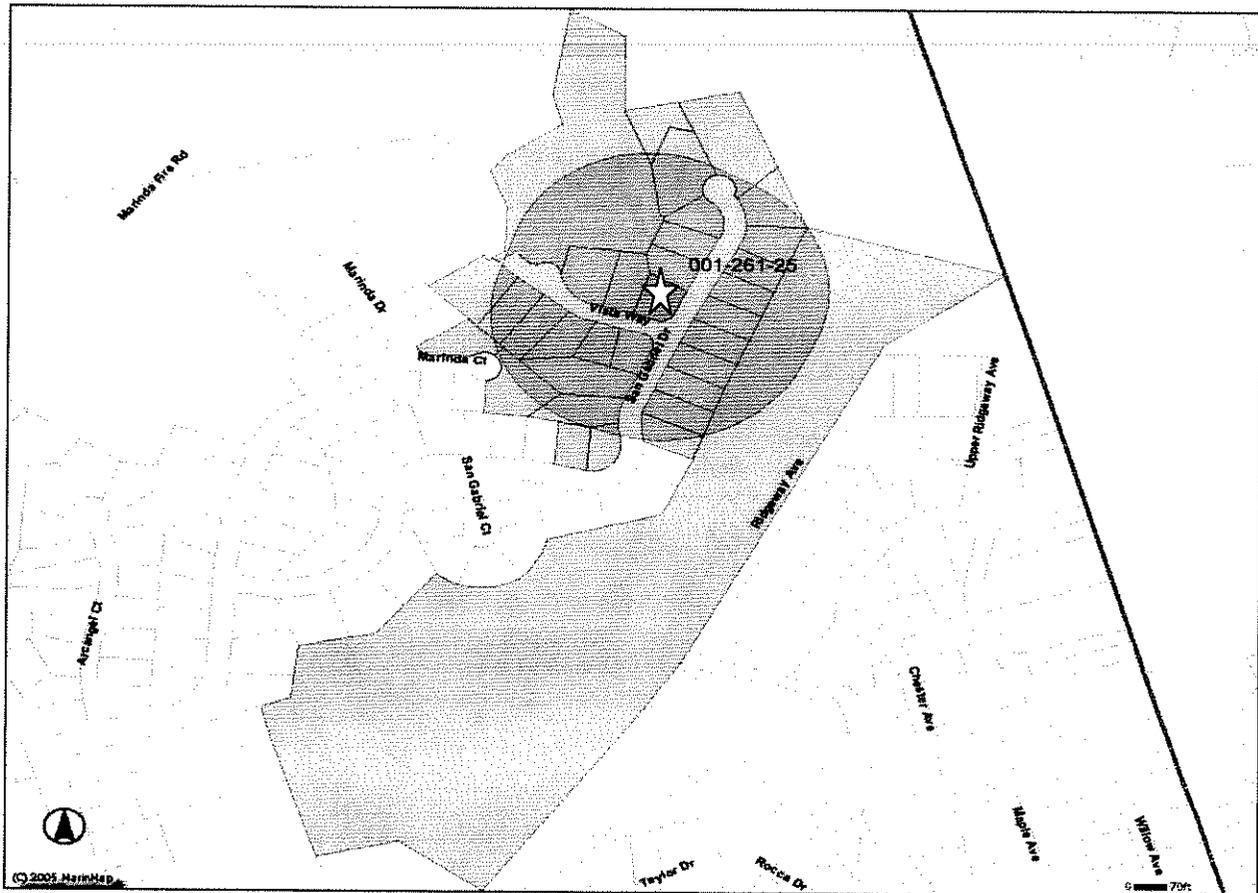


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: June 21, 2012
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION: 101 San Gabriel Drive; Assessor's Parcel No. 001-261-25
ZONING: Residential Single-family RS 7.5 Zone
PROJECT: Deck and sliding door as part of a 50% remodel
ACTION: Use Permit and Design Review; Application # 12-13
APPLICANT: Marcelo Veristain
OWNER: Paige Rogers
CEQA STATUS: Categorically exempt sections 15303(e) and 15305(a)



101 SAN GABRIEL DRIVE

BACKGROUND

The 7,579 square foot site was created when the Marinda Oak Subdivision No. 5 was recorded April 26, 1955. The property is a corner lot that slopes up from Vista Way and from San Gabriel Drive at an average slope of 16% (pre-graded). The residence was originally 1,455 square feet in size and had two bedrooms and 2 baths and a 480 square foot garage. The house was expanded with three bedrooms over the garage in 1962 bringing the total living space to 2,057 square foot. A swimming pool was constructed on the western side of the property in 1959 and the patio surrounding the pool and the pool itself takes up much of the usable backyard area.

DISCUSSION

Property Zoning: Residential RS 7.5

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft	15 ft	40 ft	10 ft & 10 ft	25 ft	.40	.35	28.5 ft, 3 stories
Existing	20 ft	33 ft	53 ft	8 ft & 9 ft	17 ft	.27	.50	20ft and 2 stories
Proposed	same	21 ft	41 ft	same	same	same	same	Same

Note that decks can encroach 2 feet into the required setback so the deck actually maintains a setback that exceeds the required combined front/rear setback for decks by 3 feet [Town Code § 17.044.070(A)(2)].

The total project will include the remodel of 1,298 square feet of the existing 2,057 square foot, five bedroom, two bath residence into a five bedroom, three ½ bath residence and combination kitchen, dining, living great-room with a new 288 square foot deck off the eastern side of the structure. The project including the interior remodeling work constitutes a 50% remodel.

The project requires the following discretionary permits:

A Use Permit: The project site is 7,579 square feet in size and it has a 16% average slope. If this area of Marinda Oaks were being subdivided today, the parcel would have to be 8,400 square feet in size in order to comply with the required minimum lot size requirements set forth in Town Code § 17.076.050(B). A Use Permit is required for the project because the site is substandard in size based on its slope.

The proposed interior remodel and deck will not change the single-family character of the site. The only change to the setbacks will be the encroachment of the proposed deck to within 21 feet of the western rear property line where the residence currently maintains a setback of 33 feet.

However, the deck will still comply with the required minimum 15 foot rear setback requirement and will maintain a combined front/rear setback of 41 feet while code requires a combined front/rear setback of 40 feet [Town Code sections 17.076.070(B)(1) and (2)].

The large setbacks maintained by the residence and the deck ensure that the projects impacts on neighboring properties will be minimal except during construction. In order to comply with the recently adopted 2010 Fairfax General Plan, staff is recommending that the following requirements be included as conditions if the project is approved:

1. Construction hours are limited to between 8 AM and 5 PM, Monday through Friday, 9 AM to 5 PM on Saturdays and that there be no noise generating construction on Sundays.
2. Noise from construction worker's radios shall be controlled so that they are not audible at residences adjacent to the project site.
3. All internal combustion engine-driven equipment shall be equipped with mufflers which are in good condition and appropriate for the equipment.
4. Quiet models of air compressors and other stationary noise sources shall be utilized where technology exists.
5. Noise-generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
6. Unnecessary idling of internal combustion engines shall be prohibited.
7. Applicant shall notify adjacent residents to the project site of the construction schedule in writing.
8. Conditions place upon the project by outside agencies may be waived or amended with that agencies written request to the Planning Department prior to issuance of the building permit.

Design Review

Design Review: Town Code § 17.020.030 requires that projects constituting 50% remodels require design review approval. In reviewing a project for design review approval the Commission may only consider elements of the design which have a significant relationship to the exterior appearance of the structure. The elements may include height, arrangement on the site, texture, material and color.

The existing residence has a typical combination of a split level house combined with a ranch style design. The split level residence design, popular in the 1950's included the garage on the sub or basement level with a main level with a ranch floor plan. They often included entryways between the garage and the main living level. The ranch style house is typically one story with

low pitched roofs and moderate to wide overhangs, rectangular in shape and with or without offsets and small porches.

The retaining wall, stairs and fence located on the western side of the residence are in a state of disrepair and are unsightly. The deck will result in the removal of the unsightly fence and wooden access stairs. The deck will add articulation to the garage side of the residence. There are other homes in the neighborhood with decks adjacent to patios because of the way the subdivision lots were graded to support the split level designs popular in the 1950's. Most of these decks are not visible from the street. The proposed deck is located in the rear yard of 101 San Gabriel Drive but it will be visible from the street because the rear yard is visible from Vista Way since the house is located on a corner lot.

The deck will be constructed of Evergreen Brand eco friendly plank material in a brown color with a redwood railing on top.

The two houses that do front the site, next door at 8 Vista Way and across the street at 81 San Gabriel are oriented so that the deck only faces their side yards and does not provide views into their private backyard areas. Passers-by the site currently see a large expanse of concrete of the driveway and retaining walls. The deck will help screen the walls and driveway while still allowing parking underneath.

The side yard appearance could be further improved by landscaping the bank between the deck and the rear and side property lines. Requiring landscaping as a condition of approval of the deck is not an unreasonable condition for the Commission to request considering the 50% remodel scope of the project.

In order to grant design review approval the Commission must be able to find that a project meets the following design review criteria (staff's recommended findings follow each criteria in bold/italicized font):

The proposed development shall create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.

The deck will help partially screen an unsightly area of the site currently developed with a driveway and retaining walls and will create a well composed design and improve the appearance of the property.

Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances.

Only the exterior changes to the property have been considered in reviewing this application.

The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

The proposed deck will not provide views into any of the private backyard living spaces of adjacent residences. Therefore, the project will protect the private investments in the area.

The proposed development shall conform with all requirements for landscaping, screening, usable open space and the design of parking and off-street loading areas set forth in this title.

The Town Code does not have any regulations regarding mandatory landscaping or screening and the deck preserves the uncovered parking area next to the garage.

Where the proposed development is located in an area where a neighborhood plan or precise plan has been adopted by the town, the design of the development shall conform in all significant respects with such plans.

There is no neighborhood plan or precise plan for this neighborhood.

There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance.

The deck adds articulation to the side façade of the structure and therefore avoids the monotony currently created by the large expanse of driveway and retaining walls.

The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance.

The 288 square foot deck is in proportion with the 7,579 square foot site and it has balance and unity in the way it connects up to the existing structure and rear yard retaining wall improvements.

The extent to which the structure conforms to the general character of other structures in vicinity insofar as the character can be ascertained and is found to be architecturally desirable.

The deck does not change the single-family residential character of the neighborhood.

The extent to which ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.

Not applicable.

The extent to which natural features, including trees, shrubs, creeks and rocks, and the natural grade of the site are to be retained.

Not applicable.

The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.

All the on-site parking is preserved in the project design.

The reservation of landscaping areas for the purpose of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas;

Staff has included a condition that the side yard of the property between the deck and the side and rear property lines be landscaped as a condition of approval

In the case of any commercial or industrial structure, the board shall consider its proximity to any residential district and shall consider the effect of the proposed structure upon the character and value of the adjacent residential district area.

Not applicable.

The design review board may recommend design guidelines to the planning commission and town council for adoption in order to further the objectives of this section and to illustrate design criteria.

Not applicable.

Other Agency Conditions/Requirements

Building Department

Engineered plans for the deck must be submitted with the building permit application.

Ross Valley Fire Department

- The residence shall be provided with a fire suppression system approved and inspected by the Fire Department. The plans must be approved prior to issuance of the building permit and the installation shall be approved prior to the project final inspection.
- The vegetation on the site must be maintained in compliance with Ross Valley Fire Standard # 220.
- Smoke detector and carbon monoxide detectors must be installed in compliance with fire code and building code standards.

- Address numbers that are at least 4 inches in height must be in place adjacent to the front door and if not clearly visible from the street additional numbers are required where they are clearly visible from the street. The numerals must be illuminated so they are visible at night.

Marin Municipal Water District

Any landscaping plan must comply with Title 13, Water Conservation, of the MMWD regulations.

Ross Valley Sanitary District

If not already in place, the property shall be equipped with a backwater prevention device and be inspected and approved by the Sanitary District.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve application # 12-13 based on the above design review findings, the following Use Permit findings and subject to the following conditions:

Recommended Findings

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.

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.

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.

Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

Recommended Conditions

1. The project is limited to the development depicted on the plans prepared by Colin Boyd, Norcal Drafting, dated 3/20/12, pages P-1, F-1, FN-1, EL-1 and EL-1, and D-1.

4. 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 schedule (deliveries, worker hours, etc.)
 - Notification to area residents

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

 - c. The foundation and retaining elements shall be designed by a structural engineer certified as such in the State of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer.

 - d. The applicant shall secure written approval from the Ross Valley Fire Authority noting the developments conformance with their recommendations prior to submittal of the building permit plans.

5. During the construction process the following shall be required:
 - a. The 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 structural engineer. 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.

6. Excavation shall not occur between October 1st and April 15th. The Town Engineer has the authority to waive this condition depending upon the weather.

7. The roadways shall be kept clean and the site free of dust by watering down the site or sweeping the roadway daily, if necessary.

8. 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".

9. Any changes, modifications, additions or alterations made to the approved building permit project plans will require a modification of Application # 12-10. Any construction based on job plans that have been altered without the benefit of an approved modification of Application # 12-10 will result in the job being immediately stopped and red tagged.

10. Any damages to the roadways accessing the site resulting from construction activities shall be the responsibility of the property owner.

11. 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.

13. Construction hours are limited to between 8 AM and 5 PM, Monday through Friday, 9 AM to 5 PM on Saturdays and that there be no noise generating construction on Sundays.

14. Noise from construction worker's radios shall be controlled so that they are not audible at residences adjacent to the project site.

15. All internal combustion engine-driven equipment shall be equipped with mufflers which are in good condition and appropriate for the equipment.

16. Quiet models of air compressors and other stationary noise sources shall be utilized where technology exists.

17. Noise-generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.

18. Unnecessary idling of internal combustion engines shall be prohibited.

19. Applicant shall notify adjacent residents to the project site of the construction schedule in writing.

20. Conditions place upon the project by outside agencies may be eliminated or amended with that agencies written verification of the eliminated or modified conditions to the Planning Department prior to issuance of the building permit.

ATTACHMENTS

Exhibit A – Applicant’s supplemental information

Exhibit B – Other agency/department comments/requests

To: City of Fairfax - Permit Department

May 22, 2012

From: Paige Rogers

101 San Gabriel Dr.
Fairfax, CA 94930

Contractor: Marcelo Veristain

Re: Deck Addition

RECEIVED

MAY 23 2012

TOWN OF FAIRFAX

Below are some reasons why adding a deck on the southwest side of 101 San Gabriel Dr., Fairfax, CA is a reasonable request and will enhance the house, both from an aesthetic perspective (ie neighbor's views) and a structural and legal standpoint (ie foundation support and setback lines):

The existing patio area behind the home will be opened up to meet new deck thereby streamlining the two spaces and making a view of both available from the street. For many years there has been an eight foot wall of wooden planks, hiding any view of the patio from our neighbors and the street.

An existing, open parking space will become a carport, with a deck on top.

Carport/deck will utilize existing retaining walls as foundation.

Patio fits well inside the property's setback lines.

How project will meet some of the guidelines in 17.020.040 of the Fairfax Zoning Ordinance:

"harmoniously related to other facilities in the immediate area"

There are only three houses that have a view of this area. Now, they look on garbage cans, a cement driveway and an eight foot wall of wooden planks. The deck will allow them a much better view of a table and chairs, the pool in the back yard while hiding the car and garbage cans.

"There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance."

Once the eight foot wall of wooden planks is removed, the proposed new deck will converge with a cement patio and backyard pool thereby combining both areas and making the visible from the street.

"The extent to which the structure conforms to the general character of other structures in the vicinity."

Directing across the street from 101 San Gabriel Dr., on the

Vista side, there is a similar structure. From what my new neighbors have told me, there are at least three other decks merging with patios in a two block radius of San Gabriel and Vista Drives. These are behind the houses and ours would be visible to the side because of the corner location of the house.

"The extent to which natural features, including trees, shrubs, creeks and rocks and the natural grade of the site are to be retained." All natural features would remain the same since the deck would be built over a cement driveway.

"The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets." Accessibility of off-street parking would not change.

Thank you for your time and consideration

EXHIBIT #

A

101 San Gabriel Dr



No changes are to be made to the exterior colors.

New deck to be an earth color made a composite material.

PROJECT DESCRIPTION: REPLACE WINDOWS, ADD 2 BATH ROOMS, REMODEL KITCHEN, RELOCATE FURNACE ADD DECK, INSTALL NEW SLIDER AND WINDOWS

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	7,579	SAME
Size of structure(s) or commercial space (square feet)	2057	SAME
Height and No. of stories	2	SAME
Lot coverage		
No. of dwellings units		
Parking ¹ No. of spaces		
Size of spaces		

Amount of proposed excavation and fill	Excavation =	Fill =
--	--------------	--------

Estimated cost of construction \$ 125,000

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.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? _____

ML Moran

Signature of Property Owner

J [Signature]

Signature of Applicant

6/24/12

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	Proposed
Footprint square footage for all structures	2057	SAME
Living space square footage	2057	SAME
First floor		
Second floor	2057	SAME
Third floor		
Total	2057	
Accessory structure square footages		
Sheds		
Pool houses		
Studios/offices		
Second units		
Miscellaneous (specify use)		
Total		
Square footage of impervious surfaces		
Walkways	600	600
Patios	1200	1200
Impervious decks		
Miscellaneous (specify use)		
Total		
Garage/carport square footages (specify type)	GARAGE 480 SQ FT	SAME

* 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 & DRB APPLICABILITY

DESIGN REVIEW

For Commercial, Planned Developments, Hillside Residential and Multiple Family Design Review: (Include brand and number for all finish and/or paint colors.)

- 1. Exterior finish: DECK WILL BE EVERGREEN BRAND EVERGRAIN BRAND ECHO FRIENDLY
- 2. Proposed exterior wall color(s): BROWN DECK - WEATHERED WOOD
- 3. Proposed exterior trim color: N/A
- 4. Proposed exterior window color: WHITE
- 5. Proposed roof material and color: EXISTING NO CHANGES
- 6. Special features: _____
- 7. Lot Coverage: DECK APPROXIMATE 25X14
- 8. Number of existing parking spaces and their sizes: 3 - 10X18
- 9. Number of proposed parking spaces and their sizes: N/A

DESIGN REVIEW APPLICABILITY

1. Hillside Design Review (in a ridge line)

All new dwellings located on hillside properties and all additions on properties located in a ridgeline scenic corridor (which include deck and stairway structures) shall require design review.

Additions and accessory structures may be exempt from design review where the applicant demonstrates, through the use of story poles, plans and photo montages, that an accessory structure or addition will have no impact on significant view corridors due to the proposed location of the structure in relation to existing improvements. Project exemption shall be determined by the Fairfax Planning Director.

2. Multiple family Design Review

Multiple family residential units of three (3) or more and additions to structures located in the Multiple Family RM Zone.

3. 50% remodels of additions to residential properties

THE HOME IS OUTDATED AND RUN DOWN, AN EYE SORE TO THE NEIGHBORHOOD.

VISUAL IMPROVEMENT LIKE WINDOWS AND A NEW ECHO FRIENDLY DECK WILL IMPROVE THE NEIGHBORHOOD. REMOVAL OF THE FIREPLACE AND A MORE EFFICIENT FURNACE WILL HELP THE ENVIRONMENT. WORKING WITH THE ROSS FIRE DEPARTMENT WE HAVE REMOVED ALL PLANTS THAT PROVIDE FUEL TO THE LANDSCAPING.



MARIN MUNICIPAL WATER DISTRICT

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

May 18, 2012
Service No. 29685

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

RECEIVED
MAY 22 2012
TOWN OF FAIRFAX

RE: **WATER AVAILABILITY** - Single Family Dwelling
Assessor's Parcel No.: 001-261-25
Location: 101 San Gabriel Dr., 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 remodeling of the existing structure and deck addition will not impair the District's ability to continue service to this property.

Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation 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 District Code Title 13 – Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. You can also find information about the District's water conservation requirements 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:mp

EXHIBIT #

B





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

May 17, 2012

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

RECEIVED

MAY 21 2012

TOWN OF FAIRFAX

SUBJECT: 101 SAN GABRIEL DRIVE, FAIRFAX, CA; APN 001-261-25

Dear Linda:

We are in receipt of your transmittal letter dated April 27, 2012, concerning the above-referenced project. The District has no objection in general, but has the following comments and requirements if the project is approved:

1. If not already installed, the District requires that the side sewer be equipped with an appropriate backwater prevention device (e.g., Contra Costa valve as warranted by the individual site conditions).
2. After the project is approved, the owner or contractor should contact the District to arrange for a District inspector to approve the existing installation (or approve the plans for the proposed installation) of the backwater prevention device and any work done on the side sewer lateral in order to make a record for the District's files.

If you need further information regarding this matter, please contact the office.

Sincerely,

A handwritten signature in cursive script that reads "Randell Y. Ishii".

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



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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 101 San Gabriel Dr
Fairfax CA, 94930

Page: 1 of 3
Date: 05/03/2012
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: Rbastianon@rossvalleyfire.org
Bldg. Dept. 04/17/12 Fire Dept. # 12-0112 Review No. 1
Fire Department Standards can be found at: www.rossvalleyfire.org

Applicant*: Planning
Address:

***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: sqft:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories: 2+	Fire Flow Test Required: NO	VMP
Height: +ft.	Wildland Urban Interface: YES	

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
REVIEWED
DATE: 5/11/12

Inspections required:

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



Ross Valley Fire
Department

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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 101 San Gabriel Dr
Fairfax CA, 94930

Page: 2 of 3
Date: 05/03/2012
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: Rbastianon@rossvalleyfire.org
Bldg. Dept. 04/17/12 Fire Dept. # 12-0112 Review No. 1
Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
1		Scope of work for 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. Noted on plans	
		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		A Vegetation Management Plan designed in accordance with Ross Valley Fire Standard #220 is required for this project. VMP's required a separate permit from the fire code permit.	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
5		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.	



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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 101 San Gabriel Dr
Fairfax CA, 94930

Page: 3 of 3
Date: 05/03/2012
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: Rbastianon@rossvalleyfire.org
Bldg. Dept. 04/17/12 Fire Dept. # 12-0112 Review No. 1
Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
		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.*

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: April 27, 2012

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: 101 San Gabriel Drive; Assessor's Parcel No. 001-261-25

Project Description: Remodel of residence and addition of deck.

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	3/20/12	Preliminary development plans

REMARKS ENGINEERING REQUIRED FOR DECK, UNDER FLOOR FOOTINGS, AND PSL BEAM

Please respond by May 17, 2012. Thanks

NO OTHER COMMENTS AT THIS TIME,
MARK LOCKABY
 PUBLIC WORKS MANAGER
 &
 BUILDING OFFICIAL

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