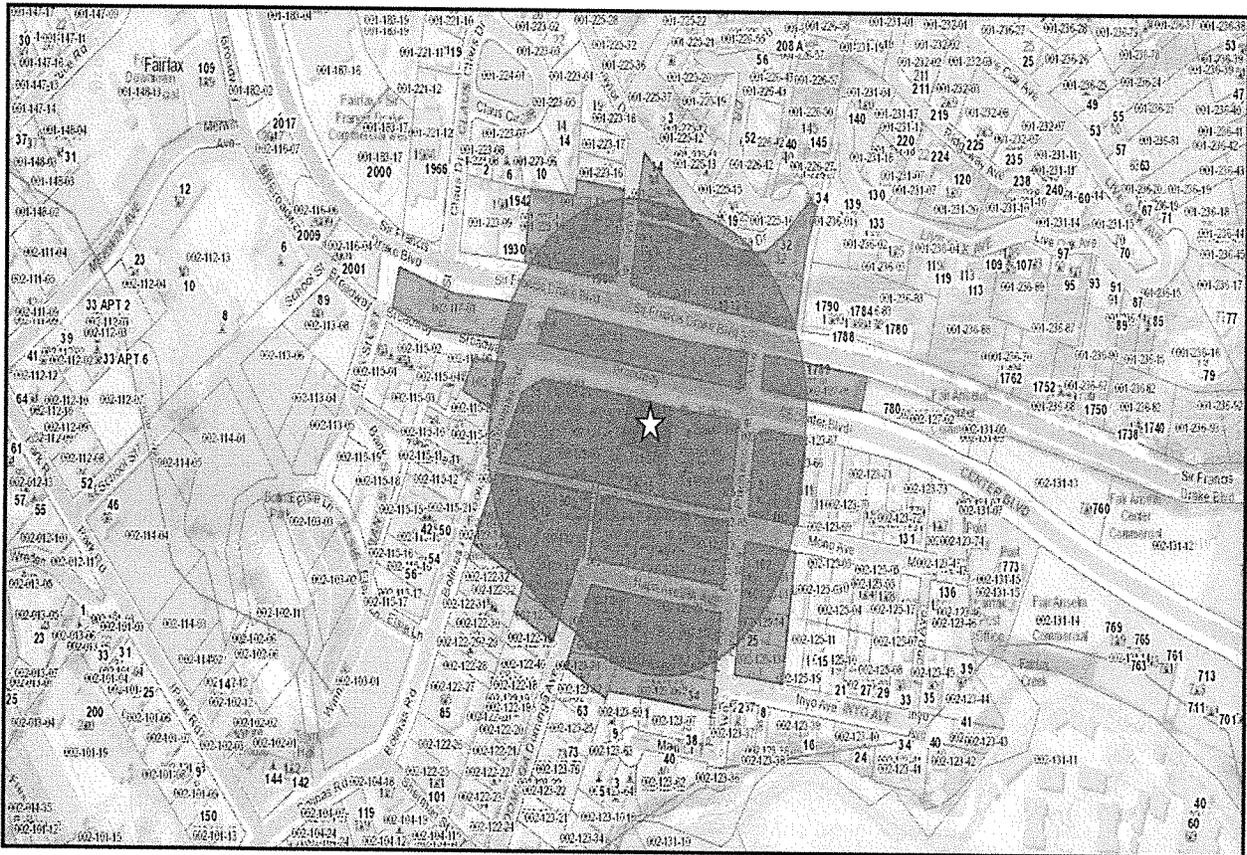


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: August 18, 2016
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 17-19 Broadway; Assessor's Parcel No's. 002-121-23 and 24
ZONING: Central Commercial CC Zone
PROJECT: Food Trailer
ACTION: Use Permit and Exception (Variance) to the Parking Regulations;
Application # 16-29
APPLICANT: Tony DeFrance
OWNER: Garrett and Amory Graham
CEQA STATUS: Categorically exempt, § 15301(a)



17 AND 19 BROADWAY

BACKGROUND

This item was continued from the July 21, 2016 Commission meeting. Our original staff report is attached and should be considered in conjunction with this staff report.

DISCUSSION

As described in the July 21, 2016 staff report, staff has been unsuccessful in getting the applicant to submit a proposed site plan that shows the existing and proposed parking lot, including the required ADA-compliant parking and the permanent location of the grease separator for the trailer. Staff has repeatedly requested a site plan for the project since the application submittal in December of 2015. In order to try and get the application moving forward, staff scheduled the matter for the July 21, 2016 meeting even though the application was considered "incomplete". Final disposition of the matter is urgent because the food truck trailer /restaurant has been operating, in violation of zoning and building codes, for over 7 months. Prior to submitting the application in December 2015, the applicants met with the Planning Staff expressing their need for the food truck trailer to be legalized so that the business can compete with other similar businesses that provide on-site food, in addition to entertainment and alcohol. The applicants urged staff to cooperate with them to help them achieve their goal.

On Page 3 of the attached report entitled, "Parking", it explains that the site is already operating with less than the required number of parking spaces due to a parking variance granted by the Planning Commission in 1995, which was granted to allow the Fairfax Inn to be constructed on the site. After reviewing this current requested parking variance to eliminate an additional 2 on-site parking spaces, staff determined that we were able to support a further parking variance for 2 spaces and this determination is reflected in the attached July 21, 2016 staff report.

However, on July 22, 2016, the Department of Planning and Building Services received an e-mail from the property owner, explaining that the Fairfax Inn has nothing to do with this current application and that the Inn's required parking should not be tied to and/or considered with the application for the food truck trailer. The difficulty with this position is that the owner is asking staff to ignore the original application for the Inn that included the bar and shared parking, and the fact that the site is located on one property and is under the same ownership.

The position that the applicants have placed staff in as a result of the July 22, 2016 email is as follows:

- The applicants are asking staff to make a positive recommendation on a parking variance request when staff has not received a proposed site plan and does not know how many additional parking spaces they are asking to be exempt from providing. Staff has not been shown where the accessible space would be located. The accessible space and required loading area, has the potential to

further decrease the on-site parking. And,

- To ignore that the business that has been operating for over 7 months in violation of the Zoning Ordinance, the Building Code, waste disposal regulations and the Americans with Disabilities Act (ADA).

On August 3, 2016, staff sent a final letter requesting a revised site plan that showed all of the parking spaces that would be provided in the parking lot to the east of the bar, including an accessible space, and the location of a permanent (e.g., fixed) grease separator. The letter also requested copies of the bids they had received for installation of a permanent kitchen in the building because (even though the staff cannot make findings that include economic hardship for an applicant) we believe that such estimates may provide information that is helpful to the Commission since it appears that the applicants would ultimately be asking for an exception to decrease the on-site parking by more than the 2 spaces indicated in the original application.

As of the writing of this staff report on Thursday, August 11, 2016, we have not received the above requested items. However, the applicant's architect met with staff on Wednesday, August 10, 2016, to discuss creating a final site plan which he believes he can submit to staff by Friday, August 12, 2016. Unfortunately, a submittal received at such a late date cannot be analyzed and summarized by staff for inclusion in this report. The applicants' architect also indicated that the final plan most likely would include a further reduction in parking because the Inn would like to formally eliminate the parking spaces where they have already created an outdoor patio area and fenced storage area from the Inn's required parking.

Please note: To allow construction of the Fairfax Inn in 1988, the Town granted parking variances to allow the property to have 27 parking spaces when 36 are required by the Code. Town Code § 17.052.030 states that a mixed-use site is required to provide the following parking, "Off-street parking spaces shall be provided according to the following schedule, and where a parcel includes two or more uses, the parking requirements shall be aggregate of the requirements for the various uses....". The parking required by the Code for the site is as follows:

- 15 spaces for the Inn [Town Code § 15.052.030(B)].
- 16 spaces for the bar/restaurant [Town Code § 15.052.030(H)].
- 5 spaces for the 2 apartments above the bar/restaurant [Town Code § 15.052.030(A)(1)].

The applicants have argued that because they provide more parking than the surrounding uses, many of which were built when the train still passed through Fairfax, they should be allowed to further reduce their parking because they have not received complaints from tenants about insufficient parking. The applicants further state that the Inn parking is underutilized at times. If this is in fact the case, the applicants could do

their part to assist the Town in reducing the number of ***regular*** complaints the Town Police Department and Town Council receive about bar patrons parking in the surrounding neighborhood, thereby creating noise and other problems for the residents – by directing Bar patrons to the underutilized Inn parking spaces when they are available and Inn patrons could use unused bar/restaurant spaces.

Staff does not support further reducing the on-site parking beyond the 2 spaces located where the food trailer is currently located and would continue to be parked, if approved, as requested in the application received on December 3rd, 2015. If the applicants were to submit a proposed shared parking agreement with the Inn, the goal being to ensure that under-utilized Inn parking could be used by bar patrons, staff might consider a further parking reduction beyond the originally proposed 2 spaces.

RECOMMENDATION

The staff recommends that the Planning Commission deny Application No. 16-29 by adopting Resolution No. 16-27, setting forth the findings for denial and advise the applicants of their appeal rights.

ALTERNATIVE ACTIONS

APPROVAL WITH CONDITIONS:

The Commission can ask the applicants if they are willing to restore the on-site parking for the entire property to the way it was approved prior to the construction of the Fairfax Inn. If both Garrett Graham and Tony DeFrance agree, the Commission can approve the project by adopting Resolution No. 16-24, setting forth the findings and conditions for the project approval with a variance to decrease the number of on-site parking spaces by 2. The conditions of approval would include submittal of a final site plan with the building permit application that shows compliance with the approved variance to reduce the on-site parking by 2 spaces only and including the location of the permanent grease separator and waste lines.

CONTINUANCE WITH BOTH APPLICANTS AGREEMENT

The Commission can ask the applicants if they are willing to agree to a ninety (90) day extension of the time the Town has to process the Use Permit and Parking Variance under the Permit Streamlining Act. If both applicants agree and sign the documents provided by staff agreeing to the extension of time, the Commission can continue the matter and direct the applicants to provide additional information that is needed to make an informed decision on the requested discretionary permits.

Please note: In either of the Alternative Actions above, staff recommends that the Commission stipulate that the food truck trailer must not be used until all conditions are met.

ATTACHMENTS

- Attachment A - Resolution No. 16-27 setting forth the findings for the denial of Application # 16-29
- Attachment B – Applicant’s supplemental information
- Attachment C - Applicant’s e-mail of July 22, 2016
- Attachment D – Staff’s letters to the applicant dated 8/3/15, 1/26/16 and 1/22/16
- Attachment E – E-mails between staff and Marin County Health Department and Ross Valley Sanitary District
- Attachment F- Previous staff report and attachments dated July 21, 2016, including Resolution No. 16-24 setting forth the findings and conditions for approval including restoration of the parking lot to its condition when the Fairfax Inn received its approval
- Attachment G - Plans approved by the Planning Commission and Town Council for the Fairfax Inn

RESOLUTION NO. 16-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF FAIRFAX DENYING APPLICATION NO. 16-29 FOR LEGALIZATION OF A FOOD TRAILER AT 17-19 BROADWAY TO SERVICE THE RESTAURANT AT 17 BROADWAY IN PLACE OF PERMANENT COMMERCIAL KITCHEN INSTALLATION WITHIN THE BUILDING, INCLUDING A REDUCTION OF THE ON-SITE REQUIRED PARKING SPACES

WHEREAS, on December 3rd, 2015, Garrett Graham and Tony DeFrance ("Applicants") submitted an incomplete application for a Conditional Use Permit and Parking Variance to operate a food trailer at 17-19 Broadway (the "Project"); and

WHEREAS, on August 18, 2016, the Town of Fairfax Planning Commission, held a duly noticed public hearing to consider approval of the applicants requested Conditional Use Permit and Parking Variance; and

WHEREAS, at the conclusion of the August 18, 2016, Planning Commission meeting, that body did determine the application remained incomplete and the applicants had not provided adequate information supporting their contention that it was physically impossible to construct a commercial kitchen within the building at 17 and 19 Broadway, thus necessitating the need for a Conditional Use Permit and Parking Variance to install a food truck trailer on the site; and

WHEREAS, as set forth in the staff reports prepared for the Planning Commission in accord with the Fairfax Zoning Ordinance, the property is located within the Central Commercial Zone District which requires commercial uses to operate entirely within a building [Town Code § 17.100.040(A)]; and

WHEREAS, food truck trailers located outside of a building are a conditionally permitted use within the 'Central Commercial' zoning district, per Town Code § 17.100.050(A). In order to approve any Conditional Use Permit, the approving body must be able to find that the proposed development satisfies four criteria set forth in Town Code § 17.032.060; and

WHEREAS, at the public hearing on August 18, 2016, the Commission determined that the findings required for approval cannot be made and made the following findings for denial:

The approval of the requested use permit would constitute a grant of special privilege by allowing the applicants to use a kitchen located outside of the building to accommodate an on-site restaurant when other businesses have gone to considerable expense to install permanent, interior commercial kitchens to accommodate their businesses.

The site is already developed in a manner that contributes to its patrons and other businesses patrons parking throughout the surrounding neighborhoods thereby causing noise, litter and other problems. The development and use of property as approved under a conditional use permit for a food truck trailer would increase these problems which would be a detriment to adjoining properties and surrounding residential areas and would 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 Conditional Use Permit.

Approval of the Conditional Use Permit would be contrary to the Zoning Ordinance which envisions operation of businesses from buildings and complying with certain parking requirements.

Approval of the Conditional Use Permit would not result in equal or better development of the premises than would be the case if a kitchen were installed within the building and maintaining the on-site parking as approved in conjunction with the construction of the Fairfax Inn.

WEREAS, at the conclusion of the August 18, 2016, public hearing, the Town of Fairfax Planning Commission found that:

1. The findings required by Section 17.032.060 of the Town Code to approve a Conditional Use Permit for a food trailer could not be made, given the details of the proposed Project;
2. The Planning Commission likewise determined that it could not approve the proposed Project because of its failure to conform to the Land Use Element of the Town of Fairfax General Plan, specifically Policy LU-7.2.1 which states that, "New and renewed development shall be compatible with the general character and scale of structures in the vicinity...." . and Policy LU-7.2.3 which states that, "Traffic and parking concerns related to new and renewed development shall be addressed in a manner that does not result in undo hardship or significant negative impacts on properties and infrastructure in the vicinity...".

NOW, THEREFORE, BE IT HEREBY FOUND AND RESOLVED by the Planning Commission of the Town of Fairfax that based on the foregoing, the Planning Commission does deny Application No. 16-29 in its entirety.

The foregoing Resolution was adopted at a regular meeting of the Fairfax Planning Commission held in said Town on the 18th day of August, 2016, by the following vote, to wit;

AYES:
NOES:
ABSENT:

Laura Kehrlein, Chairperson

Attest: _____
Jim Moore, Director of Planning and Building Services

RUSHTON-CHARTOCK

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TOWN OF FAIRFAX

December 2, 2015

DEC 03 2015

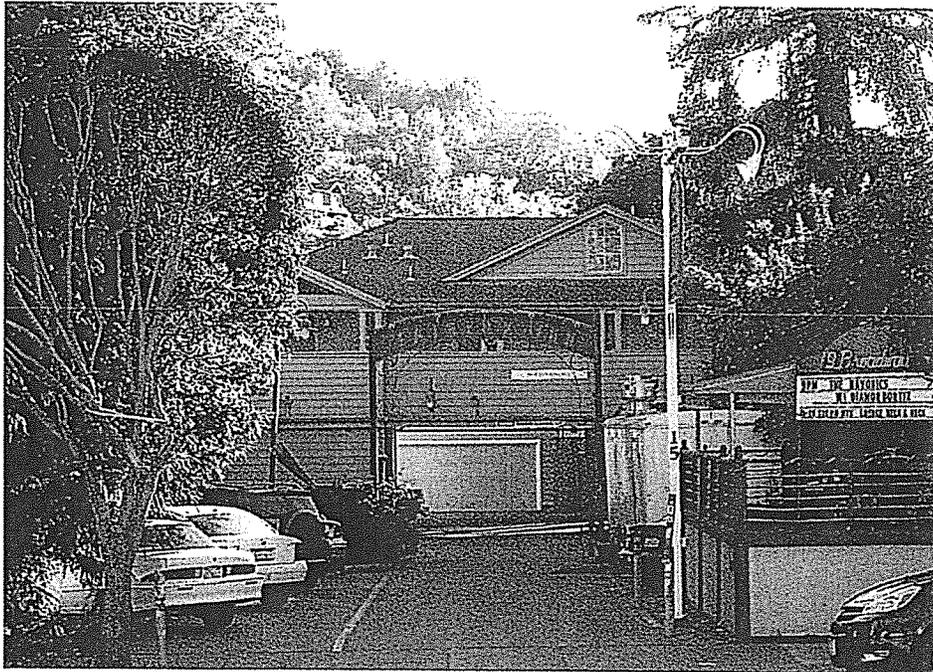
RECEIVED

To: Town of Fairfax
Planning Commission & Design Review Board
142 Bolinas Road, Fairfax, CA 94930

Re: Submittal for: Parking Variance, Use Permit, and Design Review
19 Broadway LLC
Addition of Mobile Commercial Kitchen at 19 Broadway Parking Area
Job No. 15126

Enclosed please find the following:

- Project Description
- Supplemental Questionnaire – Variance
- Use Permit Applications
- How Findings for Use Permit Can be Made
- Additional Information
- Project Photos



View toward Fairfax Inn, 19 Broadway outdoor deck on left, Mobile Kitchen beyond

Project Description:

19 Broadway LLC has been an established bar and nightclub in Fairfax for the last 30 years and has been zoned as a restaurant during that time. We believe it is essential to have the ability to serve food at our venue for a number of reasons including: It will help keep our business viable in challenging economic times, people get less intoxicated when food is served at a bar, people stay longer when food is served at a bar, there are very few late night options for food in Marin County, and there are limited affordable high-quality food options in Marin.

Our plan is to add food service to 19 Broadway LLC. We explored the option of adding a commercial kitchen to the existing building and sought out several bids to do so. There were multiple difficulties identified in putting in a commercial kitchen on either of the two floors at 19 Broadway. Since this building was built around 1920, there are significant construction challenges. Hood venting would be particularly problematic given the location of the hotel, and requirement for venting through the entire second story of the building. Major electrical system upgrades would need to be made to the building as well as ventilation and fire suppression challenges. The cost of adding a commercial kitchen would be close to \$300,000 (have bids) which makes this a non-viable option for our business.

We looked into the possibility of using a mobile kitchen which is linked to an outside commissary kitchen as a solution to providing food at 19 Broadway. This option made the most sense especially since the food component could be added to our existing business which is already zoned for food service. We purchased a food trailer which is parked in our parking lot and currently takes up two of our parking spots. The food trailer is a full commercial kitchen but is primarily used for food assembly and plating as we have an offsite commissary kitchen. We were under the impression that we did not need a use permit since 19 Broadway is already zoned as a restaurant and the food is ordered and served inside the walls of the establishment. We obtained a Marin County Health Department permit and started serving food on July 16th 2015. We have recently found out that we do in fact need a use permit from the City of Fairfax since the food is prepared outside of our walls, but on our property. We are now working to obtain our use permit and comply fully with the codes and ordinances of the City of Fairfax.

We have been operating the business for approximately 6 months and have served reasonably priced locally sourced food to hundreds of patrons. The addition of food has had no negative impact on our neighbors or surrounding businesses that we have been informed of. We have received excellent reviews on our food and the improvements it has created to our venue (We can provide Yelp reviews and Facebook reviews). 19 Broadway has been an important part of the Fairfax community for over thirty years and brings thousands of people to the town of Fairfax each month. This directly benefits other businesses in the community. We have determined it is essential that we are able to serve food for our patrons in order to make this a viable business entity and continue to do business in the town of Fairfax. There has been a significant economic downturn in business for all the night life venues in Fairfax over the last 2-3 years and we are working with other businesses in the area to figure out a strategy to help one another survive (Iron Springs, Peri's Bar). We have partnered with the Fairfax Inn to provide food to their guests and have worked with them closely to make sure there is no interference with their business.

We are submitting this application to:

1. Go through the planning process to show location of our mobile kitchen, its positive impact on the town of Fairfax and to request a parking variance as the trailer is parked in our parking lot and currently occupies 2 parking spaces.
2. Obtain a use permit for adding food service to 19 Broadway LLC.

Supplemental Questionnaire – Variance

Findings:

The Parking for 19 Broadway LLC and the Fairfax Inn was reviewed and approved for current use in 1996. Our mobile food trailer currently takes up two parking spaces in the 19 Broadway parking lot. Please note that the food trailer is a temporary structure and can be moved at any time, so these parking spots are not permanently lost.

Special circumstances Question 1:

The food trailer currently takes up two of our parking spots (please see plans). The trailer has minimal visual impact from the sidewalk or the street and both of our commercial neighbors (Fairfax Inn, Fairfax Theater) do not have any issue with the trailer or this project and in fact they support the addition of food to 19 Broadway. In terms of the parking variance we are asking for, there is precedent in the City of Fairfax for business expansion with loss of parking spaces. The Fairfax Theater expanded and remodeled and a parking variance with reduction of the number of spaces was granted to allow for this. We have been in operation for 6 months and have not had any complaints about parking or noticed any difficulties with parking in the area. The Fairfax Inn has not had any difficulty with parking during the 6 months that we have been serving food. We respectfully assert that not granting us a parking variance would be holding us to a higher standard than what other businesses have been held to in the town of Fairfax.

Question 2:

Our request for a parking variance should have no significant health or safety effects on those residing or working in the area. As above we have been in operation for 6 months and have not received any complaints and there have been no problems with parking in the area. Additionally there is no injury to property or improvements in the neighborhood and as noted above the food trailer is not a permanent structure.

Question 3:

In order to serve food at our venue, we need a commercial kitchen. We have had consultation and bids from contractors that deal specifically with installation of commercial kitchens. There were a number of major difficulties which they identified in terms of installing a commercial kitchen at the 17-19 Broadway location:

1. The building was built in 1922 and major upgrades would need to be made to electrical system.
2. A commercial hood and venting system would be extremely difficult to install as the hotel is right next to the bar and the area which a commercial kitchen could potentially be installed. The only option they saw was to vent through two stories up to roof and this would require structural evaluation. There is also a concern about venting to roof and the noise that the vent would create for hotel guests.
3. We have limited space in our bar area downstairs to devote to a commercial kitchen
4. Putting a commercial kitchen on the second floor would be extremely challenging and would likely involve additional structural support needs. In addition the access to the second floor is by a set of stairs and this could pose significant problems for the delivery of food to and from the kitchen.
5. The project would be prohibitively expensive for 19 Broadway LLC. The bids came in at \$280,000 and that is before getting into some of the potential structural and engineering issues that will be required.

For these reasons, installing a commercial kitchen within our existing structure is not a viable option. To utilize the food trailer in our parking lot we need to utilize two of our off street parking spots.

1. As noted above in Q3 it would be an extreme hardship to try and add a commercial kitchen to our existing structure.
2. As noted above, other businesses in the area have been granted a variance when an expansion occurred.
3. Strict enforcement of the ordinance we believe would be unfair and cause a hardship given the precedent created with handling of other businesses in terms of parking and the extreme difficulty putting in a permanent commercial kitchen inside the building.
4. The project is in the public interest as we serve high quality locally sourced food at reasonable prices. We have a number of low income local people coming to eat at 19 Broadway because of the pricing of the food. In addition, it is documented that adding food to a bar and nightclub helps reduce intoxication levels of patrons. We also are one of the only venues in the North Bay to serve food past 10pm and we are now serving food for patrons of the Fairfax Inn which helps their business.

Use Permit Applications:

We are requesting a use permit to serve food at our existing venue, 19 Broadway from a food trailer in our parking lot. We would add the food business to our existing 19 Broadway LLC., which has been zoned for a restaurant for over 30 years. Our food service has been in operation for 6 months as we did not realize we required a use permit as we were adding food service to our existing business. We have a Health Department Certificate from the County of Marin which allows us to operate the food trailer in association with a commissary kitchen where some of the food is prepared.

Food is ordered from inside 19 Broadway and it is served inside 19 Broadway. As noted above, some of the food prep occurs in our commissary kitchen and some occurs inside the food trailer. We typically have one cook and one food runner during busy times. Our hours of operation are:

Wednesday	5p – 11p
Thursday	5p – 11p
Friday	5p – 1:30a
Saturday	5p – 1:30a
Sunday	1p – 8p

We are closed on Monday and Tuesday.

The busiest shifts are typically Friday and Saturday nights from 6p – 12a. The food is priced reasonably and is locally sourced to minimize environmental impact and we also serve farm fresh food.

Our project will not have any negative impact on general public welfare and in fact we have seen the opposite. We have a number of low income Fairfax residents who now come to eat our affordable, high quality food. In addition, we have noted intoxication levels of our patrons has been reduced (we have discussed this with the Fairfax Chief of Police and he is in agreement with this statement). We are not aware of any negative physical or economic impact on adjacent properties and in fact we are working with Fairfax Inn to provide food to their guests.

We have seen a significant downturn in our income over the last 24 months and this is something that is happening at the other nightlife venues in Fairfax as well. We believe the addition of food is essential for our business model and to maintain economic viability for a business that has been in Fairfax for more than 30 years. We are an important part of the Fairfax community and do multiple fund raisers each year for causes in Fairfax as well as for Fairfax residents in need. We draw thousands of people to the town each month. The venue is known nationally as one of the best places to see live music and this adds to the town of Fairfax.

The trailer has minimal visual impact from the sidewalk or the street and both of our commercial neighbors (Fairfax Inn, Fairfax Theater) do not have any issue with the trailer or this project. We are willing to make changes to the exterior of the trailer if the town of Fairfax feels the trailer does not fit in with existing décor.

How findings for use permit can be made:

1. The approval for our use permit does not grant any special privileges to 19 Broadway LLC. We are zoned for a restaurant and it is not feasible to put a commercial kitchen inside our building. We believe it is essential for us to add food to our bar to keep this as a viable business entity. Not granting a use permit would in fact be a hardship for 19 Broadway and may mean we cannot continue to operate the business in the town of Fairfax. We

are also applying for a parking variance from the Town of Fairfax and going through the process to make sure this is a fair and equitable solution.

2. The approval of our use permit will not create a public nuisance or cause any detriment to adjoining properties (please see letters of support from our two neighboring businesses). Although there are a number of restaurants and bars in the town of Fairfax, we do not believe we will create any adverse economic impact for any that already exist. We believe it is fair for us to serve food as well for the reasons outlined above.
3. Approval of our use permit would not be contrary to any goals or objectives or other policies of the town.

Additional information:

In order to serve food at our venue, we need a commercial kitchen. We have had consultation and bids from contractors that deal specifically with installation of commercial kitchens. There were a number of major difficulties which they identified in terms of installing a commercial kitchen at the 17-19 Broadway location:

1. The building was built in 1922 and major upgrades would need to be made to electrical system.
3. A commercial hood and venting system would be extremely difficult to install as the hotel is right next to the bar and the area which a commercial kitchen could potentially be installed. The only option they saw was to vent through two stories up to roof and this would require further structural evaluation to see if it is even an option. We have limited space in our bar area downstairs to devote to a commercial kitchen
4. Putting a commercial kitchen on the second floor would be extremely challenging and would likely involve additional structural support needs. In addition the access to the second floor is by a set of stairs and this could pose significant problems for the delivery of food to and from the kitchen.
5. The project would be prohibitively expensive for 19 Broadway LLC. The bids came in at \$280,000 and that is before getting into some of the potential structural and engineering issues that will be required.

January 2, 2016

JAN 06 2015

Dear Linda,

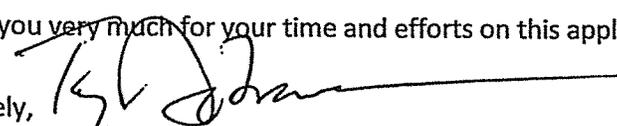
RECEIVED

Please see below for answers to questions posed in your letter of December 10th, 2015 in regards to 19 Broadway.

1. A Title Report will be forthcoming from property owner Garrett P. Graham.
2. Sample colors – please find enclosed several sample colors that we can paint mobile kitchen.
3. Accessible Parking for 17 and 19 Broadway. Property owner Garrett P. Graham has a written agreement with all of the tenants of the property that specify that they are not permitted to own automobiles. Attached are letters from these tenants confirming that they do not own vehicles. Above 17 Broadway is the green room for our venue and no one lives there.
4. Commissary Kitchen – We have a contract with Whistlestop Wheels to use their commercial kitchen. The address is 930 Tamalpais Ave, San Rafael, CA 94901. In the commissary kitchen we typically do preparation and chopping of any meat or vegetables that will be used in the mobile kitchen. We also prepare several sauces in the commissary kitchen. In the mobile kitchen we assemble all of the ingredients, cook them and plate them. More specifically we grill burgers, grill Panini sandwiches, cook chicken in crock pot, deep fry our French fries.
5. Food service –
 - a. How are clients of the Inn handled? Currently we only supply menus in each of the rooms of the Inn. The guests would either walk down to the bar and order their food and eat it there, or there is the option of calling ahead so the food is ready when they get to bar. We do not deliver to the rooms or do any form of room service.
 - b. Will take out food be prohibited? Currently we are not serving food to go. Food is ordered either by placing an order inside the bar, or by calling ahead and placing an order. The food is served inside 17 or 19 Broadway. Customers are not parking in the parking lot to pick up food and take it home.
6. Number of Customers – Although our food is reasonably priced, we have not seen an increase in volume of customers or monthly sales (income) at 19 Broadway since we began serving food on June 15, 2015. Our total income (food + bar) has actually decreased overall when compared month over month to the previous year (2014) in which we did not serve food. The numbers that we can supply to prove this would involve providing our confidential profit and loss statements to you (which we are willing to do as long as they do not become part of public record). We have not had any complaints of more difficulty with parking or experienced any additional problems with parking in our lot since the mobile kitchen has been in operation. The food is meant to complement our Bar and Nightclub, and not be a primary draw to our business. Unfortunately our food is not currently a profitable endeavor.
7. Chamber support – Gary Graham has met with several members of the Chamber of Commerce. Richard Pedemonte will talk to the town on behalf of the Chamber of Commerce in regards to the addition of food to 19 Broadway.

Thank you very much for your time and efforts on this application.

Sincerely,


Tony DeFrance, MD

Managing member, 19 Broadway, LLC

G. 19

French Fries

\$5

Classic - Shoestring fries with seasoned salt and parsley

Garlic Parmesan - Tossed with freshly chopped garlic, hand grated parmesan cheese, seasoned salt and parsley

Truffle Oil - Tossed with white truffle oil, parmesan cheese, seasoned salt and parsley

Sweet Potato - Tossed with hand grated parmesan, seasoned salt and parsley

All fries served with house made garlic aioli and ketchup

Caprese salad

\$6

Sweet, fresh sliced tomatoes, soft, fresh mozzarella cheese topped with fresh basil, salt and olive oil on top a bed of arugula greens

Paninis

Italian

\$8

Salami, ham and provolone cheese with fresh sliced tomatoes, arugula greens and balsamic vinaigrette grilled between fresh sourdough bread

Caprese

\$8

Fresh sliced tomatoes, mozzarella & provolone cheeses topped with fresh basil and balsamic grilled on sourdough bread

Add a side of fries to any panini

\$3

Chicken Taco

\$3

Chicken breast marinated and slowly cooked in verde sauce, garlic, onions and fresh jalapenos served on a crisp corn tortilla with fresh chopped onion, cilantro, queso fresco and avocado slices then drizzled with sour cream

Quesadilla

\$5

Large flour tortilla grilled with jack, cheddar, queso quesadilla, asadero cheeses and served with sour cream and pico de gallo

Add chicken verde

\$3

Special: BBQ Pork Slider

\$5

Marinated and slowly cooked pork in a sweet and spicy house made BBQ sauce served on a toasted bun topped with house made coleslaw

February 3, 2016

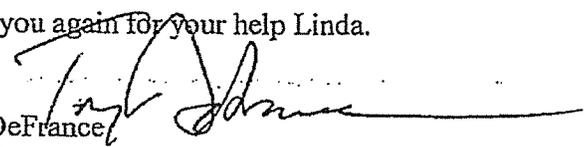
Hello Linda,

In response to the Handicap Space requirement Art Chartock, our Architect stated the following:

We have 24 parking spaces plus the accessible space. Table 11B-208.2 indicates there is only 1 accessible parking space required for 24 parking spaces. I indicated on our site plan that the accessible space is for the Fairfax Inn, but with proper signage I do not see why the accessible space can't be shared by the Inn and the Bar / Restaurant.

In regards to the Grease trap issue I did receive a call from Robert Cole. He is with CMSA which I assume is a State of California agency? Anyway he and I are working on getting the right Grease Trap. Once it is purchased he will inspect and sign off on this. We should have this done in the next seven days.

Thank you again for your help Linda.


Tony DeFrance
Managing Member 19 Broadway LLC.

Linda Neal

From: Linda Neal
Sent: Monday, June 27, 2016 12:32 PM
To: 'Tony DeFrance'
Cc: Jim Moore; 'gwala75@gmail.com'
Subject: RE: Fwd: completing the 17-19 Broadway application

Hi Tony,

You need to submit plans showing the Commission that you have met all the agency and building code requirements. Photo's will not do. You need to submit floor plans of the trailer and floor plans of the bar/restaurant. I was told by the health department that the sinks were going to be in the bar and now you are indicating they are in the trailer. The site plan needs to be revised to show the location of the grease traps and the location of the accessible parking space. The accessible space is required by Federal and State Law and the plans submitted to the Planning Commission when the Inn was approved showed a conforming space. The space out on the site now, does not conform and it is required to meet certain requirements by the Americans With Disabilities Act. The Town has no authority to grant exceptions to the State and Federal Laws.

Linda Neal
Principal Planner

From: Tony DeFrance [mailto:defrance@cvcta.com]
Sent: Monday, June 27, 2016 11:42 AM
To: Lisa Mansbridge <lisamans@sbcglobal.net>; Garrett Graham <gwala75@gmail.com>; Linda Neal <lneal@townoffairfax.org>; jmoore@townoffairfax.org
Subject: Re: Fwd: completing the 17-19 Broadway application

Hello Linda,

Thank you for the follow up. We do have a grease trap installed and also have the three required washing sinks inside the food trailer. I can get pictures or see if I have some plans that can demonstrate those.

As far as the accessible parking space I will discuss further with Gary Graham and Art Chartock our architect. We have the same conforming accessible parking space that we share with the hotel that was approved a number of years ago. Our position would be that this was approved previously and we would ask that it still be "grandfathered" in under previous approvals. We are willing to set up a meeting to discuss further.

We would like to resolve the outstanding issues once and for all. To date the addition of food to 19 Broadway has gone smoothly and we have excellent reviews and feedback and this has become an important addition to our business and the town of Fairfax.

Thank you for your help and patience with all of this.

Tony DeFrance, MD

From: Linda Neal <lneal@townoffairfax.org>
Date: Mon, Jun 27, 2016 at 8:35 AM

Subject: completing the 17-19 Broadway application

To: "defrance@cvcta.com" <defrance@cvcta.com>

Cc: Jim Moore <jmoore@townoffairfax.org>, Mark Lockaby <mlockaby@townoffairfax.org>, "gwala75@gmail.com" <gwala75@gmail.com>

Dear Mr. DeFrance,

-

I really would like to get your application completed and onto a Commission agenda. The business is currently in violation of Fairfax Zoning Laws. My understanding is that the only items missing are a floor plan for the bar showing where the required 3 washing sinks are located, any food service areas and where the grease traps are and a site plan showing a conforming accessible parking space (please refer to previous letters dated 3/1/16 and 7/26/16). I really do not want to have to contact the Health Department to advise them that you are not in compliance with the Town Code. Please provide the required plan as soon as possible.

-

Sincerely,

-

Linda Neal

Principal Planner

-



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

March 1, 2016

Tony DeFrance
Managing Member 19 Broadway L.L.C.
150 Oak Knoll Drive
San Anselmo, CA. 94960

Dear Mr. DeFrance,

This letter shall serve to notify you that the existing site parking does not comply with the building code accessible parking space and access aisle requirements. Both the parking space and the access aisle need to be 18 feet long. The space needs to be 12 feet wide and the access aisle at least 60 inches wide. The sign designating the space for accessible parking is required to be centered in the front of the parking area. The entire area is supposed to have less than a 2% cross slope. There is also supposed to be signage advising people without disabilities that they cannot park in the accessible space.

A site inspection on March 2, 2016 to verify the site does not meet ADA parking regulations also revealed that some of the parking spaces shown on the site plan prepared by the architect are no longer accessible for parking. These spaces have been converted to outdoor patio seating, an exercise area and storage. The existing and proposed site plans need to be revised to accurately reflect the existing and proposed parking spaces.

We also need to know where the grease trap is going to be installed. Please provide a revised floor plan for 17-19 Broadway that shows where the three sinks required by the Health Department for dishwashing and sterilization are/will be located and where the grease trap will be installed. If the temporary mobile kitchen will need to periodically dump grease into the trap, please provide a site plan and written description of how that will occur.

Until we have the above information your application is incomplete and the restaurant portion of the business is at risk of being shut down for non-compliance with health, building and ADA codes.

Sincerely,

Linda Neal
Principal Planner

cc. Steve Rosso, Senior REHS, Marin County Environmental Health Services

Linda Neal

From: Linda Neal
Sent: Tuesday, June 28, 2016 8:17 AM
To: 'Tony DeFrance'
Cc: Jim Moore; 'gwala75@gmail.com'
Subject: RE: completing the 17-19 Broadway application

Excellent. Thanks for working with me.

Linda Neal
Principal Planner

From: Tony DeFrance [mailto:defrance@cvcta.com]
Sent: Monday, June 27, 2016 1:31 PM
To: Linda Neal <lneal@townoffairfax.org>; Garrett Graham <gwala75@gmail.com>
Cc: Jim Moore <jmoore@townoffairfax.org>; Mark Lockaby <mlockaby@townoffairfax.org>
Subject: Re: completing the 17-19 Broadway application

Okay I understand. We will work on these and bring to you in the next ten days.
Thank you.
Tony

On Jun 27, 2016, 1:20 PM -0700, Garrett Graham <gwala75@gmail.com>, wrote:

hi linda

the economic survival of one of your towns most visible businesses may be at stake.

the handicap parking is the same since 1995 and our parking configuration and spaces are also the same. they have been approved by the town twice.

we are hopeful town staff will get us to an approval of our variance and use permit.

thank you
garry

On Mon, Jun 27, 2016 at 8:35 AM, Linda Neal <lneal@townoffairfax.org> wrote:

Dear Mr. DeFrance,

I really would like to get your application completed and onto a Commission agenda. The business is currently in violation of Fairfax Zoning Laws. My understanding is that the only items missing are a floor plan for the bar showing where the required 3 washing sinks are

located, any food service areas and where the grease traps are and a site plan showing a conforming accessible parking space (please refer to previous letters dated 3/1/16 and 7/26/16). I really do not want to have to contact the Health Department to advise them that you are not in compliance with the Town Code. Please provide the required plan as soon as possible.

Sincerely,

Linda Neal

Principal Planner

Linda Neal

From: Linda Neal
Sent: Thursday, July 07, 2016 11:46 AM
To: 'Tony DeFrance'
Cc: 'gwala75@gmail.com'; Jim Moore
Subject: progress on floor plans and parking plan for 17-19 Broadway

Hi Tony,

I am just checking-in to see how close you are to submitting the floor plans for the bar/restaurant/food trailer and the site plan showing the accessible parking. You had indicated you would be submitting today, is that still the plan?

Linda Neal
Principal Planner

Linda Neal

From: Tony DeFrance <defrance@cvcta.com>
Sent: Thursday, July 07, 2016 1:45 PM
To: Linda Neal
Cc: gwala75@gmail.com; Jim Moore
Subject: Re: progress on floor plans and parking plan for 17-19 Broadway

Hi Linda.

I am going to need a little more time. Have architect drawing up requested plans, but they are not quite ready yet. Gary also working on final details of handicap access site.

Thank you.

Tony DeFrance

On Jul 7, 2016, 11:46 AM -0700, Linda Neal <lneal@townoffairfax.org>, wrote:

Hi Tony,

I am just checking-in to see how close you are to submitting the floor plans for the bar/restaurant/food trailer and the site plan showing the accessible parking. You had indicated you would be submitting today, is that still the plan?

Linda Neal

Principal Planner

Linda Neal

From: Tony DeFrance <defrance@cvcta.com>
Sent: Monday, June 27, 2016 11:42 AM
To: Lisa Mansbridge; Garrett Graham; Linda Neal; jmoore@townoffairfax.org
Subject: Re: Fwd: completing the 17-19 Broadway application

Hello Linda,

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As far as the accessible parking space I will discuss further with Gary Graham and Art Chartock our architect. We have the same conforming accessible parking space that we share with the hotel that was approved a number of years ago. Our position would be that this was approved previously and we would ask that it still be "grandfathered" in under previous approvals. We are willing to set up a meeting to discuss further.

We would like to resolve the outstanding issues once and for all. To date the addition of food to 19 Broadway has gone smoothly and we have excellent reviews and feedback and this has become an important addition to our business and the town of Fairfax.

Thank you for your help and patience with all of this.

Tony DeFrance, MD

From: **Linda Neal** <lneal@townoffairfax.org>
Date: Mon, Jun 27, 2016 at 8:35 AM
Subject: completing the 17-19 Broadway application
To: "defrance@cvcta.com" <defrance@cvcta.com>
Cc: Jim Moore <jmoore@townoffairfax.org>, Mark Lockaby <mlockaby@townoffairfax.org>, "gwala75@gmail.com" <gwala75@gmail.com>

Dear Mr. DeFrance,

-

I really would like to get your application completed and onto a Commission agenda. The business is currently in violation of Fairfax Zoning Laws. My understanding is that the only items missing are a floor plan for the bar showing where the required 3 washing sinks are located, any food service areas and where the grease traps are and a site plan showing a conforming accessible parking space (please refer to previous letters dated 3/1/16 and 7/26/16). I really do not want to have to contact the Health Department to advise them that you are not in compliance with the Town Code. Please provide the required plan as soon as possible.

-

Sincerely,

-
Linda Neal

Principal Planner
-

TOWN OF FAIRFAX

JAN 06 2015

RECEIVED

GARRETT P. GRAHAM
422 Corbett Avenue
San Francisco, Ca. 94114
Telephone: 415-621-5150...e-mail: gwala75@gmail.com

January 4, 2016

Linda Neal, Principal Planner
Town of Fairfax, California

Re: 19 Broadway LLC Application for Use Permit and Parking Variance

Dear Linda:

I am the landlord of rental properties above 17-19 Broadway, Fairfax. The apartment above 17 Broadway is not used for a rental, as it is used as a "Green Room" for musicians. The three rooms above 19 Broadway are only rented to tenants who do not own cars.

Very truly yours,



Garrett P. Graham
Owner/Landlord
17-19 Broadway, Fairfax, California

TOWN OF FAIRFAX

JAN 06 2015

RECEIVED

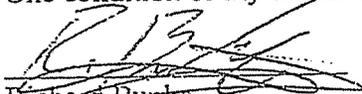
GARRETT P. GRAHAM
422 Corbett Avenue
San Francisco, Ca. 94114
Telephone: 415-621-5150...e-mail: gpg@15.com

November 28, 2015

TO WHOM IT MAY CONCERN:

My name is Richard Bunke. I reside in a one-room unit above 19 Broadway. I have been living above 19 Broadway for almost two years. My rent is \$500 per month.

One condition of my rental is that I cannot have a car. I do not own a car.


Richard Bunke

TOWN OF FAIRFAX

JAN 06 2015

RECEIVED

GARRETT P. GRAHAM
422 Corbett Avenue
San Francisco, Ca. 94114
Telephone: 415-621-5150...e-mail: gwch75@gmail.com

November 28, 2015

TO WHOM IT MAY CONCERN:

My name is Ryan Iozzia. I reside in a one-room unit above 19 Broadway. I have been living above 19 Broadway for over one year. My rent is \$650 per month.

One condition of my rental is that I cannot have a car. I do not own a car.



Ryan Iozzia

TOWN OF FAIRFAX

JAN 06 2015

RECEIVED

GARRETT P. GRAHAM
422 Corbett Avenue
San Francisco, Ca. 94114

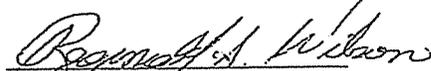
Telephone: 415-621-5150...e-mail: garrett@fairfax.ca.gov

November 28, 2015

TO WHOM IT MAY CONCERN:

My name is Regi Wilson. I reside in a one-bedroom unit above 19 Broadway. I have been living above 19 Broadway for 27 years. My rent is \$500 per month.

One condition of my rental is that I cannot have a car. I do not own a car.


Regi Wilson

The Coffee Roastery
Kelly A. London
Deborah A. London
4 Bolinas Road
Fairfax, CA 94930
415-269-6970 c Deb
415-717-0429 c Kelly
June 30, 2016

Town Of Fairfax
Town Manager
Mayor
City Council Members
142 Bolinas Road
Fairfax CA 94930

RE: Food Trucks

Dear Town Manager, Mayor and City Council Member,

As most of you know, we own The Coffee Roastery, here on the corner of Broadway and Bolinas Roads. We are writing today to express our thoughts regarding the recent appearance, requests and proposed conversation regarding food trucks being allowed in the Town of Fairfax.

We as the owners of the The Alpine Building and The Coffee Roastery and as citizens of Fairfax do not support the visitation or installation of food trucks in town. It is our belief that not only will Food Trucks clutter and downgrade Fairfax, but they will lead to the failure and vacancy of Fairfax downtown buildings.

There are many property and business owners who go through great expense and effort to maintain their/our buildings and business locations. We have to pay rent and mortgages, property taxes, business taxes, business licenses, liability and work comp insurances, employee expenses, and a myriad of other business expenses not to mention everyday maintenance expenses on our property and premises(s). It is unfathomable that an out of town (or even locally owned) food truck can pay some nominal fee, pull up, park itself inside a building shell or in a parking lot and start selling products that compete and take money out of the pockets of many of our local businesses. This is wrong.

Food Trucks do not begin to have the expenses that hard working property owners and business owners have to endure to maintain support of their enterprises. Food Trucks pull up at no or little cost and are suddenly in business. They have an unfair advantage to operate at a much lower overhead and the ability to under-sell their products and undercut brick and mortar local business product pricing. This will absolutely lead to failure and vacancy of local brick and mortar business.

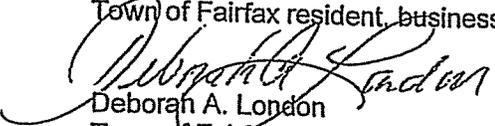
Food Trucks have no or very little blood in the game of what it takes to own and operate properties and businesses. Again, it is our belief that not only will Food Trucks clutter and downgrade Fairfax, but they will lead to the failure and vacancy of Fairfax downtown buildings. We do not support the visitation or installation of food trucks on any basis anywhere in Fairfax. Please vote no on this issue.

Thank you for your time.

Respectfully,


Kelly A. London

Town of Fairfax resident, business owner and property owner


Deborah A. London

Town of Fairfax resident, business owner and property owner

Ps. The only place we feel food trucks somewhat permissible would be those that are included (on a limited basis) in our once a week farmers market venue.

ATTACHMENT E



By e-mail to lneal@townoffairfax.org

December 22, 2015

Linda Neal, Principal Planner
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

Re: 19 Broadway, Use Permit Application

Dear Linda:

I'm writing in support of the Use Permit application for the business located at 19 Broadway, Fairfax.

I have reviewed the Project Description and support the grant of a Use Permit and Parking Variance to the project.

Please let me know if you have any questions.

Sincerely,


David Corkill, Owner
Fairfax Theatre

P.O. Box 750595, Petaluma, CA 94975 * Voice 707-762-0990 * Fax 707-762-3969

ATTACHMENT **F**

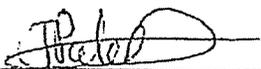
JAN 06 2015

Letter in Support of Use Permit for the Food Truck Serving the 19 BROADWAY BUSINESS

RECEIVED

I am Jayu Patel, the owner/manager of the Fairfax Inn. I am the neighbor of 17-19 Broadway. We lease the Fairfax Inn from the Grahams, and have been doing business with the Grahams for over 24 years.

I support the Use Permit for the food truck in the parking lot on the Graham's side of the property. I provide our hotel guests with the menus from the food truck in their rooms.



Jayu Patel

Owner/manager, Fairfax Inn.

11/30/15

Date

Linda Neal

From: Garrett Graham <gwala75@gmail.com>
Sent: Friday, July 22, 2016 10:52 AM
To: Linda Neal; Jim Moore; Lauren and Tony; Amory and Garry
Subject: 19 broadway parking issue

dear linda and jim

as linda will attest 19broadway and the town have always cooperated and worked through our problems for the past 30 plus years. . i assure you we will work through this parking issue with the same spirit of cooperation.

i will become involved from this point forward and the first thing i can do is solve the DISABLED parking issue . i know this is important to mark and the town.. i may need a letter from the town to briefly outline the issue and then work with the fairfax inn and get mark to go with me and direct me to the solution. i will probably get tommy bruce to go with mark and me and have him do the work.

then the fairfax inn will be out of the picture and we will deal with just the application of 19brodway and we WILL do what you request re the 19broadway parking issue..

BACKGROUND:.. the 17,000 foot lot on amory and my property is divided into two separate lots. lot number 002-121-23 is the lot the 19broadway building and parking sits on. lot 24 is the lot the fairfax inn sits on. i leased lot 24 to ramon patel and fairfax investment inc in 1995. the lease runs 49 years which is common in these types of hotel lease deals. ramon has his relative jayu patel running he fairfax inn for the past 21 years. i have a very close business and personal relationship with the patels.

the fairfax inn haD nothing to do with our application and once we solve the DISABLED parking issue i request you leave them alone. i know their business and after a record year of making \$300,000 in 2015 , and they still did not make a profit, they are having a down year. i do not want the patels to be bothered about the 19broadway parking issue. they know nothing about whats going on about any parking problem and i ask you to please keep it that way. if you persist in enforcing the lack of 2 parking spaces this will have a very negative effect on my relationship with the patels and will not help their business but just be a distraction whlCH they dont need one,especially now.. the only reason this issue was discovered, after being in this same condition for at least 18 of the past 21 years, is because of a walk through--that should not have involved their property.

it is my belief the town should help the fairfax inn in every way possible. they bring a lot of \$ into our town. this 12 unit- inn has plenty of parking 90% of the time. many nights there are no cars there. its very sad to see them struggle.on those rare, not very often. nights,when hey have a sellout of all 12 rooms there has never been a parking problem. there is no practical or business reason to hassel them about parking.now! please just allow things to be as they have been for 18 years.

just because the town has the power to strictly enforce the parking code does not mean theY must use or abuse that power. the lack of parking places for most all other businesses in town is well known they cannot provide parking but are allowed to operate.. there is no need to be the parking space police when the fairfax inn is one of the rare businesses in town that actually do have a lot of parking places and they have always used the 19broadway parking places, when they have a sellout,. . i dont want to get involved in fighting the town over this issue but to me the proper and fair thing to do is let sleeping dogs lie and let things be as they have been for over 18 years. you will be helping a struggling business by doing so.

in closing i want to thank linda for all the hard work she put into helping us with the food truck and parking variance .. it always amazes me how much paperwork goes into these problems.

we really appreciate your support for our use permit for the food truck and parking variance.

im avaiable to meet when you are.

my best personal regards

garry



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

August 3, 2016

Tony DeFrance
150 West Oak Knoll Drive
San Anselmo, CA. 94960

Garrett Graham
422 Corbett Avenue
San Francisco, CA. 94114

Re: 17-19 Broadway; parking

Dear Mr. DeFrance and Mr. Graham,

As you know, your Use Permit and Variance applications were continued to the August 18, 2016 Planning Commission meeting. Additionally, Mr. Graham has asked that in reviewing the parking variance request, the Department of Planning and Building Services review only the parking provided at the front of the site and not include the parking immediately in front of and beneath the Fairfax Inn Building.

Staff has concerns about going forward in this manner for this project. Both the Inn and the bar are located on one property under one ownership (e.g., Mr. Graham) and should be reviewed as a whole. The Commission does not have to agree to discount the Inn parking in their review. Reviewing the proposal in this manner may also change staff's recommendation because it may increase the number of parking spaces you are asking a variance from. While staff was willing to support a parking variance request for 2 spaces, a request to further reduce the number of required parking spaces may not be supportable. From a land-use perspective, a kitchen physically can be constructed within the building and the cost of such an improvement is not a legal finding for a parking variance.

In order to provide adequate information to the Commission to enable them to make a decision on this matter at their August 18th, 2016, meeting you must provide staff with the following by 5:00 PM on August 10th, 2016:

- A revised site plan showing all the parking spaces that will be provided in the parking lot to the east of the bar, including the required accessible parking space, and the location of the permanent grease separator installation. Running a hose every night to the sewer through the "portable" grease separator does not meet building code requirements.
- Copies of the bids you have obtained for installation of the kitchen at 17-19 Broadway (these may help the Commission/Town Council make findings for approval even if cost cannot be used as a legal land-use finding by staff).

If you do not provide us with the above information by the requested date, staff will be taking you to the Planning Commission for a public hearing on August 18, and will be recommending denial of the application.

Please note: Staff has serious concerns with the restaurant continuing to operate out of compliance with the building code and Americans with Disabilities Act (ADA). Likewise, we are surprised that the Marin County Health Department has not closed the restaurant which has been operating in violation of building codes and the Americans With Disabilities Act since December of 2015.

If you have any questions, please feel free to contact the Department of Planning and Building Services.

Sincerely,

A handwritten signature in cursive script that reads "Linda Neal".

Linda Neal
Principal Planner

cc. Garrett Toy, Town Administrator
Jim Moore, Director of Planning and Building Services



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

January 26, 2016

Tony DeFrance
150 West Oak Knoll Drive
San Anselmo, CA. 94960

Re: 17 and 19 Broadway; Planning Application

Dear Mr. DeFrance,

The Town has been advised by the Ross Valley Sanitary District and the Fairfax Building Official that proper grease traps need to be installed on the property anywhere grease may enter the sewer system. The Sanitary District has also advised that a permit is required from the Central Marin Sanitation Agency (CMSA) and from the Fairfax Building Department for these devices. Please provide a plan showing where these grease removal devices will be located in relation to the trailer where the food will be assembled and the building where the dishes will be washed.

Sincerely,

Linda Neal
Principal Planner

cc. Jim Moore
Gary Graham



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

January 22, 2016

Tony DeFrance
150 West Oak Knoll Drive
San Anselmo, CA. 94960

Re: 17 and 19 Broadway; Planning Application

Dear Mr. DeFrance,

Thank-you for submitting the additional items and information we requested in our December 10, 2016 letter. Unfortunately, the information provided on how the accessible parking space requirement will be met is inadequate (see below).

Accessible Parking for 17 and 19 Broadway

The Building Department has indicated that 17 and 19 Broadway are required to have an accessible parking space per Uniform Building Code B11B-208. The Building Code requires that the bar and restaurant parking area have at least 1 accessible parking space that provides parking for persons that have disabilities (see enclosed Table 11B-208.2 from the Uniform Building Code). Please provide a revised site plan showing how this requirement will be met. Depending upon where it is located it may reduce the available parking on site and the Commission needs to know how many parking spaces can be provided when considering your request for a parking variance.

Once the above information is provided the application will again be reviewed for completeness. If you have any questions, please do not hesitate to contact the Department of Planning and Building Services.

Sincerely,

Linda Neal
Principal Planner

cc. Jim Moore
Gary Graham

11B-206.7 to use a platform lift, elevators complying with Section 11B-408 shall be permitted.

2. Elevators complying with Section 11B-408 or 11B-409 shall be permitted in multi-story residential dwelling units. *Elevators provided as a means of access within a private residence shall be installed so that they are not accessible to the general public or to other occupants of the building.*

3. *Destination-oriented elevators complying with Section 11B-411 shall be permitted.*

11B-206.6.1 Existing elevators. Where elements of existing elevators are altered, the same element shall also be altered in all elevators that are programmed to respond to the same hall call control as the altered elevator and shall comply with the requirements of Section 11B-407 for the altered element.

Exception: Where a group of existing elevators are altered into a destination-oriented elevator system, or where elements of existing destination-oriented elevators are altered, the same elements shall also be altered in all elevators that are programmed to respond to the same call console or group of call consoles and shall comply with the requirements of Section 11B-411 for the altered elements.

11B-206.7 Platform lifts. Platform lifts shall comply with Section 11B-410. Platform lifts shall be permitted as a component of an accessible route in new construction in accordance with Section 11B-206.7. Platform lifts shall be permitted as a component of an accessible route in an existing building or facility.

11B-206.7.1 Performance areas and speakers' platforms. Platform lifts shall be permitted to provide accessible routes to performance areas and speakers' platforms.

11B-206.7.2 Wheelchair spaces. Platform lifts shall be permitted to provide an accessible route to comply with the wheelchair space dispersion and line-of-sight requirements of Sections 11B-221 and 11B-802.

11B-206.7.3 Incidental spaces. Platform lifts shall be permitted to provide an accessible route to incidental spaces which are not public use spaces and which are occupied by five persons maximum.

11B-206.7.4 Judicial spaces. Platform lifts shall be permitted to provide an accessible route to: jury boxes and witness stands; raised courtroom stations including judges' benches, clerks' stations, bailiffs' stations, deputy clerks' stations, and court reporters' stations; and to depressed areas such as the well of a court.

11B-206.7.5 Existing site constraints. Platform lifts shall be permitted where existing exterior site constraints make use of a ramp or elevator infeasible.

11B-206.7.6 Guest rooms and residential dwelling units. Platform lifts shall be permitted to connect levels within transient lodging guest rooms required to provide mobility features complying with Section 11B-806.2 or residential dwelling units required to provide mobility features complying with Sections 11B-809.2 through 11B-

809.4 and adaptable features complying with Chapter 11A, Division IV.

11B-206.7.7 Amusement rides. Platform lifts shall be permitted to provide accessible routes to load and unload areas serving amusement rides.

11B-206.7.8 Play areas. Platform lifts shall be permitted to provide accessible routes to play components or soft contained play structures.

11B-206.7.9 Team or player seating. Platform lifts shall be permitted to provide accessible routes to team or player seating areas serving areas of sport activity.

11B-206.7.10 Recreational boating facilities and fishing piers and platforms. Platform lifts shall be permitted to be used instead of gangways that are part of accessible routes serving recreational boating facilities and fishing piers and platforms.

11B-206.8 Security barriers. Security barriers, including but not limited to, security bollards and security check points, shall not obstruct a required accessible route or accessible means of egress.

Exception: Where security barriers incorporate elements that cannot comply with these requirements such as certain metal detectors, fluoroscopes, or other similar devices, the accessible route shall be permitted to be located adjacent to security screening devices. The accessible route shall permit persons with disabilities passing around security barriers to maintain visual contact with their personal items to the same extent provided others passing through the security barrier.

11B-207 Accessible means of egress

11B-207.1 General. Means of egress shall comply with Chapter 10, Section 1007.

Exceptions:

1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.

2. Areas of refuge shall not be required in detention and correctional facilities.

11B-207.2 Platform lifts. Standby power shall be provided for platform lifts permitted by Chapter 10, Section 1007.5 to serve as a part of an accessible means of egress. *To ensure continued operation in case of primary power loss, platform lifts shall be provided with standby power or with self-rechargeable battery power that provides sufficient power to operate all platform lift functions for a minimum of five upward and downward trips.*

11B-208 Parking spaces

11B-208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with Section 11B-208.

Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with Section 11B-208 provided

TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

that lots accessed by the public are provided with a passenger loading zone complying with Section 11B-503.

11B-208.2 Minimum number. Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2, and 11B-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

11B-208.2.1 Hospital outpatient facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, and free-standing buildings providing outpatient clinical services of a hospital, shall comply with Section 11B-502.

11B-208.2.2 Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with Section 11B-502.

11B-208.2.3 Residential facilities. Parking spaces provided to serve residential facilities shall comply with Section 11B-208.2.3.

11B-208.2.3.1 Parking for residents. Where at least one parking space is provided for each residential dwelling unit, at least one parking space complying with Section 11B-502 shall be provided for each residential dwelling unit required to provide mobility features complying with Sections 11B-809.2 through 11B-809.4.

11B-208.2.3.2 Additional parking spaces for residents. Where the total number of parking spaces provided for each residential dwelling unit exceeds one parking space per residential dwelling unit, 2 percent, but no fewer than one space, of all the parking spaces not covered by Section 11B-208.2.3.1 shall comply with Section 11B-502.

11B-208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2.

Note: When assigned parking is provided, Chapter 11A indicates designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.

11B-208.2.4 Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502.

11B-208.3 Location. Parking facilities shall comply with Section 11B-208.3.

11B-208.3.1 General. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Exceptions:

1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

Linda Neal

Subject: FW: New Food Service 19 Broadway

Linda Neal
Principal Planner

From: Smail, David [mailto:DSmail@marincounty.org]
Sent: Thursday, July 14, 2016 4:37 PM
To: Mark Lockaby <mlockaby@townoffairfax.org>; Rosso, Stephen <SRosso@marincounty.org>
Cc: Linda Neal <lneal@townoffairfax.org>
Subject: RE: New Food Service 19 Broadway

Rule of thumb: Local building and sanitary district codes trump less stringent health and safety codes. If you and the sanitary district say they need a properly permitted grease trap and they don't comply with those requirements then, they are operating without a valid Health Department "Permit to Operate".

Dave

From: Mark Lockaby [mailto:mlockaby@townoffairfax.org]
Sent: Thursday, July 14, 2016 4:10 PM
To: Rosso, Stephen
Cc: Smail, David; Linda Neal
Subject: RE: New Food Service 19 Broadway

Hi Steve,

The food trailer is going to the planning commission next Thursday for approval. For a few months we have been asking them for plans showing the grease interceptor location, and after no response we went there to see for ourselves. They use the trailer to wash dishes, pots, pans, and utensils. The water goes into the trailers holding tank until the bar closes. Once all the patrons have left they run a hose into the bathroom to empty the holding tank into the sewer system. They are not using a grease interceptor but had one that they are trying to figure out how to connect to their flexible hose.

I cannot approve a portable system like this. The plumbing code requires a fixed system with proper venting for the interceptor to work as intended.

They have indicated that the County Health Department has approved this trailer and the service of food from the trailer through the bar at 17 Broadway to patrons in the restaurant at 19 Broadway with this portable grease trap system. Can you verify this is accurate? If you were unaware that this is how they are operating please let me know your concerns and whether this system might warrant action from the Health Department.

Thanks,

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road

Fairfax, CA 94930
415-458-2370

From: Rosso, Stephen [<mailto:SRosso@marincounty.org>]
Sent: Thursday, January 28, 2016 1:00 PM
To: Mark Lockaby
Subject: RE: New Food Service

Thanks Mark. I am copying the district inspector on this regarding grease trap installation.

Steve Rosso,
Senior R.E.H.S.
Environmental Health Services
County of Marin
415-473-6918
415-473-6907 (main)
415-473-4120 (fax)
www.marincounty.org/ehs

From: Mark Lockaby [<mailto:mlockaby@townoffairfax.org>]
Sent: Thursday, January 28, 2016 10:36 AM
To: Rosso, Stephen; Smail, David
Cc: VanLiew, Pricilla; Bell, Shannon; Linda Neal; Jim Moore
Subject: RE: New Food Service

Hi Stephen,

I just wanted to update you on the status of the 19 Broadway Food Service Trailer. We decided to let them continue to operate while they were going through the planning process. Plans were submitted a while back and we are waiting on comments from the other agencies. One item that did come up is that CMSA is requiring them to install a grease interceptor.

Thanks

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
415-458-2370

From: Rosso, Stephen [<mailto:SRosso@marincounty.org>]
Sent: Friday, November 13, 2015 10:42 AM
To: Mark Lockaby; Smail, David
Cc: VanLiew, Pricilla; Bell, Shannon; Linda Neal; Jim Moore
Subject: RE: New Food Service

Ok, let Dave or I know. I can have a closure letter ready as I am a bit peeved.

Steve

From: Mark Lockaby [<mailto:mlockaby@townoffairfax.org>]
Sent: Friday, November 13, 2015 10:41 AM
To: Rosso, Stephen; Smail, David
Cc: VanLiew, Pricilla; Bell, Shannon; Linda Neal; Jim Moore
Subject: RE: New Food Service

Hi Stephen,

Let us meet with our Planning Director and Town Manager and we will get back to you on how we would like to proceed.

Thanks

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
415-458-2370

From: Rosso, Stephen [<mailto:SRosso@marincounty.org>]
Sent: Friday, November 13, 2015 10:32 AM
To: Mark Lockaby; Smail, David
Cc: VanLiew, Pricilla; Bell, Shannon; Linda Neal; Jim Moore
Subject: RE: New Food Service

Mark, if the city is requiring some type of permit, we can close using this language from Ca Health and Safety Code: **114387**. Any person who operates a food facility shall obtain all necessary permits to conduct business, including, but not limited to, a permit issued by the enforcement agency (EHS). In addition to the penalties under Article 2 (commencing with Section 114390), violators who operate without the necessary permits shall be subject to closure of the food facility and a penalty not to exceed three times the cost of the permit.

Steve Rosso,
Senior R.E.H.S.
Environmental Health Services
County of Marin
415-473-6918
415-473-6907 (main)
415-473-4120 (fax)
www.marincounty.org/ehs

From: Mark Lockaby [<mailto:mlockaby@townoffairfax.org>]
Sent: Friday, November 13, 2015 10:12 AM
To: Rosso, Stephen; Smail, David
Cc: VanLiew, Pricilla; Bell, Shannon; Linda Neal; Jim Moore
Subject: RE: New Food Service

Hi Stephen,

Is there a way to pull your approval until they go through the planning process? We made it clear to them that they would need planning commission approval before serving food.

Thanks

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
415-458-2370

From: Rosso, Stephen [<mailto:SRosso@marincounty.org>]
Sent: Friday, November 13, 2015 9:56 AM
To: Smail, David; Mark Lockaby
Cc: VanLiew, Pricilla; Bell, Shannon
Subject: RE: New Food Service

Yes and the owner said he obtained approval from city planning (I advised him of this several times). The trailer serves the bar and acts as the commissary.

Steve Rosso,
Senior R.E.H.S.
Environmental Health Services
County of Marin
415-473-6918
415-473-6907 (main)
415-473-4120 (fax)
www.marincounty.org/ehs

From: Smail, David
Sent: Friday, November 13, 2015 9:52 AM
To: 'Mark Lockaby'
Cc: Rosso, Stephen; VanLiew, Pricilla; Bell, Shannon
Subject: RE: New Food Service

Not sure. I'll look into it.
Dave

From: Mark Lockaby [<mailto:mlockaby@townoffairfax.org>]
Sent: Friday, November 13, 2015 7:37 AM
To: Smail, David
Subject: New Food Service

Hi Dave,

One of our bars(19 Broadway) is now advertising that they are serving food. They were supposed to go through the planning process in order to change the use from a bar to a combination use. They are using a permanently attached food trailer for the food preparation. Do you know if this was permitted through your Department?

Thanks

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
415-458-2370

Email Disclaimer: <http://www.marincounty.org/main/disclaimers>
Email Disclaimer: <http://www.marincounty.org/main/disclaimers>
Email Disclaimer: <http://www.marincounty.org/main/disclaimers>
Email Disclaimer: <http://www.marincounty.org/main/disclaimers>
Email Disclaimer: <http://www.marincounty.org/main/disclaimers>

Linda Neal

From: Yonas Abraha <yabraha@rvsd.org>
Sent: Wednesday, February 17, 2016 11:41 AM
To: Linda Neal
Subject: FW: 15, 17 AND 19 BROADWAY, FAIRFAX APN: 002-121-23 AND 24

Hello Linda,

The property owner at 15, 17 AND 19 BROADWAY, FAIRFAX has agreed to install grease trap device per CMSA requirement.

If you have any questions, please let me know.

Sincerely,

Yonas Abraha

Engineering Technician
Sanitary District No. 1 of Marin County
(Ross Valley Sanitary District)
P 415.259.2949 X 209
F 415.460.2149



yabraha@rvsd.org

From: Yonas Abraha
Sent: Friday, January 08, 2016 7:32 AM
To: 'Linda Neal' <lneal@townoffairfax.org>
Subject: FW: 15, 17 AND 19 BROADWAY, FAIRFAX APN: 002-121-23 AND 24

Morning Linda,

CMSA stated that, the Food preparation trailer needs a Permit to Operate from Marin County. They need to ensure compliant grease removal device equipment is installed prior to issuing the permit.
If you have any questions, please let me know.

Thank you,

Yonas Abraha

Engineering Technician
Sanitary District No. 1 of Marin County
(Ross Valley Sanitary District)
P 415.259.2949 X 209
F 415.460.2149



yabraha@rvsd.org

From: Yonas Abraha
Sent: Wednesday, January 06, 2016 11:11 AM

To: 'Linda Neal' <lneal@townoffairfax.org>
Subject: RE: 15, 17 AND 19 BROADWAY, FAIRFAX APN: 002-121-23 AND 24

Hi Linda,

I spoke with Robert Cole at CMSA, and stated that they have to have a grease trap. He will have his crew go out there, and see what the proposal is. As soon as I hear from him I will let you know.

Sincerely,

Yonas Abraha

Engineering Technician
Sanitary District No. 1 of Marin County
(Ross Valley Sanitary District)
P 415.259.2949 X 209
F 415.460.2149



yabraha@rvsd.org

From: Linda Neal [<mailto:lneal@townoffairfax.org>]
Sent: Wednesday, January 06, 2016 11:02 AM
To: Yonas Abraha <yabraha@rvsd.org>
Subject: RE: 15, 17 AND 19 BROADWAY, FAIRFAX APN: 002-121-23 AND 24

Hi Yonas,

Will you just let me know of any comments or conditions CMSA may have for the proposal as soon as possible?

Thanks,

Linda Neal
Principal Planner

From: Yonas Abraha [<mailto:yabraha@rvsd.org>]
Sent: Wednesday, December 23, 2015 7:51 AM
To: Linda Neal <lneal@townoffairfax.org>
Subject: 15, 17 AND 19 BROADWAY, FAIRFAX APN: 002-121-23 AND 24

Morning Linda,

As we spoke on the phone, I did contact Steve Rosso, and said it was ok from his department. Since this is a special case we're going to contact CMSA for more information. If you have any question please let me know.

Thank you,

Yonas Abraha

Engineering Technician
Sanitary District No. 1 of Marin County
(Ross Valley Sanitary District)

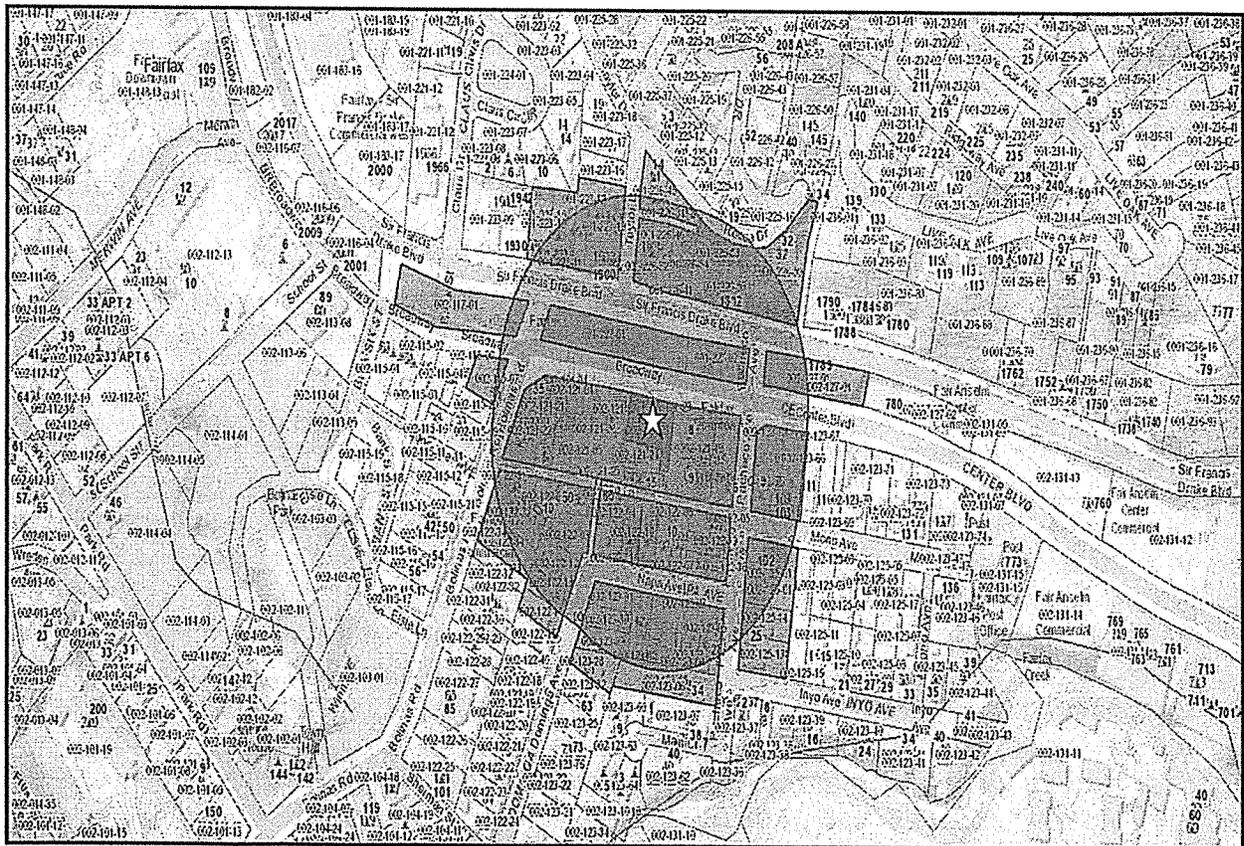
P 415.259.2949 X 209
F 415.460.2149



yabraha@rvsd.org

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

TO: Fairfax Planning Commission
DATE: July 21, 2016
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 17-19 Broadway; Assessor's Parcel No's. 002-121-23 and 24
ZONING: Central Commercial CC Zone
PROJECT: Food Trailer
ACTION: Use Permit and Exception to the Parking Regulations;
Application # 16-29
APPLICANT: Tony DeFrance
OWNER: Garrett and Amory Graham
CEQA STATUS: Categorically exempt, § 15301(a)



17 AND 19 BROADWAY

The Building Official believes that a kitchen could be installed inside the bar. However due to the location of the inn and upstairs apartments, the only way to install the required venting system would be to relocate the bathrooms and storage areas at the rear eastern corner of 17 Broadway so the kitchen could be built along the eastern wall adjacent to the parking lot and the venting could be installed out towards the parking lot. The age of the building, the location of residences upstairs and the location of the Inn make it difficult and expensive to construct a commercial kitchen that would comply with current Health Department requirements in the building (Exhibit B – Applicant's Supplemental Information). The applicant has indicated that he has obtained bids for the kitchen improvements that average \$280,000 in cost. Staff has not seen the bids so we are unable to verify whether or not the costs would be as high as the owners have indicated.

The owner and Garry Graham, the bar owner, indicated that due to changing patron tastes and expectations, it is imperative for the fiscal health of 19 Broadway (the bar and nightclub) that they be able to serve foods other than the typical bar food. The owners state that people are expecting more out of the nightclub experience than just good music. This similar need by the general public for a "universal entertainment experience" was voiced last year by the owner of the Fairfax Theatre who applied for, and obtained, an ABC license to allow him to serve food, beer and wine at the theatre in addition to the traditional popcorn and candy fare. He also indicated that the ability to serve food and alcohol was necessary in order for his business to survive fiscally.

One other business owner has indicated that they are not supportive of this growing trend of Fairfax businesses avoiding the expense of upgrading local buildings in compliance with building and health codes by operating from food trucks and trailers (Exhibit E).

Parking

Town Code § 17.100.110(2) states that off street parking and loading in the Central Commercial Zone, for conditional uses, be varied by the terms, provisions or conditions of the use permit.

The property is already operating with a parking space deficit due to the Planning Commission exception granted when the Inn was approved in 1995. The food trailer takes up an additional 2 parking spaces, decreasing the total number of on-site parking spaces to 24. A site inspection on Friday revealed that: a) at least 2 of the existing parking spaces are not available for parking, but are being used as a patio area for the Inn; and b) the accessible parking space provided does not meet code and is not laid out on the site per the parking lot plan that was approved when the Inn was built.

The owner has provided letters from his tenants indicating that they do not have vehicles and therefore, do not use any on-site parking (Exhibit D)

RESOLUTION NO. 16-24

A Resolution of the Fairfax Planning Commission Approving a Conditional Use Permit, Design Review and Exception to the Parking Requirements for a Food Trailer to Provide Kitchen Services for the Restaurant at 19 Broadway

WHEREAS, the Town of Fairfax has received an application to legalize the location and operation of a food trailer in two required parking spaces of the bar/restaurant/nightclub at 17–19 Broadway to provide food service to the establishment; and

WHEREAS, the Planning Commission reviewed the matter and at the July 21, 2016, meeting approved the Conditional Use Permit, Design Review Permit and Exception to the Parking Requirements; and

WHEREAS, based on the body of evidence submitted for the application, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the requested discretionary permits as long as the conditions below are complied with in a timely fashion; and.

WHEREAS, the Commission has made the following findings:

1. The age of the existing structure, location of the surrounding uses with residences upstairs and the Fairfax Inn build immediately to the south and west, make it expensive and structurally difficult to install a commercial kitchen inside. Therefore, the approval of the use permit to allow the preparation of the food at the Whistlestop commercial kitchen in San Rafael, in conjunction with its assembly and service from the on-site food trailer shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
2. The restaurant hours of operation are from 5:00 pm to 11:00 pm, Wednesday thru Thursday, from 5:00 pm to 1:30 am, Friday and Saturday and from 1:00 pm to 8:00 pm on Sunday. The trailer is located 39 feet from the adjacent Fairfax Inn units and over 90 feet from the residences on Mono Lane. The residential tenants of the 17-19 Broadway building have been living with the trailer use for over 6 months and the Town has received no complaints. Therefore, the approval of the Use Permit and use of property as approved, 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. Restoration of the shared parking lot to its approved condition will minimize the lot of the 2 parking spaces to the food trailer on surrounding streets and

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.

5. The roadways shall be kept clean and the site free of dust by watering down the site or sweeping the roadway daily, if necessary.
6. During construction, the developer and all employees, contractors and subcontractors must comply with all requirements set forth in Ordinance # 637 (Chapter 8.32 of the Town Code), "Urban Runoff Pollution Prevention".
7. **Any** changes, modifications, additions or alterations made to the approved set of plans or the interim approved plans described above will require a modification of permit # 16-29. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Application # 16-29, will result in the job being immediately stopped and red tagged.
8. Any damages to the roadways accessing the site resulting from construction activities shall be the responsibility of the property owner.
9. 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.
10. The applicants shall maintain the premises in a neat and attractive manner at all times. Such maintenance shall include, but not be limited to, exterior building materials, signage, windows, the planters, the ground and the pavement surfaces.

4. The owners will obtain a sign permit for the unpermitted sign at 19 Broadway that reads, "MYX Lounge".

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines that the approval of the Conditional Use Permit and Design Review Permit for the food trailer at 17-19 Broadway is not contrary to the regulations set forth in the Central Commercial CC Zone and will not have a negative impact on surrounding businesses or residences.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 21st of July, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

Chair, Laura Kehrlein

Attest:

Jim Moore
Director of Planning and Building Services

November 30, 2015

To: Town of Fairfax
Planning Commission & Design Review Board
142 Bolinas Road, Fairfax, CA 94930

Re: Submittal for Use Permit, and Design Review
19 Broadway LLC
Addition of Mobile Kitchen at 19 Broadway Parking Area
Job No. 15126

Honorable Commissioners and Design Review Board:

The following photographs illustrate the proposed mobile kitchen in the context of the existing parking area and surrounding buildings. The purpose is to show the scale, color, and character of this addition in relation to its surrounding environment.



View from sidewalk toward Fairfax Inn, 19 Broadway outdoor deck on left, Kitchen beyond



View from driveway entrance toward Fairfax Inn, outdoor deck to left proposed Kitchen beyond



View from Inn parking toward Inn Office, 19 Broadway, and proposed Kitchen



View from Inn redwood tree to proposed Kitchen



View across Fairfax Inn office to 19 Broadway and Kitchen



View down sidewalk to 19 Broadway, proposed Kitchen to left beyond



View from Kitchen corner to Fairfax Inn
19 Broadway LLC

The intent of these photographs is to illustrate that the addition of the proposed Kitchen will not have a significant visual effect on the Fairfax downtown area.

The proposed Kitchen is set back considerably from the normal pedestrian and automobile circulation through Fairfax and is much smaller in scale than even the covered outdoor deck at 19 Broadway.

It will not negatively affect the adjacent business activities of the Fairfax Inn, or the Fairfax theater, and may provide an additional attraction for these businesses.

If requested by DRB the owner's will consider exterior color changes for the Kitchen to better blend in with its immediate surroundings.

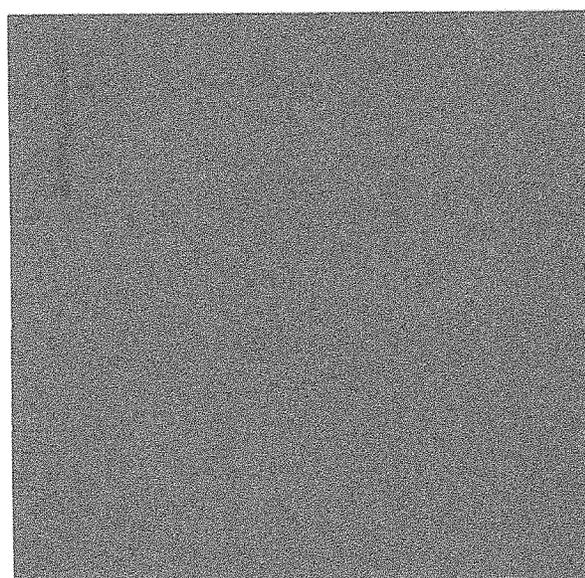
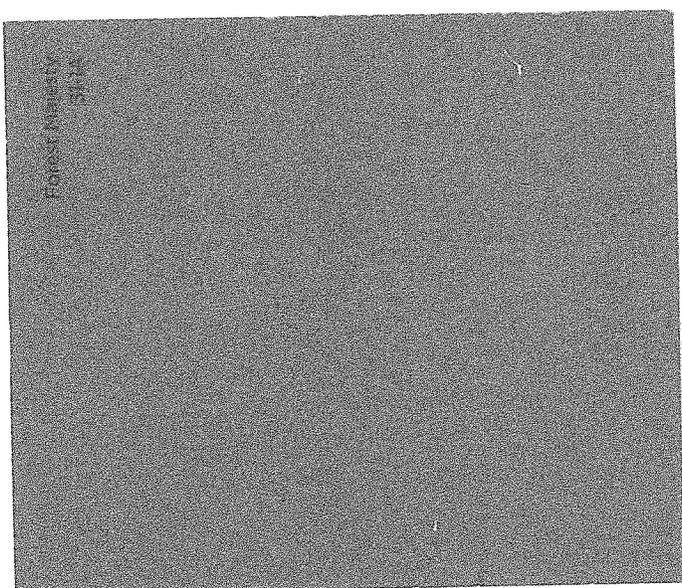
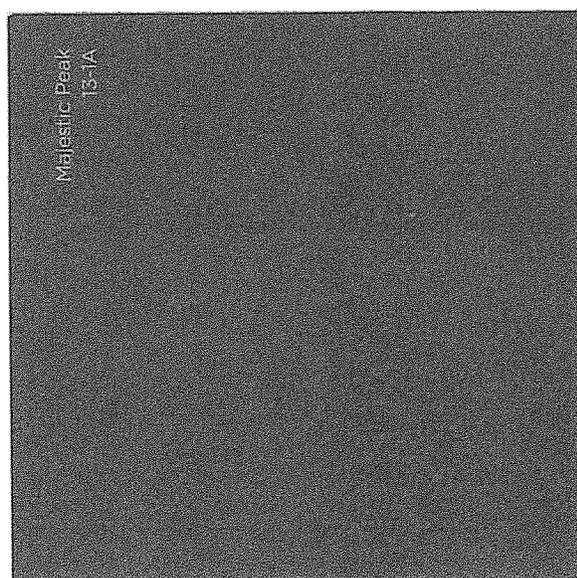
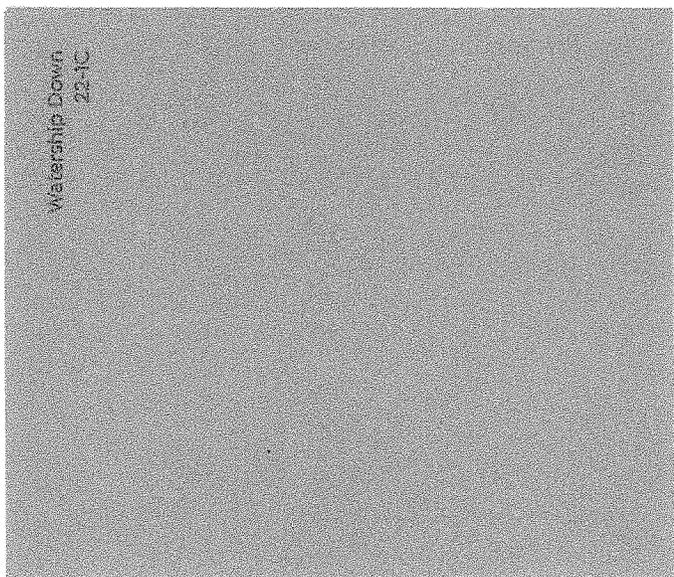


View from parkade showing scale of Fairfax Theatre on one side 19 Broadway on the other side

Watership Down
22-1C

Majestic Peak
13-1A

Forest Ministry
54-1A



January 2, 2016

JAN 06 2015

Dear Linda,

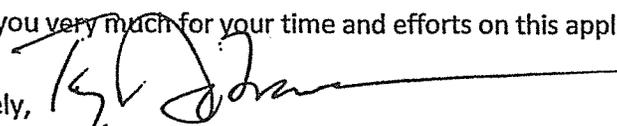
RECEIVED

Please see below for answers to questions posed in your letter of December 10th, 2015 in regards to 19 Broadway.

1. A Title Report will be forthcoming from property owner Garrett P. Graham.
2. Sample colors – please find enclosed several sample colors that we can paint mobile kitchen.
3. Accessible Parking for 17 and 19 Broadway. Property owner Garrett P. Graham has a written agreement with all of the tenants of the property that specify that they are not permitted to own automobiles. Attached are letters from these tenants confirming that they do not own vehicles. Above 17 Broadway is the green room for our venue and no one lives there.
4. Commissary Kitchen – We have a contract with Whistlestop Wheels to use their commercial kitchen. The address is 930 Tamalpais Ave, San Rafael, CA 94901. In the commissary kitchen we typically do preparation and chopping of any meat or vegetables that will be used in the mobile kitchen. We also prepare several sauces in the commissary kitchen. In the mobile kitchen we assemble all of the ingredients, cook them and plate them. More specifically we grill burgers, grill Panini sandwiches, cook chicken in crock pot, deep fry our French fries.
5. Food service –
 - a. How are clients of the Inn handled? Currently we only supply menus in each of the rooms of the Inn. The guests would either walk down to the bar and order their food and eat it there, or there is the option of calling ahead so the food is ready when they get to bar. We do not deliver to the rooms or do any form of room service.
 - b. Will take out food be prohibited? Currently we are not serving food to go. Food is ordered either by placing an order inside the bar, or by calling ahead and placing an order. The food is served inside 17 or 19 Broadway. Customers are not parking in the parking lot to pick up food and take it home.
6. Number of Customers – Although our food is reasonably priced, we have not seen an increase in volume of customers or monthly sales (income) at 19 Broadway since we began serving food on June 15, 2015. Our total income (food + bar) has actually decreased overall when compared month over month to the previous year (2014) in which we did not serve food. The numbers that we can supply to prove this would involve providing our confidential profit and loss statements to you (which we are willing to do as long as they do not become part of public record). We have not had any complaints of more difficulty with parking or experienced any additional problems with parking in our lot since the mobile kitchen has been in operation. The food is meant to complement our Bar and Nightclub, and not be a primary draw to our business. Unfortunately our food is not currently a profitable endeavor.
7. Chamber support – Gary Graham has met with several members of the Chamber of Commerce. Richard Pedemonte will talk to the town on behalf of the Chamber of Commerce in regards to the addition of food to 19 Broadway.

Thank you very much for your time and efforts on this application.

Sincerely,


Tony DeFrance, MD

Managing member, 19 Broadway, LLC

ATTACHMENT 

February 3, 2016

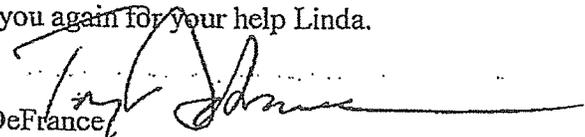
Hello Linda,

In response to the Handicap Space requirement Art Chartock, our Architect stated the following:

We have 24 parking spaces plus the accessible space. Table 11B-208.2 indicates there is only 1 accessible parking space required for 24 parking spaces. I indicated on our site plan that the accessible space is for the Fairfax Inn, but with proper signage I do not see why the accessible space can't be shared by the Inn and the Bar / Restaurant.

In regards to the Grease trap issue I did receive a call from Robert Cole. He is with CMSA which I assume is a State of California agency? Anyway he and I are working on getting the right Grease Trap. Once it is purchased he will inspect and sign off on this. We should have this done in the next seven days.

Thank you again for your help Linda.


Tony DeFrance
Managing Member 19 Broadway LLC.

Subject: completing the 17-19 Broadway application

To: "defrance@cvcta.com" <defrance@cvcta.com>

Cc: Jim Moore <jmoore@townoffairfax.org>, Mark Lockaby <mlockaby@townoffairfax.org>, "gwala75@gmail.com" <gwala75@gmail.com>

Dear Mr. DeFrance,

-

I really would like to get your application completed and onto a Commission agenda. The business is currently in violation of Fairfax Zoning Laws. My understanding is that the only items missing are a floor plan for the bar showing where the required 3 washing sinks are located, any food service areas and where the grease traps are and a site plan showing a conforming accessible parking space (please refer to previous letters dated 3/1/16 and 7/26/16). I really do not want to have to contact the Health Department to advise them that you are not in compliance with the Town Code. Please provide the required plan as soon as possible.

-

Sincerely,

-

Linda Neal

Principal Planner

-

Linda Neal

From: Linda Neal
Sent: Tuesday, June 28, 2016 8:17 AM
To: 'Tony DeFrance'
Cc: Jim Moore; 'gwala75@gmail.com'
Subject: RE: completing the 17-19 Broadway application

Excellent. Thanks for working with me.

Linda Neal
Principal Planner

From: Tony DeFrance [mailto:defrance@cvcta.com]
Sent: Monday, June 27, 2016 1:31 PM
To: Linda Neal <lneal@townoffairfax.org>; Garrett Graham <gwala75@gmail.com>
Cc: Jim Moore <jmoore@townoffairfax.org>; Mark Lockaby <mlockaby@townoffairfax.org>
Subject: Re: completing the 17-19 Broadway application

Okay I understand. We will work on these and bring to you in the next ten days.
Thank you.
Tony

On Jun 27, 2016, 1:20 PM -0700, Garrett Graham <gwala75@gmail.com>, wrote:

hi linda

the economic survival of one of your towns most visible businesses may be at stake.

the handicap parking is the same since 1995 and our parking configuration and spaces are also the same. they have been approved by the town twice.

we are hopeful town staff will get us to an approval of our variance and use permit.

thank you
garry

On Mon, Jun 27, 2016 at 8:35 AM, Linda Neal <lneal@townoffairfax.org> wrote:

Dear Mr. DeFrance,

I really would like to get your application completed and onto a Commission agenda. The business is currently in violation of Fairfax Zoning Laws. My understanding is that the only items missing are a floor plan for the bar showing where the required 3 washing sinks are

Linda Neal

From: Linda Neal
Sent: Thursday, July 07, 2016 11:46 AM
To: 'Tony DeFrance'
Cc: 'gwala75@gmail.com'; Jim Moore
Subject: progress on floor plans and parking plan for 17-19 Broadway

Hi Tony,

I am just checking-in to see how close you are to submitting the floor plans for the bar/restaurant/food trailer and the site plan showing the accessible parking. You had indicated you would be submitting today, is that still the plan?

Linda Neal
Principal Planner

Linda Neal

From: Tony DeFrance <defrance@cvcta.com>
Sent: Monday, June 27, 2016 11:42 AM
To: Lisa Mansbridge; Garrett Graham; Linda Neal; jmoore@townoffairfax.org
Subject: Re: Fwd: completing the 17-19 Broadway application

Hello Linda,

Thank you for the follow up. We do have a grease trap installed and also have the three required washing sinks inside the food trailer. I can get pictures or see if I have some plans that can demonstrate those.

As far as the accessible parking space I will discuss further with Gary Graham and Art Chartock our architect. We have the same conforming accessible parking space that we share with the hotel that was approved a number of years ago. Our position would be that this was approved previously and we would ask that it still be "grandfathered" in under previous approvals. We are willing to set up a meeting to discuss further.

We would like to resolve the outstanding issues once and for all. To date the addition of food to 19 Broadway has gone smoothly and we have excellent reviews and feedback and this has become an important addition to our business and the town of Fairfax.

Thank you for your help and patience with all of this.

Tony DeFrance, MD

From: Linda Neal <lneal@townoffairfax.org>
Date: Mon, Jun 27, 2016 at 8:35 AM
Subject: completing the 17-19 Broadway application
To: "defrance@cvcta.com" <defrance@cvcta.com>
Cc: Jim Moore <jmoore@townoffairfax.org>, Mark Lockaby <mlockaby@townoffairfax.org>, "gwala75@gmail.com" <gwala75@gmail.com>

Dear Mr. DeFrance,

-

I really would like to get your application completed and onto a Commission agenda. The business is currently in violation of Fairfax Zoning Laws. My understanding is that the only items missing are a floor plan for the bar showing where the required 3 washing sinks are located, any food service areas and where the grease traps are and a site plan showing a conforming accessible parking space (please refer to previous letters dated 3/1/16 and 7/26/16). I really do not want to have to contact the Health Department to advise them that you are not in compliance with the Town Code. Please provide the required plan as soon as possible.

-

Sincerely,

TOWN OF FAIRFAX

JAN 06 2015

RECEIVED

GARRETT P. GRAHAM
422 Corbett Avenue
San Francisco, Ca. 94114
Telephone: 415-621-5150...e-mail: gwala75@gmail.com

January 4, 2016

Linda Neal, Principal Planner
Town of Fairfax, California

Re: 19 Broadway LLC Application for Use Permit and Parking Variance

Dear Linda:

I am the landlord of rental properties above 17-19 Broadway, Fairfax. The apartment above 17 Broadway is not used for a rental, as it is used as a "Green Room" for musicians. The three rooms above 19 Broadway are only rented to tenants who do not own cars.

Very truly yours,



Garrett P. Graham
Owner/Landlord
17-19 Broadway, Fairfax, California

ATTACHMENT D

TOWN OF FAIRFAX

JAN 06 2015

RECEIVED

GARRETT P. GRAHAM
422 Corbett Avenue
San Francisco, Ca. 94114
Telephone: 415-621-5150...e-mail: gwrh756@gmail.com

November 28, 2015

TO WHOM IT MAY CONCERN:

My name is Ryan Iozzia. I reside in a one-room unit above 19 Broadway. I have been living above 19 Broadway for over one year. My rent is \$650 per month.

One condition of my rental is that I cannot have a car. I do not own a car.



Ryan Iozzia

The Coffee Roastery
Kelly A. London
Deborah A. London
4 Bolinas Road
Fairfax, CA 94930
415-269-6970 c Deb
415-717-0429 c Kelly
June 30, 2016

Town Of Fairfax
Town Manager
Mayor
City Council Members
142 Bolinas Road
Fairfax CA 94930

RE: Food Trucks

Dear Town Manage, Mayor and City Council Member,

As most of you know, we own The Coffee Roastery, here on the corner of Broadway and Bolinas Roads. We are writing today to express our thoughts regarding the recent appearance, requests and proposed conversation regarding food trucks being allowed in the Town of Fairfax.

We as the owners of the The Alpine Building and The Coffee Roastery and as citizens of Fairfax do not support the visitation or installation of food trucks in town. It is our belief that not only will Food Trucks clutter and downgrade Fairfax, but they will lead to the failure and vacancy of Fairfax downtown buildings.

There are many property and business owners who go through great expense and effort to maintain their/our buildings and business locations. We have to pay rent and mortgages, property taxes, business taxes, business licenses, liability and work comp insurances, employee expenses, and a myriad of other business expenses not to mention everyday maintenance expenses on our property and premises(s). It is unfathomable that an out of town (or even locally owned) food truck can pay some nominal fee, pull up, park itself inside a building shell or in a parking lot and start selling products that compete and take money out of the pockets of many of our local businesses. This is wrong.

Food Trucks do not begin to have the expenses that hard working property owners and business owners have to endure to maintain support of their enterprises. Food Trucks pull up at no or little cost and are suddenly in business. They have an unfair advantage to operate at a much lower overhead and the ability to under-sell their products and undercut brick and motor local business product pricing. This will absolutely lead to failure and vacancy of local brick and mortar business.

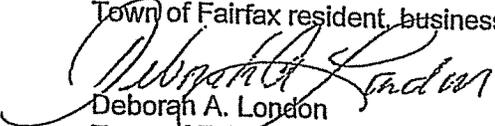
Food Trucks have no or very little blood in the game of what it takes to own and operate properties and businesses. Again, it is our belief that not only will Food Trucks clutter and downgrade Fairfax, but they will lead to the failure and vacancy of Fairfax downtown buildings. We do not support the visitation or installation of food trucks on any basis anywhere in Fairfax. Please vote no on this issue.

Thank you for your time.

Respectfully,


Kelly A. London

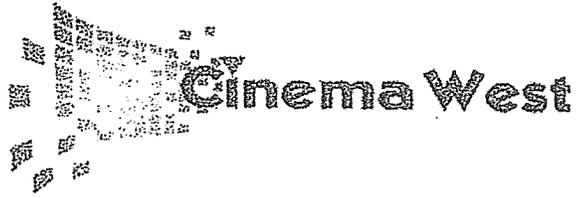
Town of Fairfax resident, business owner and property owner


Deborah A. London

Town of Fairfax resident, business owner and property owner

Ps. The only place we feel food trucks somewhat permissible would be those that are included (on a limited basis) in our once a week farmers market venue.

ATTACHMENT E



By e-mail to lneal@townoffairfax.org

December 22, 2015

Linda Neal, Principal Planner
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

Re: 19 Broadway, Use Permit Application

Dear Linda:

I'm writing in support of the Use Permit application for the business located at 19 Broadway, Fairfax.

I have reviewed the Project Description and support the grant of a Use Permit and Parking Variance to the project.

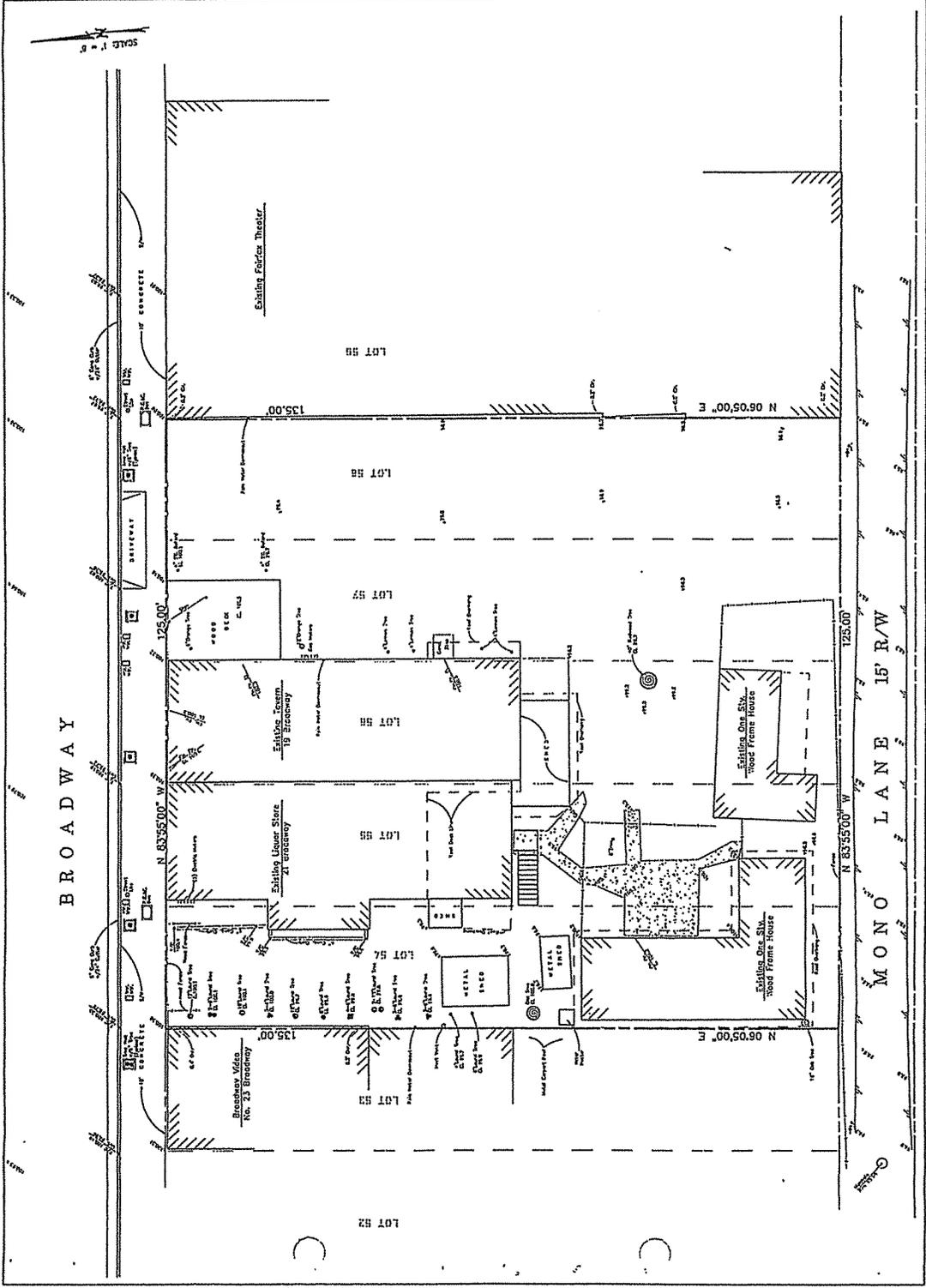
Please let me know if you have any questions.

Sincerely,


David Corkill, Owner
Fairfax Theatre

P.O. Box 750595, Petaluma, CA 94975 * Voice 707-762-0990 * Fax 707-762-3969

ATTACHMENT **P**



RUSHTON-CHARLOCK
 1650 5th St.
 Fairfield CA 94530
 415 457-2802



19 Broadway Fairfax
 GARRETT GARAHAH
 ARCHITECTS
 85 Hono Loma Fairfax
 BUSINESS CENTER
 950 457-2802

PROJECT NO. 9546
 PROJECT ARCHITECT
 PROJECT ENGINEER
 DATE
 SCALE
 SHEETS

PROJECT:
 FAIRFAX INN
 FAIRFAX CA
 A.P. R-121-18

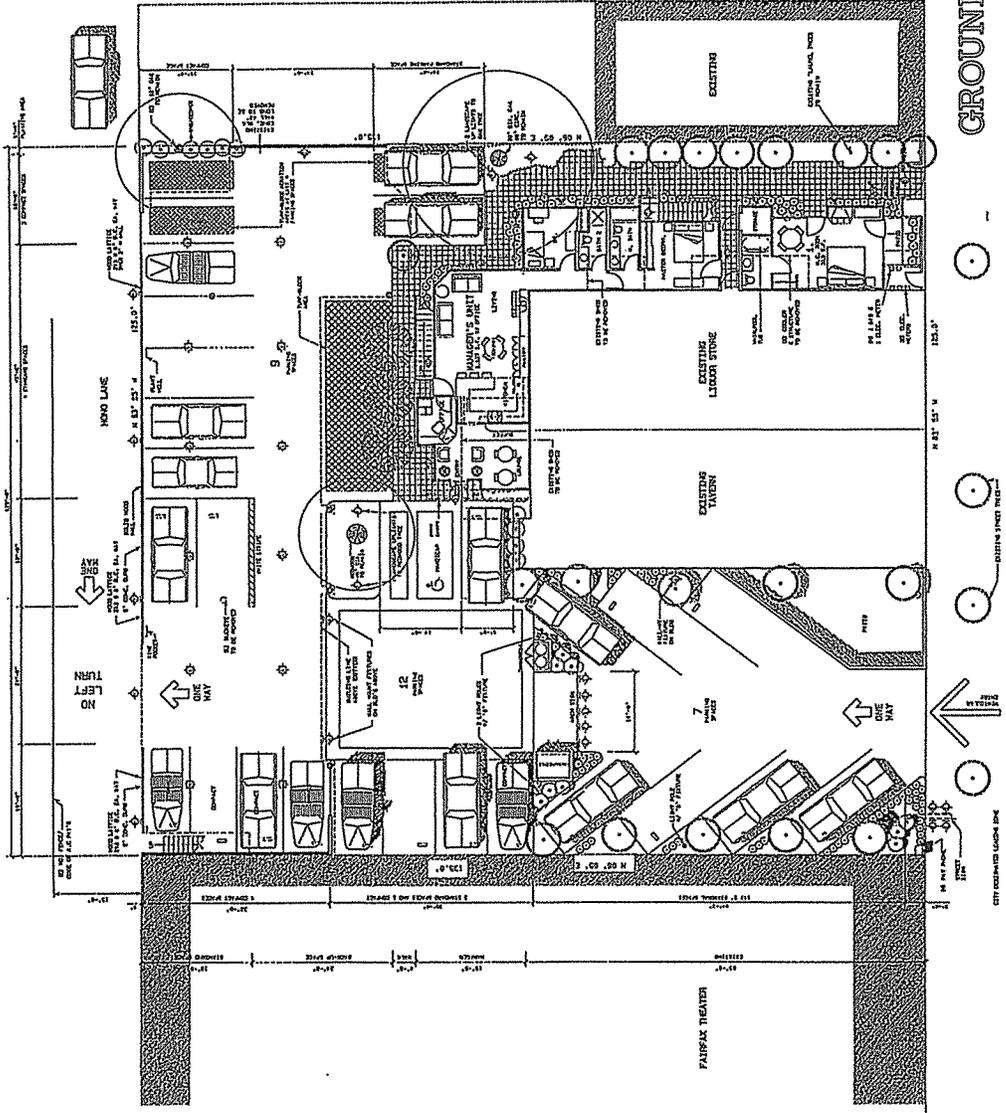
SITE PLAN
2.2

SITE DATA

- SITE AREA: 14,015 S.F.
- EXISTING BUILDINGS TO BE REMOVED: 1,837 S.F.
- EXISTING TANK/WATER STORAGE: 3,219 S.F.
- PROPOSED INN: 5,487 S.F.
- 12 ROOMS
- 1 MANAGER UNIT
- 20 SPACES ON SITE
- 31 STAMPO
- 4 SPACES ON STREET
- 1 LOADING ON STREET

EXISTING POPULATION OF ALL UNITS
 9 TEENAGERS PLUS ONE CHILD PLUS
 2 PART-TIME COORDINATOR.
 EMPLOYEES: 18 BROADWAY TAVERN
 TOTAL BAR EMPLOYEES NUMBER 25.
 THE TAVERN EMPLOYEES ONLY
 USE ON DUTY AT A TIME, AND DO
 NOT USE ON DUTY AT A TIME.
 ARE NIGHTTIME BARTENDERS (ONLY ONE
 ON DUTY AT A TIME.)
 EMPLOYEES: FAIRFAX WINE & SPIRITS
 THERE ARE TWO EMPLOYEES,
 ONLY ONE ON DUTY AT A TIME.)

NOTE
 * NO EASEMENTS EXISTING
 ON PROPOSED
 * DRAINAGE PATTERNS TO REMAIN
 SIMILAR TO EXISTING, EXCEPT
 WHERE SHOWN OTHERWISE BY
 CIVIL ENGINEER DURING
 DEVELOPMENT OF CONSTRUCTION
 DOCUMENTS.

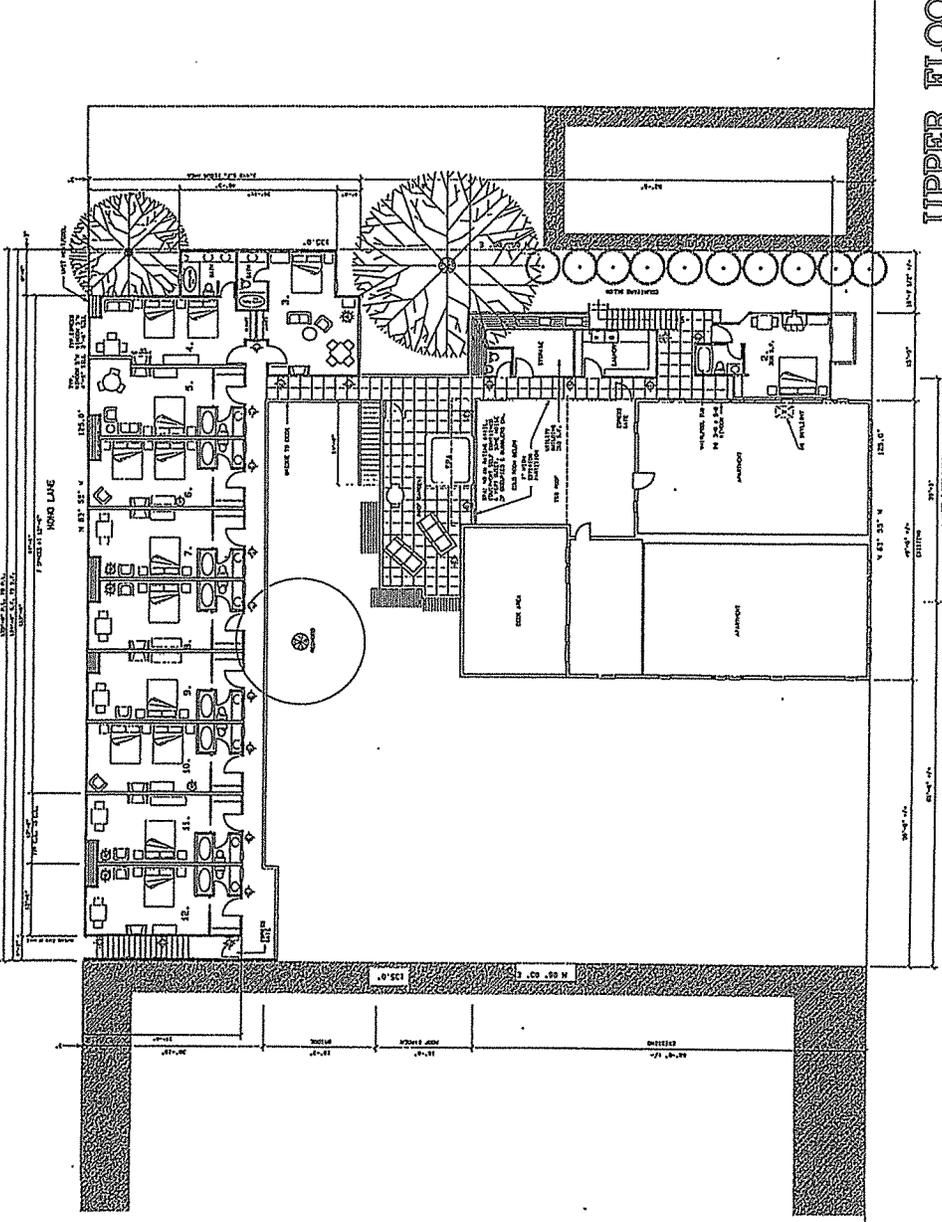


GROUND FLOOR

23
 UPPER FLOOR
 PROJECT ARCHITECT
 FAIRFAX INN
 19 BROADWAY
 FAIRFAX CA
 A.P. 2-121-19
 CONTRACTOR
 SEAB
 PROJECT MANAGER
 RUSHTON-CHATTOOK
 1600 5th Street
 POB 173
 FAIRFAX CA 94930
 415 457-8002
 RUSHTON-CHATTOOK
 PROJECT OWNER
 GABRIEL GRAHAM
 19 Broadway Fairfax
 SERVICES OWNER
 RYAN PATEL
 85 Mono Lane Fairfax
 415 457-8002



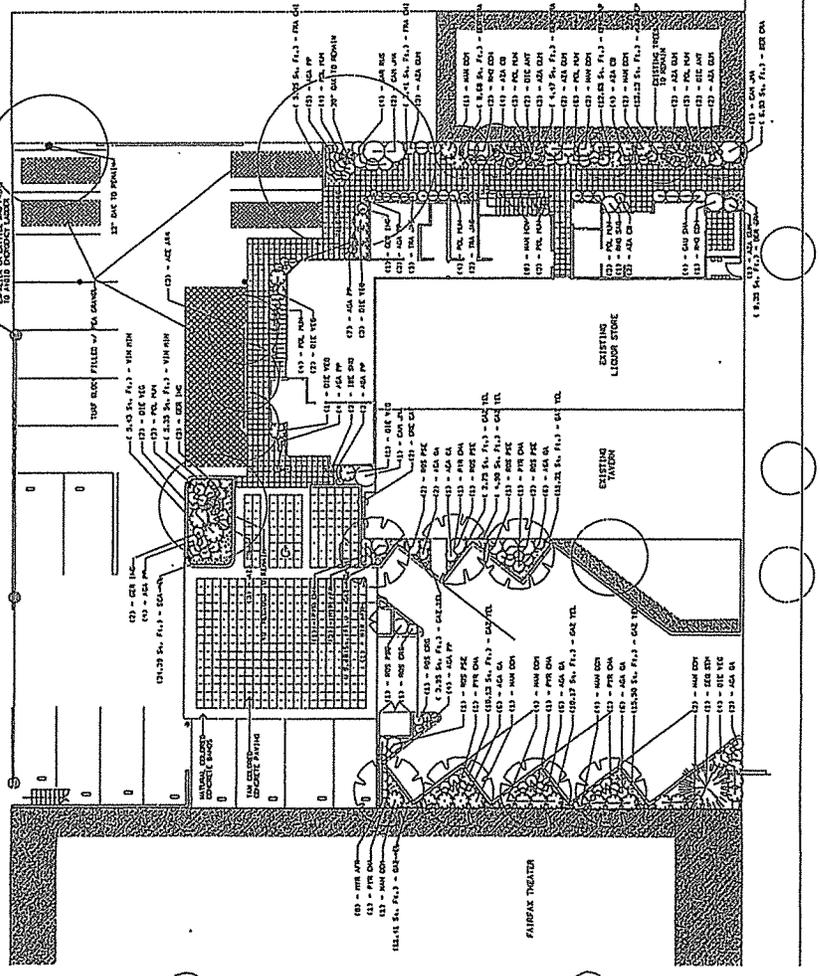
UPPER FLOOR



WILDBORG DESIGN 15000 Wilshire Blvd, Suite 1000 Culver City, CA 90230 Tel: (310) 551-1111 Fax: (310) 551-1112 www.wildborgdesign.com	PROJECT: FAIRFAX INN 520 FAIRFAX AVENUE FAIRFAX, CA 94533 A.P.N. 2-121-10	DATE: 10/15/10	SCALE: AS SHOWN	PROJECT NO.: 10-10-10-01	DATE: 10/15/10

LANDSCAPE PLAN
SITE PLAN

Item	Description	Quantity	Notes
1	Plant Material	See Schedule	Plant material to be installed as shown.
2	Plant Material	See Schedule	Plant material to be installed as shown.
3	Plant Material	See Schedule	Plant material to be installed as shown.
4	Plant Material	See Schedule	Plant material to be installed as shown.
5	Plant Material	See Schedule	Plant material to be installed as shown.
6	Plant Material	See Schedule	Plant material to be installed as shown.
7	Plant Material	See Schedule	Plant material to be installed as shown.
8	Plant Material	See Schedule	Plant material to be installed as shown.
9	Plant Material	See Schedule	Plant material to be installed as shown.
10	Plant Material	See Schedule	Plant material to be installed as shown.



41
ROOM FLOOR PLANS

PROJECT: FAIRFAX INN
 15 BROADWAY
 FAIRFAX CA
 A.P.F. 2-121-10

DESIGNER: GABRIEL GRIFFIN
 15 BROADWAY
 FAIRFAX CA 94930

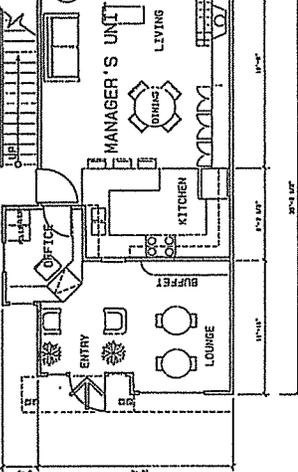
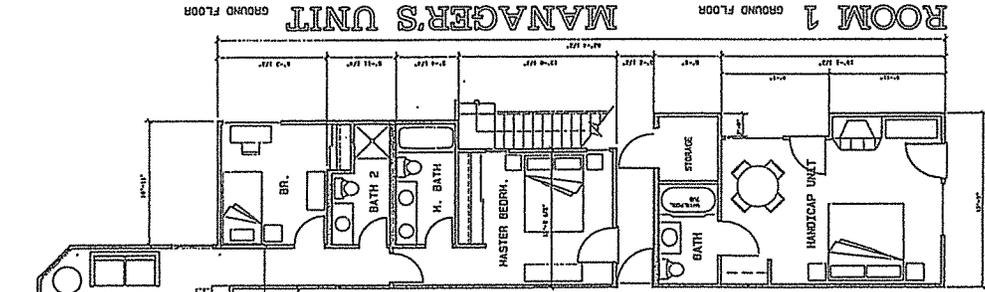
CLIENT: FAIRFAX INN
 15 BROADWAY
 FAIRFAX CA 94930

DATE: 07/82

SCALE: AS SHOWN

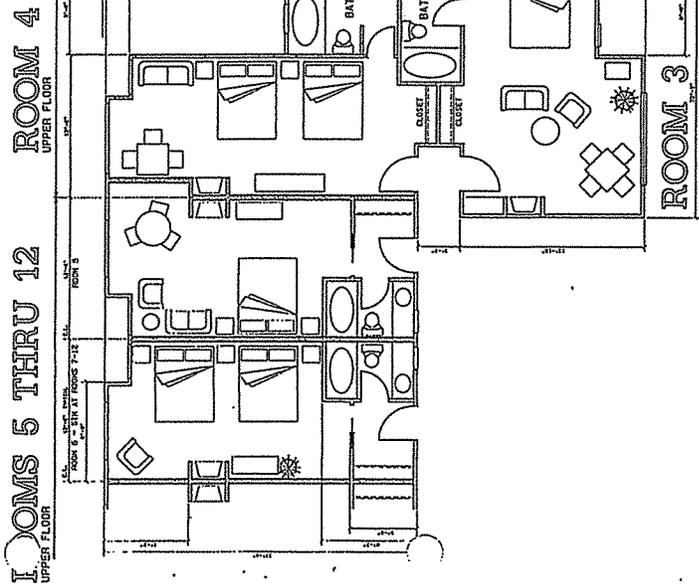
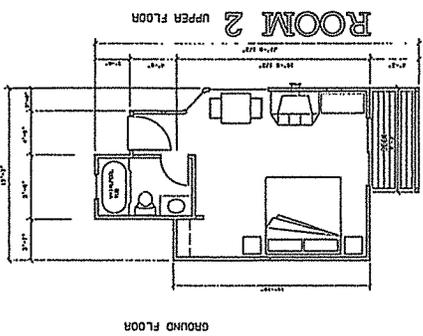
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
 5. ALL FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.
 6. ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
 7. ALL STAIRS ARE 4'0" WIDE UNLESS NOTED OTHERWISE.
 8. ALL ELEVATORS ARE 4'0" WIDE UNLESS NOTED OTHERWISE.
 9. ALL HALLWAYS ARE 4'0" WIDE UNLESS NOTED OTHERWISE.
 10. ALL ROOMS ARE TO BE FINISHED WITH CARPET UNLESS NOTED OTHERWISE.

ARCHITECT: RUSHTON-CHARTOCK
 1501 S. FOLSOM BLVD.
 FAIRFAX CA 94930
 415 457-2802



ROOM AREAS

- * HANDICAP ROOM #1 326 SQ. FT.
- * ROOM #2 306 SQ. FT.
- * ROOM #3 305 SQ. FT.
- * ROOM #4 402 SQ. FT.
- * ROOM #5 341 SQ. FT.
- * TYPICAL ROOMS #6 THRU #12 320 SQ. FT.
- * MANAGER'S UNIT 698 SQ. FT.
 (NOT INCLUDING LOUNGE OR OFFICE.)



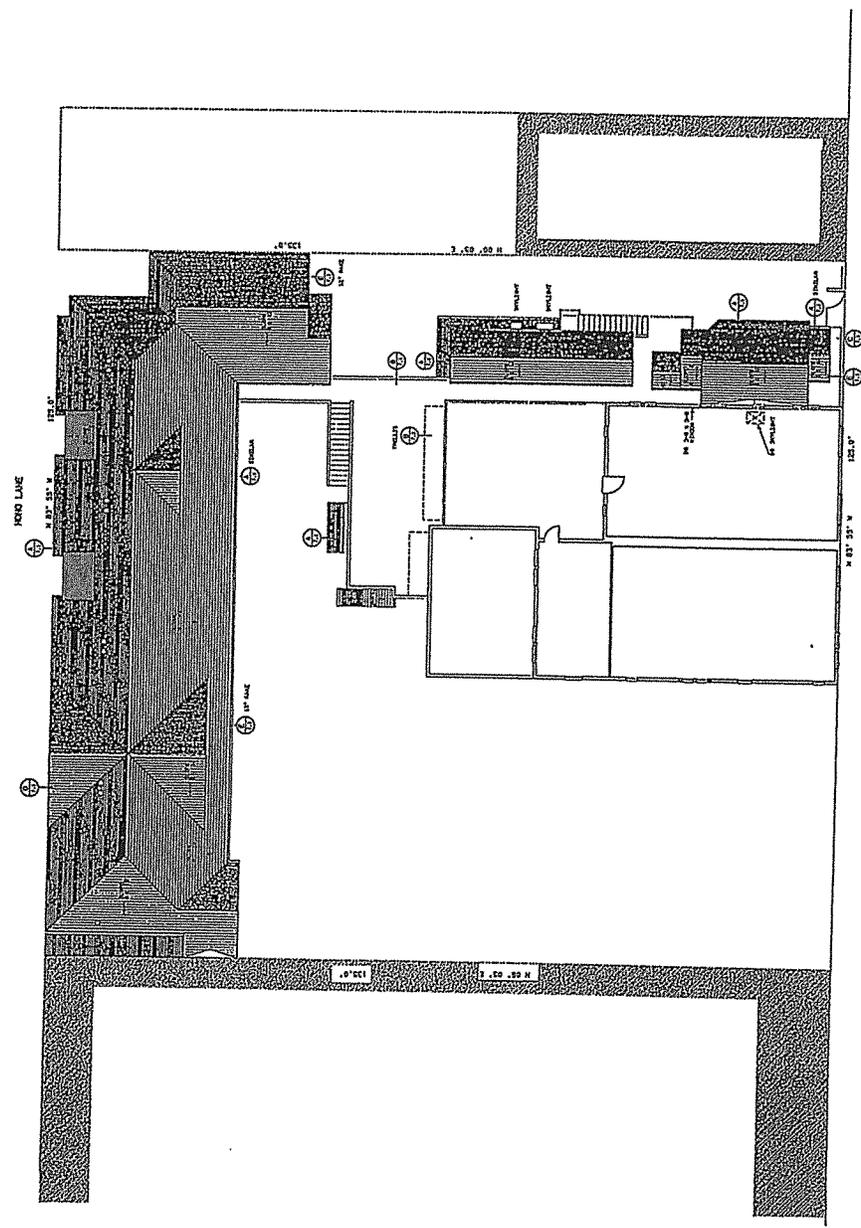


RUSHTON-GHARTOCK
A. R. E. C. I. S.
1620 51st Folsom Blvd.
POB 173 Folsom CA 94530
415 457-2002

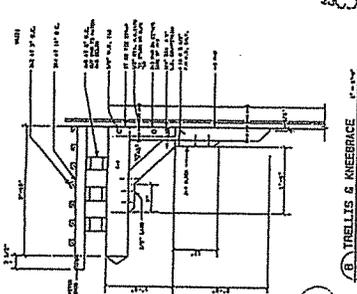
PROPERTY OWNER
GARRETT GHAYAH
19 DORSEY FOLFOX
RAHMAN PATEL
85 HONO LANA FOLFOX

PROJECT
FAIRFAX INN
19 BROADWAY
FAIRFAX CA
A.P.# 2-421-18

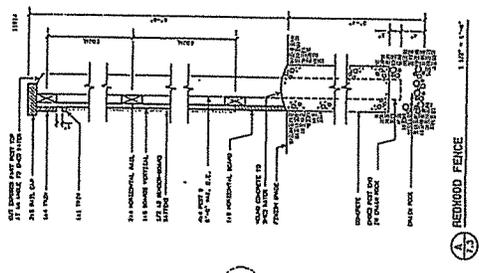
PROJECT NUMBER
25349
DATE
11/11/11
SCALE
AS SHOWN
SHEET NUMBER
4.4 OF 4.4



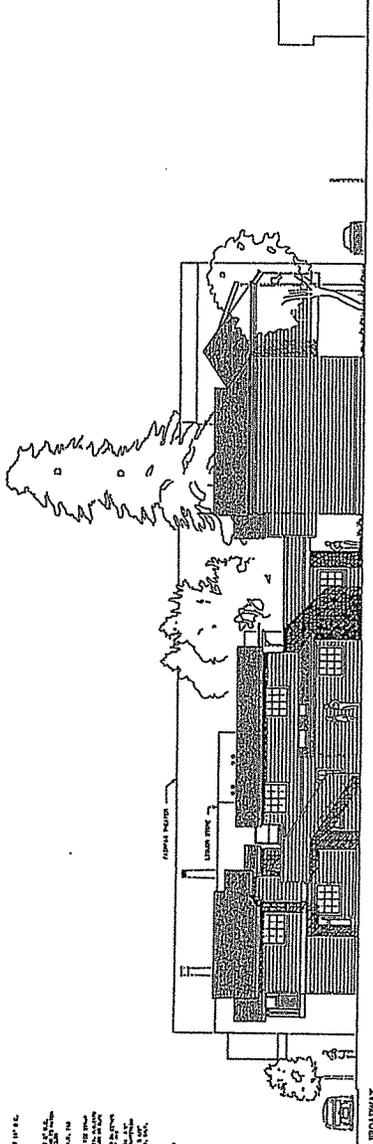
ROOF PLAN



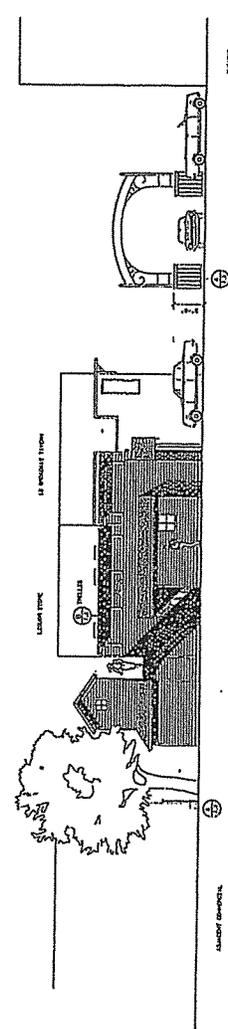
7.3 TRELLIS & KNEEBRACE



7.3 REDWOOD FENCE



WEST ELEVATION



SOUTH ELEVATION

RUBINSON-CHARNOCK
1620 5th Folsom Blvd.
Folsom, CA 95630
415 457-2002



GARRETT GRAHAM
19 Broadway Folsom
Services Inc.
Folsom, CA
85 Home Lane Folsom

PROJECT NO. 9345
PROJECT ADDRESS 19 BROADWAY
CITY AND STATE FOLSOM, CA
DATE 10/78
DRAWN BY
CHECKED BY
SCALE

PROJECT
FOLSOM, CA
19 BROADWAY
FOLSOM, CA
A.P. 2-121-18

ELEVATIONS

7.3

RUSH-TON-CHARTOON
 4 H 2 H 1 K 7 8
 1820 51st Fairfax Drive Blvd.
 P.O. Box 173
 415 457-2802



PROJECT OWNER
 GARRETT GRAHAM
 19 Broadway Fairfax
 Fairfax VA 22031
 85 Hono Loma Fairfax
 415 457-2802

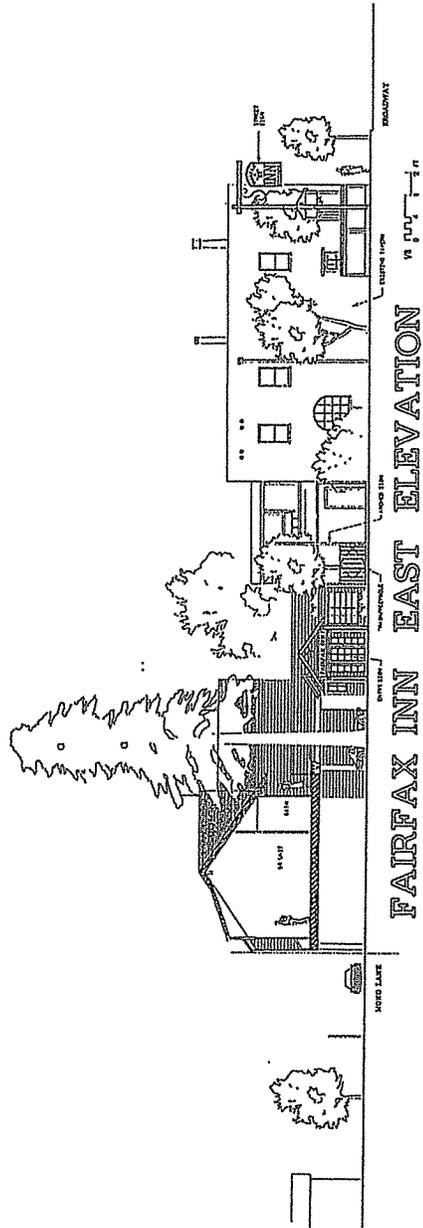
PROJECT
 FAIRFAX INN
 19 BROADWAY
 FAIRFAX VA
 A.P. 2-121-18

DATE
 11/11/88
 DRAWING
 SIGNAGE

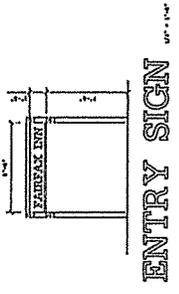
SHEET NO.
 7.4

ELEVATIONS
 & SIGNAGE

7.4



FAIRFAX INN EAST ELEVATION 1/8" = 1'-0"



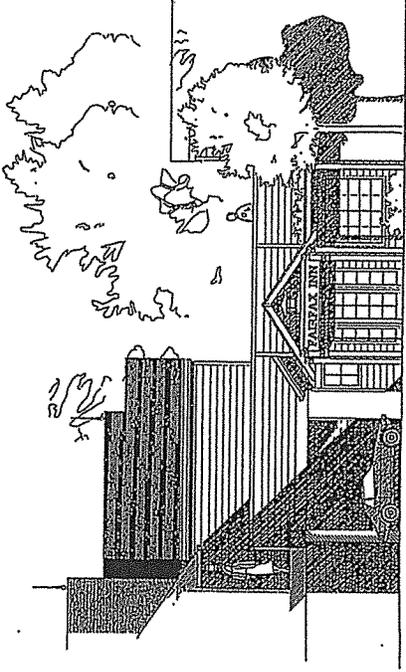
ENTRY SIGN 1/8" = 1'-0"

SIGN SCHEDULE

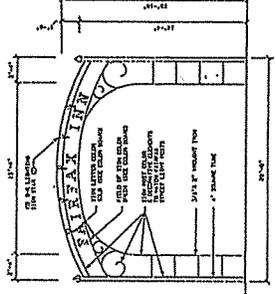
SIGN	RECTANGULAR AREA	MATERIAL
1- STREET SIGN	12" X 18" FT.	ALUMINUM
2- WALL SIGN	12" X 18" FT.	ALUMINUM
3- ENTRY SIGN	12" X 18" FT.	ALUMINUM

OTHER USES
 SIGNAGE -
 SIGNAGE -
 SIGNAGE -

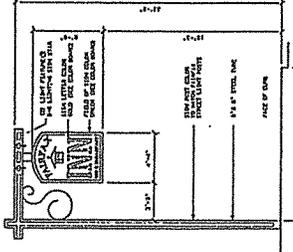
NOTES:
 1. SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF FAIRFAX SIGNAGE ORDINANCE.
 2. SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.



ENTRY ELEVATION 1/8" = 1'-0"



ARCH SIGN 1/8" = 1'-0"



STREET SIGN 1/8" = 1'-0"