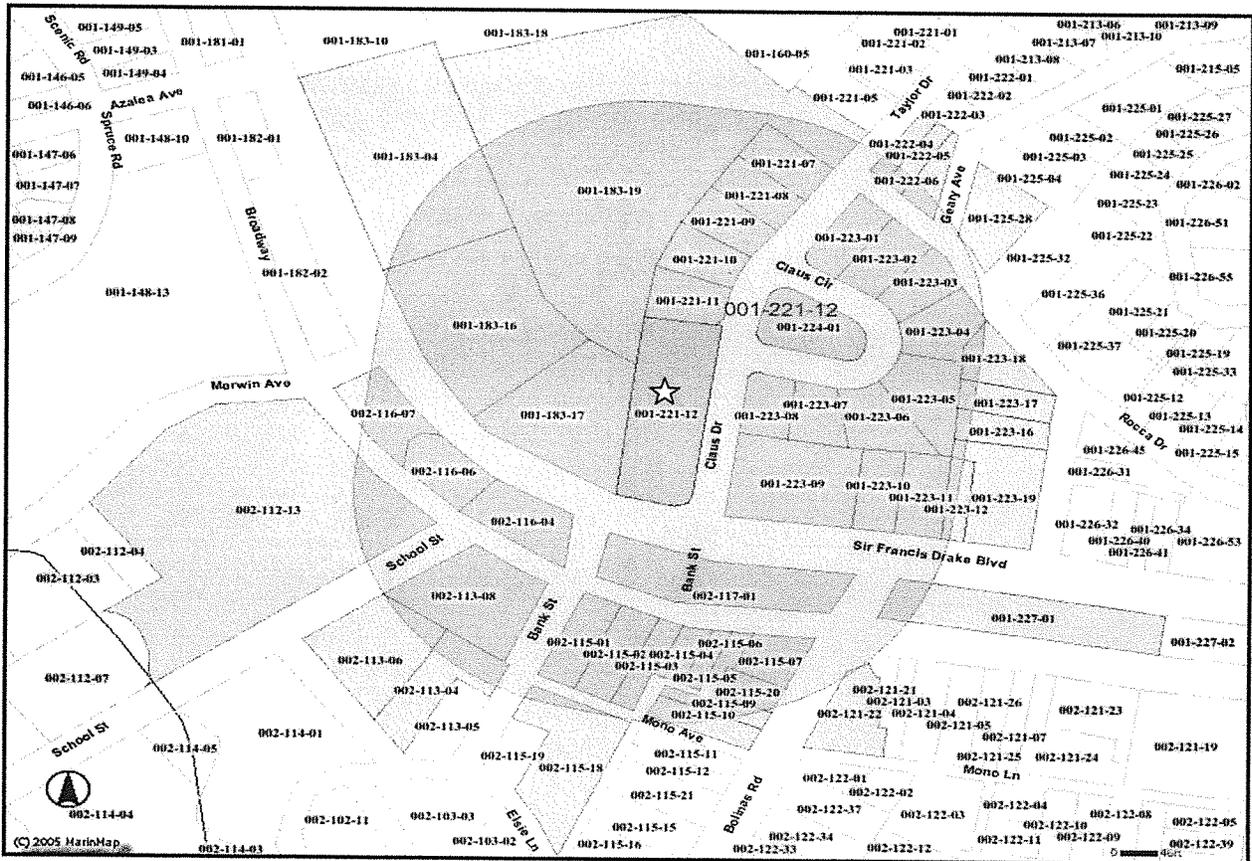


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: June 19, 2014
FROM: Jim Moore, Director of Planning and Building Services
 Linda Neal, Principal Planner
LOCATION: 1966 Sir Francis Drake Blvd.; Assessor's Parcel No. 001-221-12
PROJECT: Design Review for proposed exterior changes and modification of Original Use Permit to allow a combination retail space and demonstration kitchen in conjunction with office space for the business using the wholesale kitchen in the rear portion of the building
ACTION: Use Permit Modification and Design Review
APPLICANT: Morgan Hall, Architect
OWNER: Mark Squire
CEQA STATUS: Categorically exempt, § 15301(a)



1966 SIR FRANCIS DRAKE BOULEVARD

BACKGROUND

The 21,840 square foot site has a slope of 4 % and is developed with an existing 7,200 square foot, two story structure that was previously used as a grocery store and associated grocery store offices and storage (second floor). There are also three large shipping containers, one of them refrigerated, at the rear of the site that provide 688 square feet of additional storage space. The rear parking lot of the property, including where the previously approved shipping containers are located, is covered with 1,510 square feet of a shed style corrugated roof.

On June 20, 2013, the Commission approved a Use Permit for a mixed use development for the building which included a bicycle museum in the front portion of the building, wholesale food preparation and an upstairs apartment in the rear of the building with the middle commercial space to be used as either office space or retail space or museum event space. Resolution No. 13-6 sets forth the findings for approval of the mixed use and the conditions of approval which include that any change in the approved use or exterior changes to the building will require Commission approval (Exhibit A – condition numbers 1 and 4).

Staff has received a letter from a neighbor requesting that the shipping containers be removed from the property now that there is a business only producing one type of product using the rear of the building (Exhibit E).

DISCUSSION

The property owner now has a tenant who is already remodeling the rear 1/3 of the building to accommodate the wholesale production of vegan cheese. This tenant is applying to modify the original use permit to use the middle 1/3 of the building as a combination office, retail sales area and demonstration kitchen. The total space proposed for use by the office/retail/demonstration kitchen is 1,530 square feet.

Use Permit

The proposed modification of the original use permit, to allow the space that was originally approved for office, retail and occasional use for museum events, to a combination office/retail/demonstration kitchen is in keeping with the originally approved mixed use. The proposed Use Permit modification will require the adoption of a new resolution of approval (attached Resolution No. 14-8), because the applicant is requesting an extension of the permitted regular hours of operation for the vegan cheese business from 8:00 am to 7:00 pm instead of the existing approved 8:00 am to 6:00 pm and to remain open two (2) nights a week until 9:00 and two (2) nights a month until 11:00 pm for demonstrations or special events. The requested modification to the Use Permit conditions will not change the overall operations of the site or have a significant impact on the neighboring residential properties.

Parking

The parking requirements for the various uses are set forth in Town Code Chapter 17.052 as follows:

1. Town Code § 17.052.030(E) requires one (1) parking space for each 300 square feet of gross floor area for exhibit halls such as the museum (9 spaces required).
2. Town Code § 17.052.030(G) requires three (3) spaces for the first 500 square feet of office space and 1 space for each 500 square feet after that (4 spaces required).
3. Town Code § 17.052.030(F) requires three spaces for the first 500 square feet of gross retail floor space and 1 space for each additional 500 square feet thereafter (4 spaces required).
4. Town Code § 17.052.030(K) requires one (1) space for each two employees of the maximum shift (5 spaces required).
5. Town Code § 17.052.030(a)(1)(b) requires 2 spaces for one (1) bedroom apartments and (2) guest parking space (3 spaces required).

The total parking requirement for the modified mixed use is for 25 spaces and the site accommodates 27 spaces.

Design Review

The only proposed changes to the exterior of the building from what was already approved by the Commission at their June 20, 2013 meeting are as follows:

1. The two windows into the space will be changed in size and shape from what was originally approved; and
2. Three new skylights will be installed on the roof to provide natural light into the office space portion of the space.
3. The east elevation will be painted to help identify the use of the rear of the building by a business separate from the bike museum. The body will be a light salmon color (Benjamin Moore# 1214), the wall band will be a darker salmon color (Benjamin Moore # 1215), the skylights will be dark grey aluminum and the door and front windows will be white.

Note: a reduced copy of the originally approved south and east elevations of the building are attached as Exhibit D.

The proposed minor design modifications will not result in the project being out of compliance with the Design Review Criteria.

Other Agency/Department Comments/Conditions

None of the affected agency commented on the proposed changes except the Environmental Health Department which will need to review and approve the revised plans prior to issuance of the building permit.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve the requested modification of the Use Permit and Design Review permit by adopting Resolution No. 14-8 including the original conditions of approval with the requested hours of operation time changes.

ATTACHMENTS

- Exhibit A – Resolution No. 14-8
- Exhibit B –Applicant’s supplemental information
- Exhibit C - Resolution No. 14-6 original findings and conditions of approval
- Exhibit D – Originally approved exterior design elevations
- Exhibit E – Letter dated 6/11/14 requesting that the removal of the shipping containers from the site be made a condition of approval

RESOLUTION NO. 14-8

A Resolution of the Fairfax Planning Commission Modifying a Previously Approved Conditional Use Permit for Mixed Use Development of an Existing Commercial Structure at 1966 Sir Francis Drake Boulevard Combining a Museum, Office Space, Retail Space, a Demonstration Kitchen, A Commercial Kitchen and a Second Story Residential Unit

WHEREAS, the Town of Fairfax has received an application to modify an approved mixed use development of the existing commercial building at 1966 Sir Francis Drake Boulevard to include a museum, office space, retail space, demonstration kitchen, a commercial kitchen and one (1) living unit; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on June 19, 2014 at which time all interested parties were given a full opportunity to be heard and to present evidence, and at which time the Planning Commission approved the modified Use Permit and Design Review permits for the proposal; and

WHEREAS, based on the documentary evidence in the record, as well as testimony at the public hearing, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the Project's requested discretionary Use Permit and Design Review Permit; and

WHEREAS, the Commission has made the following findings:

1. Approval of the use permit modification is consistent with those objectives, goals or standards pertinent to the particular case and contained or set forth in the Fairfax General Plan (GP) and Town Zoning Ordinance as follows:

- GP Land-use Goal LU-7, the mixed use will preserve the community and Claus Circle neighborhood character because the proposed uses will not generate a significant amount of the traffic or increased need for parking and will result in only minor exterior changes to the building.
- GP Land-use Policy 7.1.3, the mixed use combines commercial and residential use on this site located in the Central Commercial Zone.
- GP Housing Element Goal H-3, the project will create a one bedroom residential unit within walking distance of public transportation and local stores and businesses. Residents of the unit will therefore, not be dependent on automobile travel.
- GP Town Center Element Policy 2.1.2, the renewed use of this commercial building does not increase the building height and results in a two story building with architectural details compatible with the village character of the Town.
- GP Town Center Element Policy 3.2.12, the project will include new landscaping that is native and drought tolerant.

EXHIBIT # A

2. The approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

3. The business hours of operation are as follows and will not conflict with the uses of the adjacent residential and commercial properties:

- Museum, Thursday through Monday from 11:00 AM to 7:00 PM.
- Office, retail area, demonstration kitchen and wholesale commercial kitchen, 8:00 AM to 7:00 PM, once each week remaining open until 9:00 PM and once a month remaining open until 11:00 PM.

Therefore, the development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

4. Neither present nor anticipated future traffic volumes generated by the use of the site for the proposed museum/office/commercial kitchen mixed use will rise to the level of significance where a traffic impact permit is required.

5. The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

6. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

7. The proposed parking and loading zones comply with the Town Parking Ordinance, Town Code Chapter 17.052.

8. The proposed development will create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community and complied with the design criteria of the Town Code.

9. The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

10. There is sufficient variety in the design of the structure and grounds to avoid monotony in external appearance of the building.

11. The proposed exterior changes and landscaping comply with the Design Review Criteria set forth in Town Code § 17.020.040.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. Any change in any of the uses from a museum, general office space, retail, demonstration kitchen and wholesale commercial kitchen use shall require the modification of the approved use permit.
2. Any expansion of the operating hours for any of the uses shall be subject to a modification of the Use Permit by the Planning Commission.
3. Any physical changes to the interior of the building that change the square footages of any of the uses will require the approval of a modification of this use permit.
4. Any exterior changes to the building, other than the erection of permitted signs, will require the approval of a design review application by the Planning Commission. Changes subject to review include but are not limited to new lighting, planters, any new structures or storage containers, outdoor furniture, etc.
5. Prior to issuance of any building permits for the building remodel the applicant shall obtain a lot line adjustment from the Town and record an approved lot line adjustment map at the Marin County Recorder's Office.
6. The area within the arbor at the front of the building is approved for use by the Bicycle Museum for either an outdoor area for employees to gather, display museum items, or hold seminars related to bicycles during the day and shall be limited to occurring with the arbor structure.
7. The pathway from the office area to the Clause Drive sidewalk shall be differentiated from the adjacent parking spaces either with colorized/stamped or other method acceptable to the Director of Planning and Building Services.
8. The parking lot shall be restriped prior to the project final inspection and issuance of the occupancy permit. The small and large loading spaces shall be marked as such.
9. The applicant shall obtain a sign permit from the town prior to erecting any signs on the building or the property.
10. Changes in the business hours that will result in any of the businesses operating beyond the hours described in finding number 3 above will require a modification of the approved Use Permit.
11. 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.

12. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act.
13. The applicant or permit holder shall defend, indemnify, and hold harmless the Town of Fairfax or its agents, officers and employees from any claim, action, or proceeding against the Town of Fairfax or its agents, officers, or employees to attach, set aside, void, or annul an approval of the Town Council, Planning Commission, Planning Director, Design Review Board or any other department, committee, or agency of the Town concerning a development, variance permit or other land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permit holders duty to so defend, indemnify, and hold harmless shall be subject to the Town promptly notifying the applicant or permit holder.
14. The applicants shall obtain a tree removal permit from the Tree Committee prior to removing the tree on the eastern side of the building if required.
16. Conditions of other agencies or departments shall be complied with unless said agency or department notifies the Department of Planning and Building Services that the condition is no longer a requirement.

Building Official Condition

A lot line adjustment must be approved and the map recorded at the Marin County Recorder's office prior to *issuance* of any building permits for the office or the wholesale kitchen areas.

Ross Valley Fire Department Conditions

1. An automatic sprinkler system will need to be installed as well as a full fire alarm system. The current system may be able to be modified to meet current requirements.
2. A lot line adjustment is required in order for the project to comply with building and fire codes.
3. A certificate of occupancy must be obtained from the Fairfax Building Department prior to any of the spaces in the building being occupied.

Ross Valley Sanitary District Condition

A connection permit is required from the District and the required size of the sewer lateral will depend on the fixture count calculated during the building permitting process. If the existing lateral is the appropriate size it will need to be tested in the presence of a District Officer and found to meet District requirement, or a new lateral will need to be installed.

Marin Municipal Water District Recommendations/Conditions

1. The District recommends installation of a separate water meter for the residential unit.
2. All into and outdoor improvements, including landscaping and irrigation, must comply with District Code Title 13, Water Conservation. Indoor plumbing fixtures must meet specific efficiency requirements and landscaping plans must be reviewed and approved by the District for compliance.
3. Should backflow protection be required, it shall be installed as a condition of water service.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines the approval of the Conditional Use Permit modification can occur without causing significant impacts on neighboring businesses or residences.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 18th day of June 19, 2013, by the following vote:

AYES:

NOES:

ABSENT:

Chair, Brannon Ketcham

Attest:

Jim Moore, Director of Planning and Building Services

USE PERMIT - MIYOKO'S KITCHEN

1966 SIR FRANCIS DRAKE BLVD.

WRITTEN DESCRIPTION

- The Uses:
- Wholesale commercial kitchen producing artisan cheese (separate approval)
 - Retail sales of cheese
 - Demonstration kitchen in retail area
 - Offices for staff
 - Dry storage of ingredients

- Major activities:
- Cheese making, shipping and sales
 - Demonstration kitchen events
 - Occasional receptions

Hours of Operation - Regular hours not to exceed 8AM to 7PM, with ^{two} ~~one~~ nights per week until 9 PM and ^{two} ~~one~~ nights monthly until 11 PM. (NA)

Number of Employees Busiest Shift:

Kitchen & Storage	8 - 10
Retail	2
Offices	4

When the busiest shift is expected: Unknown

Designated Areas: - The only customer area is the Retail space.

EXHIBIT # ~~_____~~ **B** 126

FLOOR AREA RATIO (FAR) AND LOT COVERAGE STATISTICS

The following information will be used to verify application FAR and lot coverage amounts. **Applications will not be considered complete until the following table is complete.**

	Existing	Proposed
Footprint square footage for all structures	7200	SAME
Living space square footage		
First floor	7200	SAME
Second floor	1075	SAME
Third floor		
Total	8275	SAME
Accessory structure square footages		
Sheds	1510	SAME
Pool houses		
Studios/offices		
Second units		
Miscellaneous (specify use) CONTAINERS	688	SAME
Total	2198	SAME
Square footage of impervious surfaces		
Walkways RAMP	270	SAME
Patios		
Impervious decks		
Miscellaneous (specify use)		
Total	270	SAME
Garage/carport square footages (specify type)		

* All square footage measurements must be the sum of all interior floor area measured from the exterior faces of the exterior walls for structures (Town Code § 17.008.020).

FLOOR AREA: Fairfax Town Code § 17.008.020, Definitions, defines “floor area” as the sum of all interior floor area measured from the exterior faces of the exterior walls. The “floor area” of any accessory structures on the same lot shall be included. The “floor area” of any garage in excess of 500sf in size for single-family residences and 800sf in size for duplexes shall also be included.

LOT COVERAGE: Fairfax Town Code § 17.008.020, Definitions, defines “lot coverage” as the percentage of the lot area that is occupied by the ground area of a building, any accessory building(s), as well as any impervious surface areas such as patios (other than driveways) adjacent to the building or accessory structure.

RESOLUTION NO. 13-6

A Resolution of the Fairfax Planning Commission Approving a Conditional Use Permit for Mixed Use Development of an Existing Commercial Structure at 1966 Sir Francis Drake Boulevard Combining a Museum, Office/Retail/Museum Event Space, A Commercial Kitchen and a Second Story Residential Unit

WHEREAS, the Town of Fairfax has received an application to approved a mixed use development of the existing commercial building at 1966 Sir Francis Drake Boulevard to include a museum, office/retail/museum event space, a commercial kitchen and one (1) living unit; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on July 18, 2013 at which time all interested parties were given a full opportunity to be heard and to present evidence, and at which time the Planning Commission approved the Use Permit and Design Review permits for the proposal; and

WHEREAS, based on the documentary evidence in the record, as well as testimony at the public hearing, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the Project's requested discretionary Use Permit and Design Review Permit; and

WHEREAS, the Commission has made the following findings:

1. Approval of the use permit is consistent with those objectives, goals or standards pertinent to the particular case and contained or set forth in the Fairfax General Plan (GP) and Town Zoning Ordinance as follows:

- GP Land-use Goal LU-7, the mixed use will preserve the community and Claus Circle neighborhood character because the proposed uses will not generate a significant amount of the traffic or increased need for parking and will result in only minor exterior changes to the building.
- GP Land-use Policy 7.1.3, the mixed use combines commercial and residential use on this site located in the Central Commercial Zone.
- GP Housing Element Goal H-3, the project will create a one bedroom residential unit within walking distance of public transportation and local stores and businesses. Residents of the unit will therefore, not be dependent on automobile travel.
- GP Town Center Element Policy 2.1.2, the renewed use of this commercial building does not increase the building height and results in a two story building with architectural details compatible with the village character of the Town.
- GP Town Center Element Policy 3.2.12, the project will include new landscaping that is native and drought tolerant.

2. The approval of the use permit will result in equal or better development of the premises than

EXHIBIT #

C

would otherwise be the case, and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

3. The business hours of operation are as follows and will not conflict with the uses of the adjacent residential and commercial properties:

- Museum, Thursday 11:00 to 9:00 PM and Friday through Wednesday from 11:00 AM to 7:00 PM.
- Office/Retail/Museum Event Space, Sunday through Saturday from 9:00 AM to 5:00 PM
- Wholesale/Commercial kitchen, Sunday through Saturday from 8:00 AM to 6:00 PM
- If the center commercial space is used for museum events the event is limited to taking place during approved museum hours.

Therefore, the development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

4. Neither present nor anticipated future traffic volumes generated by the use of the site for the proposed museum/office/commercial kitchen mixed use will rise to the level of significance where a traffic impact permit is required.

5. The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

6. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

7. The proposed parking and loading zones comply with the Town Parking Ordinance, Town Code Chapter 17.052.

8. The proposed development will create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community and complied with the design criteria of the Town Code.

9. The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

10. There is sufficient variety in the design of the structure and grounds to avoid monotony in external appearance of the building.

11. The proposed exterior changes and landscaping comply with the Design Review Criteria set forth in Town Code § 17.020.040.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. Any change in any of the uses from a museum, general office/retail/museum even^x space, wholesale commercial kitchen use and one (1) upstairs residential living unit shall require the modification of the approved use permit.
2. Any expansion of the operating hours for any of the uses shall be subject to a modification of the Use Permit by the Planning Commission.
3. Any physical changes to the interior of the building that change the square footages of any of the uses will require the approval of a modification of this use permit.
4. Any exterior changes to the building, other than the erection of permitted signs, will require the approval of a design review application by the Planning Commission. Changes subject to review include but are not limited to new lighting, planters, any new structures or storage containers, outdoor furniture, etc.
5. Prior to issuance of any building permits for the building remodel the applicant shall obtain a lot line adjustment from the Town and record an approved lot line adjustment map at the Marin County Recorder's Office.
6. The area within the arbor at the front of the building is approved for use by the Bicycle Museum for either an outdoor area for employees to gather, display museum items, or hold seminars related to bicycles during the day and shall be limited to occurring with the arbor structure.
7. The pathway from the office area to the Clause Drive sidewalk shall be differentiated from the adjacent parking spaces either with colorized/stamped or other method acceptable to the Director of Planning and Building Services.
8. The parking lot shall be restriped prior to the project final inspection and issuance of the occupancy permit. The small and large loading spaces shall be marked as such.
9. The applicants shall do one of the following prior to the project final inspection/certificate of occupancy; 1) provide a historical letter of action and approved plans from the Town showing that the roofed shade structure and attached panels at the rear of the property received design review approval and a building permit; b) remove the corrugated metal roof and what appear to be unnecessary screening panels; or c) legalize the corrugated metal roof and screening panels by obtaining design review approval and a building permit for the improvements.
10. The applicant shall obtain a sign permit from the town prior to erecting any signs on the building or the property.

11. Changes in the business hours that will result in any of the businesses operating before 8:00 AM or after 7:00 PM will require a modification of the approved Use Permit.
12. 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.
13. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act.
14. The applicant or permit holder shall defend, indemnify, and hold harmless the Town of Fairfax or its agents, officers and employees from any claim, action, or proceeding against the Town of Fairfax or its agents, officers, or employees to attach, set aside, void, or annul an approval of the Town Council, Planning Commission, Planning Director, Design Review Board or any other department, committee, or agency of the Town concerning a development, variance permit or other land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permit holders duty to so defend, indemnify, and hold harmless shall be subject to the Town promptly notifying the applicant or permit holder.
15. The applicants shall obtain a tree removal permit from the Tree Committee prior to removing the tree on the eastern side of the building if required.
16. Conditions of other agencies or departments shall be complied with unless said agency or department notifies the Department of Planning and Building Services that the condition is no longer a requirement.
17. Future use of the woodburning stove requires a use permit modification.
18. Deliveries shall occur no earlier than 8:00 AM.

Building Official Condition

A lot line adjustment must be approved and the map recorded at the Marin County Recorder's office prior to *issuance* of any building permits for the office/retail/museum event space or the wholesale kitchen areas.

Ross Valley Fire Department Conditions

1. An automatic sprinkler system will need to be installed as well as a full fire alarm system. The current system may be able to be modified to meet current requirements.

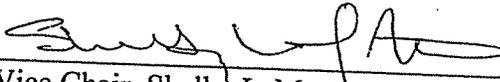
3. The Traffic Impact Permit required by Chapter 17.56 of the Town Code is hereby granted and the Project is approved, subject to compliance with the conditions of approval listed above and all applicable Town Code requirements.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 20th day of June 2013, by the following vote:

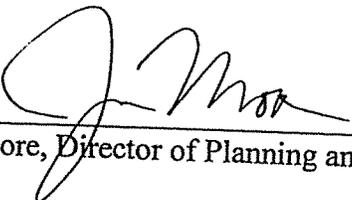
AYES: Hall, Hamilton, Kehrlein, Ketcham, LaMotte

NOES:

ABSTAIN: Ezzet


Vice Chair, Shelby LaMotte

Attest:


Jim Moore, Director of Planning and Building Services

Dear Commission members:

The last time the Good Earth building on Claus was empty, I requested that the four huge containers be removed from the parking lot, but you were told by the property owner that "they were needed".

Now that the building is again empty, there is no justification for the four huge containers behind that building. I ask that they be removed so that the parking lot can be used for parking cars.

Alice Ducayet
30 Claus Circle

6.11.14



TOWN OF FAIRFAX

JUN 11 2014

RECEIVED

EXHIBIT #

~~E~~