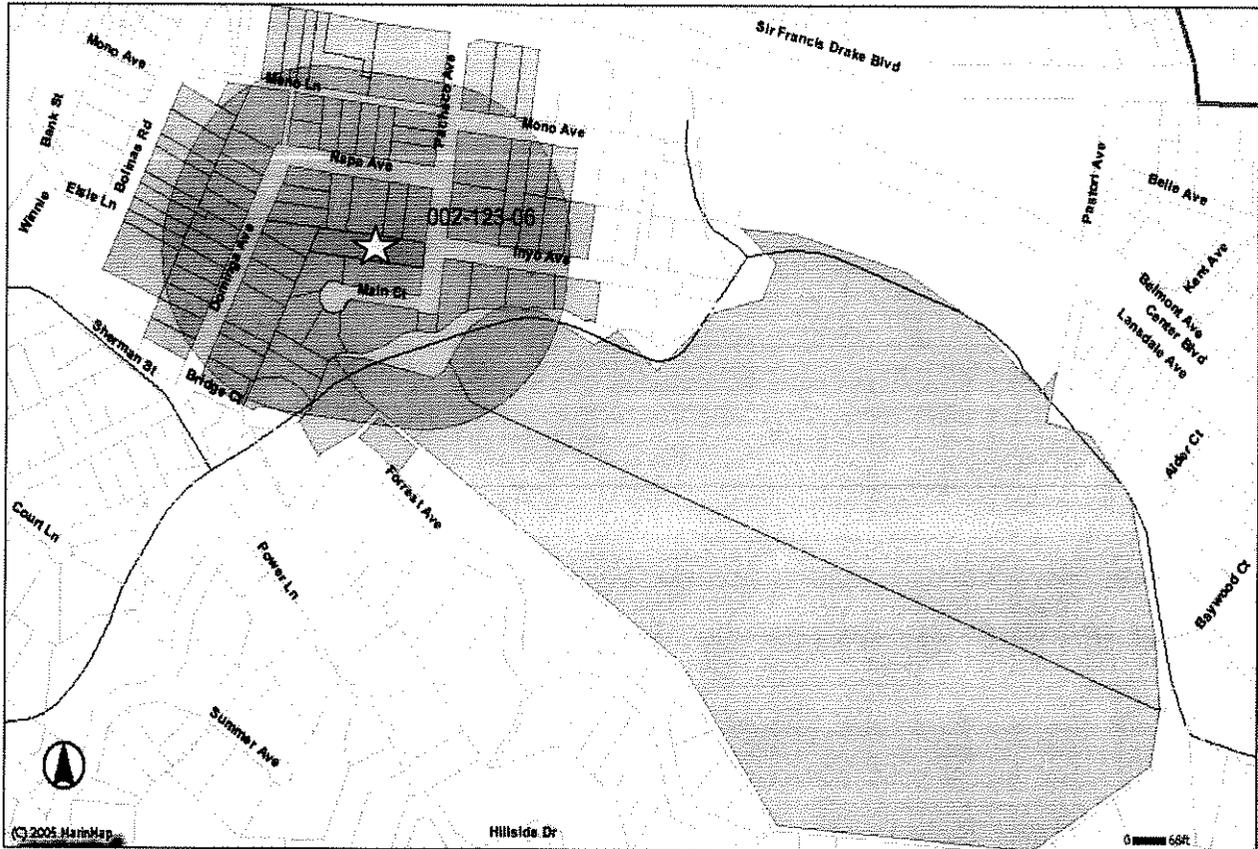


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: January 19, 2012
FROM: Jim Moore, Director of Planning & Building Services
Linda Neal, Senior Planner
LOCATION: 34 Pacheco Avenue; Assessor's Parcel No. 002-123-06
PROJECT: Addition to a single-family residence
ACTION: Use Permit and Variances; Application # 12-27
ZONE DISTRICT: Residential RD 5.5-7 Zone
APPLICANT: Gregory Iboshi, Huang Iboshi Architecture
OWNER: John and Lorna Kirk
CEQA STATUS: 15301(e) and 15305(a)



34 PACHECO AVENUE

BACKGROUND

The 11,157 square foot, 50 foot wide site, is level and was created by the recordation of the Pacheco Tract Subdivision in May of 1910. The original 945 square foot portion of the house was constructed in 1914. In 2002 design review approval was granted by the Town for a 343 square foot addition increasing the residence to 1,288 square feet and a swimming pool was built in 2005.

The site is located in the Residential RD 5.5-7 Zone which allows single-family residences on lots of 5,500 square feet and duplexes on lots of 7,000 square feet.

DISCUSSION

The applicants are proposing a 1,059 square foot addition and remodel of the existing residence which will increase the residence square footage to 2,487 square feet. The first floor would include conversion of a family room/mudroom/half bath to a dining room/half bath/mudroom, conversion of kitchen to a library, addition of a new family room and kitchen, porch and deck and addition of two bedrooms and a bath on the new second floor. The residence would increased from two bedroom, 1 ½ baths to four bedrooms and 2 ½ baths.

In order to construct the addition the carport at the rear of the residence (which currently is not being used for parking and is fenced off from access) and a deck will be removed. The addition will occur in this area and therefore, site disturbance will be minimal.

The proposed project complies with the regulations set forth in the Residential RD 5.5-7 Zone District as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6ft	12ft	35ft	5ft & 5ft	20ft	.40	.35	28.5ft, 2 stories
Existing	23ft	132ft	155ft	9 ft & 4ft	12ft	.13	.24	20ft, 1 story and mezzanine
Proposed	23ft	107ft	130ft	8ft & 8ft (addition)	16ft	.22	.29	22ft, 2 stories

The project constitutes a 50% remodel and therefore, the project will go on to be reviewed by the Design Review Board as required by Town Code § 17.020.030(A).

The project requires the approval of the following discretionary permit:

A Use Permit: The site is only 50 feet wide while Town Code § 17.084.050(A) requires that level lots have an average width of 60 feet. Therefore, per the same code section, the project requires a Use Permit because of its substandard width.

A Variance of the Minimum Parking Space Size: Town Code § 17.052.040(B) requires that parking spaces be 9 feet by 19 feet in size. The applicants are proposing to have an 8 foot by 16 foot compact covered parking space in order to relocate covered parking to front of the residence and still maintain the required combined 15 combined side yard setback with the addition at the rear.

The site is much larger than other properties in the neighborhood and could actually support two living units based on the zoning. Therefore, although the residence will be larger than adjacent structures, the site is two to three times larger than other surrounding properties and can accommodate additional building mass. The addition has also been designed at the rear of the original structure and will not significantly impact the craftsman style street façade of the structure.

Note: residences and properties in the neighborhood range in size from 940 square feet single family residence on a 2,591 square foot site (53 Dominga Avenue) to a 2,591 square feet duplex on a 10,000 square foot site (136 Mono Avenue). The largest residence in the immediate neighborhood is next door and is 2,214 square feet in size on a 7,500 square foot site (38 Pacheco Avenue).

Parking

The parking on site is located behind the residence underneath a carport and it is not currently in use. The project will include the construction of the required covered parking space at the front of the site and the location of the second required parking stall of decomposed granite parallel to the façade of the residence and screened from view with a planting bed along the front sidewalk (Town code § 17.052.030(A)(1)(d)). The guest parking space is available within the public right-of-way along the property frontage as permitted by code [Town Code § 17.052.030(A)(2)]. As indicated above the applicants are requesting that the covered space be a compact 8 foot by 16 foot space. The proposed decrease in size to a compact space with the relocation of the parking to the front of the house where it will be easily accessible is a better parking solution than currently exists with covered parking at the rear where it is blocked and inaccessible.

Fairfax Building Department

The Building Official expressed concern that the finished floor elevation of the addition might not be elevated above the flood level for the property which is located in flood zone AO. The applicants have provided a flood elevation certificate verifying that the floor is elevated above the level of potential flood waters.

Ross Valley Fire Department

1. The project is a substantial remodel and will require installation of a fire sprinkler system throughout the house.
2. Smoke and carbon monoxide detectors shall be installed.
3. An effective fire break must be maintained around the building in compliance with Ross Valley Fire Protection Standard 220.
4. Address numbers shall be at least 4 inches tall and in a location adjacent to the front door and must be internally illuminated or illuminated by an adjacent light controlled by a photocell and switched on by a breaker so it will remain illuminated at night.

Marin Municipal Water District

1. The applicants must comply with the District's Water Conservation Ordinance 421 as a condition of water service. Plan shall be submitted and reviewed to confirm compliance prior to the project final inspection.
2. If backflow protection is required it shall be installed prior to the project final inspection.

Sanitary District

1. The project involved extensive demolition and rebuild so the project will require a connection permit from the District. The size of the sewer lateral will depend on the fixture count calculated during the permitting process
2. If the existing lateral meets the size requirements of the fixture count, the applicant has the option of; a) installing a new lateral; or, b) testing the old lateral in the presence of a District Inspector and found to meet all the current District requirements.
3. The above must be complied with prior to the project final inspection.

RECOMMENDATION

1. Open the public hearing and take public testimony.
2. Close the public hearing.
3. Move to approve application # 12-27 based on the following findings and subject to the following conditions:

Recommended Findings

1. The 2,487 square foot proposed residence is similar in size and mass to other residential

structures in the neighborhood and is located on a much larger parcel. Therefore, the approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

2. The addition and new parking cover will comply with all the setback, height, lot coverage, and floor area ratio regulations set forth in the code. Only a small 200 square foot of the addition footprint will extend into the combined side setback while complying with the minimum side setback. Therefore, the development and use of property as approved under the use permit shall not 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, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.
3. Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.
4. The addition is being proposed in an area of the site already developed with a deck and carport. Construction will not require the removal of significant amounts of soils or the removal of any trees. Therefore, approval of the use permit will not result in significant environmental or site disturbance and is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.
5. The 50 foot site was created in 1910 long before the minimum width requirement was increased to 60 feet and prior to the side yard setback requirements being increased in 1973. Therefore, the strict application of the 9 foot by 19 foot parking stall size requirements would deprive the applicant of the ability to expand their residence which is a privilege enjoyed by other property owners in the vicinity.
6. The requested variance will not decrease the number of parking spaces below that required by the Town Code and will only allow one of the on-site spaces to be a compact stall so that the coverage parking space can comply with the combined side yard setback requirement. Therefore, the granting of the variance will not be a grant of special privilege.
7. The strict application of this title would result in excessive of unreasonable hardship because there is nowhere on the site to locate a full sized parking space without encroaching into a required setback.
8. The proposed parking configuration and covered parking space will be screened from the street with vegetation, will not significantly impact the front façade of the residence and will not result in vehicles entering or existing Pacheco Avenue in an unsafe manner. Therefore, the granting of the variance of adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Recommended Conditions

1. This approval is limited to the development illustrated on the plans prepared by Huang Iboshi Architecture, dated 12/15/11, pages A0.0, A1.0, A2.0, A2.1, A3.0, A3.1 and A4.0.

2. Prior to issuance of a building permit the applicant or his assigns shall:

a. Submit a construction plan to the Public Works Department which may include but is not limited to the following:

- Construction delivery routes approved by the Department of Public Works.
- Construction schedule (deliveries, worker hours, etc.)
- Notification to area residents
- Emergency access routes

b. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes (routes must be approved by Public Works Director/ the Public Works Director can waive this requirement).

c. The applicant shall submit a bond or letter of credit to the Town in an amount that will cover the cost of weatherization and possible roadway damage. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans for approval by the Building Official/Public Works Director. Upon approval of the contract costs, the applicant shall submit bond or letter of credit equaling 100% of the estimated construction costs.

d. The applicant shall secure the applicant shall secure written approval from the Ross Valley Fire Authority noting the development's conformance with their recommendations prior to issuance of the building permit.

3. During the construction process the following shall be required:

a. The structural engineer shall be on-site during the grading process (if there is any grading to be done) and shall submit written certification to the Town staff that the grading has been completed as recommended prior to installation of foundation and retaining forms and piers.

b. The structural engineer shall field check the forms of the foundations and retaining elements and provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans prior to the concrete form inspection by the building official. The building official shall field check the concrete forms prior to the pour.

c. All construction related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the building official on a case by case basis with prior notification from the project sponsor.

d. Any proposed temporary closure 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.

4. Prior to issuance of an occupancy permit the following shall be completed:
 - a. The structural 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 soils report.
 - b. The Planning Department shall field check the completed project to verify that all Planning Commission conditions have been complied with.
5. The roadways shall be kept clean and the site free of dust by watering down the site or sweeping the roadway daily, if necessary.
6. During construction the developer and all employees, contractors and subcontractors must comply with all requirements set forth in Ordinance # 637 (Chapter 8.32 of the Town Code), "Urban Runoff Pollution Prevention".
- k. Notwithstanding section #17.072.050 of the Fairfax Zoning Ordinance, any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application # 12-29. Any construction based on job plans that have been altered without the benefit of an approved modification of Application # 12-29 will result in the job being immediately stopped and red tagged.
8. Any damages to the roadways accessing the site resulting from construction activities shall be the responsibility of the property owner.
9. The applicant shall comply with any and all requirements of the Ross Valley Fire Department, the Ross Valley Sanitary District, the Marin Municipal Water District and the Fairfax Building Official.
10. The applicant or owner shall defend, indemnify, and hold harmless the Town of Fairfax or its agents, officers, and employees from any claim, action, or proceeding against the Town of Fairfax or its agents, officers, or employees to attach, set aside, void, or annul an approval of the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or owner's duty to so defend, indemnify, and hold harmless shall be subject to the Town's promptly notifying the applicant or owner of any said claim, action, or proceeding and the Town's full cooperation in the applicant's or owner's defense of said claims, actions, or proceedings.

ATTACHMENTS

- Exhibit A – Applicant's supplemental information
- Exhibit B – Other Department and outside agency comments

PROJECT DESCRIPTION:

New 2-story rear addition and modification to existing single-family residence, includes 2 new bedrooms,
2 new baths (total new & proposed to be 4 bedroom/ 3 1/2 bath). Site development to include 2 on-site
parking spaces, one covered space includes addition of new trellis/roof cantilevered from north side of
existing house.

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	11,157.5 sqft (.256 acres)	11,157.5 sqft (.256 acres)
Size of structure(s) or commercial space (square feet)	1,288 sqft	1,069 sqft (added) 2,489 sqft (new total)
Height and No. of stories	1 story w/ mezz. (23'-3")	2 stories (26'-4")
Lot coverage	27%	30%
No. of dwellings units	1	1
Parking ¹	No. of spaces	2
	Size of spaces	(1) 9' x 19' / (1) 8' x 16' *(see note below)

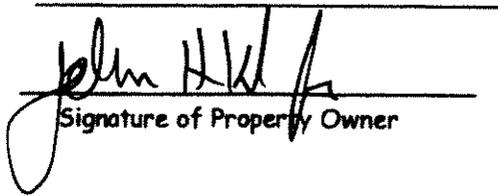
Amount of proposed excavation and fill	Excavation = NA	Fill = NA
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Estimated cost of construction \$ 200,000

Lot Coverage is defined as the land area covered by all buildings and improvements with a finished height above grade and all impervious surfaces except driveways.

¹Minimum parking dimensions are 9' wide by 19' long by 7' high. Do not count parking spaces that do not meet the minimum standards. *Per Planning Department suggestion compact space is used for one space. Property is located in downtown core.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? None


Signature of Property Owner


Signature of Applicant
10/25/11
Date

Date
Planning Department staff is available by appointment between 8:30 a.m. and 12:00 noon and 1:00 p.m. and 5:00 p.m. Monday through Thursday at 142 Bolinas Road, Fairfax, CA. (415) 453-1584

FLOOR AREA RATIO (FAR) AND LOT COVERAGE STATISTICS

The following information will be used to verify application FAR and lot coverage amounts. Applications will not be considered complete until the following table is complete.

	Existing	New	Total- (Exist. + New)
Footprint square footage for all structures			
Living space square footage			
First floor	1288 sqft	484 sqft	1769 sqft ✓
Second floor	140 sqft (mezz)	575 sqft	715 sqft ✓
Third floor			
Total	1428 sqft	1059 sqft	2487 sqft
Accessory structure square footages			
Sheds	0	0	
Pool houses	0	0	
Studios/offices	0	0	
Second units	0	0	
Miscellaneous (equip. shed) (specify use)	0	36 sqft	36 sqft
Total	0	0	
Square footage of impervious surfaces			
Walkways	122 sqft	0	122 sqft
Patios	617 sqft	577 sqft	1194 sqft
Impervious decks			
Miscellaneous (pool) (specify use)	712 sqft	0 sqft	712 sqft
Total	1537 sqft	491 sqft	2028 sqft
Garage/carport square (covered footages (specify type) parking)	0	168 sqft	168 sqft

* All square footage measurements must be the sum of all interior floor area measured from the exterior faces of the exterior walls for structures (Town Code § 17.008.020).

FLOOR AREA: Fairfax Town Code § 17.008.020, Definitions, defines "floor area" as the sum of all interior floor area measured from the exterior faces of the exterior walls. The "floor area" of any accessory structures on the same lot shall be included. The "floor area" of any garage in excess of 500sf in size for single-family residences and 800sf in size for duplexes shall also be included.

LOT COVERAGE: Fairfax Town Code § 17.008.020, Definitions, defines "lot coverage" as the percentage of the lot area that is occupied by the ground area of a building, any accessory building(s), as well as any impervious surface areas such as patios (other than driveways) adjacent to the building or accessory structure.

SUPPLEMENTAL QUESTIONNAIRE

VARIANCE

VARIANCE (S) REQUESTED:

N/A foot front yard variance to construct a _____ within

N/A feet of the front property line.

N/A foot rear yard variance to construct a _____ within

N/A feet of the rear property line.

1.5 foot side yard variance to construct a Roof/Trellis for Covered Parking Space within

8 feet of the side property line.

N/A foot creek setback variance to construct a _____ within _____ feet
of the top of the creek bank.

Other (fence height, building height, parking number or size, etc.) N/A

FINDINGS:

1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

The long thin configuration of the property and location of existing structures (the original house dating back from pre-1900) do not allow for the creation of required parking within the buildable area without compromising the existing facade of the original house. Locating the parking as indicated preserves the residential character of the neighborhood and will not adversely affect the adjacent properties.

2. List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

The covering for the parking will be a light wood trellis with a translucent roof covering (Lexan). This will satisfy covered parking requirement with the least intrusive structure and provide an attractive landscape element along the side yard of the house. The property immediately adjacent to the north currently has a garage structure with a blank facade approximately 4' from the property line facing the subject property, and thus the proposed modifications will not affect any view.

3. Explain why complying with the Town Ordinance requirements will be a hardship for the owner.

Without the variance the homeowner will be forced to substantially modify the existing historic facade or create extensive paved areas for a remote garage in the rear of the property. The variance proposal is a modest request which will have minimal impact.



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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 34 Pacheco Ave
Fairfax, CA 94930

Page: 1 of 3
Date: 11/22/2011
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. 11/03/11 Fire Dept. # 11-0224
E-mail: Rbastianon@rossvalleyfire.org
Review No. 1
Fire Department Standards can be found at: www.rossvalleyfire.org

Applicant*: Planning

Address:

Fairfax, Ca 415-458-2344

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

Occupancy Class: R-3	Fire Flow Req: 1000 GPM	Sprinklers Required: YES
Type of Construction: V-B	On-site Hyd. Req: NO	Fire Alarm Required: NO
Bldg Area: 2475 sqft:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories: 2	Fire Flow Test Required: NO	
Height: +ft.	Wildland Urban Interface: NO	

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

- APPROVED** (no modifications required)
- APPROVED AS NOTED** (minor modifications required - review attached comments)
- NEEDS REVISION** (revise per attached comments and resubmit)
- INCOMPLETE** (provide additional information per attached comments and resubmit)

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

ROSS VALLEY FIRE DEPT

Approved
 Approved with Conditions
 Not Approved--need revision
 Incomplete
 Date: 11/22/11

Inspections required:

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

EXHIBIT # B



Ross Valley Fire
Department

777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 34 Pacheco Ave
Fairfax, CA 94930

Page: 2 of 3
Date: 11/22/2011

Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning

E-mail: Rbastianon@rossvalleyfire.org

Bldg. Dept. 11/03/11

Fire Dept. # 11-0224

Review No. 1

Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
1		This project was found to fall within the definition of a substantial remodel. A Substantial Remodel is defined as follows: The renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
2		A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
3		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 sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
4		Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition exceeds one thousand dollars. CO alarms shall be located outside of each dwelling unit sleeping are in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
5		Maintain around the structure an effective firebreak by removing and clearing all flammable vegetation and/or other combustible growth. Ross Valley Fire Department Fire Protection Standard 220 Vegetation/Fuels Management Plan is available online @ Rossvalleyfire.org to assist the	



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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 34 Pacheco Ave
Fairfax, CA 94930

Page: 3 of 3
Date: 11/22/2011
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning

E-mail: Rbastianon@rossvalleyfire.org

Bldg. Dept. 11/03/11

Fire Dept. # 11-0224

Review No. 1

Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
		applicant in meeting the minimum defensible space requirements.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
6		Address numbers at least 4" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Residential numbers must be internally illuminated (backlit), placed to a light or be reflective numbers. If your project is a new house or substantial remodel, they may only be internally illuminated or illuminated an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. If not currently as described, they must be installed as part of this project.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	

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



MARIN MUNICIPAL WATER DISTRICT

220 Nellen Avenue Corte Madera CA 94925-1169
www.marinwater.org

November 22, 2011
Service No. 04144

Linda Neal
Town of Fairfax Planning Dept
142 Bolinas Rd
Fairfax CA 94930

RE: WATER AVAILABILITY - Single Family Dwelling
Assessor's Parcel No.: 002-123-06
Location: 34 Pacheco Av., Fairfax

RECEIVED
NOV 28 2011
TOWN OF FAIRFAX

Dear Ms. Neal:

The above referenced parcel is currently being served. The purpose and intent of this service are to provide water to a single family dwelling. The proposed remodel and 1059 square foot addition will not impair the District's ability to continue service to this property.

Compliance with all indoor and outdoor requirements of the District's Water Conservation Code is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding the Water Conservation Code should be directed to the Water Conservation Department at (415) 945-1497. You can also find information about the ordinance online at www.marinwater.org.

Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559.

If you have any questions regarding this matter, please contact me at (415) 945-1531.

Very truly yours,

Joseph Eischens
Engineering Technician

JE:dh

cc: Town of Fairfax Building Dept

**TOWN OF FAIRFAX
DEPARTMENT OF PLANNING AND BUILDING SERVICES**

142 Bolinas Road, Fairfax, California 94930
Phone (415) 453-1584 FAX (415) 453-1618

LETTER OF TRANSMITTAL

From: Fairfax Planning and Building Services Department

Date: November 8, 2011

To: Town Engineer Fairfax Police Dept. Marin County Open Space Dist.
 Town Attorney Sanitary Dist. 1 Other - Building Official
 MMWD Public Works Dept.
 Ross Valley Fire Marin County Health Dept.

Address and Parcel No: 34 Pacheco Avenue; Assessor's Parcel No. 002-123-36

Project Description: conversion of family room/mudroom/half bath to a dining room/half bath/mudroom, conversion of kitchen to a library, addition of a new family room and kitchen, porch and deck and addition of two bedrooms and a bath on a new second floor. Project will increase the residence square footage from 1,059 square feet to 2,487 square feet and increase the residence from a 2 bedroom, 1 ½ bath to a 4 bedroom, 2 ½ bath residence.

These plans are being transmitted for review either: a) prior to public hearings on discretionary permits before the Fairfax Design Review Board and Planning Commission; or, for review prior to issuance of a building permit. Please provide your comments on the completeness and adequacy of the submittal for your agencies reviewing purposes within 10 days.

1	11/2/11	Preliminary development plans

REMARKS

ADDITION APPEARS TO BE BELOW THE LOCAL FLOOD LEVEL, ELEVATION
Please respond by November 23, 2011. Thanks
CERTIFICATE MUST BE PROVIDED TO SHOW ADDITION IS ABOVE
THE FLOOD LEVEL, OR ADDITION MUST BE RAISED. POOL
SAFETY REQUIREMENTS MUST BE IN PLACE AT FINAL

If you have any questions please contact: Linda Neal, Senior Planner

INSPECTION.

MARK LOCKHART



ROSS VALLEY SANITARY DISTRICT
2960 Kerner Blvd
San Rafael, CA 94901
(415) 259-2949 ~ rvsd.org

RECEIVED
NOV 28 2011
TOWN OF FAIRFAX

November 22, 2011

Linda Neal, Senior Planner
Dept of Planning and Building Services
142 Bolinas Road
Fairfax, CA 94930

SUBJECT: 34 PACHECO AVENUE, FAIRFAX; APN 002-123-36

Dear Ms. Neal:

We are in receipt of your transmittal letter dated November 8, 2011 concerning the above-referenced project. Since this project involves an extensive demolition and rebuild, the project will require a connection permit from the District. The size of the sewer lateral will depend on the fixture count calculated during the permitting process. If the existing lateral meets the size requirement of the fixture count, the applicant has the option of installing a new lateral or, the old sewer lateral needs to be tested in the presence of a District Inspector and found to meet all current District requirements.

Sanitary District No. 1 will place a hold on said property once the building permit is issued. This hold prevents the new building from being released for occupancy until the District's permit and sewer requirements are fulfilled. It is the owner's responsibility to obtain a sewer connection permit from this office and meet all District requirements pertaining to the private side sewer/lateral.

The District offers a Lateral Replacement Grant Program and the information packet is enclosed for your review. Should your circumstances warrant a major repair/replacement of your sewer lateral then this program could be of benefit.

If you have any questions, please contact this office.

Sincerely,

Randell Y. Ishii, M.S., P.E.
District Engineer

Enclosures