

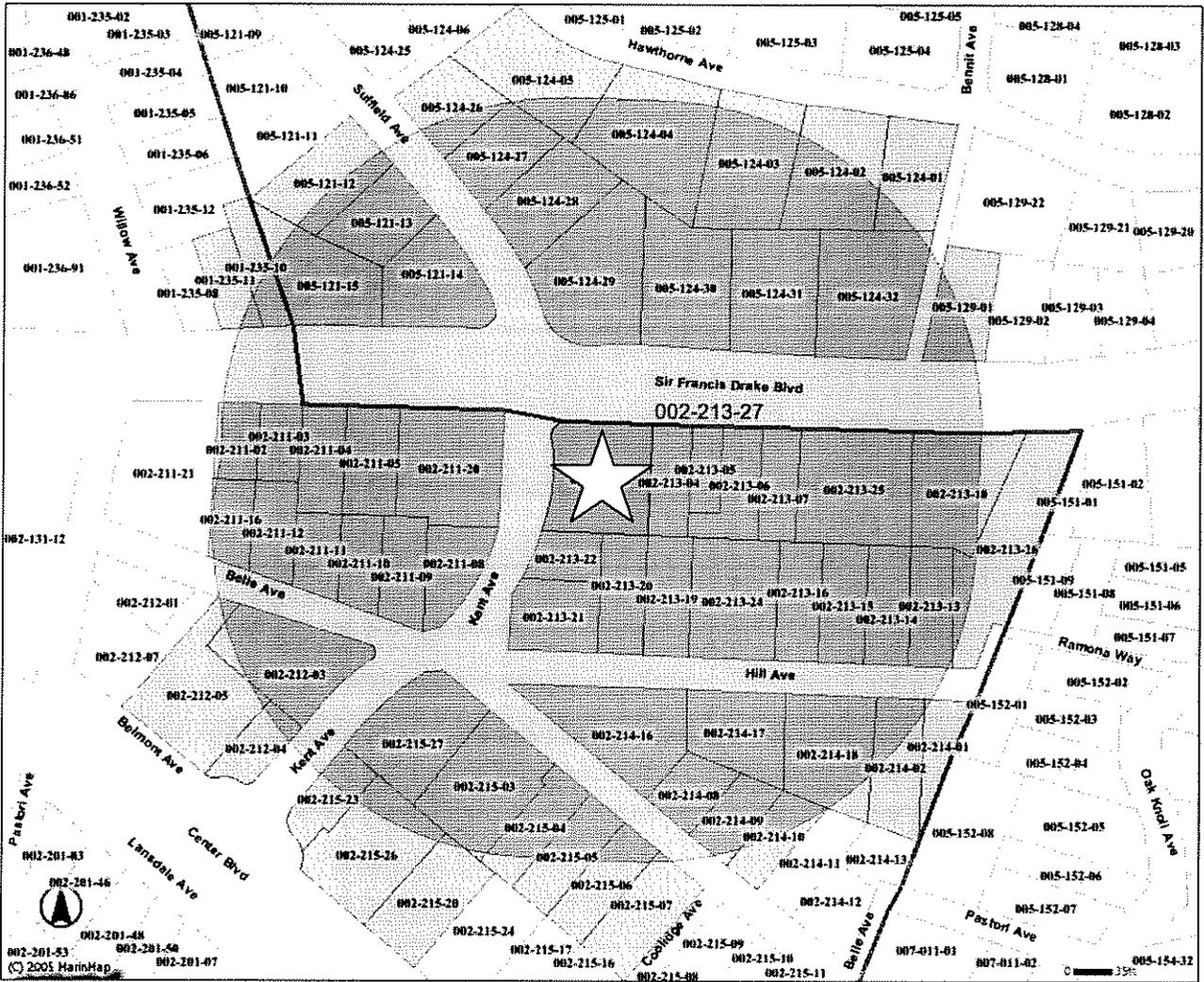
TOWN OF FAIRFAX  
STAFF REPORT

To: Mayor and Town Council

From: Jim Moore, Director of Planning and Building Services  
Linda Neal, Senior Planner

Date: April 3, 2013

Subject: Traffic Study Methodology; Adoption of Resolution No. 13-17



1599 SIR FRANCIS DRAKE BOULEVARD

## **RECOMMENDATION**

Motion to adopt Resolution No. 13-17 approving the traffic study methodology as proposed in the March 19, 2013 Memorandum by Dalene J. Whitlock of W-trans, Whitlock and Weinberger Transportation, Inc. subject to the following condition:

The study shall include the additional parking analysis recommended by the Town Traffic Engineer, David Parisi, in his letter dated March 25, 2013.

## **DISCUSSION**

On March 22, 2013 the Town received an application for a Traffic Impact Permit to utilize the property at 1599 Sir Francis Drake Boulevard (site of the Salami Factory Artist Studios and Marin Tack and Feed). The application for the conversion will not require the expansion of the existing building; only minor exterior changes and an interior remodel are proposed (Exhibit C – proposed floor plan).

The application requires the review and approval of a Traffic Impact Study as required by Town Code § 17.056.050(A)(2) because staff and the Town traffic engineer believe the project will generate more than 100 Average Daily Trips (ADT) beyond that generated by the prior use as a gas station and auto repair facility.

The first step in the process is for the Town Council to approve the methodology that will be used in the preparing the traffic study (Town Code § 17.056.070(F)). The applicant's traffic engineer has proposed a methodology in the attached memorandum dated January 25, 2013 and labeled Exhibit B. David Parisi, the Town traffic engineering consultant has reviewed and approved the proposed methodology subject to the study including review of vehicle access and egress to and from parking spaces within the lot, sightlines, parking stall and aisle dimensions, and interaction with sidewalk users (see Exhibit C, letter dated March 19, 2013).

Once the methodology is approved the study will be prepared and then Use Permit, Design Review, and Parking Variance applications will be submitted, reviewed and acted upon by the Planning Commission at a future meeting. If the Commission approves the other discretionary permits, the Traffic Impact Permit will be brought forward to the Town Council for action at a public hearing as required in Town Code 17.056.100.

## **ATTACHMENTS**

Exhibit A – Description of proposed use

Exhibit B – Traffic study methodology memorandum by W-trans dated 3/19/13

Exhibit C – Parisi and Associates letter dated 3/25/13

**RESOLUTION NO. 13-17**

**A RESOLUTION OF THE FAIRFAX TOWN COUNCIL ESTABLISHING A METHODOLOGY FOR PREPARING A TRAFFIC IMPACT STUDY FOR A DAILEY METHOD FITNESS PROGRAM THAT COMBINES PILATES, YOGA AND ORTHOPEDIC EXERCISES IN AN HOUR LONG EXERCISE REGIME AT 1599 SIR FRANCIS DRAKE BOULEVARD, FAIRFAX, CALIFORNIA**

**WHEREAS**, The Town of Fairfax Municipal Code Section 17.056 requires a Traffic Impact Study for projects reusing existing buildings that will generate over 100 average daily trips beyond those generated by the previous use as a tack and feed store and artist studios; and

**WHEREAS**, the Town of Fairfax, Municipal Code Section 17.056.070(F) requires that the Town Council approve the methodology for preparing the Traffic Study; and

**WHEREAS**, the Applicant has submitted a preliminary traffic study methodology from Whitlock and Weinberger Transportation as described in the memorandum dated March 19, 2013; and

**WHEREAS**, The Town Traffic Consultant, Parisi Transportation, Inc. has indicated they will perform a peer review of the traffic study as described in the letter proposal dated March 25, 2013; and

**WHEREAS**, the Town Council has conditioned the approval of the methodology to include an additional parking analysis as recommended by the Town Traffic Consultant, Parisi Transportation, Inc. in the letter proposal dated March 23, 201; and

**WHEREAS**, the Town's Planning Department staff has reviewed the preliminary traffic study methodology from Whitlock and Weinberger Transportation and the peer review letter from Parisi Transportation;

**NOW THEREFORE BE IS RESOLVED**, that the Fairfax Town Council hereby recommends that the Traffic Impact Study be prepared by Whitlock and Weinberger Transportation as described in the memorandum dated March 19, 2013; and

**BE IT FURHER RESOLVED**, that the Town Council approves the methodology for assessing the traffic impacts of the proposed Dailey Method fitness program.

The foregoing Resolution was duly and regularly passes and adopted at a Regular meeting of the Town Council held on the 3rd<sup>h</sup> day of April, 2013, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
John Reed, Mayor

**ATTEST:**

\_\_\_\_\_  
Deputy Town Clerk