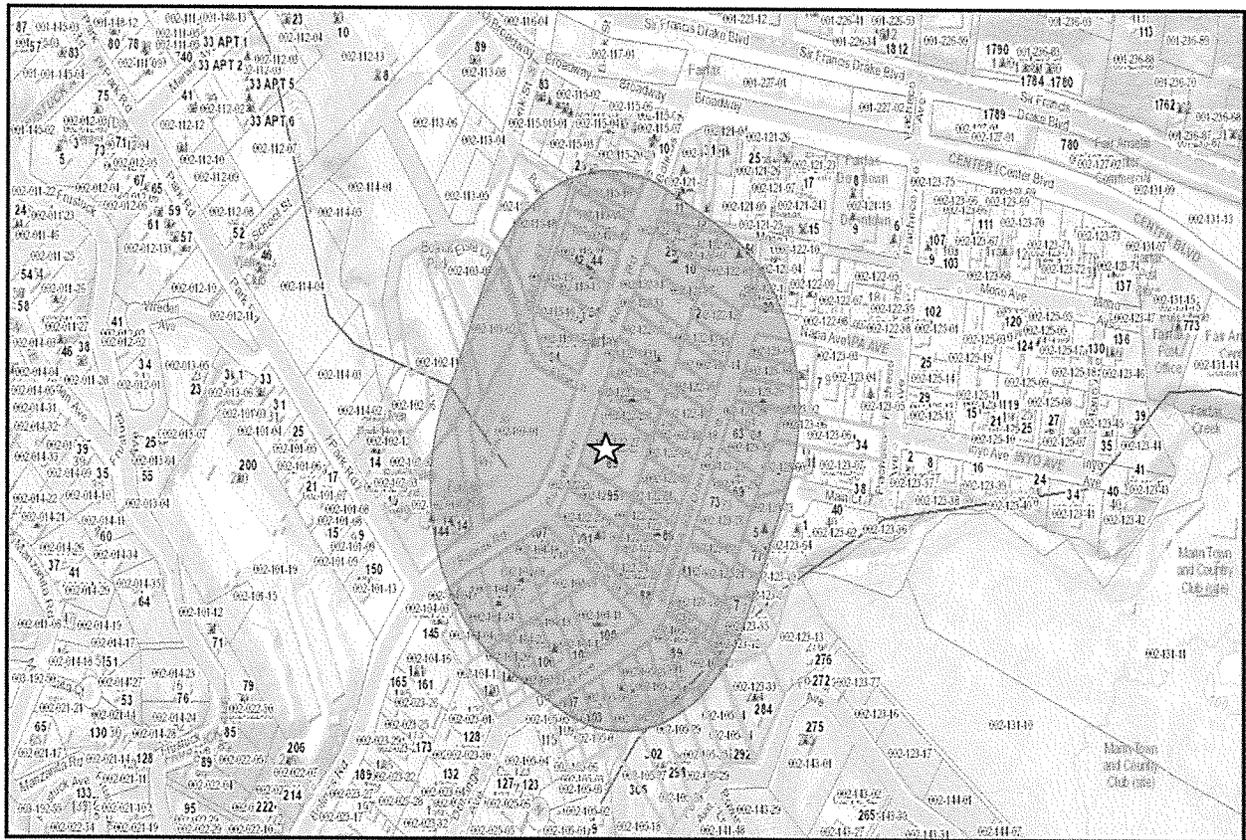


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: January 21, 2016
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 85 Bolinas Road; Assessor's Parcel No's. 002-122-26, -27 and -28
ZONING: Central Commercial CC Zone District
PROJECT: Proposed Fence
ACTION: Design Review; Application # 16-01
APPLICANT: Peter Strober
OWNER: Peter and Jeannine Strober
CEQA STATUS: Categorically Exempt per § 15303(e)



85 BOLINAS ROAD

BACKGROUND

This 21,875-square-foot property is comprised of four (4) lots created by the recording of the "Pacheco Tract Subdivision Map Number 2" filed at the Marin County Recorder's Office on June 1st, 1914. The site was previously developed with a warehouse-style commercial building that was used as an automobile service station. The property was previously owned by Elsie Frustuck (of Frustuck Avenue and Elsie Lane fame) and was subsequently sold in the mid 1970's. The new owner demolished the building in 1977 and built the existing, two-story structure.

DISCUSSION

The owner proposes to erect a fence around certain landscaped areas to keep the areas from being damaged by foot traffic (see site plan). The fence would not exceed 3 feet in height and would have a split-rail design and be constructed of re-sawn (smooth finish) redwood. The fence would enclose the landscaping beds located along the southern-side of the building and the front of the site, to the south of the entrance driveway and north of the exit driveway.

85 Bolinas Road is located in the Central Commercial (CC) Zone District. Town Code § 17.20.030(B) requires design review approval for any project that includes new construction in the Central Commercial CC Zone District. Therefore, the fence requires the approval of a Design Review Permit by the Planning Commission.

In order to approve a Design Review Permit, the Commission must find that a project complies with the Design Review criteria set forth in Town Code § 17.020.040.

The design and materials of the fencing would compliment the architecture of the building, would not have a negative visual impact on the property or a negative impact on the neighboring commercial sites, and will meet the owner's need to protect his landscaping.

Other Agency/Department Comments/Requests

The proposed project was circulated to the Fairfax Police, Building and Public Works Department(s), Ross Valley Fire Department, Marin Municipal Water District, and the Ross Valley Sanitary District. None of the other agencies or departments commented or placed any condition on the proposed fence.

AE Flood Zone

The site is located in the AE Flood Zone as depicted on the FEMA flood insurance rate map for the Bolinas Road area. The AE Flood Zone designation dictates that new construction must not negatively impact flood waters. The Building Official has determined that the proposed fencing will not cause any redirection or blocking of sheet-flow flood waters.

RECOMMENDATION

Move to approve Application # 16-01 based on the finding that the proposed fence complies with the Design Review Criteria in Town Code §17.020.040.

ATTACHMENTS

Attachment A – Applicant's Supplemental Information

DEBRIS BOX AREA

PROP LINE

DECKED

DECKED

FENCE

20'

DRIVEWAY

62'

14'

57' 10"

2

DECK

12'

2

109'

2

89'

40'

DECK

37'

28'

FENCE 57' 10"

1

GREEN BELT GATE

FENCE

21'

16'

DRIVEWAY

ROLLINS

ROAD

TOWN OF FAIRFAX

DEC 1st 2015

RECEIVED

ATTACHMENT

A

PROP LINE

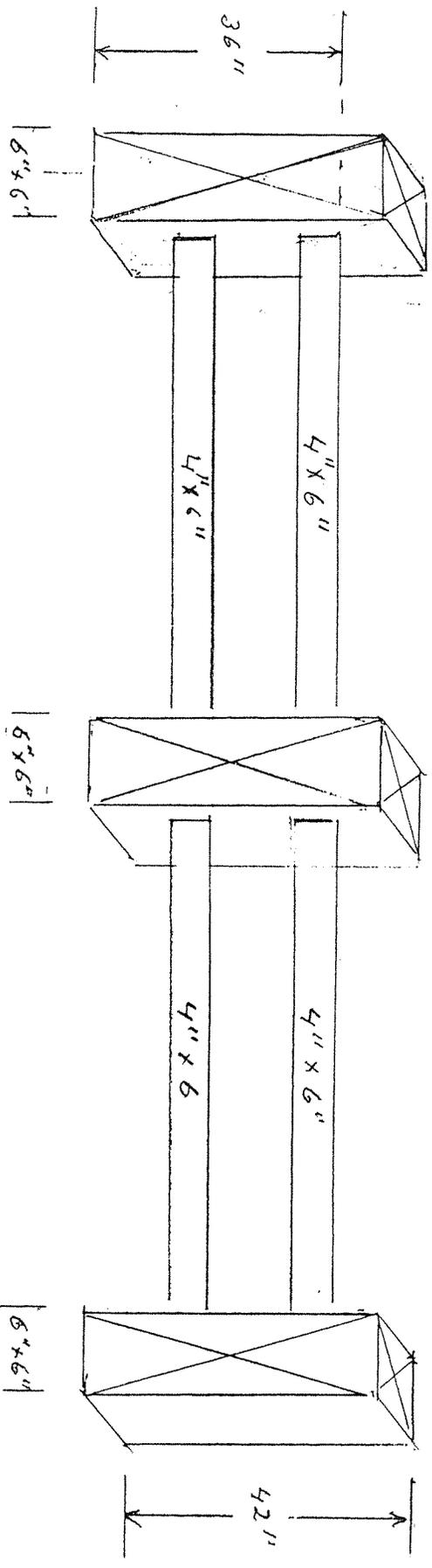
125'

FENCE

8'

242

FOR 85- BOLLINGS-ROD FAIRFAX, CH.



TOWN OF FAIRFAX

DEC 10 2015

RECEIVED