suppression system is cost prohibitive, the owner may submit revised plans for two sheds totaling 160 square-feet in size or less with the approval of the Planning Director as long as the sheds are located in roughly the same location as the approved 160 square-foot shed and they maintain a minimum side setback of 9-feet and a setback from the top of the creek tributary of 10-feet. If a revised plan is

approved by the Planning Director, a revised site plan and building elevations shall be submitted to the Planning Department for inclusion in the property file.

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

The approval of the Conditional Use Permit is in compliance with the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

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

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 16<sup>th</sup> day of February 2023 by the following vote:

AYES:  
NOES:  
RECUSED:  
ABSENT:

\_\_\_\_\_  
Chair Cindy Swift

Attest:

\_\_\_\_\_  
David Woltering, Interim Planning Director

# SITE PLAN

22 Wood Ln

Fairfax, CA 94930

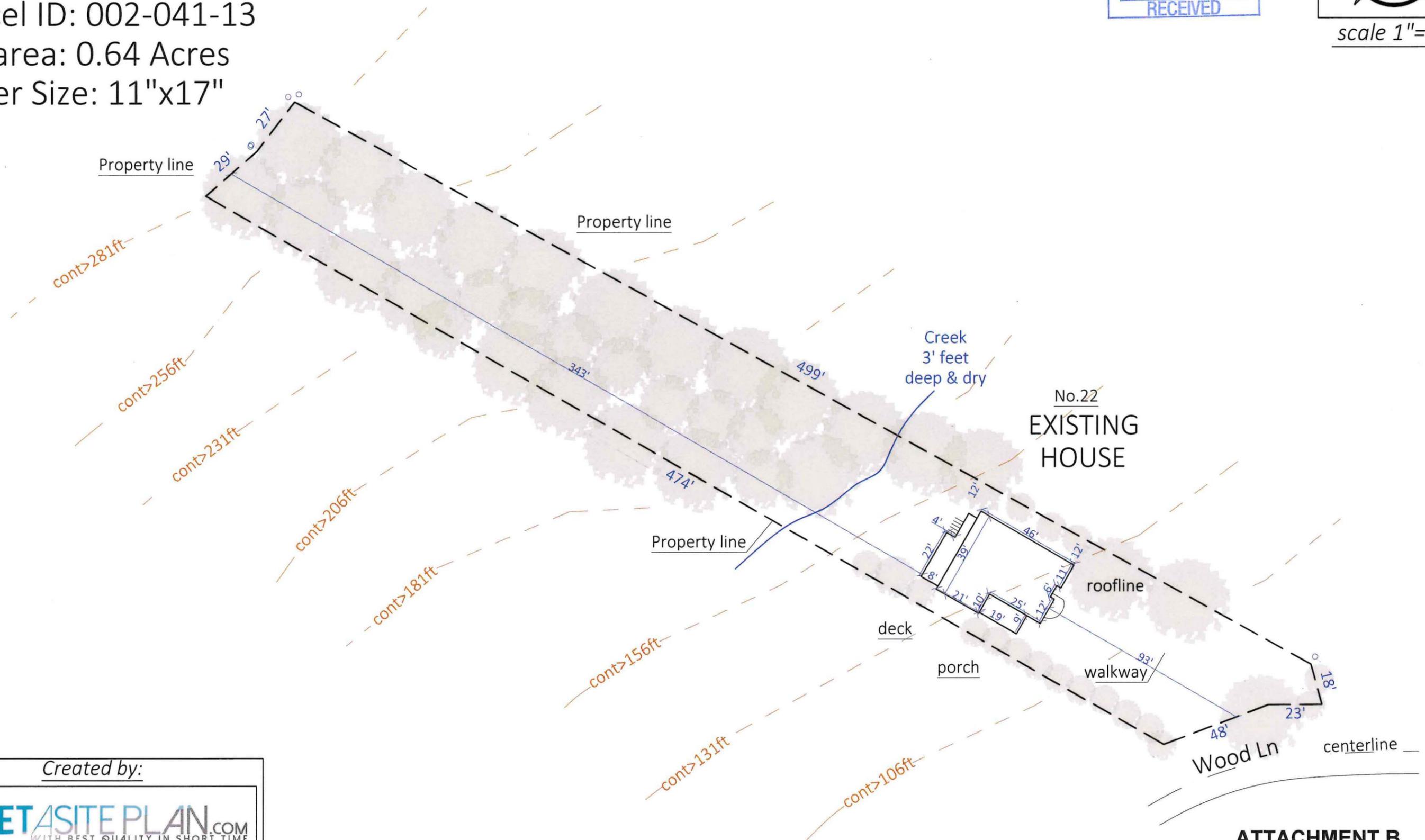
Parcel ID: 002-041-13

Lot area: 0.64 Acres

Paper Size: 11"x17"



scale 1"=40'



Created by:



ATTACHMENT B

# SITE PLAN

22 Wood Ln

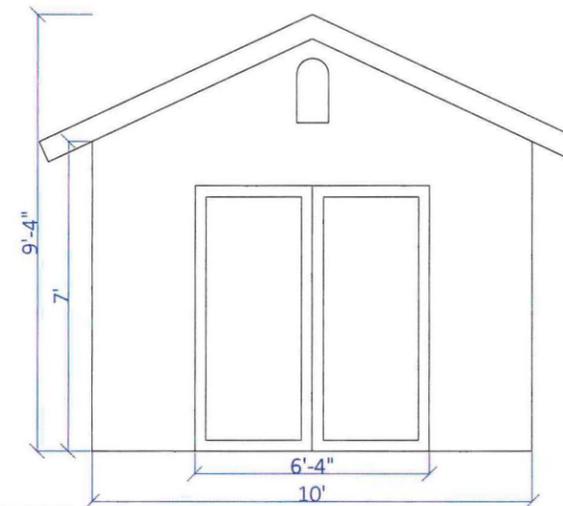
Fairfax, CA 94930

Parcel ID: 002-041-13

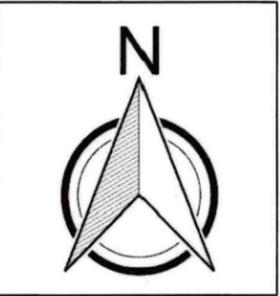
Lot area: 0.64 Acres

Paper Size: 11"x17"

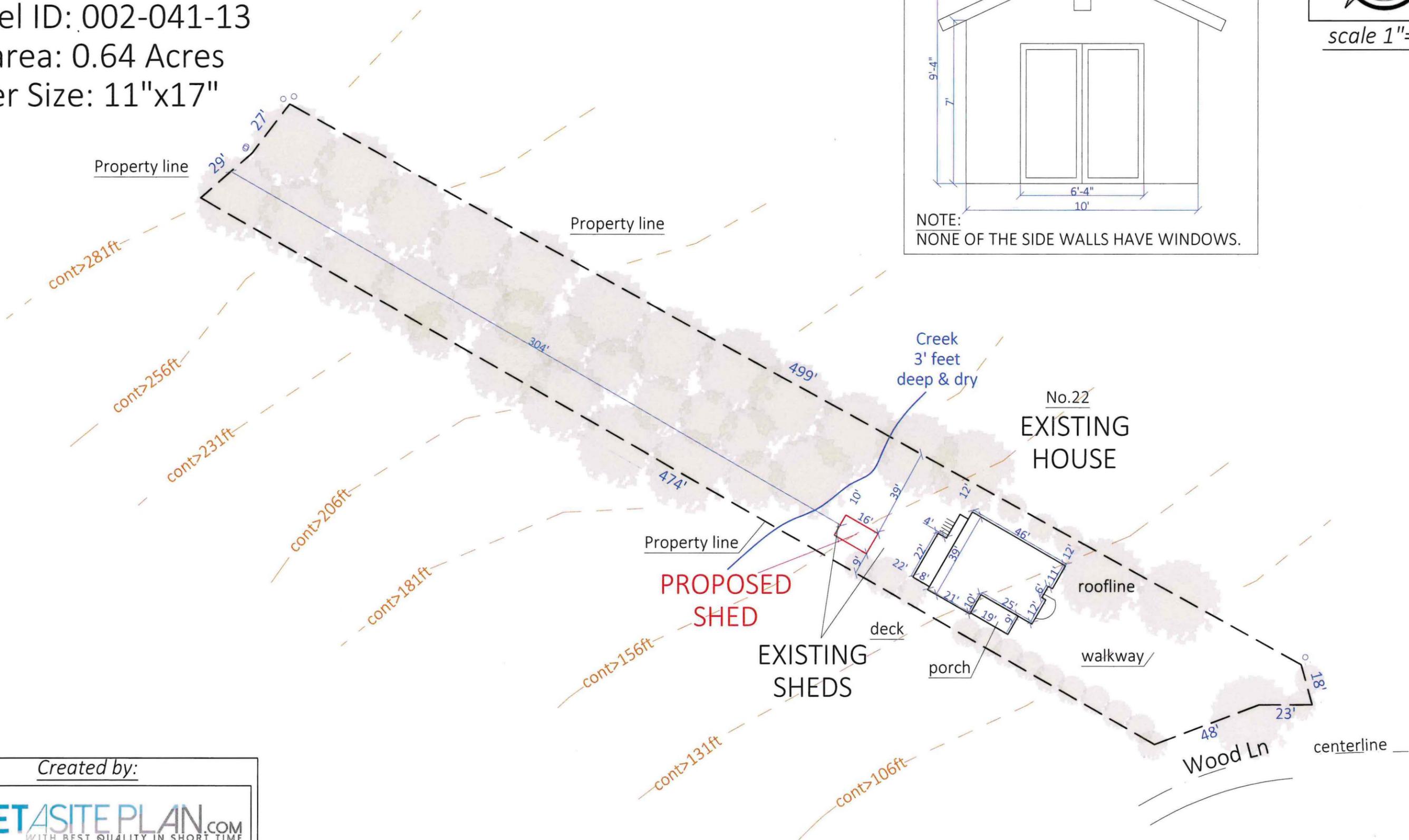
## PROPOSED SHED FRONT ELEVATION PLAN



NOTE:  
NONE OF THE SIDE WALLS HAVE WINDOWS.



scale 1"=40'



Created by:



## **22 Wood Lane, Segal Shed Permit Supplemental Information**

*Note: No existing structures currently stand on property. Old sheds were dangerous, rotten, and falling down, so have been torn down for safety of homeowners. Current backyard is empty of all structures.*

### **Shed Info**

#### Location

- Shed will be built 10' setback from creek running through backyard
- Shed will be 20' to closest neighbor with the closest room of their home being their kitchen; houses are currently separated by a fence

#### Dimensions

- Shed is 10' x 16' with doors opening on one end (the East side of Shed facing back of house)
- Door opening is 64" wide x 70" high

#### Height:

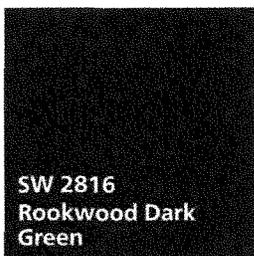
- Shed maximum height is 9' 10" at highest point (eave) with walls of 7' around shed.

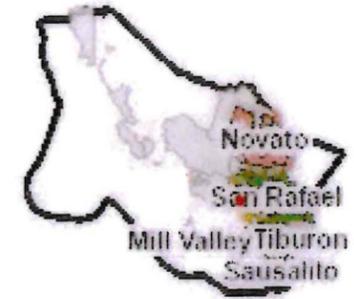
#### Windows:

- Only window is a transom window on front of shed where access doors are located. Window is at top of door at height of 6'
- No other windows on any sides of shed

#### Color/Materials:

- Shed will arrive unpainted
- Shed roof is black asphalt shingle
- Shed siding and door material is unpainted wood; floor is unpainted wood, all window trim is white
- Plan to paint shed once built; color will be Sherwin Williams Rockwood Dark Green; we intend to paint the house the same color down the road

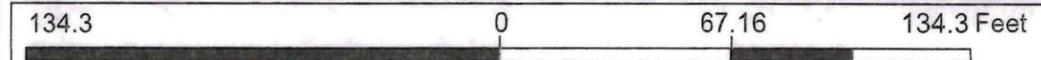




Legend

- Parcel Note
  - easement
  - centerline
- Address
- Parcel
- Condominium Common Area
- Mobile Home Pad
- City
- Old-Community
- Marin County Legal Boundary
- Other Bay Area County
- Stream - Perennial (NHD)

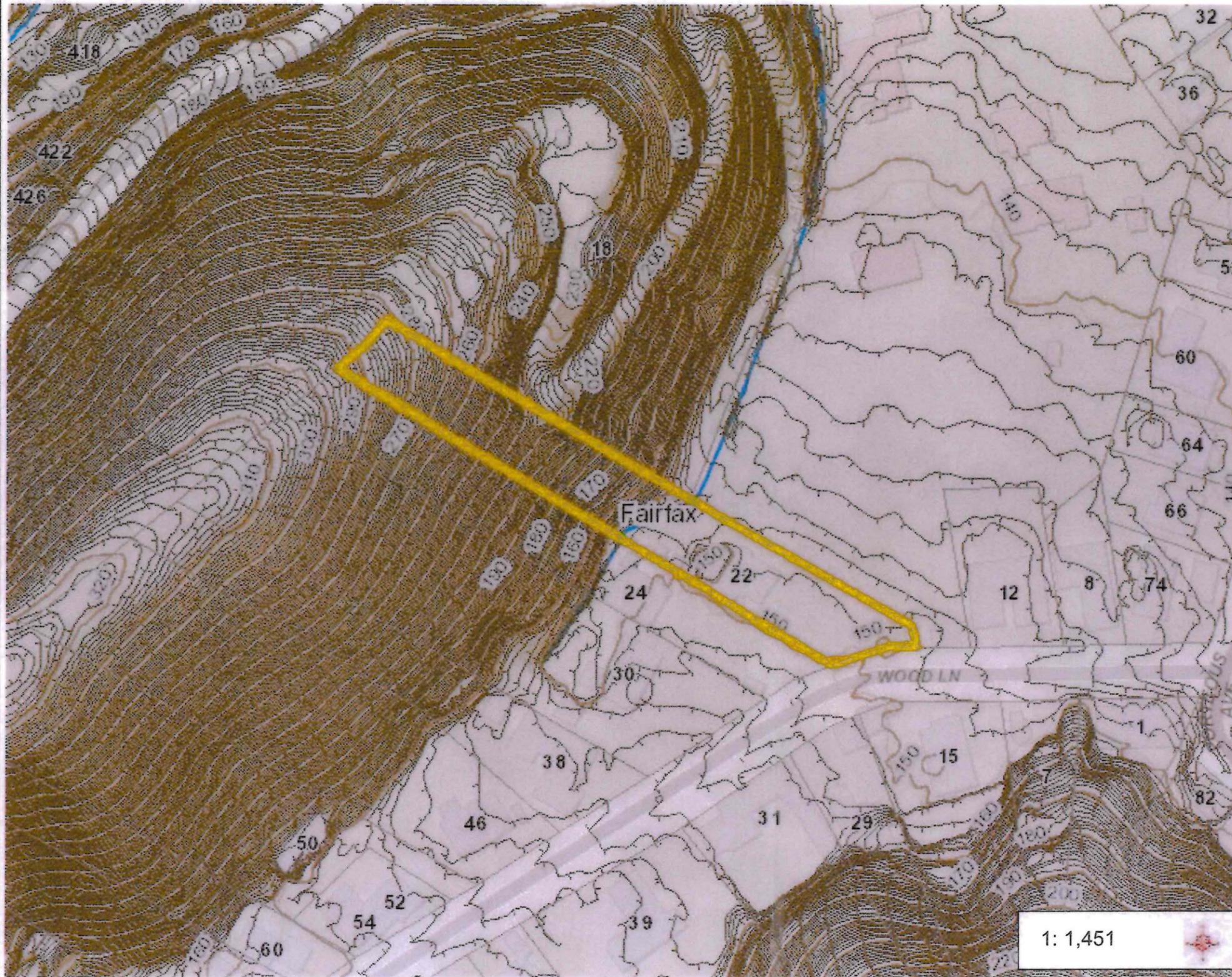
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



- Legend**
- Parcel Note
    - easement
    - centerline
  - Address
    - Parcel
    - Condominium Common Area
    - Mobile Home Pad
  - City
    - City
    - Old-Community
  - Marin County Legal Boundary
    - Other Bay Area County
  - Elevation\_2019\_NAVD88\_2Ft
    - Interior
    - Index
    - Stream - Perennial (NHD)

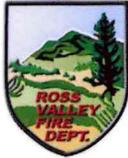
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241.8 0 120.90 241.8 Feet

NAD\_1983\_HARN\_StatePlane\_California\_III\_FIPS\_0403\_Feet  
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Notes



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

### FIRE DEPARTMENT PLAN REVIEW

PROJECT: New Storage Shed  
 ADDRESS: 20 Wood Lane  
 Fairfax, CA.

Page: 1 of 3  
 Date: 2/09/23  
 Reviewed by: Rob Bastianon  
 (415) 258-4673

TYPE OF REVIEW: Building  
 Building Dept. 1/31/23

Email: [rbastianon@rossvalleyfire.org](mailto:rbastianon@rossvalleyfire.org)  
 Fire Dept. # 23-0020 Review No. 1

Fire Department Standards can be found at: [www.rossvalleyfire.org](http://www.rossvalleyfire.org)

Applicant\*:  
 Address:

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

|                                  |                                      |                                 |
|----------------------------------|--------------------------------------|---------------------------------|
| Occupancy Class: <b>U</b>        | Fire Flow Req: <b>1000 GPM</b>       | Sprinklers Required: <b>YES</b> |
| Type of Construction: <b>V-B</b> | On-site Hyd. Req: <b>NO</b>          | Fire Alarm Required: <b>NO</b>  |
| Bldg Area: <b>160sf</b>          | Turn-Around Req: <b>NO</b>           | Permits Required:               |
| Stories: <b>1</b>                | Fire Flow Test Required: <b>NO</b>   | <b>Sprinkler</b>                |
| Height: <b>9</b>                 | Wildland Urban Interface: <b>YES</b> |                                 |

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

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

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

**ROSS VALLEY FIRE DEPT**

**Approved**

**Approved with Conditions**

\_\_\_\_\_ **Not Approved – need revision**

\_\_\_\_\_ **Incomplete**

**Date:** \_\_\_\_\_ 2/9/23 \_\_\_\_\_

Inspections required:

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



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

## FIRE DEPARTMENT PLAN REVIEW

PROJECT: New Storage Shed  
 ADDRESS: 20 Wood Lane  
 Fairfax, CA.

Page: 1 of 3  
 Date: 2/09/23  
 Reviewed by: Rob Bastianon  
 (415) 258-4673

TYPE OF REVIEW: Building  
 Building Dept. 1/31/23

Email: [rbastianon@rossvalleyfire.org](mailto:rbastianon@rossvalleyfire.org)  
 Fire Dept. # 23-0020 Review No. 1

*Fire Department Standards can be found at: [www.rossvalleyfire.org](http://www.rossvalleyfire.org)*

| ITEM # | SHEET | COMMENTS   | Corr. Made |
|--------|-------|--|------------|
| 1      |       | Your project is located within a designated wildland urban interface zone, and all construction shall comply with the 2019 CFC Chapter 7A & 2019 CRC Section R337. To be noted on plans with conformance.<br><br>All vegetation and construction materials are to be maintained away from the residence during construction. (Defensible Space)  |            |
|        |       | Submitter's Response:<br>Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.   |            |
| 2      |       | Section 602 Automatic Fire Sprinkler Systems. An approved automatic fire sprinkler system shall be installed in all occupancies, in new buildings, and substantial remodels. The installation of the automatic fire sprinkler systems shall be in accordance with nationally recognized standards and Fire Protection Standards.<br><br><b>A sprinkler system is not required for structures less than 120sf</b><br><br><b>Shall be noted on construction plans as deferred submittal.</b> |            |
|        |       | Submitter's Response:<br>Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.   |            |
| 3      |       | Maintain around the structure an effective fire break by removing and clearing hazardous vegetation to create defensible space. Please refer to Standard #220 for specific requirements. A VMP is not required for this project  |            |
|        |       | Submitter's Response:<br>Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.   |            |
| 4      |       | <b>Applicant may propose alternate materials or method in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submitted for final approval.</b>  |            |

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

## Linda Neal

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**From:** Robert Bastianon <[rbastianon@rossvalleyfire.org](mailto:rbastianon@rossvalleyfire.org)>  
**Sent:** Thursday, February 9, 2023 12:14 PM  
**To:** Linda Neal  
**Subject:** Re: Emergency Emergency - 22 Wood Lane

Linda, two 120sf sheds alone would not require sprinklers. Now, proper separation between the sheds may be required by the building code so not to count as one building.

On Thu, Feb 9, 2023 at 8:52 AM Linda Neal <[lneal@townoffairfax.org](mailto:lneal@townoffairfax.org)> wrote:

Thanks so much Rob. And just so I am clear, if he proposed two sheds that were 120 square feet or less in size he would not have to sprinker them? One of the Commissioners is sure to ask.

Linda Neal

Principal Planner

(415) 453-1584

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**From:** Robert Bastianon <[rbastianon@rossvalleyfire.org](mailto:rbastianon@rossvalleyfire.org)>  
**Sent:** Thursday, February 9, 2023 8:30 AM  
**To:** Linda Neal <[lneal@townoffairfax.org](mailto:lneal@townoffairfax.org)>  
**Cc:** Derrick Shaw <[dshaw@rossvalleyfire.org](mailto:dshaw@rossvalleyfire.org)>  
**Subject:** Re: Emergency Emergency - 22 Wood Lane

Hi Linda, please find the attached

On Thu, Feb 9, 2023 at 7:08 AM Linda Neal <[lneal@townoffairfax.org](mailto:lneal@townoffairfax.org)> wrote:

Hello Fire Inspectors,

I have what I consider an emergency. This 160 square-foot shed is scheduled to reviewed by the Planning Commission next Thursday. Is there any way one of you can write a report on it and get it to me ASAP? I I talked to Rob yesterday I think and it seems that this is going to require sprinklers and I would like to let the owner know if that is the case ASAP. I know you are swamped but I would appreciate it if you could bump this one top of the list.

If you can't I will understand.

Linda Neal