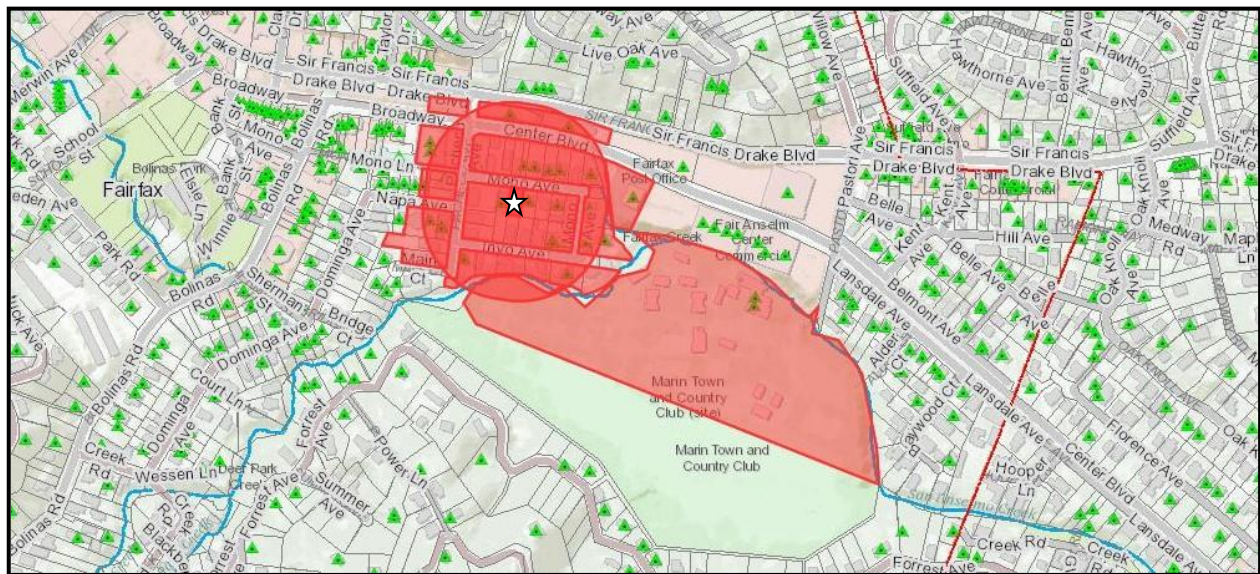


# TOWN OF FAIRFAX STAFF REPORT

## Department of Planning and Building Services

**TO:** Fairfax Planning Commission  
**DATE:** December 14, 2023  
**FROM:** Kara Spencer, Assistant Planner  
**LOCATION:** 114 Mono Avenue; APN 002-125-03  
**ZONING:** RD 5.5-7 Residential Zone  
**PROJECT:** Over 50 percent remodel and addition to a single-family residence; reconstructed garage; and, site improvements  
**ACTION:** Conditional Use Permit, Design Review Permit, Minimum and Combined Side-yard Setback Variances, and Variance to Allow Tandem Parking in a Required Side-Yard, Application No. 23-33  
**APPLICANT:** CDG Architecture  
**OWNER:** Justin Semion and Jayme Mogen  
**CEQA STATUS:** Categorically exempt, § § 15301(a), 15301(e)(1), 15303(e), 15304(b), and 15305(a)



## 114 MONO AVENUE

### PROJECT DESCRIPTION

The project proposes to (1) remodel over 50 percent of the approximately 1,105 square foot, two-bedroom, two-bathroom single-story house; (2) expand it to the rear to create a family room and a third bedroom; (3) expand the front entry by enclosing the front steps; (4) increase the height of a portion of the roof from approximately 16 feet to 21 feet; (5) reconstruct the existing, legally, non-conforming garage with a partially modified footprint that reduces its square footage and attaches it to the house; and, (6) implement a variety of green building/energy efficiency and site improvements.

The rear expansion and front entry addition would add approximately 460 square feet to the house, resulting in an approximately 1,565 square foot, three bedroom, two bathroom house. The new building footprint would be roughly the same as what had existed with the changes being an expansion to the rear that would follow the line of the existing structure along the sides; the enclosure of the front entry steps; and, the attachment of the southwestern corner to the reconstructed garage. The front of the house would retain the existing approximately 16 foot tall roof at the front, which would span for approximately 21 feet to the rear, then increase to approximately 21 feet in height for the remaining approximately 41 feet of the structure. The taller roof would provide additional attic area for mechanical equipment (HVAC, boiler, water heater, required sprinklers, etc.) and create a vaulted, approximately 12 to 16 foot tall ceiling for the new family room and remodeled dining room area. Approximately 13 cubic yards (cy) of soil excavation would be necessary to construct the proposed improvements. All excavated soil would be hauled offsite.

Other exterior changes for the house include new dark gray composite shingles, Hardie fiber cement Wildland Urban Interface (WUI) approved lap siding that would be painted "Hale Navy," new windows, white trim and accents, new black metal fixtures (e.g., handrails, lighting), natural wood accents and details, and composite decking. All garage roofing, siding, paint, windows, trim and accents, metal fixtures, and lighting would match the materials used for the house. Refer to plan pages A5.4 and A5.5 for images of the proposed exterior materials. Proposed exterior lighting fixtures would be Dark Sky compliant. One pendant light and wall sconce are proposed at the front entry. Four sconces are proposed at the back of the house. One sconce is proposed above the garage car door, two sconces are proposed on the interior yard side of the garage, and one pendant is proposed by the pedestrian garage door. Refer to plan pages A1.2, A3.1, A5.2, A5.3, and A5.4 to view proposed exterior lighting locations.

The new garage would be rebuilt mostly in the same location/footprint as the existing, legally, non-conforming garage that is located in the southwestern corner of the property within the rear yard, minimum side-yard, and combined side-yard setbacks. The approximately two foot rear setback and the approximately three foot western side setback would remain the same as existing. However, the eastern side of the garage would be reduced in width by approximately 11 feet to accommodate the proposed addition to the rear of the house. The northern side of the garage would increase in length by approximately three feet within the minimum (western) side-yard and combined side-yard setbacks to accommodate parking a larger type of vehicle (i.e., property owner's camper van). The northeastern corner of the garage would be attached to the southwestern corner of the house. Overall, the garage would decrease from approximately 528 square feet to approximately 335 square feet. It would provide one covered, 9' x 19' parking space and storage. Additional, off-street parking would continue to be provided in the existing driveway, which can accommodate up to three 9' x 19' tandem spaces.

The project proposes a number of green building and energy efficiency improvements, including the following:

- Removal and proper disposal of existing asbestos shingle siding and its replacement with fire resistant Hardie Board siding;
- Replacement of all existing single paned windows with new double paned windows;
- Replacement of all existing exterior doors with insulated, energy efficient doors;
- Insulation on all exterior walls and in the attic (none present under existing conditions);
- Addition of a fireplace insert within the existing gas fireplace (existing fireplace does not have a flue);
- Addition of an EV car charger;
- Replacement of the existing approximately 20-year-old water heater with an updated high efficiency water heater; and,
- Upgrading electrical and roof to be compatible with solar, which is planned as a future improvement.

Site improvements involve the removal of impervious surface area, new drought tolerant landscaping, and new pervious pavers for the driveway and patio. Approximately 51 percent of the project site (2,559 square feet) is currently covered with impervious surfaces (building footprints, concrete patios/walkways, etc.). The project proposes to remove approximately 1,119 square feet of this impervious surface area. With the 460 square foot addition to the house, a net total of approximately 659 square feet of impervious surfaces would be removed, resulting in a new lot coverage of 1,900 square feet or 38 percent of the site. Proposed new landscaping includes a variety of succulents, grasses, and native dogwood trees. Refer to plan page L1 for proposed new landscaping.

### **BACKGROUND/EXISTING CONDITIONS**

The approximately 5,000 square foot project site is rectangularly shaped with an approximate slope of two percent. It is developed with the existing house that was originally constructed around 1922, the garage, a small playhouse, a concrete patio, and various concrete walkways. There are no trees on the site and minimal landscaping. The project property is located within the RD 5.5-7 Residential Zone. It is also in an AE flood zone. According to the elevation certificate prepared for the property (Attachment B), the finished floor of the house (including the proposed addition) exceeds the base flood elevation. The property is not within a quarter mile of a known Northern Spotted Owl (NSO) nesting site according Marin County Parks/Marin Audubon Society NSO surveys. Nor is it within a Wildland Urban Interface (WUI) Zone according to the Ross Valley Fire Department "Town of Fairfax Wildland-Urban Interface Zones" Map.

Table 1 demonstrates the project's compliance with the regulations of the RD 5.5-7 Residential Zone, High-Density District where the property is located. As indicated in Table 1, the existing property meets the front setback, one of the side setbacks (eastern side), the FAR, and building height requirement. As previously mentioned, the legally, non-conforming garage is approximately two feet from the rear property boundary and approximately three feet from the western side property boundary causing the property

to not meet the rear setback, the combined front/rear setback, the western side setback, and the combined side setback. The existing garage provides two 9' by 19' covered, off-street parking spaces and the driveway provides up to three 9' by 19' uncovered, off-street parking spaces. The project proposes no changes to the garage's approximately two foot rear setback or to its approximately three foot western side setback. The property would continue to meet the front setback, the eastern side setback, the FAR, and height requirement of the RD 5.5-7 zone.

**Table 1: 114 Mono Avenue Compliance with RD 5.5-7 Regulations**

	Front Setback	Rear Setback	Combined Front/Rear Setback	Side Setbacks	Combined Side Setback	FAR	Lot Coverage	Height
<b>Required/ Permitted</b>	6 ft.	6 ft.	25 ft.	5 ft. & 5 ft.	15 ft.	.40	.35	28.5 ft., 2 stories
<b>Existing</b>	21 ft.	2 ft.	23 ft.	3 ft. & 8 ft.	11 ft.	.23	.51	16 ft. 1 story
<b>Proposed</b>	No change	No change	No change	No change	No change	.31	.38	21 ft. 1 story

As discussed above, approximately 51 percent of the project property is covered with impervious surface area, which exceeds the 35 percent lot coverage limitation (Town Code § 17.040.010 and § 17.008.020, definition of Lot Coverage). The impervious surface area was installed prior to the Town's adoption of the 35 percent lot coverage limitation in 1981 (Ordinance 486). Therefore, the existing lot coverage is legal non-conforming.

**DISCUSSION**

**Required Discretionary Permits**

Town Code § 17.084.050 specifies that improvements or modifications to any site zoned RD 5.5-7 that does not meet the minimum size and width requirements based on its slope requires Planning Commission approval of either a Conditional Use Permit (CUP) or a Hill Area Residential Development (HRD) Permit. A property with a single-family residence and a slope of ten percent or less is required to be a minimum of 5,500 square feet in area and 60 feet wide [Town Code § 17.084.050(A)]. At 5,000 square feet in area and 50 feet wide the project site does not meet the minimum size and width requirements and is considered legally non-conforming. The project site is relatively flat, requires minimal excavation, and would result in a minor amount of site disturbance. Therefore, the HRD permit is not applicable and the project requires Planning Commission approval of a CUP.

The project proposes to remodel over 50 percent of the existing house, which requires Planning Commission approval of a Design Review Permit [Town Code § 17.020.030(A)]. The project requires Planning Commission approval of a Variance to the Minimum and Combined Side-yard Setback requirements [Town Code § 17.084.070(A)(2)] for extending the length of the garage within the minimum and combined side-yard setbacks.

Town Code § 17.016.040(B)(2) prohibits a bedroom addition to a structure located on a non-conforming property unless, according to Town Code § 17.016.040(C)(2)(a), the off-street parking requirements of the Town's Zoning Ordinance are met or a Variance for a parking exception has been granted. Because the project proposes a bedroom addition, it is required to meet the off-street parking requirements of Town Code Chapter 17.052 (Off-Street Parking and Loading Requirements). Chapter 17.052 requires single-family residences with three or more bedrooms to have two 9' by 19' off-street parking spaces [§ 17.052.030(A)(1)(d)], one of which must be covered [§17.052.010(D)]. An additional off-street parking space for guests is also required when a legal on-street parking space is not available along the property street frontage [17.052.030(A)(2)]. Sections 17.052.010(A) and (B) of Chapter 17.052 prohibit parking within a side-yard setback unless a Variance is granted. Town Code § 17.052.040(E) prohibits tandem off-street parking for the principal residence.

The project proposes to continue the use of the parking space in the legal, non-conforming garage that is located within the minimum and combined side-yard setbacks. It also proposes a second off-street parking space and guest space in the existing driveway in tandem with the space in the garage. Therefore, the project requires Planning Commission approval of a Variance to allow tandem parking in a required side-yard.

A Lot Coverage Variance is not required, as the existing 51 percent lot coverage is legal, non-conforming and would be reduced to 38 percent as a result of project implementation, which is an improvement over the existing condition.

### **Conditional Use Permit (Town Code Chapter 17.032)**

As previously stated, the project proposes to add approximately 460 square feet to the approximately 1,105 square foot, single-family dwelling to create a new total living space of approximately 1,565 square feet. The proposed addition would increase the floor area ratio from 0.23 to 0.31 and add a third bedroom. Table 2 on the next page illustrates that residences and properties in the neighborhood range from an approximately 656 square-foot, two-bedroom, one bathroom, single-family residence on an approximately 2,660 square-foot lot with a Floor Area Ratio (FAR) of 0.25 to an approximately 2,591 square-foot, four-bedroom, two-bathroom, single-family residence on an approximately 10,100 square foot lot with a FAR of 0.26.

As indicated in Table 2, there are several other properties in the neighborhood with a similar lot size, house size, number of bedrooms, and FAR as the proposed project. There are also several other properties on similarly sized lots in the neighborhood with a greater FAR than the proposed project. The proposed approximately 1,565 square-foot, three bedroom, two bathroom, one-story, single-family residence with FAR of 0.31 would not be out of scale or character with the surrounding neighborhood.

The proposed addition would expand the existing house to towards the rear property line and enclose the front entry steps, in compliance with the rear setback, the front setback, the combined front and rear setback, the minimum and combined side-yard

setbacks, the FAR, and height requirements of the RD 5.5-7 zone. It would provide additional living space to accommodate the changing needs of the residents. The existing legally, non-conforming approximately 51 percent lot coverage would be reduced by approximately 13 percent to approximately 38 percent, which would be an improvement over the existing condition. The existing legally, non-conforming garage would be reconstructed in roughly the same footprint as the existing garage with an approximate 11 foot reduction in width on the eastern side to accommodate the proposed addition to the rear of the house and an approximate three foot increase in length to the north within the minimum (western) side-yard and combined side-yard setbacks to accommodate parking the property owner's camper van. The property owner seeks a Variance for the increased garage length in the minimum and combined side-yard setbacks, as discussed below.

**Table 2: 114 Mono Avenue – Neighboring House Comparison**

APN #	ADDRESS	HOUSE SIZE	LOT SIZE	# BEDROOMS	# BATHS	Floor Area Ratio
002-125-01	102 Mono Ave	1,458 SF	10,000 SF	3	1	0.15
002-123-66	107 Mono Ave	1,145 SF	6,400	2	1	0.18
002-125-19	110 Mono Ave	1,853 SF	10,000 SF	3	2	0.19
002-123-67	111 Mono Ave	1,716 SF	5,750 SF	3	2	0.30
002-123-68	115 Mono Ave	1,328 SF	4,224 SF	3	1	0.31
002-125-04	120 Mono Ave	1,197 SF	5,000 SF	2	1	0.24
002-125-05	124 Mono Ave	847 SF	5,000 SF	2	1	0.17
002-123-72	127 Mono Ave	2,503 SF	5,900 SF	4	2	0.42
002-123-73	131 Mono Ave	912 SF	5,650 SF	1	1	0.16
002-123-46	136 Mono Ave	2,591 SF	10,100 SF	4	2	0.26
002-123-74	137 Mono Ave	922 SF	8,446 SF	2	1	0.11
002-123-47	139 Mono Ave	656 SF	2,660 SF	2	1	0.25
002-125-14	25 Pacheco Ave	1,774 SF	6,000 SF	3	1.5	0.30
002-125-13	29 Pacheco Ave	1,798 SF	4,000 SF	3	2	0.45
002-125-11	15 Inyo Ave	2,038 SF	5,000 SF	4	1	0.41
002-125-09	25 Inyo Ave	1,412 SF	5,000 SF	2	2	0.28
002-125-08	29 Inyo Ave	2,130 SF	5,000 SF	2	2.5	0.43
002-125-03	114 Mono Ave	1,565	5,000 SF	3	2	0.31

The approximate 13 cy of excavated soil that would be hauled off site is necessary to construct the proposed addition; and, is well under the 100 cy of excavation that requires approval of an excavation permit by the Planning Commission. New landscaping would include drought tolerant species and exterior lighting would be Dark Sky compliant.

The property would maintain a similar house size, number of bedrooms, FAR, and setbacks as other properties in the immediate neighborhood. It would comply with the regulations set forth in the RD 5.5-7 Residential Zone with the exception of the rear setback, the combined front and rear setback, the western side-yard setback, and the combined side-yard setback. The project requests a Variance to continue to provide the required onsite parking in tandem within the western side-yard setback and within the combined side-yard setback, as historically has occurred on the property. The project would install sprinklers in both the house and reconstructed garage and a new type "A"

fire rated roof. Numerous green building upgrades would significantly increase the energy efficiency of the property and improve fire resistance. Therefore, the project would not create a public nuisance, or cause excessive or unreasonable detriment to adjoining properties or premises and would result in better development of the site than would otherwise be the case.

### **Design Review (Town Code Chapter 17.020)**

The rebuilt house would be different in appearance from the demolished house. The building footprint would be expanded to the rear; and, the new structure would have increased height, mass, and dimension compared to the former structure.

Approximately one-third of the building would retain the existing 16 foot height with the rear two-thirds of the building reaching approximately 21 feet in height. The proposed square footage and building height would be within the FAR and height limitations required by the RD 5.5 Residential Zone; and, would not be out of scale with the neighborhood or site. Refer to plan page A2.0 for a depiction of the surrounding neighborhood context.

The proposed exterior materials (e.g., dark gray composite roof shingles, painted blue lap siding, white trim, etc.), would be similar to what is existing and compatible with the surrounding area. The house and garage would have matching materials, colors, and rooflines creating design harmony on the site. Plan pages A1.2, A3.1, A5.2, A5.3, and A5.4 show the proposed exterior light fixture locations. Proposed exterior light fixtures are shown on pages A1.2, A3.1, A5.4, and A5.5. All the proposed exterior light fixtures would be Dark Sky compliant, so they would be shielded to direct light downward in a manner that prevents light spillage beyond the project area. The redesigned house and garage, new siding, doors, windows, exterior lighting, brick pavers in the driveway, and drought tolerant landscaping would increase the property's visual interest.

The building design and site improvements proposed by the project meet the design review criteria contained in Town Code § 17.0202.040(A) through (N) and complies with the purpose of the Design Review Ordinance which is to, "foster a good design character through consideration of aesthetic and functional relationships to surrounding development and in order to further enhance the town's appearance and livability and usefulness of properties" [Town Code § 17.020.020(B)].

### **Minimum and Combined Side-yard Setback Variance (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 existing legally, non-conforming garage would be reconstructed and attached to the house with an increase in length from 19 feet to 22 feet within the minimum (western) side-yard setback and the combined side-yard setback, requiring Planning Commission approval of a variance. The extra three feet in length would be a minimal, three foot long expansion of the garage to the north that would follow the line of the existing structure along the western side. The additional area would provide more room to accommodate parking the property owner's camper van in the garage.

Requiring the proposed additional three feet of the garage to comply with the minimum and combined side-yard setbacks would be impractical due to the siting of the existing structures and an unreasonable and excessive hardship for the property owner. It would result in an irregularly shaped garage that would be seven feet wide for the first three feet, which would not accommodate a vehicle. The siting of the existing house and garage on the property and the narrow property width make it difficult to comply with the 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 parking structures within the 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. The additional three feet of garage length does not obstruct pedestrian or vehicular visibility for people walking along or driving on Mono Avenue. Granting of the variances would not create a safety hazard or any other condition inconsistent with the objectives of the Zoning Ordinance.

**Variance to Allow Tandem Parking in a Required Side-yard (Town Code Chapter 17.052)**

The project site does not have any conforming parking spaces. As previously mentioned, there are two, covered, 9' by 19' off-street parking space in the existing garage that is located within the rear setback, the front/rear combined setback, the western side-yard setback, and the combined side-yard setback. There are approximately three, 9' by 19' uncovered parking spaces in the driveway that are in tandem with the garage. These driveway spaces are also located within the minimum and combined side-yard setbacks. There are no records in the property file for the construction of the garage. Given that the house was constructed around 1922, prior to any setback requirements, it's likely that the garage construction predates any setback requirements as well.

Historically, parking was allowed in the side-yard setback, and parking and parking structures can be found in the side-yard setback throughout the Town. Many properties in the project vicinity have garages and/or tandem parking in the side-yard setback, such as nearby 121 Mono Avenue, 124 Mono Avenue, 128 Mono Avenue, and 131 Mono Avenue, as well as 25 Inyo Avenue and 34 Pacheco Avenue. The property owners would like to keep the garage where it is and rebuild it in roughly the same location with an approximate 11 foot reduction in width on the eastern side and an approximate three foot increase in length to the north. The reduced width is necessary to accommodate the proposed addition to the house and the increase in length is to facilitate parking the property owner's camper van in the garage.

The property owners would also like to continue using the driveway for tandem parking to avoid turning the front yard into a parking area. The property owners feel that turning the front yard into a parking area would diminish the quality of the experience on the street and negatively impact the view of the property from the public right of way. Rather



than creating a parking area in front of the house, the project proposes a variety of drought tolerant landscaping species to beautify the property frontage and enhance the experience along the street. Allowing the garage to remain in the side-yard and tandem parking to remain in the driveway would not change the character of the neighborhood nor would it have a significant negative impact on the neighbors or the neighborhood. It would be a continuation of an existing use that has occurred on the property for potentially 50 years and likely longer. It would also allow the property owners to beautify the frontage with landscaping and enhance the streetscape.

Legalizing the use of tandem parking in the driveway would be the least disruptive option for creating a legal, second, off-street parking space for the residence and a legal guest parking space. Creating a 9' by 19' uncovered off-street parking space in the front yard, parallel and adjacent to the driveway would require widening the driveway and result in the parking spot being located approximately three feet from the front of the house. Creating a parking spot in the front yard, parallel to the road, would block the access to the front of the house. The siting of the existing house and the narrow width of the site make it difficult for the required off-street parking spaces to comply with the restriction on tandem parking.

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, parking spaces, and tandem parking within the 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 variance would not create a safety hazard or any other condition inconsistent with the objectives of the Zoning Ordinance.

### **OTHER AGENCY/DEPARTMENT COMMENTS/CONDITIONS**

A project specific condition of approval from RVFD requires separate deferred permits for fire sprinkler systems in both the house and the garage. All other standard conditions of approval from RVFD apply and are listed in the attached Resolution No. 2023-34 and can be viewed in their entirety in that document. No comments or project specific conditions of approval were received on the project from the Marin Municipal Water District (MMWD), the Ross Valley Sanitary District (RVSD), or the Fairfax Police, Building, and Public Works Departments. All standard conditions of approval from MMWD and RVSD are in the attached Resolution No. 2023-34 and can be viewed in their entirety in that document.

### **RECOMMENDATION**

Move to approve Application No. 23-33 by adopting Resolution No. 2023-34 that sets forth the findings and conditions for the project approval.

### **ATTACHMENTS**

Attachment A – Resolution No. 2023-34  
Attachment B – Flood Elevation Certificate



## RESOLUTION NO. 2023-34

### **A Resolution of the Fairfax Planning Commission Approving Application No. 23-33 for a Conditional Use Permit and Design Review Permit for the Fifty Percent Remodel and an Approximately 460 Square Foot Addition to the Single-family Residence, a Minimum and Combined Side-yard Setback Variance for the Reconstructed Garage, and a Variance to Allow Tandem Parking in a Required Side-yard at 114 Mono Avenue**

**WHEREAS**, the Town of Fairfax received an application from Justin Semion and Jayme Mogen on October 5, 2023, for the 50 percent remodel of and approximately 460 square foot addition to the single-family residence, reconstruction of the garage, and site improvements at 114 Mono Avenue; and,

**WHEREAS**, the Planning Commission held a duly noticed Public Hearing on December 14, 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 Conditional Use Permit, Design Review Permit, Minimum and Combined Side-yard Setback Variances, and Variance to Allow Tandem Parking in a Required Side-Yard and has made the following findings:

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

Policy LU-4.1.2: New and renewed development shall comply with all federal, state, and local regulations pertaining to development in flood zones.

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

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

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

- A. The approval of the Conditional Use Permit to allow the 50 percent remodel and approximately 460 square foot addition will not be a grant of special privilege and shall not contravene the doctrines of equity and equal treatment. The proposed remodel and addition would result in the property maintaining a similar house size, number of bedrooms, FAR, and setbacks as other properties in the immediate neighborhood. The remodel and addition comply with the RD 5.5-7 Residential Zone setback and height regulations and would not cause the property to exceed the FAR requirement. The existing legally non-conforming lot coverage would be reduced from approximately 51 percent to approximately 38 percent.
- B. The proposed addition would result in a new building footprint that would be roughly the same as what had existed with the only changes being an expansion

to the rear and the enclosure of the front entry steps. The house would maintain its existing front-yard setback, its existing minimum and combined side-yard setbacks, as well as an approximately 21 foot setback from the rear property boundary. All of the house's setbacks would comply with the RD 5.5-7 Residential Zone setback requirements. The proposed five foot increase in height from approximately 16 feet to 21 feet would be well within the 28'-6" height limitation of the RD 5.5-7 Residential zone. Therefore, the development and use of the property, as approved under the Conditional 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 Conditional Use Permit.

- C. 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 any master plan, development plan or other plan or policy, officially adopted by the town; and,
- D. The project would install Hardie Board siding, a new type "A" fire rated roof, and sprinklers in both the house and reconstructed garage, improving the fire resistance of the property. Numerous green building upgrades (double paned windows, insulation, high efficiency water heater, drought tolerant landscaping) would significantly increase the energy efficiency of the property. Approximately 13 percent of impervious surface area would be removed. Therefore, approval of the Conditional Use Permit to allow the proposed 50 percent remodel and approximately 460 square foot addition would result in better development of the property than would otherwise be the case and is in the best interest of the public and for the protection and enhancement of the community.

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

- 1. The project design complies with the Design Review Criteria set forth in Town Code § 17.020.040 as follows:
  - a. The proposed square footage and building height would be within the FAR and height limitations required by the RD 5.5 Residential Zone; and, would not be out of scale with the neighborhood or site.
  - b. The proposed exterior materials (e.g., dark gray composite roof shingles, painted blue lap siding, white trim, etc.), would be similar to existing and compatible with the surrounding area.
  - c. The house and garage would have matching materials, colors, and rooflines creating design harmony on the site.

- d. All the proposed exterior light fixtures would be Dark Sky compliant, so they would be shielded to direct light downward in a manner that prevents light spillage beyond the project area.
- e. The redesigned house and garage, new siding, doors, windows, exterior lighting, brick pavers in the driveway, and drought tolerant landscaping would increase the property's visual interest.
- f. 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.

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

- 1. The siting of the existing house and garage and the narrow property width are the site features that warrant granting the requested Minimum and Combined Side Yard Setback Variances to reconstruct the proposed garage.
- 2. There are other properties in the vicinity that have structures and parking within the 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 property owner since they would not be able to park their larger vehicle in the garage or expand the garage following the line of the existing structure, which would result in an irregularly shaped garage that would be seven feet wide for the first three feet, which would not accommodate a vehicle.
- 4. The additional three feet of garage length does not obstruct pedestrian or vehicular visibility for people walking along or driving on Mono Avenue. Granting of the variances would not create a safety hazard or any other condition inconsistent with the objectives of the Zoning Ordinance.

**Variance to Allow Tandem Parking in a Required Side-yard [Town Code § § 17.028.070(A)(1) through (4)]**

- 1. The siting of the existing structures on the property and the property's narrow width are the site features that warrant granting the requested Variance to Allow Parking and Tandem Parking in the Minimum and Combined Side-yard Setbacks.
- 2. 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, parking spaces, and tandem parking within the minimum

and combined side-yard setbacks. Therefore, the granting of this Variance would not be a grant of special privilege.

3. The strict application of the setback regulations would result in unreasonable hardship for the property owner because they would be required to create parking in the front yard, which would diminish the quality of the experience on the street; negatively impact the view of the property from the public right of way; and, to limit the ability to beautify the frontage with landscaping and enhance the appearance of the streetscape.
4. The existing garage and driveway are entirely on the project property and would not be detrimental to the public using Mono Avenue or to the neighbors.

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

1. The project is approved per the plans by CDG Architecture received by the Town on December 5, 2023.
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 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. During the construction process the following shall be required:
  - a. Prior to the concrete form inspection by the building official, the project Structural Engineer shall field check the forms of the foundation and provide written certification to Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans.
  - b. The Building Official shall check the concrete forms prior to the foundation pour.
  - c. 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.
  - d. 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.
7. Prior to issuance of an occupancy permit the Planning Department and Building Official shall field check the completed project to verify that any and all Conditions of Project Approval contained within this resolution and engineering plan check requirements have been complied with.
8. The grading and drainage plan shall be inspected and approved by the Building Official and the landscaping plan shall be reviewed and approved by the Planning Department prior to issuance of the project final inspection and issuance of the occupancy permit.
9. 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.
10. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them daily, if necessary.
11. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application No. 23-33. 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 No. 23-33 will result in the job being immediately stopped and red tagged.

12. Any damage to the public portions of Mono Avenue or other public roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
13. 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.
14. 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.
15. 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.
16. 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.



17. 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.

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

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

19. A class A roof assembly is required.

20. The project requires installation of a fire sprinkler system in both the house and the garage that complies with the National Fire Protection Association regulation 13-D and local standards. Separate deferred permits shall be required for these systems from RVFD. Plans and specifications for the systems shall be submitted by an individual or firm licensed to design and/or design-build sprinkler systems.

21. 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.

22. 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.

23. Address numbers at least four inches tall shall be installed. The address numbers shall be visible from the street and internally illuminated or illuminated by an adjacent light controlled by a photocell that switches off only by a breaker so it will remain illuminated all night.

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

25. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

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

26. 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.

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

28. Backflow prevention requirements must be met.

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

**Ross Valley Sanitary District (RVSD)**

30. The project triggers RVSD's testing and lateral certification requirements. The project applicant shall: hire a licensed contractor to perform a video inspection of all the sewer lateral/s to determine the condition; submit a complete application packet and fee payment to RVSD; and, schedule an RVSD 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 Conditional Use Permit, Design Review Permit, Minimum and Combined Side-yard Setback Variances, and Variance to Allow Tandem Parking in a Required Side-yard 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 14<sup>th</sup> day of December 2023 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

Attest:

\_\_\_\_\_  
Jeffrey Beiswenger, Director of Planning and Building Services

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name JUSTIN SEMION					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 114 MONO AVE					Company NAIC Number:	
City FAIRFAX		State California		ZIP Code 94930		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) APN 002-125-03						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					RESIDENTIAL	
A5. Latitude/Longitude: Lat. 37.986197° N Long. 122.586542° W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>8</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>1097</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>9</u>						
c) Total net area of flood openings in A8.b <u>808</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>N/A</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____						
c) Total net area of flood openings in A9.b _____ sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number TOWN OF FAIRFAX - 060175			B2. County Name MARIN COUNTY		B3. State California	
B4. Map/Panel Number 06041C0452	B5. Suffix E	B6. FIRM Index Date 08-15-2017	B7. FIRM Panel Effective/ Revised Date 03-17-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 103.5	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

**ATTACHMENT B**

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 114 MONO AVE			Policy Number:
City FAIRFAX	State California	ZIP Code 94930	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: OPUS SOLUTION Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.


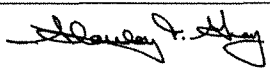
Check the measurement used.

- |   |             |  |                                 |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | _____ 101.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | _____ 104.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | _____ N/A   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | _____ N/A   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | _____ 104.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | _____ 101.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | _____ 102.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | _____ 101.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name STAN GRAY	License Number PLS 6784		
Title PRESIDENT			
Company Name MERIDIAN SURVEYING ENGINEERING, INC.			
Address 777 GRAND AVE SUITE 202			
City SAN RAFAEL	State California		ZIP Code 94901
Signature 	Date 05-10-2022	Telephone (415) 456-5450	Ext.

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

Comments (including type of equipment and location, per C2(e), if applicable)

- 1.) LAT. AND LONG. OBTAINED FROM WWW.MARINMAP.ORG (MARIN COUNTY GIS).
- 2.) FIRM INDEX MAP FILE NUMBER 06041CIND0D DATED 08/15/2017.
- 3.) LOWEST EQUIPMENT WATER HEATER MOUNTED ON FIRST FLOOR ELEVATION.
- 4.) CRAWL SPACE ELEVATION 101.6. FIRST FLOOR ELEVATION 104.9.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 114 MONO AVE			Policy Number:
City FAIRFAX	State California	ZIP Code 94930	Company NAIC Number

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
 Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 114 MONO AVE	Policy Number:
City FAIRFAX	State California
ZIP Code 94930	Company NAIC Number

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

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

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

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.











FILE: 01251220.22o OP1651591791370

2005 NOTE: The IGS precise and IGS rapid orbits were not available  
2005 at processing time. The IGS ultra-rapid orbit was/will be used to  
2005 process the data.  
2005

NGS OPUS SOLUTION REPORT

=====

All computed coordinate accuracies are listed as peak-to-peak values.  
For additional information: <https://www.ngs.noaa.gov/OPUS/about.jsp#accuracy>

USER: eric@meridiansurvey.com DATE: May 03, 2022  
RINEX FILE: 0125122q.22o TIME: 15:30:32 UTC

SOFTWARE: page5 2008.25 master256.pl 160321 START: 2022/05/02 16:32:00  
EPHEMERIS: igu22081.eph [ultra-rapid] STOP: 2022/05/02 19:11:00  
NAV FILE: brdc1220.22n OBS USED: 5747 / 6274 : 92%  
ANT NAME: TRMR8S NONE # FIXED AMB: 38 / 43 : 88%  
ARP HEIGHT: 1.92 OVERALL RMS: 0.017(m)

REF FRAME: NAD\_83(2011) (EPOCH:2010.0000) ITRF2014 (EPOCH:2022.3335)

X: -2710901.291(m) 0.022(m) -2710902.339(m) 0.022(m)  
Y: -4240986.623(m) 0.019(m) -4240985.056(m) 0.019(m)  
Z: 3904220.340(m) 0.007(m) 3904220.473(m) 0.007(m)

LAT: 37 59 9.66577 0.014(m) 37 59 9.68424 0.014(m)  
E LON: 237 24 45.66744 0.020(m) 237 24 45.59666 0.020(m)  
W LON: 122 35 14.33256 0.020(m) 122 35 14.40334 0.020(m)  
EL HGT: -0.944(m) 0.016(m) -1.458(m) 0.016(m)  
ORTHO HGT: 31.196(m) 0.064(m) [NAVD88 (Computed using GEOID18)]

UTM COORDINATES STATE PLANE COORDINATES  
UTM (Zone 10) SPC (0403 CA 3)  
Northing (Y) [meters] 4204344.047 666965.648  
Easting (X) [meters] 536239.630 1816657.871  
Convergence [degrees] 0.25399722 -1.27792222  
Point Scale 0.99961617 0.99993756  
Combined Factor 0.99961632 0.99993771

US NATIONAL GRID DESIGNATOR: 10SEH3624004344(NAD 83)

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DH7229	P198 PETALUMAIRCN2004 CORS ARP	N381535.535	W1223626.768	30448.4
AM7021	OHLN OHLONE PARK CORS ARP	N380022.498	W1221622.708	27701.9
DO2389	TIBB TIBURON PENINSUL CORS ARP	N375327.139	W1222651.317	16198.6

NEAREST NGS PUBLISHED CONTROL POINT

HT1828 A 210 RESET N375915.000 W1223525.000 307.9