



TOWN OF FAIRFAX

STAFF REPORT

October 27, 2022

TO: Planning Commission

FROM: Linda Neal, Principal Planner

SUBJECT: Consideration of a draft ordinance recommending to the Town Council amendments to the Town Code assigning authority over the review and approval of driveway variances to the Planning Commission, and cross referencing driveway entrance regulations throughout the residential and commercial zone districts, and adding variance sections to the CL Limited Commercial Zone, CH Highway Commercial Zone, CC Central Commercial Zone and the CS Service Commercial Zone

RECOMMENDATION

Recommend that the Town Council adopt the attached Ordinance ____, "An Ordinance of the Town Council of the Town of Fairfax Amending Town Code Chapter 12.12, Driveway Entrances, Giving Authority to the Planning Commission to Grant Exceptions to the Driveway Width and Number of Driveway Entrances Regulations, Adding Sections to title 17, Zoning, Section 17.076 ("RS-7.5 Single-Family Residential Zone, Medium Density"), Chapter 17.080 ('RS-6 Single-Family Residential Zone High Density'), Chapter 17.084 ('RD 5.5-7 Residential Zone, High Density'), Chapter 17.088 ('RM Multiple-Family Residential Zone'), Chapter 17.092 ('RM-S Multiple-Family Residential – Senior – Residential Zone'), Chapter 17.092 ('CL Limited Commercial Zone'), Chapter 17.096 ('CH Highway Commercial Zone'), Chapter 17.100 ('CC Central Commercial Zone'), Chapter 17.04 ('CS Service Commercial Zone'), and Chapter 17.124 ('UR Upland Residential Zone'), Cross Referencing Chapter 12.12, Driveway Entrances, Throughout the Town RS-7.5, RS-6, RD 5.5-7, RM, RM-S and UR Residential Zones and CL, CH, CC and CS Commercial Zones, and Amending the Variance sections of the Residential Zones to include Driveway Variances and of the Commercial Zones to Include Variance Provisions".

DISCUSSION

The current Town Code assigns authority to approve development and redevelopment of projects on existing, legally created, properties within the Town limits to the Planning Commission. Development of undeveloped sites always includes providing adequate driveway access and redevelopment often includes driveway and access redesign.

Town Code Title 12: Streets, Sidewalks and Public Places contains the regulations governing development within the public right-of-way, including construction of structures within the right-of-way, excavation within the public right-of-way, park regulations, etc. The existing driveway regulations went into effect in December of 1963 and assign the authority to grant exceptions to the width and number of driveway entrances to the Town Council.

Chapter 12.32, which assigns authority over the construction of parking structures and other structures in the right-of-way, went into effect in August of 1979 with the adoption of Ordinance 459. Ordinance 459 simultaneously gave authority over the erection of a sign upon or over any public street to the Fairfax Design Review Board. The duties and authority of the Design Review Board were transferred to the Planning Commission with the elimination of the Board and adoption of Ordinance 764 in March of 2012. The adoption of Ordinance 764 was a result of the Town wanting to streamline a planning permitting process which often required separate public hearings before both the Design Review Board and the Planning Commission. After years of complaints from applicants, and the hearing order of permit processing switching back and forth several times from the Design Review hearing being held first to the Commission hearing being held first, the Town Council decided to eliminate the Design Review Board and consolidate the two processes into one hearing with the Planning Commission have authority over discretionary planning, design review and sign regulations.

Staff can find no record in the minutes or other documents at Town Hall supporting a position that retaining approval of driveway entrance variances under the authority of the Town Council was done purposefully. Our research indicates that authority over signs in the right-of-way was given to the Design Review Board simultaneously with authority over building structures in the right-of-way being granted to the Planning Commission, seems to indicate that keeping approval authority of exceptions to driveway width and number under the Town Council's purview was, likely, an oversight.

During our research we also could find no indication that the ability to apply for driveway variances was intended to be limited to only residential properties, so the draft ordinance includes language formalizing a right of commercial property owners to apply for exceptions to the commercial driveway width and number regulations.

On September 7, 2022, the Fairfax Town Council directed the staff to prepare an Ordinance for Planning Commission consideration amending the code sections described above to transfer the authority to grant variances to the driveway width and number regulations to the Planning Commission.

For a full text of the ordinance see attachment B to this staff report.

FISCAL IMPACT

None

ATTACHMENT

Attachment A – Resolution No. 2022-28

Attachment B – Ordinance

RESOLUTION NO. 2022-28

A RESOLUTION OF THE FAIRFAX PLANNING COMMISSION RECOMMENDING THAT THE TOWN COUNCIL ADOPT "AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FAIRFAX AMENDING TOWN CODE CHAPTER 12.12, DRIVEWAY ENTRANCES, GIVING AUTHORITY TO THE PLANNING COMMISSION TO GRANT EXCEPTIONS TO THE DRIVEWAY WIDTH AND NUMBER OF DRIVEWAY ENTRANCES REGULATIONS, ADDING SECTIONS TO TITLE 17, ZONING, SECTION 17.076 ('RS-7.5 SINGLE-FAMILY RESIDENTIAL ZONE, MEDIUM DENSITY'), CHAPTER 17.080 ('RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY'), CHAPTER 17.084 (RD 5.5-7 RESIDENTIAL ZONE, HIGH DENSITY), CHAPTER 17.088 ('RM MULTIPLE-FAMILY RESIDENTIAL ZONE'), CHAPTER 17.092 ('RM-S MULTIPLE-FAMILY RESIDENTIAL – SENIOR – RESIDENTIAL ZONE'), CHAPTER 17.092('CL LIMITED COMMERCIAL ZONE'), CHAPTER 17.096 ('CH HIGHWAY COMMERCIAL ZONE'), CHAPTER 17.100 ('CC CENTRAL COMMERCIAL ZONE'), CHAPTER 17.104 ('CS SERVICE COMMERCIAL ZONE'), AND CHAPTER 17.124 ('UR UPLAND RESIDENTIAL ZONE'), CROSS REFERENCING CHAPTER 12.12, DRIVEWAY ENTRANCES, THROUGHOUT THE TOWN RS 7.5, RS-6, RD 5.5-7, RM, RM-S AND UR RESIDENTIAL ZONES AND CL, CH, CC AND CS COMMERCIAL ZONES, AND AMENDING THE VARIANCE SECTIONS OF THE RESIDENTIAL ZONES TO INCLUDE DRIVEWAY VARIANCES AND OF THE COMMERCIAL ZONES TO INCLUDE VARIANCE PROVISIONS"

WHEREAS, on September 7, 2022, the Fairfax Town Council directed the staff to prepare an Ordinance for Planning Commission consideration amending the code sections described above to transfer the authority to grant variances to the driveway width and number regulations to the Planning Commission; and;

WHEREAS, the Town Council has determined the changes will streamline the planning approval process by decreasing the number of hearings required to approve planning projects; and

WHEREAS, the amendment to Chapter 12.12, Driveway Entrances, is being adopted simultaneously with amendments to the residential and commercial zones to cross reference the driveway regulations contained in Chapter 12.12 and to include driveway variances in the Variance sections of the residential zones; and

WHEREAS, the Planning Commission held a public hearing on the ordinance on October 27, 2022, took public testimony, and discussed the proposed ordinance prior to making their recommendation to the Town Council; and

WHEREAS, after discussion, the Planning Commission found that transferring authority to grant variances to the driveway width and number regulations while cross referencing the Town Code Chapter 12, Driveway Entrances codes throughout the residential and commercial zone districts, and adding variances sections to the commercial zones referenced above will streamline the processing of many planning applications; and

WHEREAS, the Planning Commission finds that this ordinance is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to categorical exemption number 15301, Existing Facilities and 15303, New Construction of Conversion of Small Structures; and

ATTACHMENT A

WHEREAS, the Planning Commission also determined the proposed code changes will support the following 2010-2030 Fairfax General Plan Policy:

Policy LU-7.2.3: Traffic and Parking concerns related to new and renewed development shall be addressed in a manner that does not result in undue hardship or significant impacts on properties and infrastructure in the vicinity.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby recommends that the Town Council adopt the attached Ordinance _____, "An Ordinance of the Town Council of the Town of Fairfax Amending Town Code Chapter 12.12, Driveway Entrances, Giving Authority to the Planning Commission to Grant Exceptions to the Driveway Width and Number of Driveway Entrances Regulations, Adding Sections to title 17, Zoning, Section 17.076(" RS-7.5 Single-Family Residential Zone, Medium Density'), Chapter 17.080 ('RS-6 Single-Family Residential Zone High Density'), Chapter 17.084 ('RD 5.5-7 Residential Zone, High Density'), Chapter 17.088 ('RM Multiple-Family Residential Zone'), Chapter 17.092 ('RM-S Multiple-Family Residential – Senior – Residential Zone'), Chapter 17.092 ('CL Limited Commercial Zone'), Chapter 17.096 ('CH Highway Commercial Zone'), Chapter 17.100 ('CC Central Commercial Zone'), Chapter 17.04 ('CS Service Commercial Zone'), and Chapter 17.124 ('UR Upland Residential Zone'), Cross Referencing Chapter 12.12, Driveway Entrances, Throughout the Town RS-7.5, RS-6, RD 5.5-7, RM, RM-S AND UR Residential Zones and CL, CH, CC and CS Commercial Zones, and Amending the Variance sections of the Residential Zones to include Driveway Variances and of the Commercial Zones to Include Variance Provisions".

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 27th, day of October 2022 by the following vote:

AYES:
NOES:
ABSENT:

Chair Norma Fragoso

Attest:

David Woltering, Interim Planning Director

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FAIRFAX AMENDING TOWN CODE CHAPTER 12.12, DRIVEWAY ENTRANCES, GIVING AUTHORITY TO THE PLANNING COMMISSION TO GRANT EXCEPTIONS TO THE DRIVEWAY WIDTH AND NUMBER OF DRIVEWAY ENTRANCES REGULATIONS, ADDING SECTIONS TO TITLE 17, ZONING, SECTION 17.076 ('RS-7.5 SINGLE-FAMILY RESIDENTIAL ZONE, MEDIUM DENSITY'), CHAPTER 17.080 ('RS-6 SINGLE-FAMILY RESIDENTIAL ZONE, HIGH DENSITY'), CHAPTER 17.084 (RD 5.5-7 RESIDENTIAL ZONE, HIGH DENSITY), CHAPTER 17.088 ('RM MULTIPLE-FAMILY RESIDENTIAL ZONE'), CHAPTER 17.092 ('RM-S MULTIPLE-FAMILY RESIDENTIAL – SENIOR – RESIDENTIAL ZONE'), CHAPTER 17.092 ('CL LIMITED COMMERCIAL ZONE'), CHAPTER 17.096 ('CH HIGHWAY COMMERCIAL ZONE'), CHAPTER 17.100 ('CC CENTRAL COMMERCIAL ZONE'), CHAPTER 17.104 ('CS SERVICE COMMERCIAL ZONE'), AND CHAPTER 17.124 ('UR UPLAND RESIDENTIAL ZONE'), CROSS REFERENCING CHAPTER 12.12, DRIVEWAY ENTRANCES, THROUGHOUT THE TOWN RS 7.5, RS-6, RD 5.5-7, RM, RM-S AND UR RESIDENTIAL ZONES AND CL, CH, CC AND CS COMMERCIAL ZONES, AND AMENDING THE VARIANCE SECTIONS OF THE RESIDENTIAL ZONES TO INCLUDE DRIVEWAY VARIANCES AND OF THE COMMERCIAL ZONES TO INCLUDE VARIANCE PROVISIONS

WHEREAS, on September 7, 2022, the Fairfax Town Council directed the staff to prepare an Ordinance for Planning Commission consideration amending the code sections described above to transfer the authority to grant variances to the driveway width and number regulations to the Planning Commission; and

WHEREAS, the Town Council has determined the changes will streamline the planning approval process by decreasing the number of hearings required to approve planning projects; and

WHEREAS, the amendment to Chapter 12.12, Driveway Entrances, is being adopted simultaneously with amendments to the code sections which govern residential and commercial zones, to cross reference the driveway regulations contained in Chapter 12.12 and to conform the standards for driveway variances in the Variance sections of the Residential Zones and Variance sections to the Commercial Zones to those now established by Chapter 12.12; and

WHEREAS, the Town Council wishes to adopt the recommendation of the Planning Commission to adopt this Ordinance for purposes of streamlining the oversight process for driveway variances. Now therefore, the Town Council of the Town of Fairfax does ordain as follows:

Section 1: Recitals. The recitals above are each incorporated by reference and adopted as findings of the Town Council.

Section 2: Fairfax Town Code, Chapter 12.12, Section 12.12.090, Variances, is hereby amended to read as follows (deletions are shown in ~~strikethrough~~, and additions are shown in underline):

"The ~~Town Council~~ Planning Commission is authorized and empowered to grant adjustments and variances from the provisions of this chapter, provided it is shown to the satisfaction of the

ATTACHMENT B

~~Town Council Planning Commission~~, and the ~~Town Council Planning Commission~~ finds, that all of the following are shown to exist in the particular case:

- A. There are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, or uses in the same zone or district;
- B. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner; and
- C. The granting of the application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not under the circumstances of the particular case be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.”

Section 3: A new Section 17.076.075, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.076, RS-7.5 Single-Family Residential Zone, Medium Density, to read in full as follows:

“Section 17.076.075 Driveway Standards.

The width and number of driveways for each property within the RS 7.5 Single-family Residential Zone are regulated by Town Code Chapter 12.12, Driveway Entrances.”

Section 4: Fairfax Town Code, Chapter 17.076, Section 17.076.110, Variances, is hereby amended to read in full as follows:

- A. “The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, lot coverage, floor area ratio or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.”

Section 5: A new Section 17.080.075, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.080, RS-6 Single-family Residential Zone, High Density, to read in full as follows:

“Section 17.080.075 Driveway Standards.

The width and number of driveways for each property within the RS 6 Single-family Residential Zone, High Density, are regulated by Town Code Chapter 12.12, Driveway Entrances.”

Section 6: Fairfax Town Code, Chapter 17.080, Section 17.080.110, Variances, is hereby amended to read as follows:

- A. "The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, lot coverage, floor area ratio or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege."

Section 7: A new Section 17.084.075, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.084, RD 5.5-7 Residential Zone, High Density, to read in full as follows:

"Section 17.084.075 Driveway Standards.

The width and number of driveways for each property within the RD 5.5-7 Residential Zone, High Density are regulated by Town Code Chapter 12.12, Driveway Entrances."

Section 8: Fairfax Town Code, Chapter 17.084, Section 17.084.110, Variances, is hereby amended to read as follows:

- A. "The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, lot coverage, floor area ratio or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege."

Section 9: A new Section 17.088.075, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.088, RM Multiple-Family Residential Zone, to read in full as follows:

"Section 17.088.075 Driveway Standards.

The width and number of driveways for each property within the RM Multiple-Family Residential Zone are regulated by Town Code Chapter 12.12, Driveway Entrances."

Section 10: Fairfax Town Code, Chapter 17.088, Section 17.088.110, Variances, is hereby amended to read as follows:

- A. "The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, lot coverage, floor area ratio or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or

detrimental effect, or to prevent the variance from constituting a grant of special privilege.

- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.”

Section 11: A new Section 17.090.085, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.090, RM-S Multiple-Family Residential – Senior – Residential Zone, to read in full as follows:

“Section 17.090.085 Driveway Standards.

The width and number of driveways for each property within the RM-S Multiple-Family Residential Senior – Residential Zone are regulated by Town Code Chapter 12.12, Driveway Entrances.”

Section 12: Fairfax Town Code, Chapter 17.090, Section 17.090.120, Variances, is hereby amended to read as follows:

- A. “The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, lot coverage, floor area ratio or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.”

Section 13: A new Section 17.092.095, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.092, CL Limited Commercial Zone, to read in full as follows:

“Section 17.092.095 Driveway Standards.

The width and number of driveways for each property within the CL Limited Commercial Zone are regulated by Town Code Chapter 12.12, Driveway Entrances.”

Section 14: A new Section 17.092.125, Variances, is hereby added to the Fairfax Town Code, Chapter 17.092, CL Limited Commercial Zone, to read in full as follows:

“Section 17.092.125 Variances.

- A. The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.

- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege."

Section 15: A new Section 17.096.105, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.096, CH Highway Commercial Zone, to read in full as follows:

"Section 17.096.105 Driveway Standards.

The width and number of driveways for each property within the CH Highway Commercial Zone are regulated by Town Code Chapter 12.12, Driveway Entrances."

Section 16: A new Section 17.096.125, Variances, is hereby added to the Fairfax Town Code, Chapter 17.096, CH Highway Commercial Zone, to read in full as follows:

"Section 17.096.125 Variances.

- A. The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege."

Section 17: A new Section 17.100.095, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.100, CC Central Commercial Zone, to read in full as follows:

"Section 17.100.095 Driveway Standards.

The width and number of driveways for each property within the CH Highway Commercial Zone are regulated by Town Code Chapter 12.12, Driveway Entrances."

Section 18: A new Section 17.100.125, Variances, is hereby added to the Fairfax Town Code, Chapter 17.100, CC Central Commercial Zone, to read in full as follows:

"Section 17.100.125 Variances.

- A. The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height, or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width

or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.”

Section 19: A new Section 17.104.085, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.104, CS Commercial Service Zone, to read in full as follows:

“Section 17.104.085 Driveway Standards.

The width and number of driveways for each property within the CH Highway Commercial Zone are regulated by Town Code Chapter 12.12, Driveway Entrances.”

Section 20: A new Section 17.104.115, Variances, is hereby added to the Fairfax Town Code, Chapter 17.104, CS Commercial Service Zone, to read in full as follows:

“Section 17.104.115 Variances

- A. The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section, a reduction of building height or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.”

Section 21: A new Section 17.124.075, Driveway Standards, is hereby added to the Fairfax Town Code, Chapter 17.124, UR Upland Residential Zone, to read in full as follows:

“Section 17.124.075, Driveway Standards.

The width and number of driveways for each property within the UR Upland Residential Zone are regulated by Town Code Chapter 12.12, Driveway Entrances.”

Section 22: Fairfax Town Code, Chapter 17.124, Section 17.124.110, Variances, is hereby amended to read as follows:

- A. “The Planning Commission may require, as a condition of a variance approved and issued under the provision of this section a reduction of building height, or buildable area, or any combination thereof, when the reduction is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.
- B. The Planning Commission may require as a condition of a driveway variance approved and issued under the provision of this section an increase in the width or number of driveways entering a property, when the increase is found necessary to protect adjoining property from adverse or detrimental effect, or to prevent the variance from constituting a grant of special privilege.”

Section 23: The Town Council finds that this ordinance is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to categorical exemption number 15301, Existing Facilities and 15303, New Construction of Conversion of Small Structures.

Section 2: This Ordinance shall be in full force and effect thirty days from and after its final passage and adoption.

Section 25: Copies of the forgoing ordinance shall, within fifteen days after its final passage and adoption, be posted in three public places in the Town of Fairfax which places are designated for that purpose:

1. Bulletin Board, Town Hall offices, located at 142 Bolinas Road, Fairfax;
2. Bulletin Board, Fairfax Post Office, located at 773 Center Boulevard, Fairfax; and
3. Bulletin Board, Fairfax Women’s Club building, located at 46 Park Road, Fairfax.

The foregoing ordinance was duly and regularly introduced at a regular meeting of the Fairfax Town Council held in said Town on the ____ day of _____, 2022, and thereafter adopted at a regular meeting of the Town Council, held in said Town on the ___ day of _____, 2022 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Stephanie Hellman, Mayor

Attest:

Michele Gardner, Town Clerk