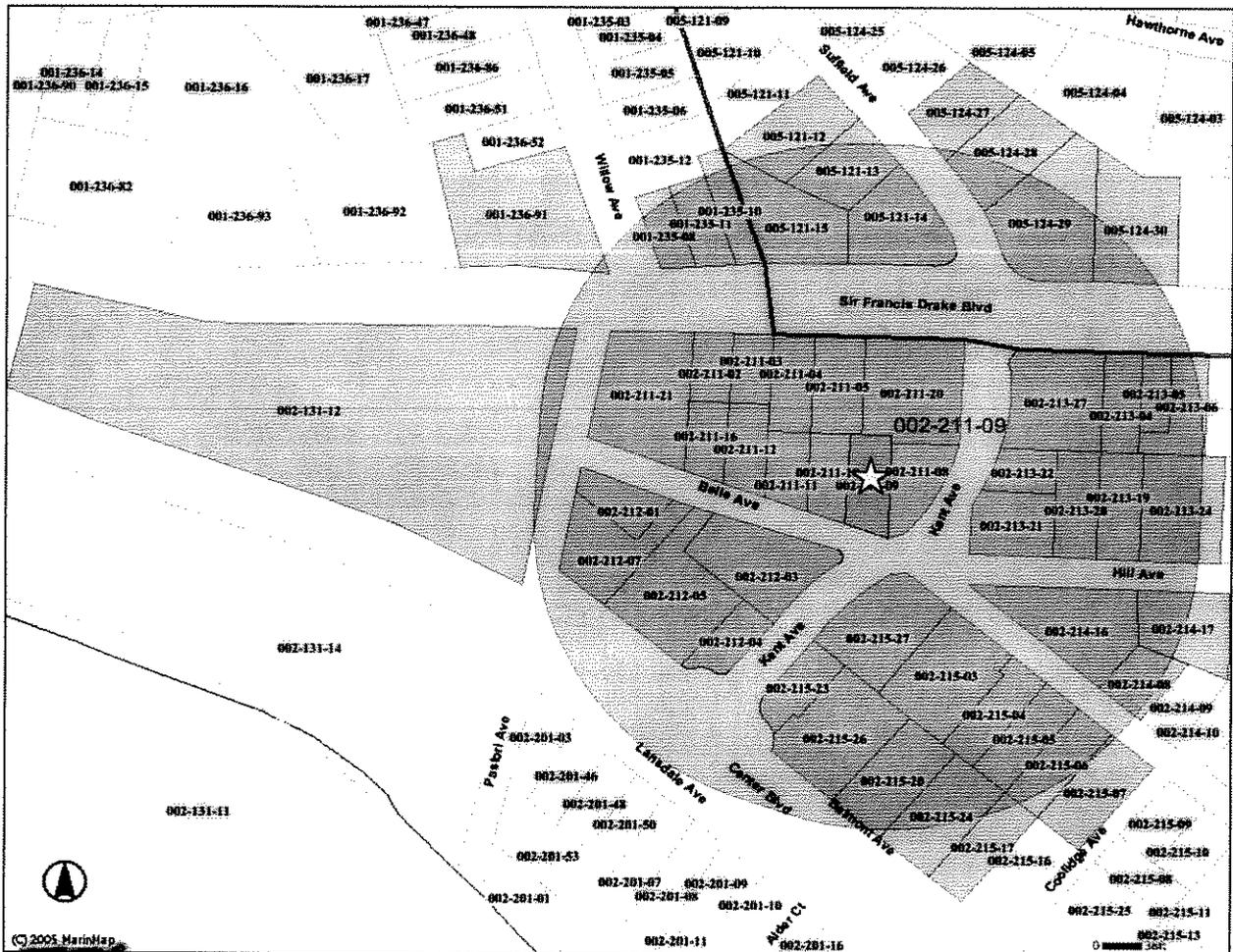


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: August 15, 2013
FROM: Jim Moore, Director of Planning and Building Services
 Linda Neal, Senior Planner
LOCATION: 19 Belle Avenue; Assessors' Parcel No. 002-211-09
PROJECT: Remodel of a single-family residence
ACTION: Use Permit and Variance; Application # 13-28
APPLICANT: Dan Cirimele
OWNER: Dan, Kimberly and Richard Cirimele
CEQA STATUS: Categorically exempt section 15301



19 BELLE AVENUE

BACKGROUND

The 3,800 square foot, 40 foot wide site is level and is developed with a 1,382 square foot, two (2) bedroom, two (2) bath residence with an attached one (1) car garage. The residence was constructed in 1966.

DISCUSSION

The project encompasses remodeling the existing 1,382 square foot residence to create a great room that will include the kitchen and living areas while remodeling the existing kitchen area into a third bedroom. The remodel will not increase the square footage of the residence.

The property complies with the Residential Rd 5.5-7 Zone District regulations as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft	6 ft	25 ft	5 ft & 5 ft	15 ft	.40	.35	28.5ft, 2 stories
Existing	6.5 ft	12.5 ft	19 ft	4 ft & 5 ft	9 ft	.44	.44	17 ft, 1 story
Proposed	same	same	same	same	same	.44	.44	17 ft, 1 story

The setbacks for the Residential RD 5.5-7 Zone were increased and the lot coverage limitation was put into place in 1973. The .40 Floor Area Ratio was adopted in 2002. Therefore, the setbacks, Floor Area Ratio and Lot Coverage maintained by the existing structure that are out of compliance with the current regulations are legal non-conforming.

The project requires the approval of the following discretionary permits:

Use Permit: The property is located within the Residential RD 5.5-7 Zone where the minimum parcel size is 5,500 square feet and the minimum width is 60 feet. Town Code § 17.084.050(A) requires that a Use Permit be granted for any physical improvement of or on a building site failing to meet the minimum requirements. The site is only 3,800 square feet in size and 40 feet in width and therefore, the project requires a Use Permit.

Variance to Place Required Parking in the Side Yard Setback: Town Code section 17.016.040 (B) and (C) indicate that the aggregate amount of construction or alteration on a non-conforming structure may not affect more than 50% of the building *or result*

in the addition of a bedroom unless the parking on the site is brought up to today's standards or a Parking Variance is granted by the Commission.

Town Code sections 17.052.030 (A)(1) and (A)(2) require that a single-family residence with three bedrooms have three, 9 foot by 19 foot parking spaces. The proposal provides three on-site parking spaces, one in the garage, one in the driveway and one at a 90% angle to the driveway parallel to the adjacent street. The space proposed in the front yard will require the approval of an exception to the Town Code for parking in the side yard because the space will project two (2) feet into the required minimum five (5) foot side yard setback [Town Code sections 17.052.010(B) and 17.084.070(A)(2)].

The application indicates that a portion of the front fence that is perpendicular to the street will be removed to provide vehicular access to the parking space. However, it appears that in order to achieve the turning radius necessary to actually maneuver into the space the entire section of fence needs to be removed and the planting area next to the structure will need to be planted with ground cover and not shrubs.

Increasing the residence from two (2) bedrooms to three (3) bedrooms will not result in a house that is out of character with other residences found throughout the neighborhood on similar sized properties. Neighboring houses range in size from 724 square feet, 1 bedroom 1 bath homes on 3,500 square foot or smaller parcels to over 2,000 square feet in size. The largest home in the immediate neighborhood is 2,171 square feet and has four (4) bedrooms and three (3) bathrooms on a 3,240 square foot property.

What could be construed as out of character with the neighborhood is the location of the third parking space in the small front yard area. While the proposed gravel space will be somewhat screened by landscaping, having a vehicle in the space will look out of character because none of the neighboring homes have a similar parking configuration.

Parking is at a premium in this neighborhood and allowing an increase in the number of bedrooms without the required number of parking spaces being provided is not a good precedent to set. The provision of the third required space, although not in an optimum location, will meet the Town Code requirements. The location of the residence on this narrow lot, with the structure so close to the front property line, limits the owner's options.

OTHER AGENCY/DEPARTMENT COMMENTS/CONDITIONS

Ross Valley Fire Department

1. A fire sprinkler system shall be installed throughout the building which complies with the requirements of the National Fire Protection Association 13-D and local standards.
2. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not visible from the street, additional numbers are required. Numbers must be internally illuminated, placed next to a light or be of a reflective material.

3. All smoke detector 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.
4. Carbon monoxide alarms shall be installed.

Marin Municipal Water District

1. The owners must comply with MMWD's indoor and outdoor requirements of District code Title 13, Water Conservation as a condition of water service.
2. Should backflow protection be required, said protection shall be installed as a condition of water service.

Ross Valley Sanitary District

1. 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 for the fixture count, the applicant has the option of installing a new lateral or, the old lateral needs to be tested in the presence of a District Inspector and found to meet current District requirements.

RECOMMENDATION

Move to approve application # 13-29 based on the following findings and subject to the following conditions:

Recommended Findings

1. The single-family residential project is located on a property zoned for single-family use. Therefore, the proposed development is consistent with the General Plan, other adopted codes and policies of the Town of Fairfax, and is consistent with the purpose and intent of this ordinance.
2. The project will include bringing the property into compliance with the parking ordinance and therefore, vehicular access and parking are adequate.
3. The proposed residence is similar in size and architecture to other homes in the neighborhood. Therefore, the proposed development harmonizes with the surrounding residential development, meets the design review criteria and does not result in the deterioration of significant view corridors.

4. 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 because there are many other properties throughout the Fairfax Tract neighborhood with required parking and parking structures located in the side yard setback
5. The site is narrow, only 40 feet wide. The narrow width is the special circumstances applicable to the property that results in the strict application of prohibition of parking in the side yard setback depriving the applicant the ability to remodel the existing house, a privilege enjoyed by other property owners in the vicinity and under identical zone classification.
6. The strict application of this title would result in excessive or unreasonable hardship because the applicant will be prohibited from remodeling and/or improving their private property.
7. 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 because the variance being granted is for an uncovered parking space only, not for a parking structure in the side setback.

Recommended Conditions of Approval

1. This approval is limited to the project depicted on the plans prepared by Ronald Casassa, pages A0 through A6, dated July 8, 2013.
2. Prior to issuance of a building permit the applicant or his assigns shall secure written approval from the Ross Valley Fire Authority noting the developments conformance with their recommendations.
3. During construction developer and all employees, contractors and subcontractors must comply with all requirements set forth in Town Code Chapters 8.20, Noise Control, 8.32, Urban Runoff Pollution Protection, 8.12, Litter, 12.28, Obstructions on Roads and Trails and the California Building Code and California Fire Code (as amended in the Town of Fairfax Town Code).
4. 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 Use Permit # 13-28. Any construction based on job plans that have been altered without the benefit of an approved modification of Use Permit 13-28 will result in the job being immediately stopped and red tagged.
5. 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, indemnity, 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.

6. A proposed third parking space must be completed and the appropriate section of fence must be removed prior to the project final inspection.
7. 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 Use Permit # 13-25. Any construction based on job plans that have been altered without the benefit of an approved modification of Use Permit 13-25 will result in the job being immediately stopped and red tagged.
8. The applicant or owner shall defend, indemnity, 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, indemnity, 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.

Ross Valley Fire Department Conditions:

1. A fire protection 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.
2. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detector 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.
3. Carbon monoxide alarms shall be provided.
4. Address numbers must be 4 inches tall and if not clearly visible from the street, additional numbers are required. The project is a substantial remodel so the numbers must be

internally illuminated or illuminated by an adjacent light controlled by a photocell and switch off only by a breaker so it will remain illuminated all night. The numbers must be internally illuminated, placed next to a light or be reflective numbers.

Marin Municipal Water District

1. The applicant must comply with the District Code Title 13, Water Conservation, as a condition of water service.
2. Should backflow protection be requirement it shall be installed prior to the project final inspection.

Sanitary District

1. A new sewer connection will be required for the residence since it involves extensive demolition and rebuild. The size of the sewer lateral will depend on the fixture count calculated during the permitting process. If the existing lateral meets the size requirements 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. The cost will be based on the number of fixtures.
2. Occupancy will not be approved until District's permit and sewer requirements are fulfilled .

Miscellaneous Conditions

1. The applicant must comply with any all conditions listed above unless a specific agency waives their conditions in a written letter to the Department of Planning and Building Services.
2. Planning Conditions placed on a project by the Planning Commission at the public meeting may only be waived by the Commission at a future public hearing.

ATTACHMENTS

Development Plans

Exhibit A – Applicant's supplemental information

Exhibit B – Other Agency/Department comments/conditions

PROJECT DESCRIPTION: THE PROJECT IS AN INTERIOR REMODEL
W/ EXTERIOR DOOR & WINDOW REPLACEMENT /
CHANGES OF AN EXISTING SINGLE FAMILY RES.
NO ADDITIONS OR CHANGES OF THE BLDG FOOT PRINT
OR FLOOR AREAS ARE PROPOSED FOR THIS PROJECT.

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	3800 ϕ	3800 ϕ
Size of structure(s) or commercial space (square feet)	1708 ϕ	1708 ϕ
Height and No. of stories	1	1
Lot coverage	45%	45%
No. of dwellings units	1	1
Parking ¹ No. of spaces	2	3
Size of spaces		

Amount of proposed excavation and fill	Excavation =	Fill =
N/A	N/A	N/A

Estimated cost of construction \$ 47,500 \pm

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? PGE EASEMENT POLE ANCHORS
GUYS ETC. (EXISTING POLE @ SOUTHWEST
CORNER!

[Signature]
 Signature of Property Owner

[Signature]
 Signature of Applicant

7/7/13

7/7/13

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		
Living space square footage		
First floor	1382 Ⓟ	1382 Ⓟ
Second floor	~	~
Third floor	~	~
Total		
Accessory structure square footages		
Sheds	~	~
Pool houses	~	~
Studios/offices	~	~
Second units	~	~
Miscellaneous (specify use)	~	~
Total	1382 Ⓟ	1382 Ⓟ
Square footage of impervious surfaces		
Walkways	~	~
Patios	~	~
Impervious decks	~	~
Miscellaneous (specify use)	~	~
Total		
Garage/carport square footages (specify type)	326 Ⓟ	326 Ⓟ

* 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.

Use Permit Applications - Additional information required.

- A written description of the proposed use, major activities, hours of operation, number of employees on the premises during the busiest shift and when the busiest shift is expected and other information pertinent to the application. **N/A**

- Floor plans must include location of any special equipment. **N/A**

- Designate customer, employee and living areas. **N/A**

- If different uses are included in this activity, for example storage, retail, living space, etc. Indicate square footage of each proposed use. **N/A**

In order to approve your project, the Planning Commission must make findings of fact which state that the project will not have a negative impact on the general public welfare, conforms with the policies of the Town, does not create excessive physical or economic impacts on adjacent property and provides for equal treatment with similar properties in Town.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

THIS IS AN EXISTING SINGLE FAMILY RES.
IT WILL REMAIN A SINGLE FAMILY RES.
NO ADDITIONS ARE PROPOSED.

The final disposition of each use permit shall be in accordance with the facts of the particular case, and such facts must support the following determinations and findings before a use permit may be approved. Indicate how the findings below can be made:

- 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 PROJECT IS AN INTERIOR REMODEL AND
GENERAL CLEAN-UP - AS OTHER RESIDENCES COLVEY

- The development and use of property, as approved under the 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 use permit.

IS A SINGLE FAMILY RES. CONSISTENT
WITH THE EXISTING ZONING.

- 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, development plan or other plan or policy, officially adopted by the town.

IS A SINGLE FAMILY RES. CONSISTENT
WITH THE ZONING.



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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 19 Belle
Fairfax CA, 94930

Page: 1 of 3
Date: 07/19/2013
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. 7/12/13 Fire Dept. # 13-0222
E-mail: Rbastianon@rossvalleyfire.org
Review No. 1
Fire Department Standards can be found at: www.rossvalleyfire.org

Applicant*: FFX 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: 1382 sqft:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories: 1+	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)
- () NOT APPROVED (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: 7-19-13

Inspections required:

- () Access/Water Supply prior to delivery of combustibles
- (X) Defensible Space/Vegetation Management Plan
- (X) Sprinkler Hydro/Final
- (X) 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: 19 Belle
Fairfax CA, 94930

Page: 2 of 3
Date: 07/19/2013
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: Rbastianon@rossvalleyfire.org
Bldg. Dept. 7/12/13 Fire Dept. # 13-0222 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. SHALL BE NOTED AS DEFERRED SUBMITTAL ON CONSTRUCTION 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		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		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	



Ross Valley Fire
Department

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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 19 Belle
Fairfax CA, 94930

Page: 3 of 3
Date: 07/19/2013
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. 7/12/13 Fire Dept. # 13-0222
E-mail: Rbastianon@rossvalleyfire.org
Review No. 1
Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
		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

RECEIVED

JUL 22 2013

TOWN OF FAIRFAX

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

July 18, 2013

Service No. 47281

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

RE: WATER AVAILABILITY - Single Family Dwelling
Assessor's Parcel No.: 002-211-09
Location: 19 Belle Ave, 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 to create an additional bedroom 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) 945-1532.

Sincerely,

Joseph Eischens
Senior Engineering Technician

JE:mp

cc: Town of Fairfax Building Dept



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

July 19, 2013

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

RECEIVED

JUL 22 2013

TOWN OF FAIRFAX

SUBJECT: 19 BELLE AVE., FAIRFAX, CA; APN 002-211-09

Dear Ms. Neal:

We are in receipt of your transmittal letter received July 11, 2013 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.

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

REQUIREMENTS TO OBTAIN A SEWER CONNECTION PERMIT
when sewer is available

Bring to the District Office: a) Set of approved plans showing plumbing fixtures, and b) Building Permit Number obtained from building department of jurisdiction (town/city/county).

RESIDENTIAL:

New Construction:

- District Connection Fee: \$ 50*per fixture unit w/ \$500 minimum
- District Inspection Fee: 1,000
- CMSA Capacity Charge: 5,261.72**fee adjusted each July 1 by an increment based on the change in the Engineering News-Record Construction Cost Index (ENR Index) for San Francisco

Transfer from septic to public sewer: \$5,761.72**

Rebuild by pre-tear-down owner within 6 months of tear-down:

- District Inspection Fee: \$1,000
- District Connection Fee: \$ 50*per fixture unit. Credit will be given for pre-tear-down fixture units when fixture units are counted by District inspector prior to tear-down or can be otherwise verified. Old side sewer/lateral may be used only if it passes test meeting all current District Specifications. If rebuilt by anyone other than pre-tear-down owner, new construction requirements/fees apply.

Rebuild by pre-burn-down owner within 24 months of burn-down:

No District fees required if residence is rebuilt in kind by pre-burn-down owner within 24 months of burn-down, and rebuild may connect to the existing side sewer/lateral. Sewer lateral must be equipped with a backwater relief device as required by current District Specifications. If rebuild doesn't replace burn-down in kind, tear-down requirements/fees apply. If rebuilt by anyone other than pre-burn-down owner, new construction requirements/fees apply.

COMMERCIAL - New Construction:

- District Connection Fee: \$ 50.00*per fixture unit w/ \$500 minimum
- District Inspection Fee: 1,000.00 plus \$.20 per sq.ft. over 2,000 sq.ft.
- **CMSA Capacity Charge: 328.86 *per fixture unit w/ \$5,261.72 minimum
- **CMSA Capacity Charge: 769.53 *per fixture unit w/ \$5,261.72 minimum
High Strength Users

SIDE SEWER REPAIR OR REPLACEMENT:

- First Sewer Inspection Fee: \$98.00
- Each Additional Sewer Inspection: \$75.00

METHOD OF PAYMENT: Personal/Business check, cashier's check or money order. If the bank for any reason does not honor payment tendered, the full amount plus a ten percent penalty must be paid by a cashier's check to the District immediately to avoid legal action.

*Connection fees are calculated by number of plumbing fixture units according to the 1985 Uniform Plumbing Code as follows:

<u>Units</u>	<u>Fixture</u>	<u>Units</u>	<u>Fixture</u>
2	Kitchen sink/dishwasher	2	Sink, bar, commercial
1	Bar Sink, private	3	Sink, commercial/industrial
2	Bathtub or Shower	1	Drinking Fountain
1	Wash basin (lavatory)	6	Water Closet, public
4	Water Closet, private	6	Urinal, pedestal
2	Clothes Washer	2	Urinal, stall or wall
2	Laundry Tub	2	Bidet
3	Service Sinks	3	Floor Drain, grease/oil
2	Floor Drain, standard	6	Floor Drain, sand/auto wash

**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: July 10, 2013

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: 19 Belle Avenue; Assessor's Parcel No. 002-211-09

Project: Substantial remodel of an existing 1,382 square foot residence reconfiguring the floor plan to increase the number of bedrooms from two (2) to three (3).

These plans are being transmitted for review prior to public hearings on discretionary permits before the Fairfax Design Review Board and Planning Commission. Please provide your comments on the completeness and adequacy of the submittal for your agencies reviewing purposes within 10 days.

1	7/8/13	Preliminary development plans by Ronald A. Casassa, pages A0 through A6

REMARKS: NO COMMENTS AT THIS TIME.

Please respond by July 29, 2013.

If you have any questions please contact: Linda Neal, Senior Planner at (415) 453-1584

