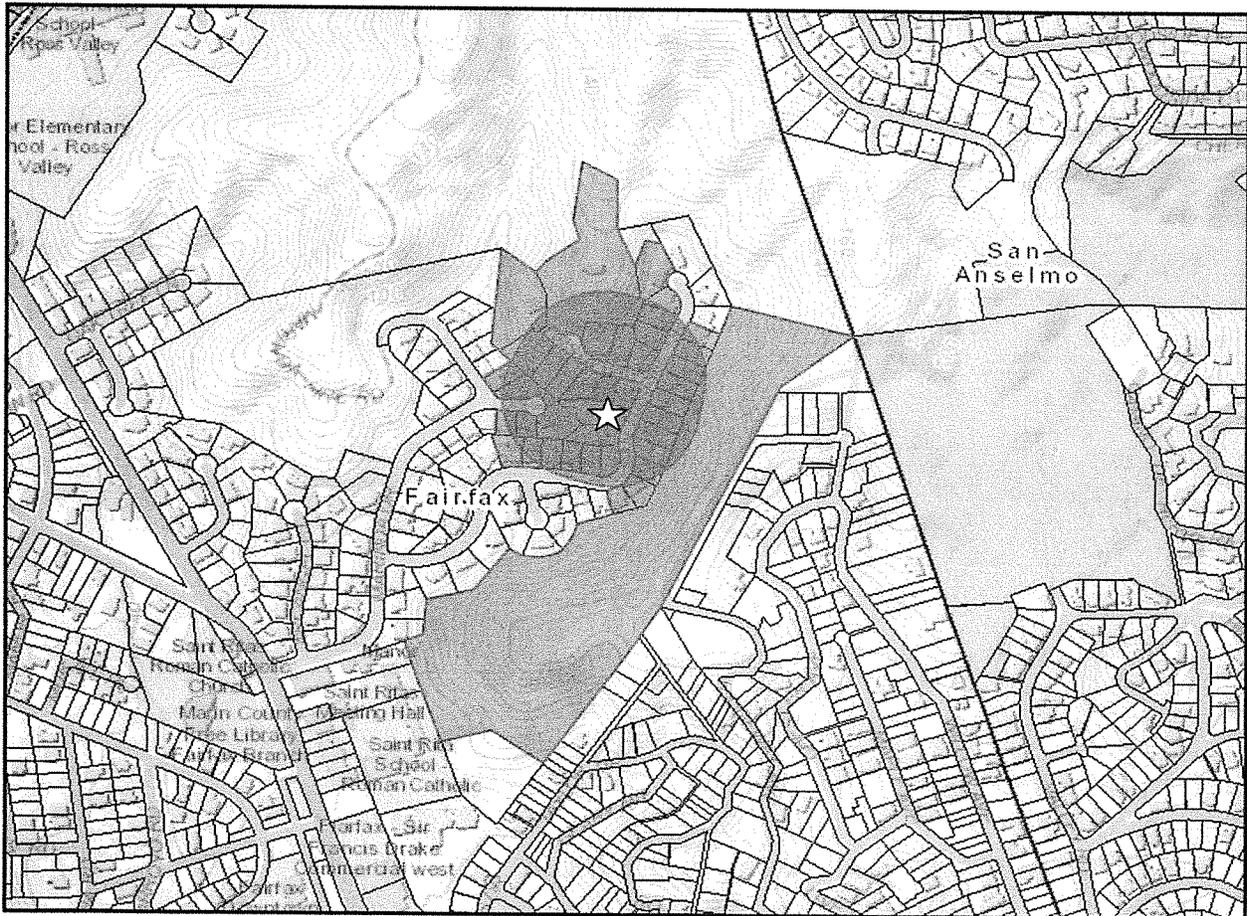


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: March 20, 2014
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION: 7 Vista Way; Assessor's Parcel No. 001-261-16
PROJECT: Family room with wet bar
ACTION: Use Permit; Application # 14-09
ZONING: Residential Single-family RS 7.5 Zone
APPLICANT: Rick Block
OWNER: Rick Block and Ray Bakowski
CEQA STATUS: Categorically exempt section(s) 15301(e)(1) and 15305(a).



7 VISTA WAY

BACKGROUND

The 6,630 square foot site slopes down from Vista Way at an average rate of 26%. The 1,679 square foot, three bedroom, two bath residence with a two car garage was constructed in 1956.

DISCUSSION

The applicants are proposing to remodel and expand the single-family residence to convert a basement area into a family room with a wet bar and fireplace. The project will reconfigure the stairway to the basement and include improvement of 378 square feet of basement area into living space increasing the square footage of the home from 1,670 square feet to 2,057 square feet.

The project complies with the Residential Single-family RS 7.5 Zone District where it is located as follows:

	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	28.5ft, 2 stories
Existing	20 ft	23 ft	43 ft	6 ft and 8 ft	15 ft	.25	.25	22.5 ft, 1 story with basement
Proposed	same	same	same	same	same	.31	.25	22.5 ft in height, 2 stories,

The project requires the following discretionary permits:

A Use Permit –

Town Code § 17.076.050(C) requires that properties in the RS 7.5 Zone with a slope of 26% be a minimum size of 23,200 square feet and minimum width of 133 feet or any modification of the property requires a Use Permit from the Planning Commission. The project parcel is only 6,630 square feet in size and 65 feet wide so the project requires a Use Permit.

A survey of similar sized homes in the neighborhood revealed that the houses range in size from 1,584 square to 2,189 square feet on parcels ranging in size from 6,300 square feet to 7,521 square feet. Therefore, the proposed 2,057 square foot house on this 6,630 square foot site is not out of scale with the site or with other homes in the neighborhood.

Minimum Side Setback Variance

Town Code § 17.076.070(B)(2) requires that structures maintain minimum side setbacks of 10 feet and a combined side setback of 25 feet. The project will result in new living space being built that does not maintain the minimum 10 foot setback from the east side property line and therefore, the project requires a Setback Variance.

The project will not add any windows to the eastern side of the residence where the new living space will be located closest to the nearest neighbor. A sliding glass door will be added to the south side of the residence to access the rear yard and it is over 30 feet away from the neighbor to the south. Therefore, impacts on the adjacent neighbors have been minimized.

Site Disturbance

Disturbance of the site will be minimal because all work will be within the existing foundation line.

Design Review

The project does not require design review approval because it does not constitute a 50% remodel and is therefore exempt from review (Town Code § 17.020.030(A)).

OTHER AGENCY AND DEPARTMENT COMMENTS (Exhibit B)

Ross Valley Fire Department

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. A Vegetative Management Plan designed in accordance with Ross Valley Fire Standard 220 is required for this project. A separate deferred permit shall be required for this plan. Please submit directly to the Fire Department for review.
4. Carbon monoxide alarms shall be provided.

5. 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

If not already installed, the District requires that the sided sewer be equipped with an appropriate backwater prevention device.

If the project is approved the applicant shall contact the District to arrange for a District Inspector to approve the existing installation or to approve plans for the proposed installation.

Fairfax Police, Public Works and Building Departments

The Fairfax Police Department and the Building Department had no comments on the project.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve application # 14-09 subject to the following findings and conditions of approval:

Recommended Use Permit and Variance Findings

1. The new living space will be constructed within the existing footprint of the house below the first living level and it will not project towards the neighboring home further than the existing building. This type of improvement has been made to other single family residences in the Marinda Oaks Subdivision and sites with

similar topography where the site slopes down from the road and the main floor of the house it built at street level. Therefore, 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 the addition will be done within the existing footprint of the house

2. There are no windows on the eastern side of the residence where the new living space will be the closest to a neighboring residence. Therefore, 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.
3. The 398 square foot addition will not result in a residence that is out of scale with the project site or with other homes in the neighborhood and will not change the single-family character of the neighborhood. Therefore, approval of the use permit is not contrary to those objectives, goals or standards set forth in the Residential Single-family RS 7.5 Zone.
4. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.
5. The site is small, 6, 630 square feet and has a steep 26% slope. These are the special circumstances applicable to the property that result in the strict application of the setback regulations depriving the applicants of the ability to do a modest addition, which is a privileges enjoyed by other property owners in the vicinity and under identical zone classification.
6. The variance or adjustment will not constitute a grant of special privilege because other properties in the Marinda Oaks Subdivision that have similar down sloping lots have improved the enclosed but unimproved under floor areas of their home. The proposed project is consistent with the limitations upon other properties in the vicinity and under identical zone classification, and is consistent with the objectives of this title.
7. The strict application of this title would result in excessive or unreasonable hardship.
8. 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.

Recommended Conditions of Approval

Planning Conditions:

1. This approval is limited to the development illustrated on the plans prepared by Dennis Ludlow dated 1/30/14, pages 1 and 2.
2. 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:
 3. Construction delivery routes approved by the Department of Public Works.
 4. Construction schedule (deliveries, worker hours, etc.)
 5. Notification to area residents
 6. Emergency access routes
 - a. b. The applicant shall prepare, and file with the Public Works Manager, a video tape of the roadway conditions on the construction delivery routes (routes must be approved by Public Works Manager).
 - b. The foundation 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 and submitted to the satisfaction of the Town Engineer.
 - c. Prior to submittal of the building permit plans the applicant shall secure written approval from the Ross Valley Fire Authority noting the developments conformance with their recommendations.
7. During the construction process the following shall be required:
 - a. The geotechnical 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. Prior to the concrete form inspection by the building official, the geotechnical and structural engineers 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.

- c. The building official shall field check the concrete forms prior to the pour.
 - d. 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.
 - e. Additionally, 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.
8. Prior to issuance of an occupancy permit the following shall be completed:
- a. The geotechnical engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the soils report.
 - b. The Town Engineer shall field check the completed project to verify that the work has been installed as per approved plan.
 - c. The Planning Department shall field check the completed project to verify that all design review and planning commission conditions have been complied with including , if applicable, installation of landscaping and irrigation.
9. Excavation shall not occur between October 1st and April 15st. The Town Engineer has the authority to waive this condition depending upon the weather.
10. The roadways shall be kept clean and the site free of dust by watering down the site if necessary. The roadways shall be kept free of dust, gravel and other construction materials by sweeping the roadway, daily, if necessary.
11. During construction developer and all employees, contractor's and subcontractor's must comply with all requirements set forth in Ordinance # 637 (Chapter 8.26 of the Town Code), "Storm Water Management and Discharge Control Program."
12. Notwithstanding section # 17.38.050(A) 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 14-09. **Any** construction based on

job plans that have been altered without the benefit of an approved modification of Use Permit 14-09 will result in the job being immediately stopped and red tagged.

13. Any damages to Vista Way resulting from construction activities shall be the responsibility of the property owner. Road closures, if necessary, shall be coordinated with the Fairfax Police Department and the Ross Valley Fire Department.
14. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

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. A Vegetative Management Plan designed in accordance with Ross Valley Fire Standard 220 is required for this project. A separate deferred permit shall be required for this plan. Please submit directly to the Fire Department for review.
4. Carbon monoxide alarms shall be provided.
5. 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

If not already installed the side sewer shall be equipped with an appropriate backwater prevention device. Either the existing or the new side sewer shall be inspected and be approved by a District inspector prior to the building permit final inspection.

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 acted upon by the Planning Commission may only be waived by the Commission at a future public hearing.

ATTACHMENTS

Exhibit A – applicant's supplemental information

Exhibit B – Other agency/department comments/conditions

Variance - Additional information required.

- Include a cross section through the proposed project depicting the project and the relationship of the proposal to existing features and improvements on adjacent properties.
- Lot coverage calculation including all structures and raised wooden decks.

In order to approve your project, the Planning Commission must make findings of fact which state that 1) there is a special feature of the site (such as size, shape or slope) which justifies an exception; 2) that the variance is consistent with the treatment of other property in the neighborhood; 3) that strict enforcement of the ordinance would cause a hardship; and 4) that the project is in the general public interest.

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

Lot size is 6630 sq.ft. Rear 20' of property is a steep slope. There are surrounding homes with a larger square footage than 7 Vista Wy. I can not meet the minimum side yard setbacks. This project does not affect the exterior of the home except for installation of a patio door on the south face.

SUPPLEMENTAL QUESTIONNAIRE

VARIANCE

VARIANCE (S) REQUESTED:

_____ foot front yard variance to construct a _____ within _____ feet of the front property line.

_____ foot rear yard variance to construct a _____ within _____ feet of the rear property line.

_____ foot side yard variance to construct a Family Room within 6' feet of the side property line.

_____ foot creek setback variance to construct a _____ within _____ feet of the top of the creek bank.

Other (fence height, building height, parking number or size, etc.) _____

FINDINGS:

- 1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

Lot size is 6630 sq.ft. Rear 20' of property is a steep slope. Adjacent parcels are similar in size.

- 2. List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

Development of the lower room into a family room will be done within the existing envelope of the building. No affect to the exterior of the house, except installation of a patio door on the south wall.

- 3. Explain why complying with the Town Ordinance requirements will be a hardship for the owner.

Lot does not meet minimum size. Building does not meet minimum side setbacks.

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 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.

The development of a family room within the existing home will not effect the adject properties

- 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.
-
-

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.
- Floor plans must include location of any special equipment.
- Designate customer, employee and living areas.
- If different uses are included in this activity, for example storage, retail, living space, etc. Indicate square footage of each proposed use.

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.

The proposed use of the space will be for a family room,
within an existing single family home. There will be
no impact on adjacent properties.



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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: 7 Vista Way
ADDRESS: 7 Vista Way
Fairfax CA, 94930

Page: 1 of 3
Date: 02/18/2014
Reviewed by: Ruben Martin
(415) 258-4686

TYPE OF REVIEW: Residential
Bldg. Dept. 2/18/14 Fire Dept. # 14-0054
Fire Department Standards can be found at: www.rossvalleyfire.org

E-mail: Rmartin@rossvalleyfire.org
Review No. 2

Applicant*: Rick Block
Address:

**Applicant is responsible for distributing these Plan Review comments to the Design Team.*

Occupancy Class: R-3	Fire Flow Req: 500 GPM	Sprinklers Required: YES
Type of Construction: V-B	On-site Hyd. Req: NO	Fire Alarm Required: NO
Bldg Area: 2057 sf:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories: +2	Fire Flow Test Required: NO	
Height: +ft.	Wildland Urban Interface: Yes	

The project listed above has been reviewed and determined to be:

- () COMPLETE (no modifications required)
- (X) APPROVED with Conditions (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

____ Approved

[Signature] Approved with Conditions

____ Not Approved--need revision

____ Incomplete

Date: 2-18-14

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: 7 Vista Way
ADDRESS: 7 Vista Way
Fairfax CA, 94930

Page: 2 of 3
Date: 02/18/2014
Reviewed by: Ruben Martin
(415) 258-4686

TYPE OF REVIEW: Residential

E-mail: Rmartin@rossvalleyfire.org

Bldg. Dept. 2/18/14 Fire Dept. # 14-0054

Review No. 2

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 ON PLANS SUBMITTED FOR PERMIT	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
3		A Vegetation Management Plan designed in accordance with Ross Valley Fire Standard #220 is required for this project. A separate deferred permit shall be required for this plan. Please submit directly to the Fire Department for review. Plan shall be submitted to prior to final.	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
4		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.	
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	



Ross Valley Fire
Department

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

FIRE DEPARTMENT PLAN REVIEW

PROJECT: 7 Vista Way
ADDRESS: 7 Vista Way
Fairfax CA, 94930

TYPE OF REVIEW: Residential
Bldg. Dept. 2/18/14 Fire Dept. # 14-0054
Fire Department Standards can be found at: www.rossvalleyfire.org

Page: 3 of 3
Date: 02/18/2014
Reviewed by: Ruben Martin
(415) 258-4686
E-mail: Rmartin@rossvalleyfire.org
Review No. 2

ITEM #	SHEET	COMMENTS	Corr. Made
		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.	
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.	
7		Applicant may propose alternate materials or method in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submitted for final approval.	
		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: February 4, 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: 7 Vista Way; Assessor's Parcel No. 001-261-16

Project Description: Construction of a 378 square foot family room with a gas fire place and wetbar internally connected with a stairway to the existing single family living space above. The addition will increase the residence from 1,679 square feet to 2,057 square feet.

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	1/30/14	Preliminary drawings by Dennis Ludlow, pages 1 and 2

REMARKS NO COMMENTS AT THIS TIME

Please respond by February 26, 2014 . Thanks

If you have any questions please contact:



**MARIN MUNICIPAL
WATER DISTRICT**

RECEIVED

FEB 25 2014

TOWN OF FAIRFAX

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

February 18, 2014
Service No. 29678

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

RE: WATER AVAILABILITY - Single Family Dwelling
Assessor's Parcel No.: 001-261-16
Location: 7 Vista Way, 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 construction of a 378 square foot family room with a fireplace and wet bar in the unfinished lower floor space 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.

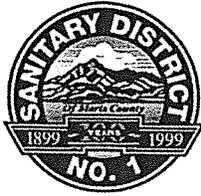
Sincerely,

A handwritten signature in black ink, appearing to read "J.W. Eischens".

Joseph Eischens
Senior Engineering Technician

CB:mp

cc: Town of Fairfax Building Dept



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

RECEIVED
FEB 19 2014
TOWN OF FAIRFAX

Feb 17, 2014

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

SUBJECT: 7 VISTA WAY, FAIRFAX, CA; APN 001-261-16

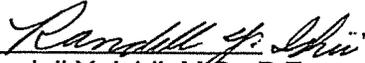
Dear Ms. Neal:

We are in receipt of your transmittal letter dated February 4, 2014 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,


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

— *ATTN: CHIEF MORIN*

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: February 4, 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: 7 Vista Way; Assessor's Parcel No. 001-261-16

Project Description: Construction of a 378 square foot family room with a gas fire place and wetbar internally connected with a stairway to the existing single family living space above. The addition will increase the residence from 1,679 square feet to 2,057 square feet.

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	1/30/14	Preliminary drawings by Dennis Ludlow, pages 1 and 2

REMARKS

Please respond by February 26, 2014 . Thanks

2/4/14 OK CMORIN

If you have any questions please contact: