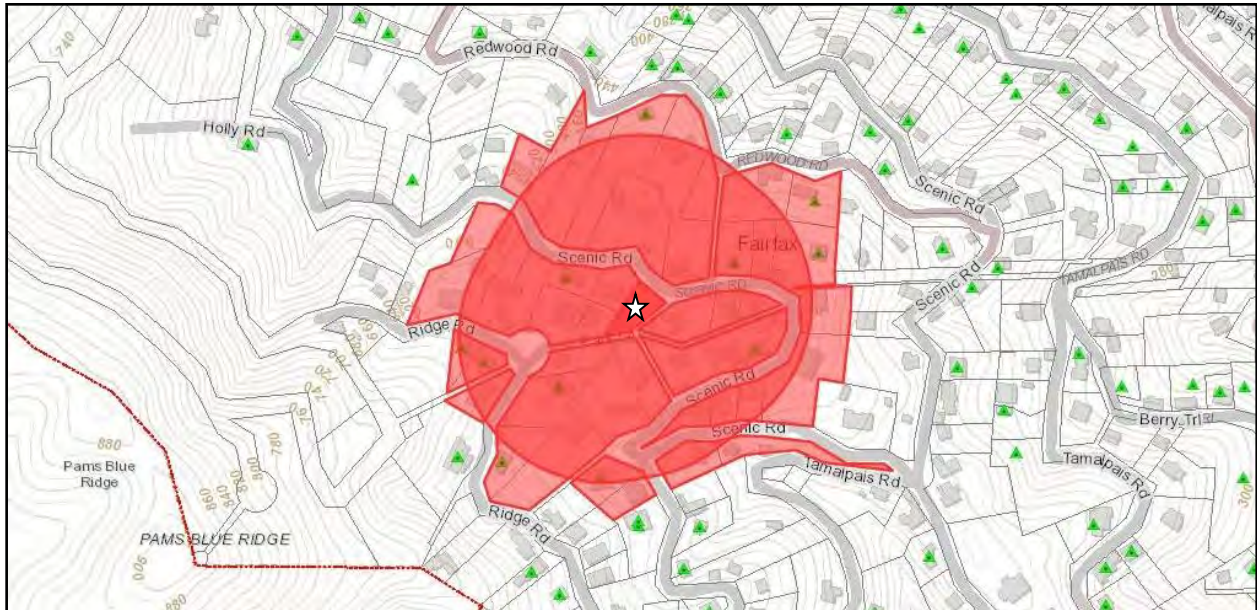


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: July 20, 2023
FROM: Kara Spencer, Assistant Planner
LOCATION: 30 Park Lane; APN 001-032-12
ZONING: RS-6 Single-family Residential Zone
PROJECT: Construction/rebuild of a 951 square foot house with an 80 square foot addition and a new attached 200 square foot garage
ACTION: Hill Area Residential Development Permit, Design Review Permit, Front Setback Variance, and Minimum and Combined Side-yard Setback Variances, Application # 23-17
APPLICANT: David McNutt
OWNER: David McNutt
CEQA STATUS: Categorically exempt, § 15303(a)



30 PARK LANE

PROJECT DESCRIPTION

The project proposes to rebuild an approximately 951 square foot single-family residence and add approximately 80 square feet of living space for a total new house size of 1,031 square feet. Refer to Attachment B for the applicant's statement of intent. (However, it should be noted that Condition No. 1 in Resolution No. 2023-15 requires that the additional living space be reduced to 65 square feet with a resulting house size of 1,016 square feet, so a 19' by 9' parking space can be provided in the garage; refer to the discussion below on proposed parking for more detail.) The new house would have roughly the same footprint as the former house that was demolished on the site.

with a minor expansion at the back to accommodate the proposed addition and a new attached 200 square foot, single-car garage. The project also proposes an approximately 290 square foot, 5'-5" tall storage loft above the proposed addition/ attached garage at the back of the house. The storage area would be accessed from a pull down ladder in the garage. The majority of the house would be approximately 17 feet tall with the addition at the back reaching approximately 22 feet in height to accommodate the proposed storage loft. The house would be clad in Wildland Urban Interface (WUI) compliant board and batten Hardie siding that would be painted light gray. Eaves, fascia, and trim would be painted white. Window sashes and the front door would be black. The roof would consist of black composite shingles. The project proposes one exterior light above the front door, four exterior lights along the south or street side, and five exterior lights on the north side. All exterior lighting would be dark sky compliant. The proposed house would comply with Town Code Chapter 15.05 "All Electric Construction in Newly Constructed Buildings" and would incorporate solar panels.

Site work is minimal. No new plant material, irrigation, or landscape features are proposed. Existing vegetation would be trimmed and pruned or removed (one existing oak tree would be retained) in compliance with the approved Vegetative Management Plan (VMP); refer to plan set page eight for a copy of the approved VMP. Storm water from the roof and the level portion of the site would be directed and connect to underground drain pipes that would be located along either side of the house and would empty into a bioretention area located in the downslope portion of the site (see plan page C2.0). The project requires approximately 33 cubic yards (cy) of soil excavation to implement the proposed improvements. All excavated material would be hauled off site. Parking for the property would be provided with one covered space in the proposed garage and one uncovered 9' by 19' space in front of the house. Guest parking (9' by 19') is available along the property frontage. The covered space in the garage, as shown on plan pages two, three, and four is approximately 17'-9" long by ten feet wide. It does not conform to the 19 foot minimum length required by Town Code § 17.052.040(B)(2). Attachment C shows the applicant can provide a 19 foot long by ten foot wide parking space in the attached garage by relocating the interior garage wall adjacent to the proposed 80 square foot primary bedroom closet addition and reducing the square footage for the proposed closet to 65 square feet. The resulting house size would be approximately 1,016 square feet. The resulting floor area would be the same at 0.14.

Condition No. 1 in Resolution No. 2023-15 requires that the plans submitted for building permits show an interior garage length (as measured from the outside surface of the interior walls) of a minimum of 19 feet long by a minimum of nine feet wide (as measured from the outside surface of the interior walls). Condition No. 1 also requires the plans submitted for building permits to call out a 65 square foot addition and a resulting house size of 1,016 square feet. With these changes, the property would comply with the Town's applicable off-street parking requirements contained within Town Code Chapter 17.052 and a Variance to the parking space size requirements would not be necessary.

The submitted project plans are for a one bedroom house with an office; refer to plan pages two, three, and four. Subsequent to the cancelled June 15, 2023 Planning Commission meeting, the project applicant indicated that he would prefer that the house have two bedrooms, rather than one bedroom and an office. Also subsequent to the cancelled June 15, 2023 Planning Commission meeting, Planning Department staff requested that the project applicant alter the exterior of the proposed garage/closet addition in response to a neighbor's concerns about the appearance of the height of the addition. Staff requested changes were to remove the window above the garage door and add a "belt course" to the addition to provide more articulation, reduce the appearance of the building's height, and scale down the mass and bulk of the addition. Attachment D shows the proposed exterior changes. The project applicant is willing to incorporate these changes into the project. These changes to the exterior of the proposed addition are listed as a condition of project approval in Condition 1 of Resolution No. 2023-15.

BACKGROUND/EXISTING CONDITIONS

The approximately 7,150 square foot project site is irregularly shaped. The portion of the site fronting Park Lane is mostly flat with the back portion sloping down to Scenic Road at an average rate of approximately 35 percent. The project site had been developed with 951 square foot, single-story house that was constructed in 1923 and 190 square foot carport. The property owner began some repair work on the house and encountered substandard construction, including framed walls and a flooring system that did not comply with the Building Code. At that point, the property owner demolished the previous house with the intention to rebuild it on the existing foundation but was stopped in process by the Building Department. Currently, the property is developed with the house foundation, concrete stairs and several retaining walls. Two retaining walls at the top of the slope at the back of the property range in height from approximately two feet to four and a half feet. There is a six foot tall fence constructed on top of the retaining walls that in conjunction with the retaining walls, exceeds the six foot height limit established by Town Code § 17.044.080(B)(2). The property owner indicated that the fences would need to be removed in order to construct the proposed addition and attached garage and any new fencing would be rebuilt in compliance with Town Code § 17.044.080(B)(2). Staff included a condition of project approval that all fencing shall comply with the requirements for fences contained in Town Code § 17.044.080.

Point Blue Conservation Science (Point Blue) monitors Northern Spotted Owl (NSO) nests for Marin County Parks. According to Point Blue Senior Avian Ecologist, Renee Cormier, there are two NSO nests near 30 Park Lane that are greater than a quarter of a mile from the property; refer to Attachment E. According to Renee Cormier, "noisy work" should not impact the NSO if it is conducted during the non-nesting season, which is from August 1 – January 31. If project construction were to occur after January 31, 2024, noise restrictions would be in place again unless a plan for allowing construction activities during this period is submitted by a qualified spotted owl biologist and approved by the State with documentation of the approval provided to the Town, prior to

initiating any construction activities. All requirements listed in the plan, including potential on-site monitoring, must always be met by the applicants.

Table 1 illustrates the project’s compliance with the regulations of the RS-6 Single-family Residential Zone, High-Density District where the property is located. As indicated in Table 1, the existing property meets the rear setback, the combined front and rear setback, one of the individual side setbacks (northern side), the FAR, lot coverage, and the building height requirement.

Table 1: 30 Park Lane Compliance with RS-6 Regulations

| | Front Setback | Rear Setback | Combined Front/Rear Setback | Side Setbacks | Combined Side Setbacks | FAR | Lot Coverage | Height |
|----------------------------|---------------|--------------|-----------------------------|----------------|------------------------|-----|--------------|--------------------|
| Required/ Permitted | 6 ft. | 12 ft. | 35 ft. | 5 ft. & 5 ft. | 20 ft. | .40 | .35 | 35 ft., 3 stories |
| Existing | 4'-8" | 53'-5" | 58'-1" | 8'-6" & 0 ft. | 8'-6" | .13 | .17 | 17'-10" 1 story |
| Proposed | 4'-10" | 51 ft. | 55'-10" | 8'-6" & 4'-10" | 13'-4" | .14 | .18 | 22 ft. 1 story |

DISCUSSION

Required Discretionary Approvals

The project site is in a landslide hazard zone and therefore requires approval of a Hill Area Residential Development (HRD) Permit [Town Code § 17.072.020(B)]. Projects subject to approval of an HRD Permit also require Planning Commission approval of a Design Review Permit (Town Code § 17.072.070). The project site is also within a Ridgeline Scenic Corridor and requires Planning Commission consideration of additional design review criteria contained in § 17.060.050 of the Town Code as specified by Town Code § 17.060.060, of the Ridgeline Scenic Corridor Ordinance. The reconstructed house would maintain roughly the same footprint as the demolished house. However, the new front eaves would be longer and approximately one foot from the front property boundary requiring approval of a Front Setback Variance [Town Code § § 17.044.070(A)(1) and (B)]. The expansion proposed at the back of the house would project into the minimum and combined side-yard setbacks requiring approval of Minimum and Combined Side-yard Setback Variances. Town Code § § 17.052.010(A) and (B) prohibit parking within a side-yard setback unless a Variance is granted. The proposed garage would create one new covered parking space within the minimum and combined side-yard setbacks, requiring the approval of a Minimum and a Combined Side-yard Setback Variance.

Hill Area Residential Development Permit (Town Code Chapter 17.072)

The purpose of the Hill Area Residential Development Permit is to encourage the maximum retention of natural topographic features, minimize grading of hillside areas, provide a safe means of ingress and egress to and within hillside areas, minimize water run-off and soils erosion during and after construction, prevent loss of life, reduce injuries and property damage and minimize economic dislocations from geologic hazards, and to ensure that infill development on hillside lots is of a size and scale

appropriate to the property and is consistent with other properties in the vicinity under the same zone classification [Town Code sections 17.072.010(A) and (B)].

Project implementation would not require or necessitate the removal or elimination of any natural topographic features from the site. The building footprint would be expanded along the northeastern side in an area that is relatively flat. The approximately 33 cy of soil that would be excavated and hauled offsite is a modest amount of excavation necessary to construct the proposed improvements.

Michael Watkins, P.E. (Consulting Town Engineer) peer reviewed the entire body of geotechnical information provided by the applicant regarding the project, including the project engineering and architectural plans, as well as the geotechnical report prepared for the project by Miller Pacific Engineering Group, dated October 20, 2022. After completing the review and visiting the site, the Consulting Town Engineer determined that the geotechnical report is adequate to facilitate code-compliant design and construction of the proposed improvements (Attachment F).

Table 2 below provides a summary of lot and home sizes in the immediate area. The proposed house is similar in size and mass to other residences in the neighborhood and is in scale with the size of the 7,150 square-foot site.

Table 2: 30 Park Lane Neighborhood Comparison

| APN # | ADDRESS | LOT SIZE | HOUSE SIZE | # BEDROOMS | # BATHS | Floor Area Ratio |
|------------|-----------------|-----------|------------|------------|---------|------------------|
| 001-032-24 | 120 Ridge Road | 5,850 SF | 1,444 SF | 2 | 2 | 0.25 |
| 001-032-19 | 393 Scenic Road | 8,120 SF | 1,644 SF | 3 | 2 | 0.20 |
| 001-032-18 | 403 Scenic Road | 8,000 SF | 1,512 SF | 3 | 3 | 0.19 |
| 001-032-17 | 411 Scenic Road | 4,000 SF | 1,756 SF | 3 | 3 | 0.44 |
| 001-032-16 | 423 Scenic Road | 7,200 SF | 2,523 SF | 3 | 2.5 | 0.35 |
| 001-032-15 | 435 Scenic Road | 2,400 SF | 1,118 SF | 2 | 2.5 | 0.47 |
| 001-032-14 | 12 Park Lane | 4,000 SF | 760 SF | 2 | 1 | 0.19 |
| 001-032-13 | 20 Park Lane | 9,000 SF | 2,331 SF | 3 | 3 | 0.26 |
| 001-032-43 | 457 Scenic Road | 7,125 SF | 1,700 SF | 3 | 2 | 0.24 |
| 001-032-40 | 38 Park Lane | 5,400 SF | 874 SF | 2 | 1 | 0.16 |
| 001-032-48 | 126 Ridge Road | 11,000 SF | 2,040 SF | 3 | 2 | 0.19 |
| 001-032-12 | 30 Park Lane | 7,150 SF | 1,031 SF | 1 | 1.5 | 0.14 |

Design Review (Town Code Chapter 17.020, Design Review, and Town Code Chapter 17.060, Ridgeline Development)

In addition to the design review criteria in Town Code § 17.020.040, the project requires evaluation for compliance with the design review criteria contained in Town Code § 17.060.050 as part of the Design Review Permit approval.

Compliance with Town Code Chapter 17.020, Design Review

The rebuilt house would be different in appearance from the demolished house. The building footprint would be relatively unchanged, but the new structure would have increased height, mass, and dimension compared to the former structure. Most of the new structure would maintain a similar 17 foot height as the demolished house with only the expanded portion reaching approximately 22 feet in height. This approximate five

foot increase in height would not be out of scale with the neighborhood or site. The new roof lines and expansion would create a more uniform and balanced appearance. As a condition of project approval, a “belt course” would be applied to the addition’s exterior, as depicted on Attachment D to provide more articulation, reduce the appearance of the building’s height, and scale down the mass and bulk of the addition.

The proposed board and batten Hardie siding would create a rural, cottage aesthetic that would emulate the historic cottage character of the former house, while providing a fire safety improvement. The proposed paint palette of light gray, white, and black is neutral and would be compatible with the surround area. No new landscaping is proposed and the project would require minimal disturbance to a site that has been previously disturbed by the existing development. Plan pages 5 and 6 and Attachment D depict exterior light locations. To ensure the compliance of the new exterior lighting with the Town’s “Dark Sky” requirements, the resolution approving the project (Attachment A) includes the Town’s standard Dark Sky lighting condition as a condition of project approval. The house is and will remain situated on the site in a similar manner to other houses in the neighborhood and throughout the Town. The siting and design of the residence is generally in keeping with other residences in the neighborhood and provides a balanced, well-composed design on the project site.

Compliance with Town Code Chapter 17.060, Ridgeline Development

Town Code § 17.060.040 requires the Planning Commission to determine the significant view corridors affected by the project. Subsection 17.060.040(A)(2) identifies significant view corridors as public gathering places and major roadways; neighboring properties and roadways; and, critical points within the subject property. Based on staff reconnaissance of the project area; review of Google Earth images; and, review of the Marin County GIS database “Marin Map,” Planning staff determined that the project site is not visible from any public gathering places (library, ballfield, etc.) or major roadways (Sir Francis Drake Boulevard), due to either intervening slopes or vegetation. The significant neighboring view corridors consist of Scenic Road downslope of the project site, Ridge Road upslope from the project site and the immediate neighborhood surrounding the project site. The project will not have a significant impact on the neighborhood view corridors.

The proposed 1,031 square foot house (1,016 square feet with the changes to Resolution No. 2023-15) would be modest in size. It would replace an approximately 951 square foot house in a built out hillside neighborhood. The proposed height of approximately 22 feet is well below the allowed height limit of 35 feet [Town Code § 17.080.060(A)]. The existing foundation to be rebuilt upon is located on a flat portion in the ridgeline. The adjacent affected ridgeline to the southwest that follows Ridge Road is at an elevation of approximately 620 feet and the project site is at an elevation of approximately 600 feet (Refer to Attachment G). The proposed maximum height of approximately 22 feet would result in the rebuilt house extending approximately two feet above the adjacent affected ridgeline, which would be a negligible impact and well below the 15 feet allowed by Town Code § 17.060.050(B)(9)(c). There are several two-story structures in the surrounding neighborhood. The properties on either side of the

project site (457 Scenic Road and 20 Park Lane) are developed with two story structures, as is 120 Ridge Road which is approximately 20 feet higher up the ridge to the southeast than the project site.

The project site has minimal vegetation; there is one large native oak tree in the southeastern corner of the site and a variety of grasses/forbs on the slope behind the house. The oak tree would be retained and annual grasses/forbs would be kept mowed. However, in compliance with the VMP, additional plant and vegetive screening is not proposed as it creates additional fire fuel and poses a safety hazard not only for the project property, but for the surrounding neighborhood, as well. As noted previously, implementation of the project would not result in significant site disturbance. By using the foundation and footprint of the demolished house, the project minimizes the amount of excavation and retaining structures necessary to rebuild a house on the site.

The property owner reached out most of the neighbors to explain the relationship of the house design to the story poles. In response to a neighbor's concern regarding the proposed addition/garage height, the property owner lowered the original height of the garage/storage/closet addition approximately 24 feet to 22 feet. As previously noted, Staff also required a "belt course" for the addition's exterior, as depicted on Attachment D to provide more articulation, reduce the appearance of the building's height, and scale down the mass and bulk of the addition.

Front Setback, Minimum Side-yard Setback, and Combined Side-yard Setback Variances (Town Code Chapter 17.028)

Town Code § 17.016.040(C)(2)(b) allows a non-conforming structure to be reconstructed without approval of a Variance by the Planning Commission as long as the reconstruction does not increase an existing non-conformity or create a new non-conformity. The project proposes to use roughly the same building footprint as the demolished house and the new structure would not encroach into the front or side setbacks any further than the former house with the exception of the eave at the southwestern corner and the addition at the back of the house. The eave at the southeast corner of the proposed structure would be longer than the eave that was formerly there and would be approximately one foot from the property boundary. Town Code § 17.044.070(B) allows eaves to come no closer than three feet to a property line, so the project requires a Variance to allow the eave to be one foot from the property line. The expansion at the back of the house would result in new building area and a new garage/parking space within the minimum and combined side-yard setback, requiring approval of a Variance to the Minimum and Combined Side-yard setbacks.

The project proposes to use the foundation of the demolished house, which is sited on the only flat portion of the site. This relatively flat area tapers into an irregularly shaped narrow triangular point. The proposed southwestern eave would be a narrow projection approximately ten feet above grade that would be one foot from the property boundary and inset from the side yard fence located along the property line. The proposed addition would expand the house to the back, past the existing footprint at the back of the house but would follow the line of the existing structure along the sides. The siting of

the existing foundation; the steep irregular slope of the property; and, the irregular property shape make it difficult to comply with the front, minimum side-yard, and combined side-yard setbacks.

Project implementation would result in the property maintaining similar setbacks from the property lines as other developed properties in the vicinity, many of which have structures and parking spaces within the front and minimum and combined side-yard setbacks. The strict application of this title would deprive the property owner of privileges enjoyed by other property owners in the vicinity and under identical zone classification. Granting of the variances would not create a safety hazard or any other condition inconsistent with the objectives of the Zoning Ordinance.

Northern Spotted Owl

The project site is farther than a quarter mile from two known NSO nesting sites. If project construction were to occur after January 31, 2024, noise restrictions would be in place until the nesting status for the two nearest NSO pairs is determined, as described in Condition of Approval 18.

OTHER AGENCY/DEPARTMENT COMMENTS/CONDITIONS

Ross Valley Fire Department had the following specific condition for the project, in addition to its standard conditions of approval, which can be viewed in their entirety in Resolution No. 2023-15: “Due to the lack of fire department access, additional fire sprinkler coverage of attics, overhangs, and under decks will be required.” The standard conditions of approval for all projects from the Marin Municipal Water District and Ross Valley Sanitary District have been included in the attached Resolution No. 2023-15 and can be viewed in their entirety in that document. No comments were received on the project from the Fairfax Police, Building, or Public Works Departments.

RECOMMENDATION

Move to approve Application No. 23-17 by adopting Resolution No. 2023-15 setting forth the findings and conditions for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 2023-15

Attachment B – Applicant’s Statement of Intent

Attachment C – Revised Floor Plans

Attachment D – Exterior Elevations with “Belt Course”

Attachment E – Email Correspondence with Point Blue Conservation Science

Attachment F – Town Consulting Engineer’s Project Review Comments

Attachment G – Elevation Map of Project Area

Attachment H – Town Surveyor’s Project Review Letter

RESOLUTION NO. 2023-15

A Resolution of the Fairfax Planning Commission Approving Application No. 23-17 for a Hill Area Residential Development Permit, Design Review Permit, Front Setback Variance, and Minimum and Combined Side-yard Setback Variances for the Rebuild and Expansion of the Demolished Single-family Residence at 30 Park Lane

WHEREAS, the Town of Fairfax received an application on April 12, 2023, for the rebuild and expansion of the demolished house at 30 Park Lane; and,

WHEREAS, the Planning Commission held a duly noticed Public Hearing on July 20, 2023, at which time the Planning Commission determined that the project complies with the Town Code and that findings can be made to grant the requested Hill Area Residential Development Permit, Design Review Permit, Front Setback Variance, and Minimum and Combined Side-yard Setback Variances and has made the following findings:

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

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

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

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

Policy LU-7.2.1: 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.

Hill Area Residential Development (Town Code § 17.072.110)

1. The proposed development is consistent with the General Plan (see above) and consistent with the purpose and intent of the Zoning Ordinance, Title 17, of the Fairfax Town Code.
2. The site planning preserves identified natural features as much as possible. Grading is minimal and very little disturbance will occur to the project site.
3. Based on the geotechnical report findings, the site can be developed without geologic, hydrologic, or seismic hazards, as long as the recommendations in the

ATTACHMENT A

geotechnical report and hill construction standard engineering practices are followed.

4. Vehicular access and parking are adequate with the changes to plan pages 2, 3, and 4 as required by Condition of Approval 1.
5. The proposed development harmonizes with the surrounding residential development, meets the design review criteria, and does not result in the deterioration of significant view corridors. The addition has been designed to be in scale with the project site and similar in size to other structures in the neighborhood and on similar sized and sloped sites throughout the hillsides of Fairfax.

Design Review (Town Code § 17.020.040)

1. The project depicted in the Attachment D to the staff report complies with the Design Review Criteria set forth in Town Code § 17.020.040 as follows:
 - a. Most of the new structure would maintain a similar 17 foot height as the demolished house with only the expanded portion reaching approximately 22 feet in height. This approximate five foot increase in height would not be out of scale with the neighborhood or site.
 - b. The new roof lines and expansion would create a more uniform and balanced appearance. The proposed board and batten Hardie siding would create a rural, cottage aesthetic that would emulate the historic cottage character of the former house, while providing a fire safety improvement.
 - c. No new landscaping is proposed and the project would require minimal disturbance to a site that has been previously disturbed by the existing development.
 - d. The house is and will remain situated on the site in a similar manner to other houses in the neighborhood and throughout the Town. The siting and design of the residence is generally in keeping with other residences in the neighborhood and provides a balanced, well-composed design on the project site.

Ridgeline Development [Town Code § 17.060.050(B)]

1. The proposed project would not impact any significant views.
2. The project does not conflict with the purpose of the Ridgeline Development Ordinance which is to conserve the general public welfare by not allowing or strictly regulating development on underdeveloped ridgelines with publicly accessible views.

3. An alternative location for the house on the project site is less desirable due to the steep approximately 35 percent down slope that would require more excavation and site disruption.
4. The project site is located on a developed hillside with many houses constructed at higher elevations on the ridgeline than the proposed house.
5. The requested exception to the Ridgeline Development Ordinance is minimum necessary for the use and enjoyment of the property. Granting the exception to allow the development would result in a project that meets the intent of the Ridgeline Development Ordinance.

Front Setback Variance, and Minimum and Combined Side-yard Setback Variances [Town Code § § 17.028.070(A)(1) through (4)]

1. The siting of the existing foundation; the steep irregular slope of the property; and, the irregular property shape are the site features that warrant granting the requested Front and Minimum and Combined Side Yard Setback Variances to construct the project.
2. There are other properties in the vicinity that have structures and parking within the front and minimum and combined side-yard setbacks. Therefore, the granting of this variance will not be a grant of special privilege.
3. The strict application of the setback regulations would result in unreasonable hardship for the owner since he would not be able to expand his house following the line of the existing structure along the sides, which would result in more disruption to the site.
4. The location of the addition at the back of the house ensures the project will not be detrimental to the public.

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

1. The project is approved per the colors and materials board received by the Town on April 12, 2023; the Geotechnical Investigation by Miller Pacific Engineering Group dated October 20, 2022; and the plans prepared by DRAFTECH (of Marin County) dated received by the Town of Fairfax on June 8, 2023 with the following changes:
 - a. The proposed elevations shown on plan pages 1A, 5, and 6 shall eliminate the window above the garage door and add a "belt course" to the exterior of the addition as depicted in Attachment XX to the staff report;
 - b. The number of bedrooms plan page 1A shall be changed from one bedroom to two bedrooms;

- c. The proposed additional square footage in the project data table on plan page 1A shall be modified from 80 square feet to 65 square feet;
 - d. The proposed FAR on plan page 1A shall be modified to show a total house size of 1,016 square feet and a FAR of 14.2%;
 - e. The garage shown on plan pages 2, 3, and 4 shall have a minimum interior length (as measured from the outside surface of the interior walls) of 19 feet and a minimum interior width (as measured from the outside surface of the interior walls) of nine feet, as depicted on Attachment XX to the staff report; and,
 - f. The room labeled as “office” on plan pages 2, 3, and 4 shall be labeled bedroom 2.
2. The project is subject to the following conditions of approval:
- a) Prior to issuance of any of the building permits for the project the applicant or his assigns shall submit a detailed construction management plan subject to approval of the Public Works Director. 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; and,
 - vi. Contractor employee parking locations.
3. The applicant shall prepare and file with the Public Works Director, a video of the roadway conditions on the public construction delivery routes (routes to be pre-approved by the Public Works Director).
4. Submit a cash deposit, bond, or letter of credit to the Town in an amount that will cover the cost of grading, weatherization, and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plan for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.
5. The foundation and retaining elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Town Structural Engineer.

6. The grading, foundation, and drainage elements shall be stamped and signed by the project geotechnical engineer as conforming to the recommendations made by the project Geotechnical Engineer.
7. Submit three (3) copies of the recorded record of survey with the building permit plans.
8. During the construction process the following shall be required:
 - a. The geotechnical engineer and/or the Civil Engineer shall be on-site during the grading process and prior to installation of retaining forms shall submit written certification to the Town staff that the grading has been completed as designed and recommended.
 - b. Prior to the concrete form inspection by the building official, the Civil Engineer shall field check the forms of the foundations and retaining elements and provide written certification to Town staff that the work to this point has been completed in conformance with the geotechnical report recommendations and the approved building plans.
 - c. The Building Official shall check the concrete forms prior to the foundation pour.
 - d. All construction-related vehicles including equipment delivery, cement trucks and construction materials shall always be situated off the travel lane of the adjacent public right(s) of way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - e. Any proposed temporary closures of a public right of way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
9. Prior to issuance of an occupancy permit the following shall be completed:
 - a. The geotechnical engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the geotechnical report. Additionally, the project engineer shall review the construction schedule and plans at each phase of the project construction to determine the best order for each phase to occur.
 - b. The Planning Department and Town Engineer shall field check the completed project to verify that all staff, agency, and planning commission

conditions and required engineering recommendations have been complied with prior to issuance of the certificate of occupancy.

10. 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.
11. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them daily, if necessary.
12. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 23-17. Modifications that do not significantly change the project, the project design or the approved discretionary permits **may** be approved by the Planning Director or the Planning Commission. Any construction based on job plans that have been altered without the benefit of an approved modification of Application # 23-17 will result in the job being immediately stopped and red tagged.
13. Any damage to the public portions of Park Lane or other public roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
14. 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.
15. 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 following: 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.

16. 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.
17. Conditions placed upon the project by outside agencies may be eliminated or amended with that agency's written notification to the Planning Department prior to issuance of the building permit.
18. The project property is near two known Northern Spotted Owl nesting sites so construction shall be prohibited during the Northern Spotted Owl nesting season from February 1st through July 31st, unless a plan for allowing construction activities during this period is submitted by a qualified spotted owl biologist and approved by the United States Fish and Wildlife Service, with documentation of the approval provided to the Town, prior to initiation any construction activities. All requirements listed in the plan, including potential onsite monitoring, must be met by the applicant at all times.
19. 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.
20. All fencing on the project property shall comply with the requirements for fences contained in Town Code § 17.044.080. Any fence located along a rear lot line or along a side lot line ten feet to rear of the front setback line shall be no taller than six feet in height. Any existing fencing that exceeds six feet in height and is located along a rear lot line or along a side lot line ten feet to rear of the front setback line shall be reduced to six feet in height. Any combination of retaining walls with fencing constructed on top of them shall be no taller than six feet as measured from grade.

Ross Valley Fire Department (RVFD) Conditions

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

22. A class A roof assembly is required.
23. 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. Due to the lack of fire department access, additional fire sprinkler coverage of attics, overhangs, and under decks will be required.
24. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of each sleeping room in a central location in the corridor, and over the center of all stairways with a minimum of one detector on each story of the occupied portion of the residence.
25. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.
26. Address numbers at least 4" tall visible from the street and internally illuminated or illuminated by and adjacent light controlled by a photocell and switched off only by a breaker so it will remain illuminated all night shall be installed.
27. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
28. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.
29. All vegetation within the 30 foot zone shall be irrigated. Seasonal grasses within the 30 foot zone are not permitted unless regularly irrigated. If not kept as green grass the area shall be covered in a weed barrier which should be covered in a layer of mulch.
30. The approved Vegetative Management Plan (VMP) is to last the life of the property. Any changes to the VMP now or in the future will require Fire Department review. It is recommended that if the applicant has plans to landscape in the future that those plans be intermingled into the approved VMP.
31. Vegetation shall be maintained to ensure address numbers are visible from both angles of approach.
32. Minimum standards shall be in place prior to final fire clearance.

Marin Municipal Water District (MMWD) Conditions

- 33. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
- 34. Backflow prevention requirements must be met.
- 35. Ordinance 429, 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.
- 36. All the District’s rules and regulations in effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD) Conditions

- 37. The project triggers the District lateral testing and certification requirements. All work on the sewer lateral must be done with a RVSD permit, after the payment of applicable fees, must be inspected by RVSD Inspectors prior to backfill, must comply with District Codes including Ordinance 100 and must obtain a Certificate of Compliance for the lateral prior to the project final inspection.

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

The approval of the Hill Area Residential Development Permit, Design Review Permit, Front Setback Variance, and Minimum and Combined Side-yard Setback Variances are in compliance with the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

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

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 20th day of July 2023 by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Chair Cindy Swift

Attest:

Linda Neal, Principal Planner

30 PARK LN REBUILD

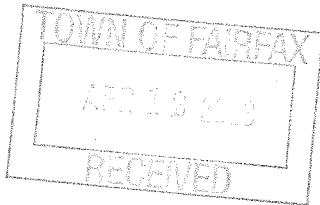


DMCNUTT415@GMAIL.COM



415-250-0293

30 PARK LN FAIRFAX, CA 94930



TOWN OF FAIRFAX PLANNING COMMISSION

To Whom It May Concern:

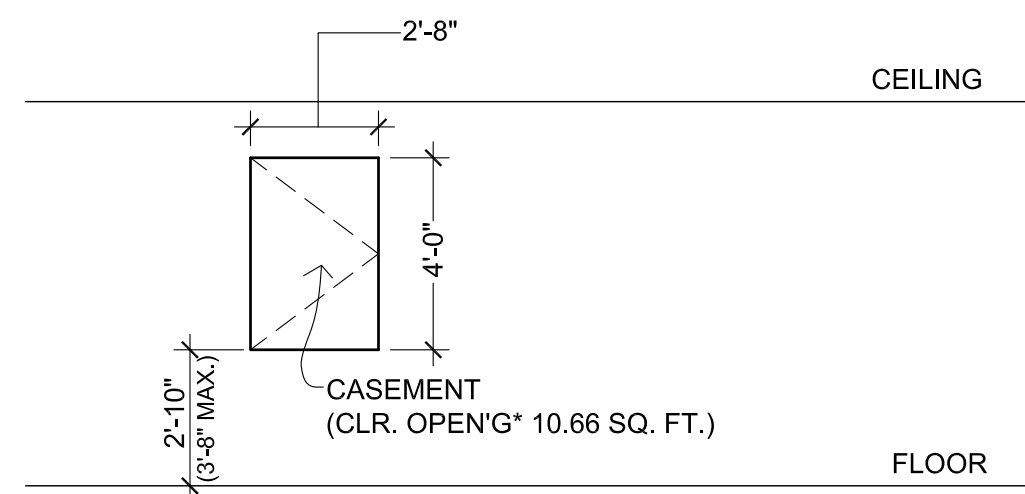
Introduction: This project is the demolition and rebuild of my residence at 30 park Ln. The house that was there was built in 1920; it was old and dilapidated, with 75% of the former structure standing without adequate framed walls and floor system. I began this project intending to remodel but once the utter condition of the structure was identified and understood the only option was to tear it down. As a homeowner and builder and a three-generation resident in the Town of Fairfax, I look forward to rebuilding the same square footage residential structure back on the same footprint. With the need to apply for variances in mind to do so, it must be understood that this will be the nearly same structure in height, width and length with a new attached single car garage addition with storage on top assessable from the inside of garage, due to the lack of storage; being the house living space is just around 1000 square feet. Although small, it is enough space for me and my family to live and carry on the generationally settling at 30 Park Ln. Thank you for your time as I hope all my submittal plans, documentation and letters gives a clear understanding of my project.

Review: Former structure, carport, deck and patio was removed. New same size proposed structure to be rebuilt on existing foundation. With the addition of a single car garage that adds approx. 80 square feet of living space for a master closet. Also, on top of the garage will be a space for storage due to the small size of the home. The access to storage will be through a scuttle in the garage. The residence is proposed to be a 1 bedroom and 2 bathrooms with an office and single car garage. Two spaces will be provided with the required dimensions of 19'x10'. One is in the front set back in front of the house and the other is the proposed single car garage. There is one small proposed porch off the master bedroom as well as a patio of the proposed great room.

Sincerely,

David B. McNutt

ATTACHMENT B

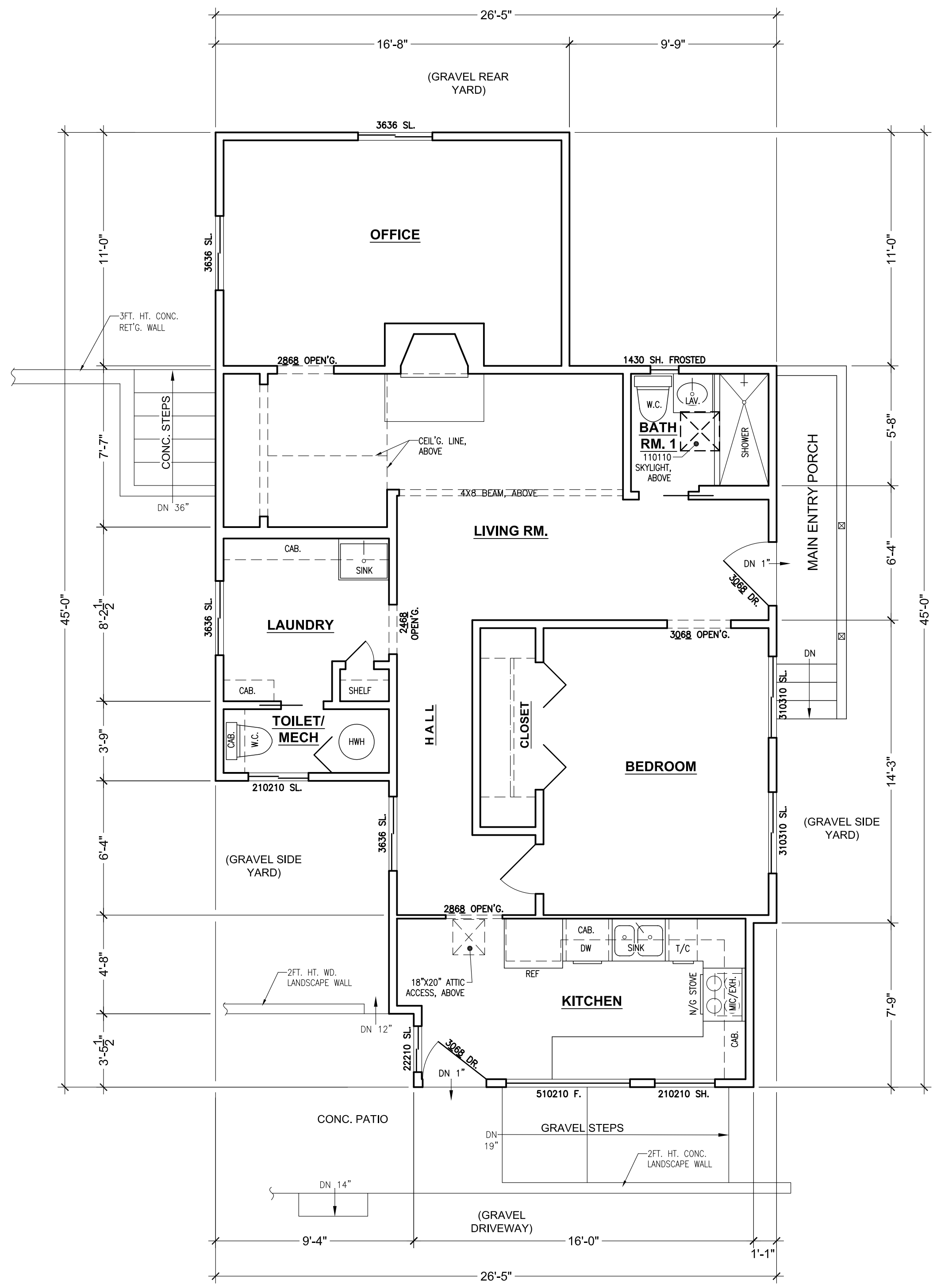


1 EGRESS WINDOW @ OFFICE
1/4" = 1'-0"

WINDOW/ DR LEGEND

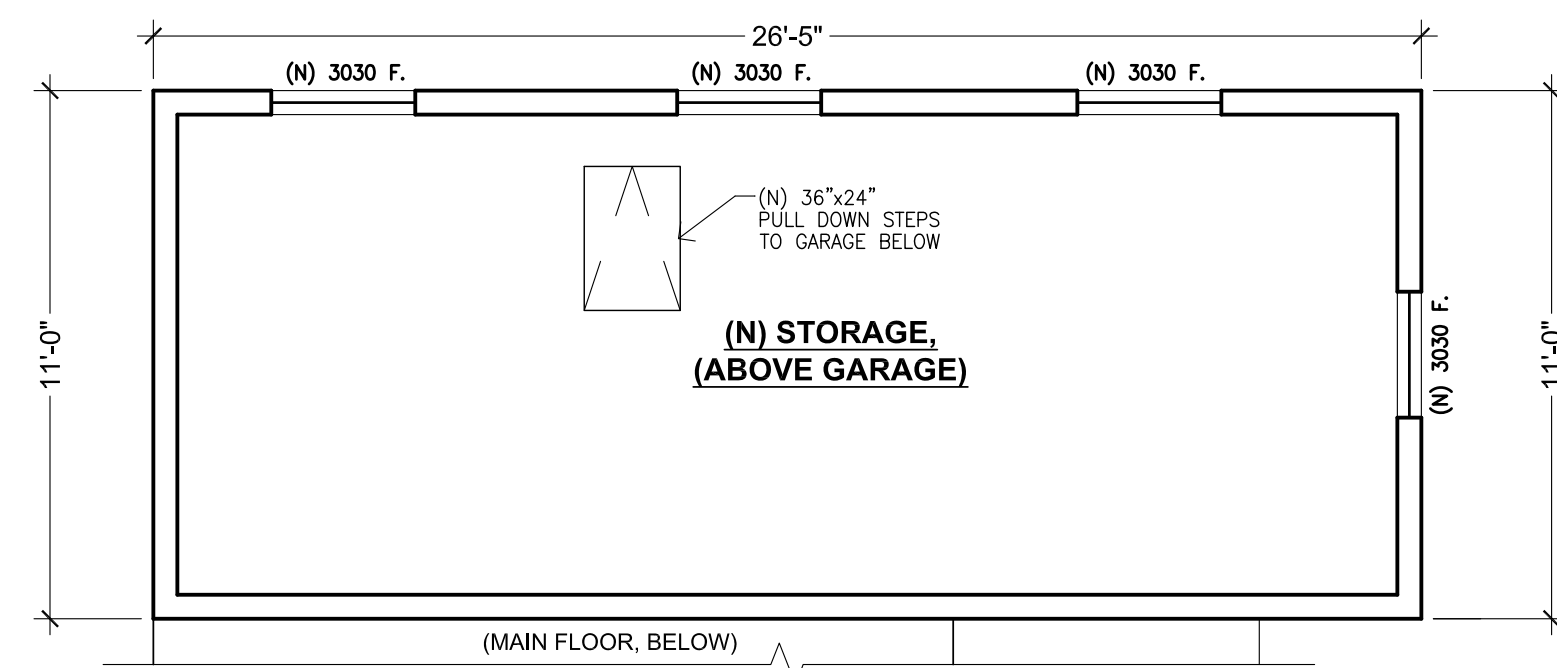
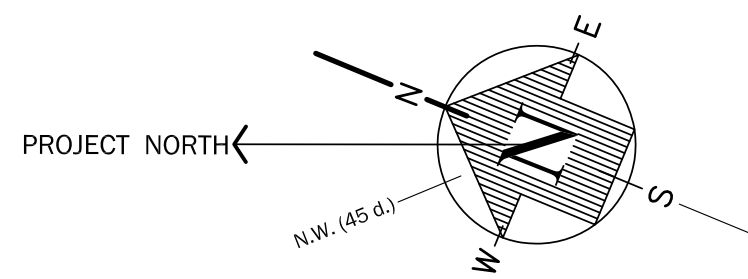
- 3068 DR. 3'-0" WIDE X 6'-8" HIGH DOOR
- 2616 SL. 2'-6" W. X 1'-6" H. SL. (SLIDER WINDOW)
SH. (SINGLE HUNG WINDOW),
F. (FIXED HUNG WINDOW)

NOTE: ALL EXTERIOR GLAZING IS TEMPERED.

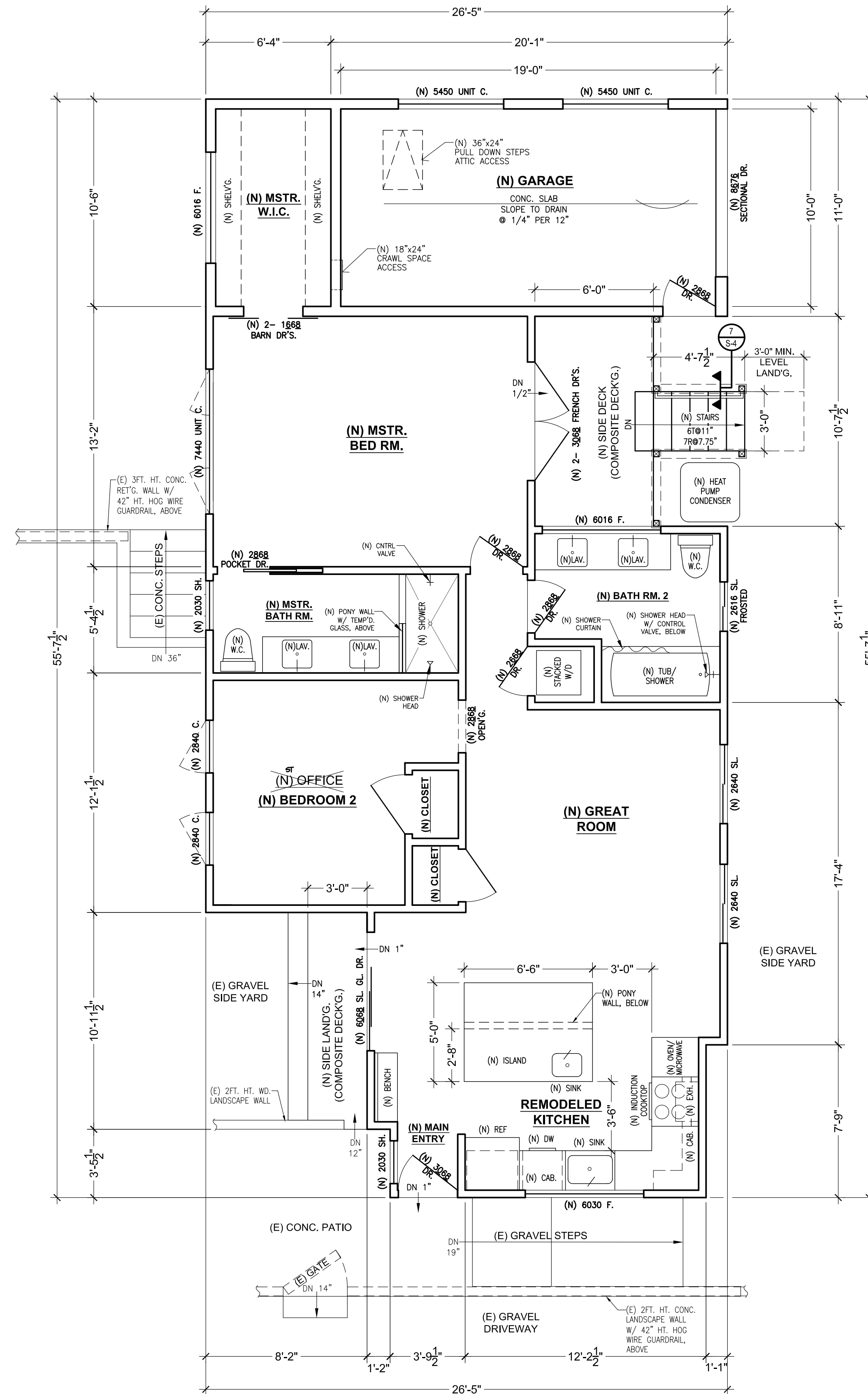


EXISTING MAIN FLOOR PLAN
951 S.F. HEATED FLOOR AREA

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



PROPOSED UPPER STORAGE FLOOR PLAN
NO HEATED FLOOR AREA (UNFINISHED STORAGE ONLY)
SCALE : 1/4"=1'-0"



PROPOSED MAIN FLOOR PLAN
1,031 S.F. HEATED FLOOR AREA

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



12/31/23
ATTACHMENT C

| REVISION | BY |
|----------|----|
| | |
| | |
| | |

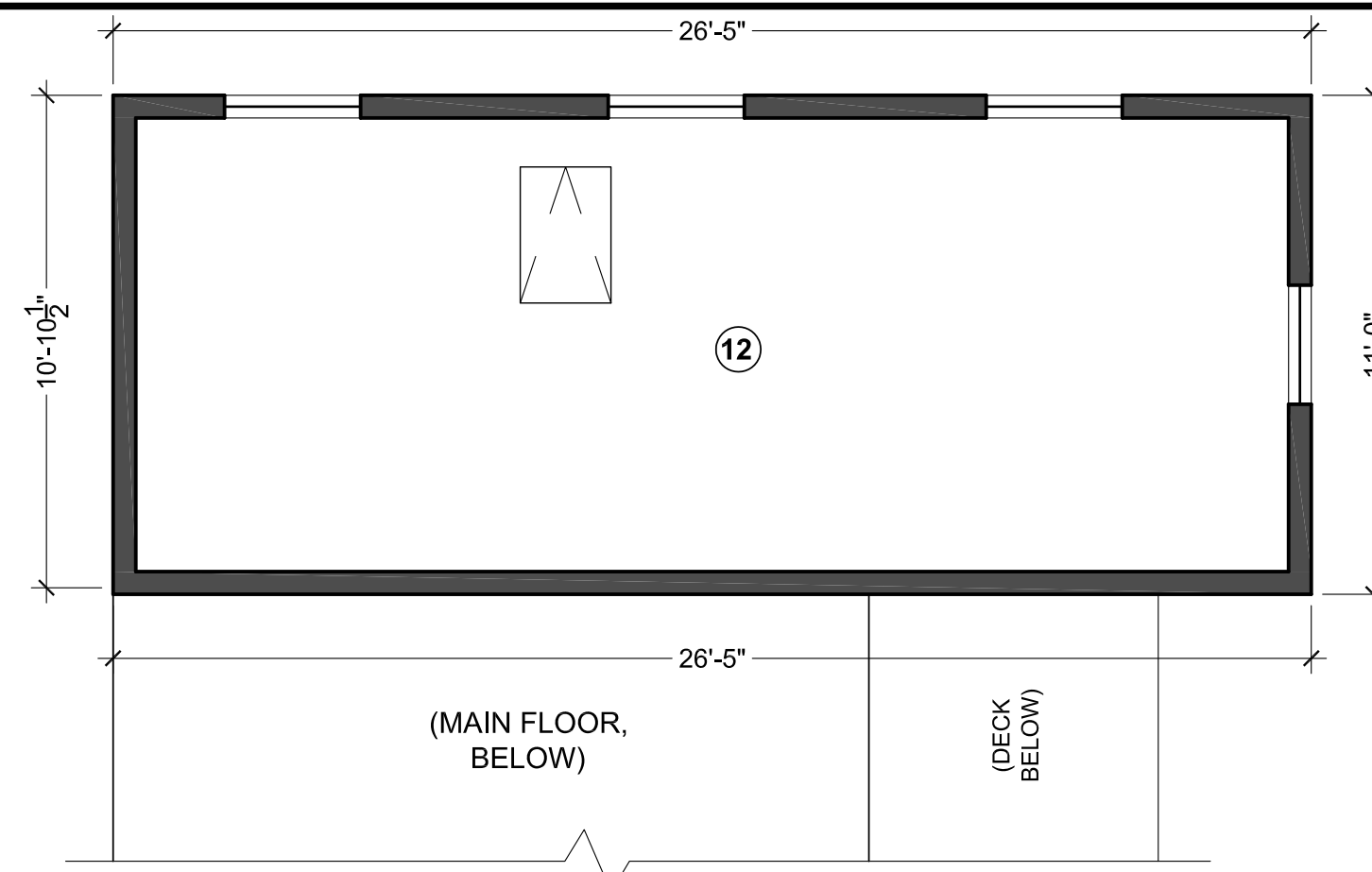
DAVID McNUTT, Owner - Builder
 PLAN PREPARER
DRAFTTECH (of Marin County), SCOTT R. TROWBRIDGE
 15 SCHOOL TERRACE, NOVATO, CA 94945
 drafttechpa@yahoo.com ph: (415) 897-0042

EXISTING AND PROPOSED MAIN AND UPPER STORAGE FLOOR PLANS

REBUILD & ADDITION DRAWINGS FOR THE:
McNUTT RESIDENCE
 30 PARK LANE
 FAIRFAX, CALIFORNIA 94930
 (415) 250-0293 APN 001-032-12

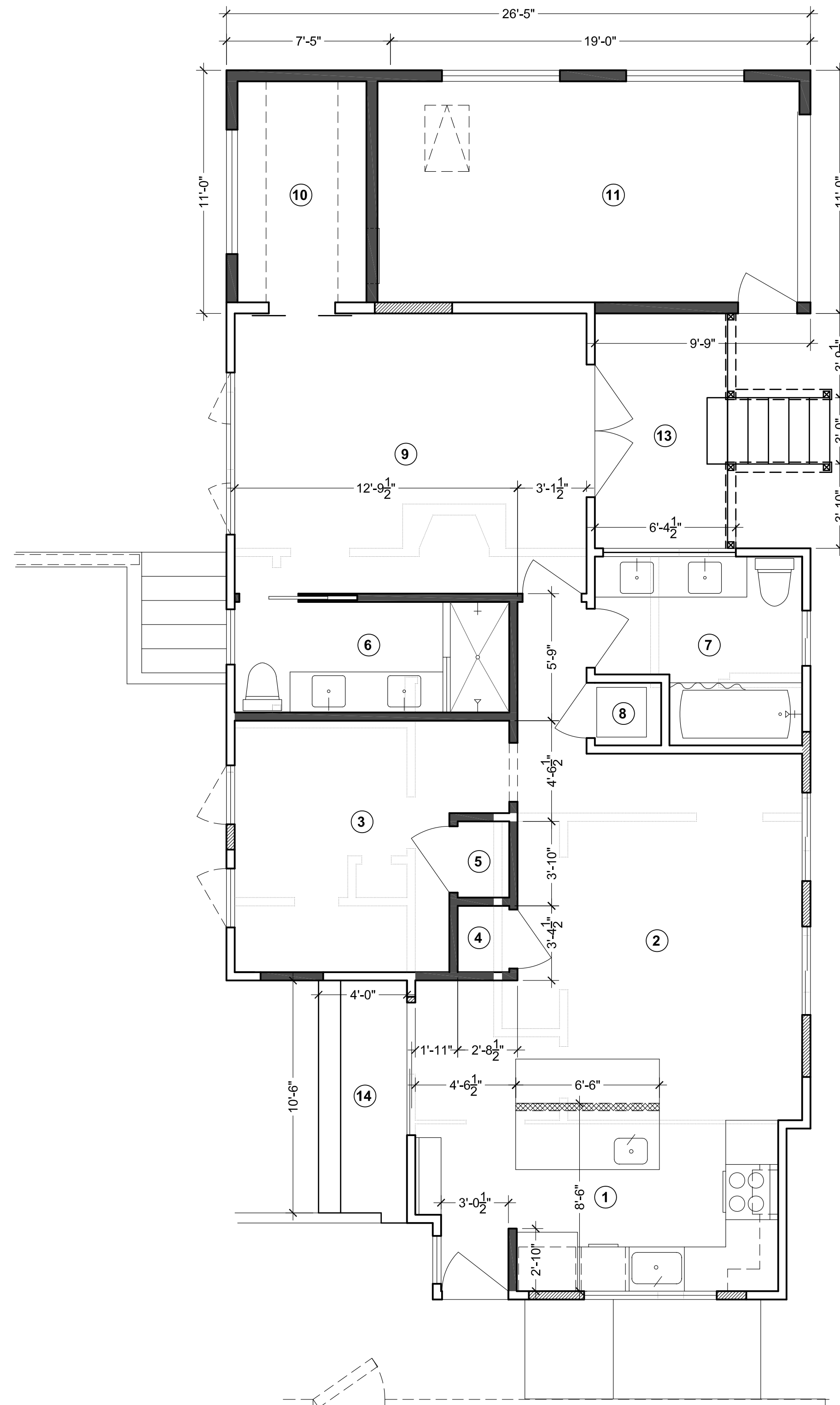
Date 04/11/2023
 Scale 1/4"=1'-0"
 Drawn by SRT/VGT
 Project McNUTT

McNUTT-2-FLOOR PLANNING



UPPER STORAGE, ABOVE GARAGE
CONSTRUCTION LAYOUT PLAN

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



MAIN FLOOR
DEMOLITION AND CONSTRUCTION LAYOUT PLAN

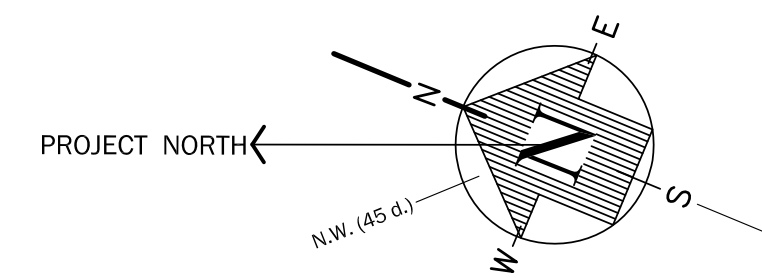
SCALE : 1/4"=1'-0"

WALL LEGEND

- EXISTING WALL
- REMOVE WALL
- WALL IN-FILL
- NEW WALL
- NEW PONY WALL

ROOM LEGEND

- ① (E) KITCHEN (TO BE REMODELED)
- ② (E) BED RM. TO BECOME NEW GREAT RM.
- ③ (E) LAUNDRY, TOILET/ MECH AND HALL AREA TO BECOME NEW OFFICE BEDROOM 2
- ④ (E) HALL AREA TO BECOME NEW CLOSET
- ⑤ (E) HALL AREA TO BECOME NEW CLOSET
- ⑥ (E) LIVING RM. AREA TO BECOME NEW MSTR. BATH RM.
- ⑦ (E) BATH RM. 1 AND LIVING RM. AREA TO BECOME NEW BATH RM. 2
- ⑧ (E) LIVING RM. AREA TO BECOME NEW LAUNDRY CLOSET
- ⑨ (E) OFFICE TO BECOME NEW MSTR. BED RM.
- ⑩ NEW MSTR. WALK IN CLOSET
- ⑪ NEW GARAGE
- ⑫ NEW STORAGE
- ⑬ NEW SIDE DECK AND STAIRS
- ⑭ NEW SIDE LANDING



DAVID McNUTT, Owner - Builder
 PLAN PREPARER
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**DEMOLITION AND CONSTRUCTION
LAYOUT PLANS**

REBUILD & ADDITION DRAWINGS FOR THE:
McNUTT RESIDENCE
 30 PARK LANE
 FAIRFAX, CALIFORNIA 94930
 (415) 250-0293 APN 001-032-12

Date 04/11/2023
 Scale 1/4"=1'-0"
 Drawn by SRT/VGT
 Project McNUTT

McNUTT-3-DEMOLITION PLAN.DWG

ELECTRICAL - MECHANICAL LEGEND

| | | | |
|--|--|--|--|
| | RECESSED LIGHT (LED) | | 220VAC RECEPTACLE, DRYER AND STOVE |
| | OUTDOOR WALL MOUNTED LIGHT, MOTION DETECTOR AND WEATHER PROOF (LED) | | 110VAC RECEPTACLE, (GFCI) GROUND FAULT CIRCUIT INTERRUPTER AND WEATHER PROOF |
| | WALL MOUNTED LIGHT - INTERIOR (LED) | | FLOOR HEAT SUPPLY |
| | SINGLE SWITCH, 3-WAY SWITCH, VACANCY SENSOR SWITCH, DISPOSAL SWITCH | | EXHAUST FAN/ LIGHT (100 CFM, KITCHEN) (50 CFM, BATHROOM) |
| | SWITCHES FOR EXHAUST FAN/ LIGHT UNIT E = EXHAUST SWITCH, L = LIGHT SWITCH | | THERMOSTAT FOR FURNACE |
| | 110VAC RECEPTACLE, (GFCI) GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE, (AFCI) ARC FAULT CIRCUIT INTERRUPTER | | SMOKE DETECTOR, CEILING MOUNT |
| | 110VAC RECEPTACLE (APPLIANCE SPECIFIC): GARBAGE DISPOSAL, KITCHEN EXHAUST HOOD, REFRIGERATOR, DISHWASHER, WASHING MACHINE TRASH / COMPACTOR, MICROWAVE | | CARBON MONOXIDE DETECTOR, CEILING MOUNT |
| | NATURAL GAS OUTLET | | COLD AND HOT WATER BIBS |
| | | | LED TUBE LIGHTING |
| | | | HEAT LAMP |

SMOKE ALARMS:
 PROVIDE SMOKE ALARMS:
 A. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
 B. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 C. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVEL, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 D. POWER SOURCE - SMOKE ALARMS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (SMOKE ALARMS MAY BE BATTERY OPERATED ONLY WHERE THERE IS NO REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE).
 E. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS, (INTERCONNECTION IS NOT REQUIRED WHERE THERE IS NO REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE).

CARBON MONOXIDE ALARMS:
 PROVIDE CARBON MONOXIDE ALARMS:
 A. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
 B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 C. POWER SOURCE - CARBON MONOXIDE ALARMS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (SMOKE ALARMS MAY BE BATTERY OPERATED ONLY WHERE THERE IS NO REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE).
 D. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS, (INTERCONNECTION IS NOT REQUIRED WHERE THERE IS NO REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE).

GENERAL PLAN NOTES:

- NEW WATER CONSERVING FIXTURES TO BE INSTALLED SHALL BE RATED AS FOLLOWS (PER CPC SECTION 403 AND 408):
 WATER CLOSETS.....1.28 GALS. PER FLUSH (MAX.)
 LAVATORIES.....1.2 GPM (MAX.)
 KITCHEN FAUCETS.....1.2 GPM (MAX.)
 SHOWER HEADS.....1.8 GPM (MAX.)
- SHOWER SHALL BE PROVIDED WITH PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE CONTROLS. (CPC Sec.408.3)
- SHOWER WALLS SHALL BE PROVIDED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6FT. ABOVE THE FLOOR. (CRC Sec.R.307.2)
- ALL HOT WATER PIPING SIZED 3/4" OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS: 1" PIPE SIZE OR LESS: 1" THK. INSULATION; LARGER PIPE SIZES REQUIRED 1 1/2" THK. INSULATION. NOTE: IN ADDITION, THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE INSULATED. PER ES 150.0(j)
- PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER TANKS PER CPC 507.2. ADD STRAPS WITHIN UPPER AND LOWER ONE-THIRD OF UNIT, WITH LOWER STRAP AT LEAST 4" ABOVE CONTROLS.

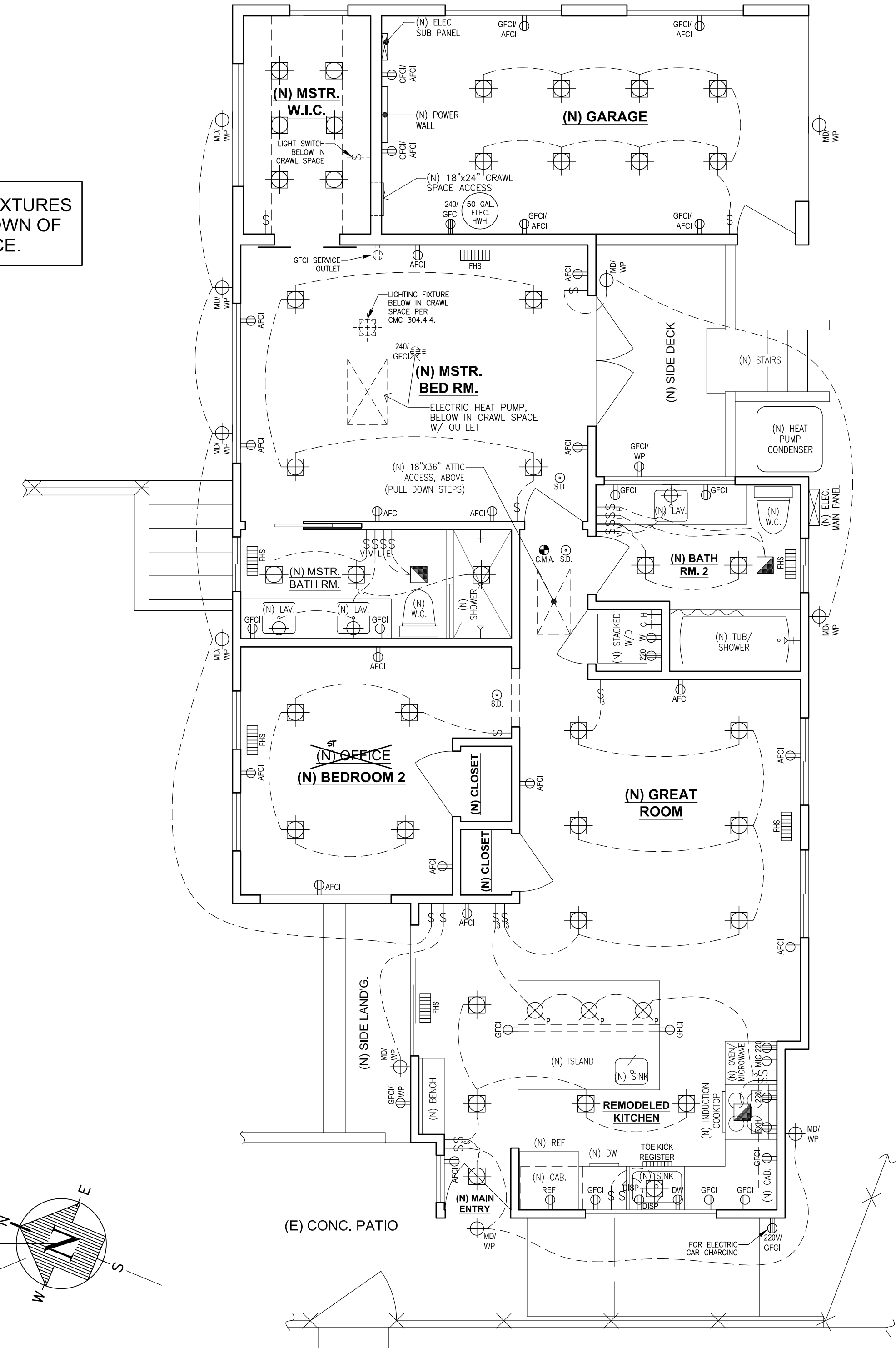
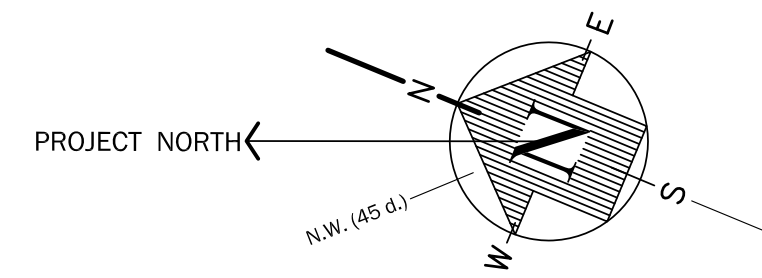
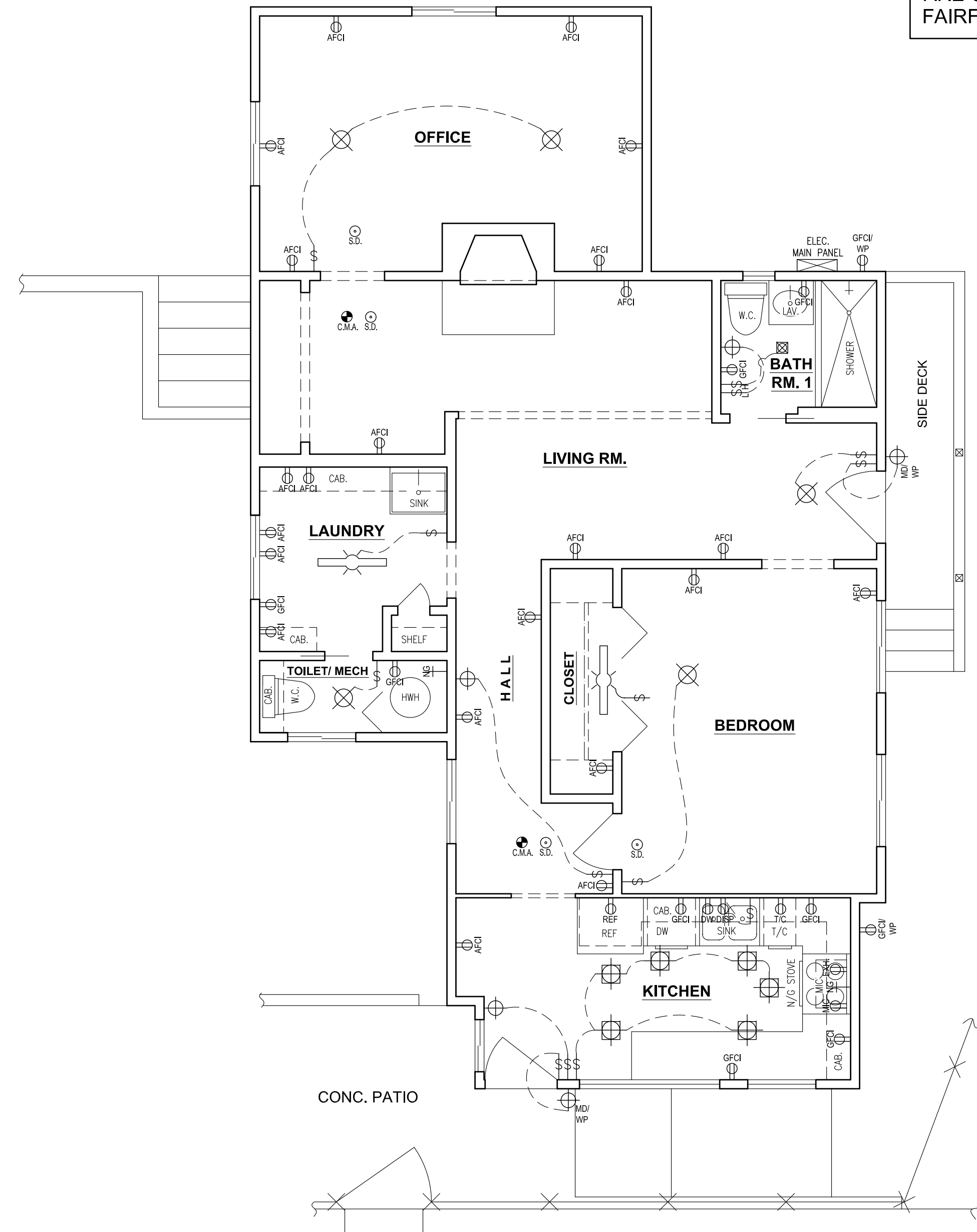
ELECTRICAL NOTES:

- PROVIDE (2) DEDICATED 20 AMP GFCI SMALL APPLIANCE BRANCH CIRCUITS FOR CONVENIENCE IN THE KITCHEN, AND IN ANY BREAKFAST AND DINING ROOMS, OR SIMILAR AREAS.
- PROVIDE (1) DEDICATED 20 AMP GFCI CIRCUIT TO SUPPLY ALL BATHROOM RECEPTACLES, WITH NO OTHER OUTLETS ON THE CIRCUIT.
- INSTALL GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES IN THE KITCHEN AS SHOWN, AND ARC FAULT CIRCUIT INTERRUPTER RECEPTACLES AT ALL OTHER 15 AND 20 AMP CONVENIENCE OUTLETS, AS SHOWN IN THE LIVING ROOM, BEDROOM, AND HALLWAY AREAS.
- RECEPTACLE OUTLETS AS REQUIRED BY CEC 210.52, AT EACH COUNTER SPACE WIDER THAN 12" SUCH THAT NO POINT ALONG COUNTER WALL IS MORE THAN 24" FROM AN OUTLET. COUNTERTOP RECEPTACLES SHALL NOT BE CONSIDERED AS RECEPTACLES REQUIRED BY 210.52 A.
- IN ALL AREAS SPECIFIED IN CEC 210.52, ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
- PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES WITH NO OTHER OUTLETS ON THE CIRCUIT. 210.11(C)(2).
- CLOTHES CLOSET LIGHT FIXTURE CLEARANCES SHALL CONFORM TO 410.16. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT FIXTURES OR LAMP HOLDERS ARE NOT ALLOWED IN CLOSETS.
- LIGHT FIXTURES WITHIN THE OUTSIDE DIMENSION OF TUB OR SHOWER ENCLOSURES OR LESS THAN 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD, OR IN OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS" (OR "SUITABLE FOR WET LOCATIONS" IF SUBJECT TO SHOWER SPRAY OR RAIN. 410.10(A) AND (D)
 NOTE: ALL LIGHT FIXTURES ARE LED.
- THE FOLLOWING SECTIONS OF MANDATORY MEASURES SHALL BE FOLLOWED TO MAINTAIN COMPLIANCE WITH THE 2013 CALIFORNIA ENERGY CODE WHEN INSTALLING LIGHT AND SWITCH FIXTURES AS INDICATED HERE...
 KITCHENS.....SEC. 150(K)1,7,8
 BATHROOMS.....SEC. 150(K)10
 OUTDOORS.....SEC. 150(K)13

RESIDENTIAL VENTILATION NOTES:

- KITCHENS REQUIRE EXHAUST FANS WITH A MINIMUM 100 CFM DUCTED TO THE EXTERIOR. DETAIL COMPLIANCE BY INCLUDING A COMPLYING EXHAUST FAN OR A DUCTED RANGE HOOD TO EXTERIOR.
- BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CFM) TO BE DUCTED TO THE EXTERIOR.
- RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CalGreen 4.506.1 EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
- ALL FANS INSTALLED TO MEET ALL OF THE PRECEDING REQUIREMENTS MUST BE SPECIFIED AT A NOISE RATING OF A MAXIMUM 1 "SONE" (FOR THE CONTINUOUS USE CALCULATION) OR 3 "SONE" (FOR THE INTERMITTENT USE CALCULATION).

NOTE: ALL EXTERIOR LIGHT FIXTURES ARE COMPLIANT WITH THE TOWN OF FAIRFAX DARK SKY ORDINANCE.



MCNUTT-4-ELECTRICAL PLAN.DWG

EXISTING ELECTRICAL PLAN

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

PROPOSED ELECTRICAL PLAN

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

REVISION BY

DAVID McNUTT, Owner - Builder
 PLAN PREPARER
DRAFTECH (of Marin County), SCOTT R. TROWBRIDGE
 15 SCHOOL TERRACE, NOVATO, CA 94945
 drafbtech@yahoo.com ph: (415) 897-0042

EXISTING AND PROPOSED ELECTRICAL PLANS AND NOTES

REBUILD & ADDITION DRAWINGS FOR THE: McNUTT RESIDENCE
 30 PARK LANE
 FAIRFAX, CALIFORNIA 94930
 (415) 250-0293 APN 001-032-12

Date 04/11/2023
 Scale 1/4"=1'-0"
 Drawn by SRT/VGT
 Project McNUTT

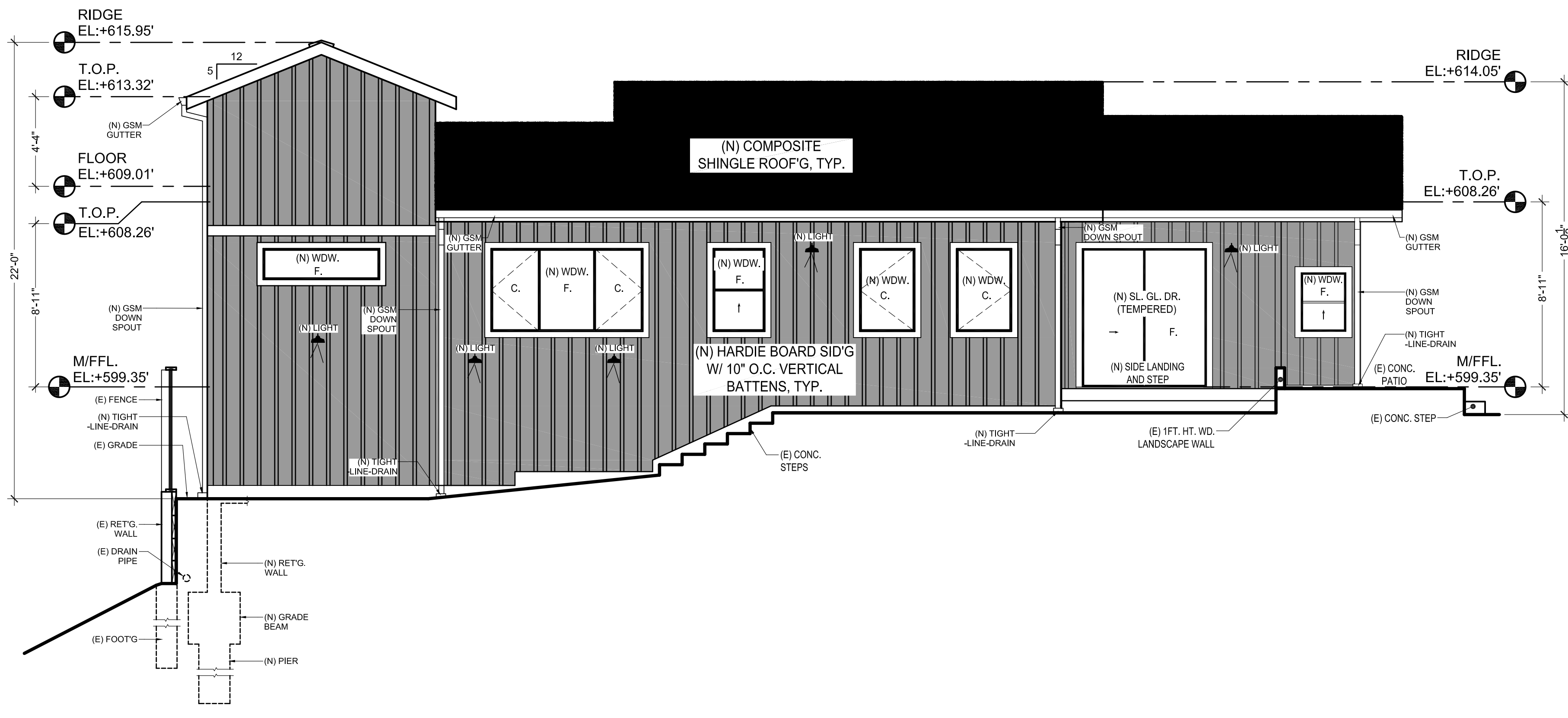
| REVISION | BY |
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DAVID McNUTT, Owner - Builder
 PLAN PREPARER
DRAFTTECH (of Marin County), SCOTT R. TROWBRIDGE
 15 SCHOOL TERRACE, NOVATO, CA 94945
 drafttech@yahoo.com ph: (415) 897-0042

PROPOSED ELEVATIONS
 NORTH, EAST AND SOUTH

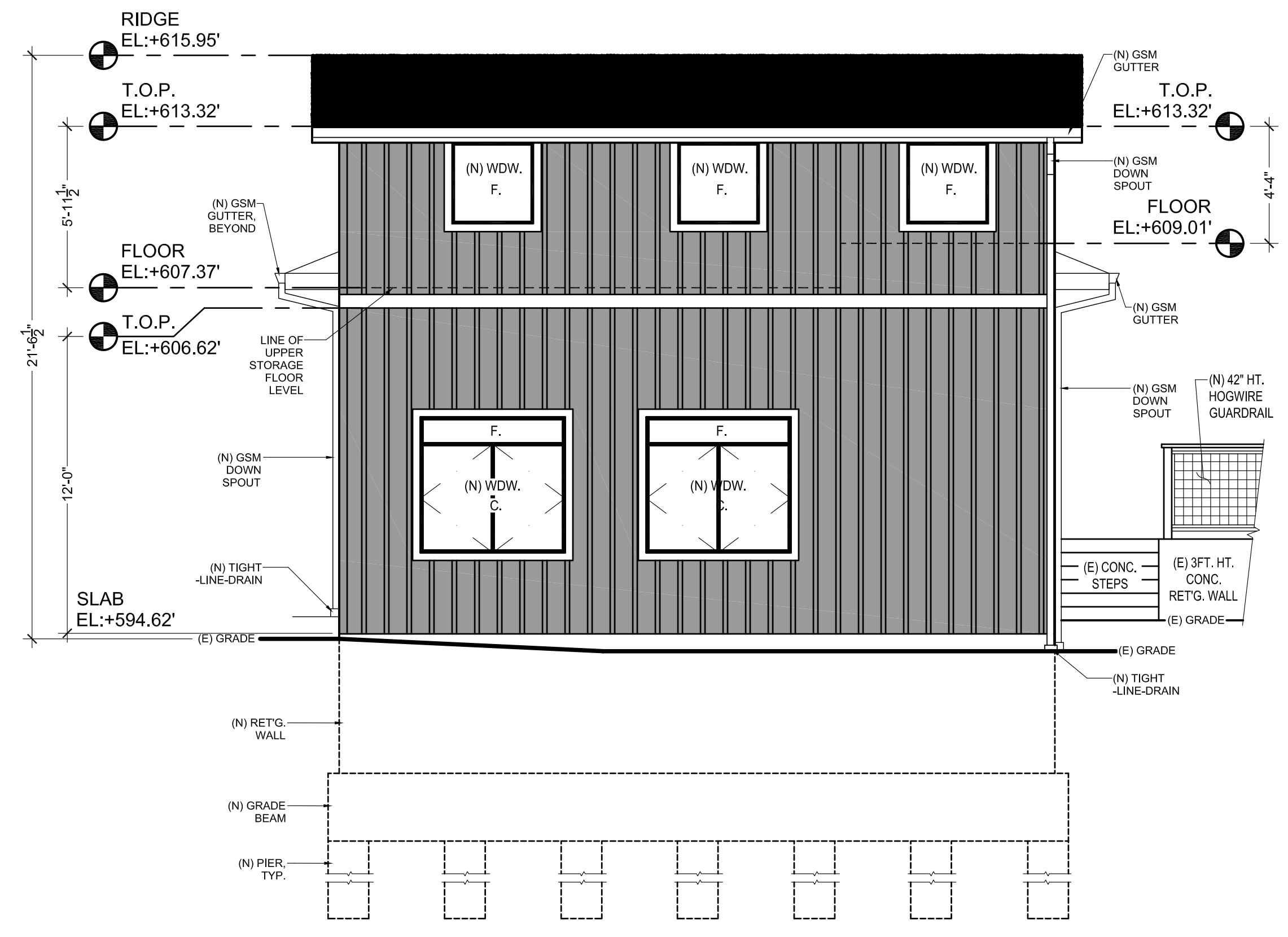
REBUILD & ADDITION DRAWINGS FOR THE:
McNUTT RESIDENCE
 30 PARK LANE
 FAIRFAX, CALIFORNIA 94930
 (415) 250-0293 APN 001-032-12

Date: 06/22/2023
 Scale: 1/4" = 1'-0"
 Drawn by: SRT/VGT
 Project: McNUTT



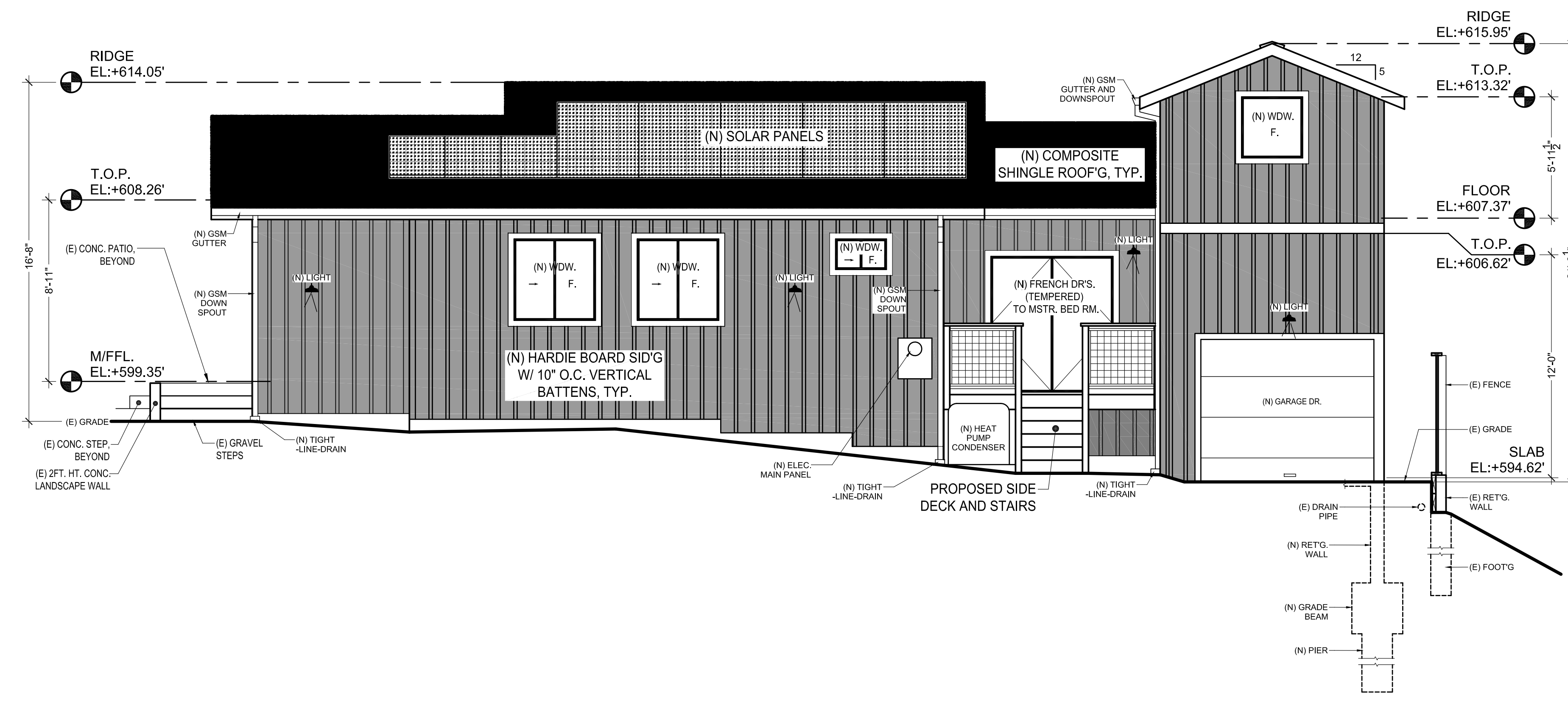
PROPOSED
 NORTH ELEVATION

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



PROPOSED
 EAST ELEVATION

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



PROPOSED
 SOUTH ELEVATION

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

- FINISH MATERIAL COLORS**
- WINDOW TRIM IS WHITE
 - WINDOWS ARE EBONY
 - SIDING IS GREY
 - ROOF SHINGLES ARE BLACK
 - ROOF FASCIA BOARDS ARE WHITE
 - FRONT DOOR TRIM IS WHITE
 - FRONT DOOR IS BLACK



McNUTT-5-6-23-4-ELEV-S-SEC-FRM-MG-DTL-5.DWG

From: [David McNutt](#)
To: [Kara Spencer](#)
Subject: Fwd: ?Spotted owl
Date: Thursday, July 6, 2023 4:03:38 PM

Hey Kara, Renee said to print this out and include with your planning report. The project will not impact the owls she stated. I'm in the clear for building at my address in regards to the spotted owls.

David McNutt
415-250-0293

Begin forwarded message:

From: Renee Cormier <rcormier@pointblue.org>
Date: July 6, 2023 at 3:53:19 PM PDT
To: David McNutt <dmcnutt415@gmail.com>
Subject: RE: ?Spotted owl

Hi David,

I looked at your property location relative to two nearby Northern Spotted Owl (NSO) nests that Point Blue Conservation Science monitors for Marin County Parks. NSO at both locations had successful nests in 2023:

- your property is 415m (>0.25miles/402m) southeast of NSO nest MRN083
- your property is 450m (>0.25miles/402m) northeast of NSO pair MRN0126 (pair was found with fledglings on 16 June 2023); the 2023 nest was not located, so I used the fledglings' location as the location to add the 0.25 mile buffer.

Given the location of the nest (MRN083) and fledglings (MRN126) are both >0.25miles from your property (APN 001-032-12), noisy work should not impact NSO if it is completed by February 1, 2024 (the start of the 2024 noise disturbance period) according to USFWS guidelines.

I did not provide the map for public meetings, since NSO locations are treated as sensitive information, but please let me know if the town of Fairfax or the regulatory agencies (CDFW/USFWS) request the data and I can share the map with them.

Best,
Renée

Renée Cormier (she/her), Senior Avian Ecologist
Point Blue Conservation Science
Palomarin Field Station
PO Box 1157 / 999 Mesa Rd., Bolinas CA 94924

ATTACHMENT E

415.868.0655 ext. 416
415.497.0519 (cell)
pointblue.org | Follow Point Blue on Instagram, Twitter, and Facebook!

-----Original Message-----

From: David McNutt <dmcnutt415@gmail.com>
Sent: Thursday, July 6, 2023 3:20 PM
To: Renee Cormier <rcormier@pointblue.org>
Subject: ?Spotted owl

[You don't often get email from dmcnutt415@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

WARNING, this message has originated from an external source.

30 Park Lane Fairfax 94930
APN 001-032-12

Thank you.

David McNutt
415-250-0293

BALLARD & WATKINS
CONSTRUCTION SERVICES

Date: August 8, 2023

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

To: Kara Spencer, Assistant Planner
Town of Fairfax

From: Michael Watkins, P.E.
Ballard & Watkins



Project: O eP ww'T gukf gpeg'Tgdwkrf '('Cf f kkp'Rrcpu
52'RctnlNcpg
Hckhcz.'EC
CRP "%223/254/34

Subject: Consulting Town Engineer's Final Review of Documents

INTRODUCTION

In response to your request and in accordance with our agreement dated September 27, 2022, we have reviewed project plans and supporting documentation for the proposed improvements eqputwv kqp l tgdwkrf "qh'c"; 73'us wctg'hqqvt gukf gpvkn'ut wewt'g'y kj "cp": 2" us wctg'hqq'cf f kkp'cpf "c'pgy "cwej gf "422'us wctg'hqq'ukpi ng'ect'i ctcig cv'52'Rctnl' Ncpg*CRP "%223/254/34+in Fairfax, California. The purpose of our services is to review the submitted documents, comment on the completeness and adequacy of the submittal in consideration of Town requirements, and to provide a recommendation to Town Planning and Building staff regarding project approval.

The scope of our services includes:

- A site reconnaissance to observe existing conditions and review proposed development features;
- Review of provided project documents for conformance to the Town of Fairfax Hill Area Residential Development Ordinance
- Development of opinions regarding project compliance with applicable Town Code requirements; and
- Development of recommendations to Town staff as to whether the project may be safely constructed in consideration of any geologic, hydrologic, or geotechnical hazards.

PROJECT DESCRIPTION

This project consists of construction/rebuild of a 951 square foot residential structure with an 80 square foot addition and a new attached 200 square foot single-car garage (1,031 square feet total living space). The previous structure had one bedroom and one and a half bathrooms. The rebuilt structure will have one bedroom and two full bathrooms.

The project is located on Park Lane in the Upper Ross Valley area of Fairfax, California, between Scenic Road and Park Lane. The current site is occupied by the deconstructed foundation of a previous home which is accessed by gravel driveway off Park Lane. The lot around the home is terraced and is protected by a retaining wall which slopes down moderately steeply to Scenic Road. The site encompasses a trapezoidal parcel (APN 001-032-12) which is bordered to the north east/downslope by Scenic Road and to the southeast by Park Lane. The northwest side of the parcel is bordered by neighboring residences. The existing house which was on the lot was demolished to facilitate the construction of a new single family home and a garage in the same location. Gravel parking areas are present around the house, with a concrete patio along the northwest side of the foundation which remains from the demolished structure.

PROJECT REVIEW

A brief site reconnaissance was performed in June of 2023 to observe the existing conditions and location of the proposed improvements in relation to the other site developments. Additionally, Google Earth, Marin Map, and Google Maps were referenced for further information on the topography and orientation of the proposed improvements. Additionally we reviewed the following documents provided by the Town of Fairfax:

- 1) McNutt Residence Rebuild & Addition Plans by DRAFTECH, dated 4/11/23 pages 1A, 1B, 2-12, S-0 – S-7, C1.0, C2.0, C2.1, C3.0, C4.0, C4.1
- 2) Boundary and Topographic Survey 30 Park Lane, Oberkamper and Associates, dated April 12, 2023
- 3) Geotechnical Investigation McNutt Residence Remodel 30 Park Lane

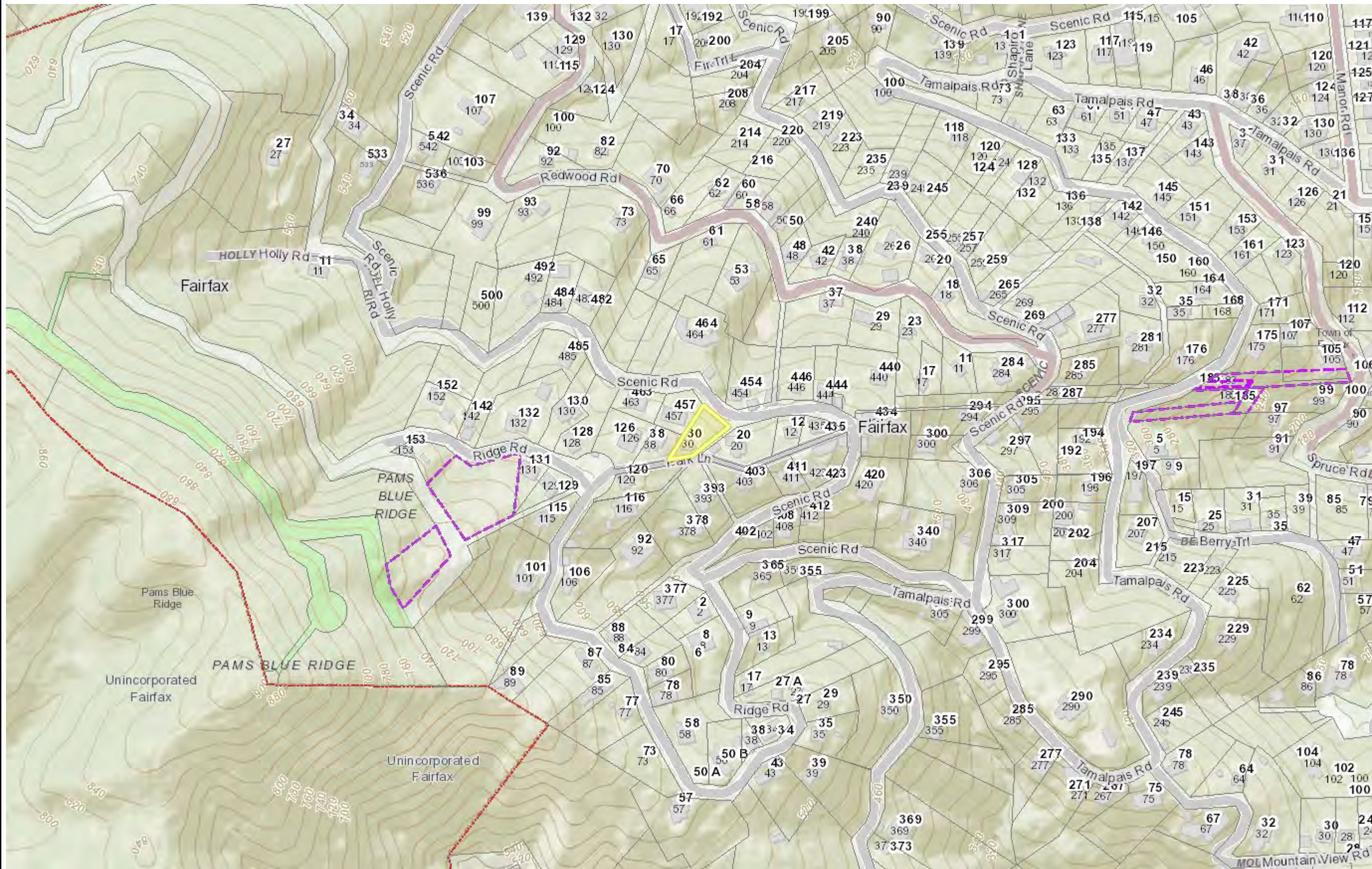
CONCLUSIONS

Based on our review of the information provided the most recent plans submittal (dated 4-19-2023), the documents are prepared by reputable firms who are familiar with the issues which may be encountered on a project of this sort, and are well prepared. It appears that the submittal is compliant with the Town of Fairfax Hill Area Residential Development Ordinance.

RECOMMENDATIONS

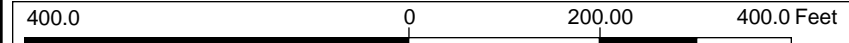
In our opinion, this project complies with the Town Code requirements and may be safely constructed. We recommend that the Town Staff forward the project to the appropriate agency for further processing and consideration.

We trust that this review letter contains the information you require at this time. If you have any questions, please call. We will directly discuss our comments with the applicant's consultants if they wish to do so. If you have any questions regarding this letter, please contact me. I can be reached on my cell phone at (415) 515-9433.



Legend

- Condominium Common Area
- City
- Community
- Marin County Legal Boundary
- Other Bay Area County
- MMWD Easement
- Address
- Parcel Secured



NAD_1983_HARN_StatePlane_California_III_FIPS_0403_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
This map was automatically generated using Geographic Essentials

1:2,400



1031Survey, Inc.

High Definition Surveying
1857RainierCircle-Petaluma-California-94954
415-827-6370

May 15, 2023

Town of Fairfax
142 Bolinas Road
Fairfax, California 94930

Attention: Kara Spenser, Assistant Planner

Subject: 30 Park Lane – Application Review

Dear Kara,

This is to address the plans submitted by Oberkamper for McNutt Residence.

I have reviewed the Topographic Map and performed a site visit to visually verify the topographic features. I find that the features under my review meet the level of adequacy for the project submittal.

Let me know if you have any questions.

Sincerely,



GJ Harmina, PLS

