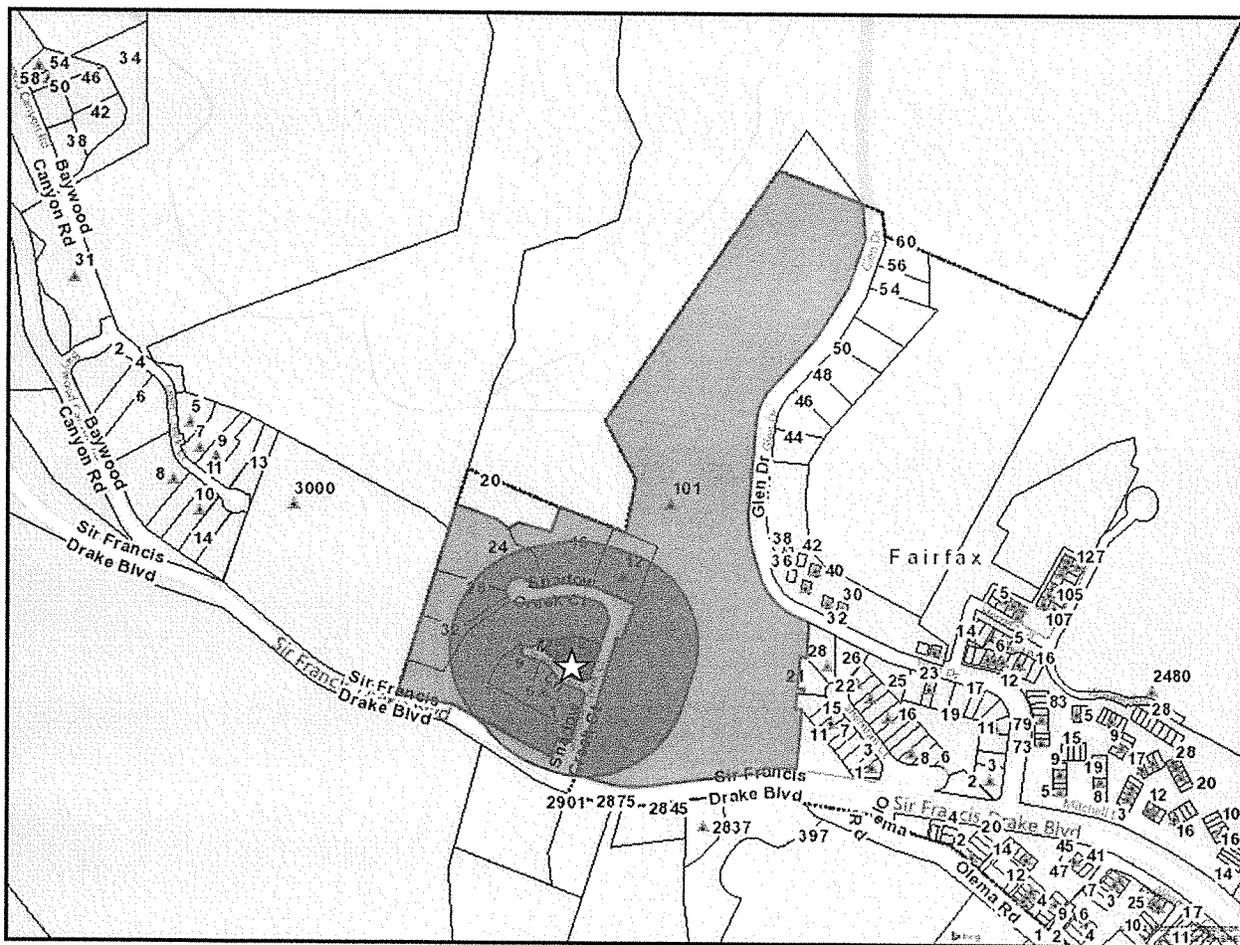


**TOWN OF FAIRFAX  
STAFF REPORT  
Department of Planning and Building Services**

**TO:** Fairfax Planning Commission  
**DATE:** December 17, 2015  
**FROM:** Jim Moore, Director of Planning and Building Services  
Linda Neal, Principal Planner  
**LOCATION:** 2 Maiden Lane; Assessor's Parcel No. 174-210-07  
**ZONING:** Planned Development PDD District  
**PROJECT:** Kitchen Addition  
**ACTION:** Design Review Permit; Application # 15-37  
**APPLICANT:** Pamela Hayes, Designer  
**OWNER:** Glenn and Laura Miwa  
**CEQA STATUS:** Categorically Exempt, § 15301(e)



**2 MAIDEN LANE**

## BACKGROUND

This 14,979-square-foot parcel was created, along with the other neighboring 9 parcels, when Marin County approved the Shadow Creek Subdivision Map on August 1<sup>st</sup>, 1995. Prior to that time the Town of Fairfax had entered into a development agreement with the developer, after holding public hearings on the project, agreeing to allow Subdivision Map approval and permits and inspections for the construction of homes to be processed by the County of Marin with annexation occurring prior to that process. The property was pre-zoned by the Town as a Planned Development (PDD) Zone District. The actual annexation occurred on December 27, 1994.

## DISCUSSION

The applicants are proposing to construct a 40-squarefoot kitchen expansion, increasing the residence square footage from 3,216 square feet to 3,256 square feet.

Town Code § 17.112.030(4) indicates that the setbacks and lot coverage standards for PDD Zoned sites, such as this one, shall be governed by the standards of the residential zone district most similar in nature and function to the planned development (PDD) district. In this case, the most similar zone district is the Residential Single-Family, RS 7.5 Zone District. The property and proposed addition comply with the regulations for the RS 7.5 Zone District as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
<b>Required/ Permitted</b>	10 ft	10 ft	30 ft	5 ft & 5 ft	20 ft	.40	.35	28.5 ft, 2 stories
<b>Existing</b>	12 ft	15 ft	27 ft	12 ft & 24 ft	36 ft	.14	.22	25.5 ft, 2 stories
<b>Proposed</b>	same	same	same	same	same	.14	.22	same

The project does not require any exceptions to the Residential RS 7.5 Zone District regulations. However, Town Code § 17.020.030(B) states that new construction on residences located in a Planned Development (PDD) District requires approval of a Design Review permit.

### Design Review

In order to approve a design review application, the Planning Commission must find that a project complies with the design review criteria set forth in Town Code § 17.020.040(A) through (N).

The addition siding will be redwood shingles stained to match the rest of the existing

house. The roof will be constructed out of composition 'Class A' shingles in a light gray color (Elk "Weatherwood") and the window trim will be white, thus the new roof and windows will match the existing house.

The addition is proposed on the west side of the house and it will not project beyond the two porches, and will therefore have no impact on the neighboring residences.

The applicants have provided a letter of support from members of their homeowners association and it is attached as Attachment A.

### **Other Agency/Department Comments/Conditions**

No other departments or agencies have comments or conditions to place on the project.

### **RECOMMENDATION**

Move to approve Application# 15-37 based on the findings that the proposed 40-square-foot kitchen addition, with exterior finishes that will match those of the existing house, complies with the Design Review Criteria set forth in Town Code § 17.020.040 and will compliment the architecture of the existing house without negatively impacting any neighbors. The project is approved subject to the condition that the applicants obtain a building permit prior to the start of construction and comply with any and all requirements of the Ross Valley Fire Department, Marin Municipal Water District, Ross Valley Sanitary District and the Fairfax Building Department.

### **ATTACHMENTS**

Attachment A – Letter of support from other homeowners in the Shadow Creek Court Homeowners Association

pamela  
h a y e s  
\*  
d e s i g n

TOWN OF FAIRFAX

NOV 23 2015

RECEIVED

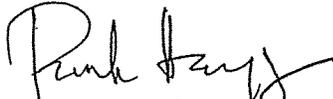
November 19, 2015

Town of Fairfax  
Department of Planning and Building Services  
142 Bolinas Road  
Fairfax, CA 94930

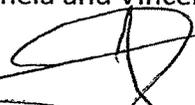
To Whom it may Concern,

As a member of the Shadow Creek Homeowners Association I acknowledge that I have reviewed the proposed changes to the Miwa's Residence at 2 Maiden Lane and am in agreement and support of the proposed revisions.

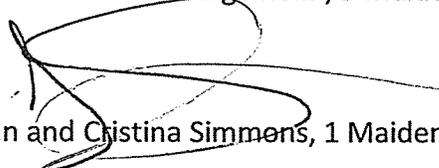
Thank you,



Pamela and Vincent Hayes, 5 Maiden Lane Fairfax



Tom and Sabrina Vogelheim, 9 Maiden Lane Fairfax



John and Cristina Simmons, 1 Maiden Lane Fairfax

Nancy and Marc Hammerman, 12 Shadow Creek Court Fairfax



ATTACHMENT

**A**