

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

**TO:** Fairfax Planning Commission  
**DATE:** July 19, 2012  
**FROM:** Jim Moore, Director of Planning and Building Services  
Linda Neal, Senior Planner  
**LOCATION:** 2094 Sir Francis Drake Blvd.; Assessor's Parcel No.001-183-13  
**PROJECT:** Repair/reconstruction of front wall damaged in accident  
**ACTION:** Design Review; Application # 12-14  
**APPLICANT:** Brian Ayuso and Janet Boessenecker  
**OWNER:** Ayuso Family Trust  
**CEQA STATUS:** Categorically exempt section(s)



**2094 Sir Francis Drake Boulevard**

## **BACKGROUND**

The 6,750 square foot site is relatively level with Saint Rita School to the east, another two story commercial building to the north and it shares the parking lot with the commercial buildings at 2082, 2096 and 2090 Sir Francis Drake to the south. Sir Francis Drake Boulevard is located to the west. There is no information in the Town's records regarding the construction date of the building.

## **DISCUSSION**

The structure was struck by a vehicle trying to parking along its frontage some time ago. The applicants would like to; a) remove the brick façade and planter along the damaged portion of the front of the building; b) replace the brick planter; c) replace the four single-pane windows with double pane windows; d) reconstruct the damaged brick façade area with stucco; and e) paint the building and planters to match the existing undamaged stucco portions of the building.

The new portions of the façade and the two brick planters will be painted Benjamin Moore Ashley Gray, HC-87 while the trim around the windows, if damaged during construction, will be painted Benjamin Moore, Moonlight White, 2143-60.

Town code § 17.020.030(B) indicates that new construction in any of the Commercial Zones is subject to Design Review Regulations and the design review criteria set forth in Town Code § 17.020.040.

## **RECOMMENDATION**

Motion to approve application # 12-14 based on the following findings and conditions:

### Recommended Findings

1. The proposed exterior changes will create a well composed design that relates well with the exterior facades of the adjacent structures.
2. The proposed exterior changes will serve to protect the financial interests of other commercial property owners in the vicinity.

### Recommended Conditions:

1. The applicants shall obtain a building permit prior to construction.
2. The Planning Department shall verify compliance with the color palette prior to the project final inspection.

## **ATTACHMENTS**

Exhibit A – applicant’s supplemental information