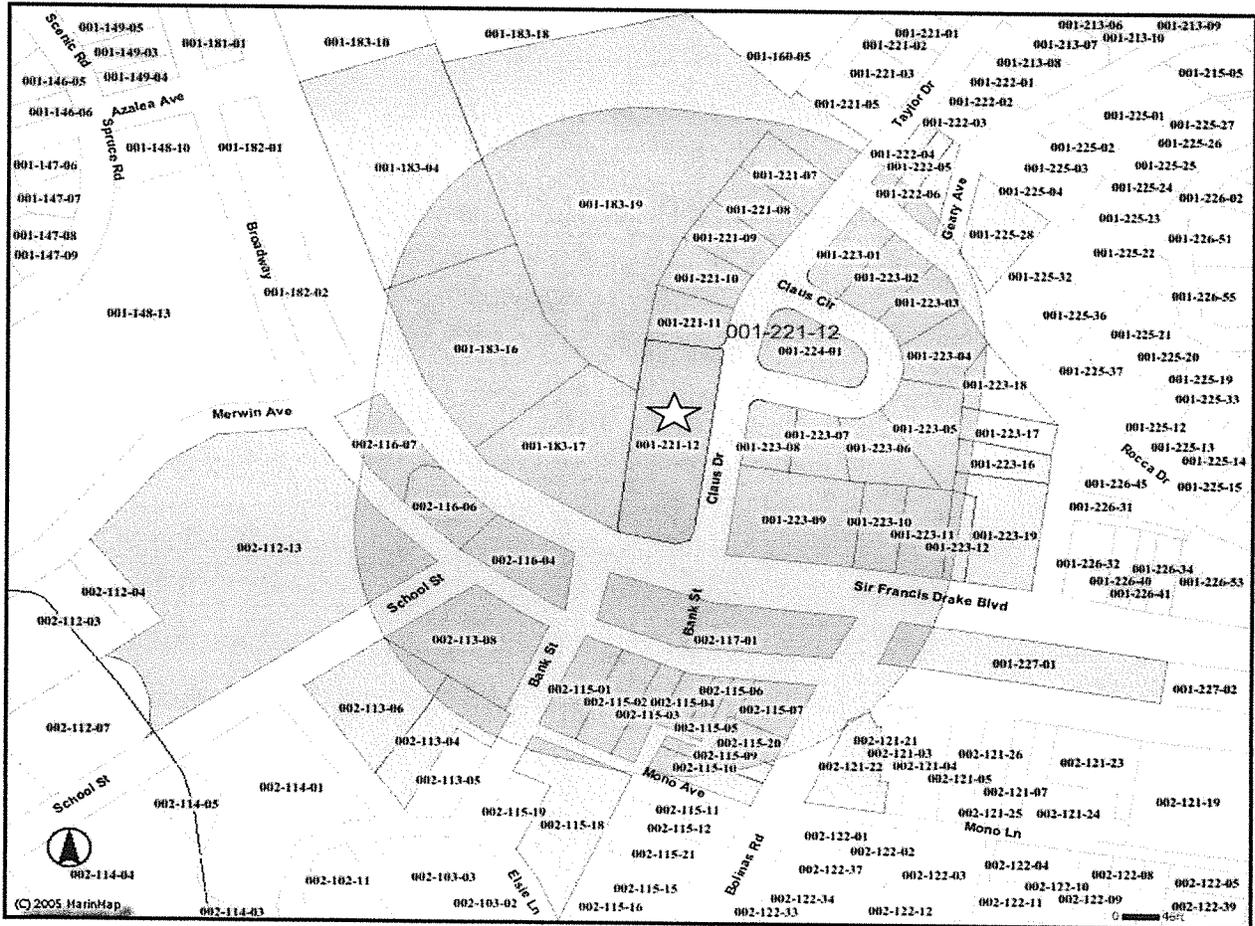


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: February 20, 2014
FROM: Jim Moore, Director of Planning and Building Services
 Linda Neal, Principal Planner
LOCATION: 1966 Sir Francis Drake Blvd.; Assessor's Parcel No. 001-221-12
PROJECT: Wall/Sign
ACTION: Sign Permit & Design Review; Application # 14-02
APPLICANT: Joe Breeze, Marin Museum of Bicycling
OWNER: Mark Squire
CEQA STATUS: Categorically exempt, § 15303(e)



1966 SIR FRANCIS DRAKE BOULEVARD

BACKGROUND

The 21,840 square foot site has a slope of 4 % and is developed with an existing 7,200 square foot, two story structure that was previously used as a grocery store and associated grocery store offices and storage (second floor). The rear 2,700 square feet of the building is still being used by two wholesale companies, Easy Living Foods and Wild West Ferments.

On July 18th, 2013 the Commission approved Use Permit and Design Review applications allowing the building to convert into a multi use building to allow a 2,700 square foot bicycle museum, a 1,800 square foot office space, 1,700 square feet of wholesale/commercial kitchen and a 1,075 square foot, second floor residential unit.

The bicycle portion of the building will house the Marin Bicycling Museum and be the new home for the Mountain Bike Hall of Fame, a 25 year-old institution which is planning to move from Crested Butte, Colorado and which will be an integral part of the Marin Museum of Bicycling.

DISCUSSION

The applicants are proposing to construct a donor wall that will vary in height reaching a maximum of 4 feet and will be constructed in two sections, on either side of the existing Mulberry tree at the southwest corner of the site. The wall will emulate the profile of Mount Tamalpais and will also display the words, "Mountain Bike Hall of Fame" in bronze colored metal lettering affixed two inches above the wall facade.

The wall will be of 6 inch, poured concrete and sit atop a 12 by 12 inch grade beam anchored to the ground with piers. The wall portion above the grade beam will be surfaced with 1 inch thick bricks bearing donor names.

The cement grade beam below the brick covered wall will be colored concrete in a tan color and the wall will be illuminated from below by lighting contained within the surrounding landscaping bed.

The planting bed is already landscaped but additional native plants will be installed after the wall is completed. The proposed planting is as follows and is shown on the site renovation plan (sheet A2): 3 native Ceanothus shrubs, 3 Santolina groundcover plants, 1 native Carpenteria shrub, and 1 Ribes shrub

The new plant material irrigation will be tied into the existing irrigation system and controlled by the existing timer.

The project requires the review and approval of the following discretionary permits:

Design Review

Town Code §17.020.030(B) requires design review approval for new construction in all of the Town's commercial zoning districts. While this property is currently zoned Highway Commercial, if approved by the Town Council at their March 5, 2014 meeting, the Zoning will change to Central Commercial on April 3rd, 2014. Either way, the wall requires design review approval and must comply with the Design Review criteria set forth in Town Code §17.020.040.

The design of the proposed donor wall presenting the silhouette of Mount Tamlapais will create a well composed design that relates harmoniously with the surrounding commercial development and to the total setting.

The site landscaping will be improved and will compliment the wall sign.

Sign Permit

Town Code § 17.064.020 defines a sign as, "Any written, pictorial representation, symbol, insignia, banner, placement of lighting or any other feature of similar character, or whatever material, which is used to identify, announce, direct attention to or otherwise advertise which is erected on the ground or on any bush, tree, rock, wall, post, fence, building or on any bush, tree, rock, wall post, fence, building, structure, vehicle or in or on any place whatsoever and which is visible from outside a building. The proposed wall displaying the Mountain Bike Hall of Fame name constitutes a sign.

The proposed sign requires the approval of an exception to the Sign Ordinance regulations by the Commission because it is a free standing sign [Town Code § 17.064.060(G)].

In order to approve an exception to the sign ordinance regulations the Commission must be able to make one of the following findings:

- (1) Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other business or property in the vicinity.
- (2) The exception is the minimum necessary to serve the sign's intended use.
- (3) The application submitted is extra-ordinary and outstanding in design; or
- (4) The sign is of historical significance.

There will be two entities operating from the bicycle museum location, the museum itself and the mountain bike hall of fame. Therefore, the exception to have a monument sign garnering donations for the hall of fame and alerting passers-by to its existence in the museum is the minimum necessary to serve the signs intended use.

Other Agency/Department Comments

No other Town Departments or outside agencies had any comments about this project at this time (Exhibit B).

RECOMMENDATION

Move to approve application # 14-02 based on the following findings and subject to the following conditions:

Recommended Findings

1. There will be two entities operating from the bicycle museum location, the museum itself and the mountain bike hall of fame. Therefore, the exception to have a monument sign garnering donations for the hall of fame and alerting passers-by to its existence in the museum is the minimum necessary to serve the intended purpose of the sign.
2. The design of the proposed donor wall presenting the silhouette of Mount Tamlapais will create a well composed design that relates harmoniously with the surrounding commercial development and to the total setting.
3. The site landscaping will be improved and will compliment the wall sign.

Recommended Conditions

1. If required by the Building Official, the applicants shall obtain building and electrical permits prior to erecting the sign and installing the landscape lighting.
2. Prior to issuance of the permit(s)/start of construction the applicants shall provide a bond/letter of credit or other form of surety in an amount to cover the cost of the landscaping and irrigation materials and installation. This amount will be held for 18 months to ensure that the new landscaping becomes established and is maintained.
3. Prior to the project final Building and Planning shall perform a final inspection to ensure the project and landscaping has been installed per the approved plans.

ATTACHMENTS

Exhibit A – applicant’s supplemental information

Exhibit B – Comments from other Agencies/Departments



Ross Valley Fire Department
777 San Anselmo Avenue, San Anselmo, CA 94960

Roger Meagor
FIRE CHIEF

Memo

To: Linda Neal, SR Planner

From: Robert Bastianon *RB*

Date: 1/31/2014

Re: 1966 Sir Francis Drake

The application as described appears to meet minimum fire code requirements.

Committed to the protection of life, property, and environment.
SAN ANSELMO • FAIRFAX • SLEEPY HOLLOW

HEADQUARTERS: 777 San Anselmo Avenue, San Anselmo, CA 94960 TEL: (415) 258-4686 FAX: (415) 258-4689 www.rossvalleyfire.org

EXHIBIT #

B

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: January 22, 2014

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: 1966 Sir Francis Drake Blvd.; Assessor's Parcel No. 001-221-12

Project: construction of two brick walls, one 16 foot long section and one 14 foot long section, that will reach up to 4 feet in height along the property frontage at the corner of Sir Francis Drake Boulevard and Clause Drive. Wall will serve as a fund raising wall for the future mountain bike museum to be located in the front portion of the building on the site.

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	Received 1/14/14	Preliminary development plans

REMARKS: NO COMMENTS AT THIS TIME

Please respond by February 5, 2013.
 If you have any questions please contact: Linda Neal, Senior Planner at (415) 453-1584