

John Owens and Diana Dullaghan
177 Frustuck Avenue, Fairfax CA 94930
(415) 456-8064 Email: johnoph@aol.com

TOWN OF FAIRFAX

AUG 13 2013

August 13, 2013

RECEIVED

Jim Moore
Linda Neal
Town of Fairfax

Re: Town of Fairfax Planning Commission Staff Report Re: 8/15 Agenda/Meeting

Dear Jim and Linda,

Because the staff report we received from you is full of inaccuracies we are not prepared to come before the planning commission for such an important application. Major items are incorrect, for example:

Page 3: A side yard setback variance: The 9ft x 19ft parking space for the second unit is proposed within the required 5 ft side yard setback. Town Code Section 17.052.010(B) prohibits the location of parking in a side yard setback.

Correction: The parking space layout is on page A1.3 of our plans and it is an 8' x 16' space for the main house located in the side setback.

Another example:

Page 4: The proposed project provides two spaces for the main residence in the garage, a third guest space for the main residence is located partially in the driveway on private property and partially in the public easement on the driveway approach. The fourth space for the second unit is proposed adjacent to the existing driveway in the side yard setback and almost entirely within the public road easement. Therefore, the proposal, if approved, would create a precedent of allowing second unit parking in an easement meant for the use of the general public.

Correction: The fourth parking space for the unit is in the garage on the property, and there is no mention of the fifth space. We are fully aware of the Town parking codes. Your paragraph does not make sense due to the actual layout of the parking spaces.

There are more inaccuracies which I do not have time to address before Thursday. Please withdraw 177 Frustuck second unit application, item 7, from the 8/15 agenda. I will be in contact shortly with the full list of inaccuracies and corrections.

Let's discuss this situation further. I know the Town has a deadline to produce 25 affordable second units in 5 months. This is a prime opportunity for the Town. I would like to work towards the Planning Department recommending our second unit for approval.

Please confirm by telephone message or email that you have removed this item from the 8/15 agenda. Thank you.

John Owens & Diana Dullaghan

