

APPLICANT Russel Gatschet, 100 Pine Street, Ste 3200, San Francisco, CA 94111
 OWNER LPT Assoc., c/o Grosvenor International Sacramento Ltd., 100 Pine St. #3200, San Francisco, CA 94111
 PLANS BY Bob McCabe Consulting Engineers, Inc., 4612 Roseville Rd #103, N.H., CA 95660
 FILING DATE 6-15-90 ENVIR. DET. Negative Declaration REPORT BY JC
 ASSESSOR'S PCL. NO. 002-0075-019, 018

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow a child care facility for 68 children on 0.33± developed acres in the Light Industrial (M-1) zone.
 - C. Variance to waive three of the required eight parking spaces. parking. (Withdrawn)
 - D. Variance to allow four of the nine required parking spaces to be tandem.
 - E. Lot Line Adjustment to relocate the common property line between two parcels totaling 0.44± developed acres in the Light Industrial (M-1) zone.

LOCATION: 1111 (Jordan Residence) and 1123 (Maria Hastings, AKA 1119) D Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a child care facility in the Maria Hastings House listed on the Official Register Containing Structures of Architectural Historical Significance.

PROJECT INFORMATION:

General Plan Designation: Industrial
 1980 Central City
 Community Plan Designation: Industrial
 Existing Zoning of Site: M-1
 Existing Land Use of Site: Vacant Residential Buildings

Surrounding Land Use and Zoning:

	Setbacks:	Required	Provided
North: Office & Warehouse; M-1	Front:	0'	110'
South: Commercial/Residential & Vacant; C-2	Side(East):	0'	11'
East: Office/Vacant; M-1	Side(West):	0'	17'
West: Multi-Family/Vacant; M-1	Rear:	0'	9'

Parking Required: 9
 Parking Provided: 9
 Number of Employees: 5 (1 per 12 children)
 Property Dimensions: 160' X 160'
 Property Area: 0.44± acres
 Square Footage of Building: 2,948± sq. ft. (Maria Hastings House)
 Height of Building: 34 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Wood Siding
 Roof Materials: Composition Shingle

APPLC. NO. P90-273

MEETING DATE JANUARY 24, 1991

ITEM NO. 12
N

Background Information

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINES OF LOT 7
AND THE WEST HALF OF LOT 6 BOUNDED BY BLOCKS C AND D, 11TH AND 12TH STREETS

(P90-273)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 1111 and 1123 D Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1980 Central City Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located 1111 and 1123 D Street, City of Sacramento, be approved as shown and described in Exhibits I and J attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - B. File a waiver of Parcel Map.
 - C. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map of the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

~~2. Remove existing residential driveway on D Street. (Amended by staff)~~

(CHAIRPERSON)

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Russel Gatschet, 100 Pine Street, Ste. 3200, San Francisco, CA 94111
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LOCATION: 1111 (Jordan Residence) and 1123 (Maria Hastings, AKA 1119) D Street

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PROJECT INFORMATION:

General Plan Designation: Industrial
1980 Central City
Community Plan Designation: Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant Residential Buildings

Surrounding Land Use and Zoning:

North: Office & Warehouse; M-1
South: Commercial/Residential & Vacant; C-2
East: Office/Vacant; M-1
West: Multi-Family/Vacant; M-1

Setbacks:	Required	Provided
Front:	0'	110'
Side(East):	0'	11'
Side(West):	0'	17'
Rear:	0'	9'

Parking Required: 9
Parking Provided: 9
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Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood Siding
Roof Materials: Composition Shingle

APPLC. NO. P90-273

MEETING DATE January 24, 1991

ITEM NO. 12

Background Information: On January 16, 1990 the Redevelopment Agency of the City of Sacramento approved the Central Library expansion project which included the rehabilitation of the Maria Hastings residence as a child care facility in satisfaction of Developer's obligation under the DDA to provide child care. Regulatory provisions to be recorded against the structure ". . . which restricts the Maria Hastings residence to child care use and prohibits demolition of the structure for a period of seventy-five (75) years (Exhibit K)."

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two developed lots totaling 0.44± acres in the Light Industrial (M-1) zone. The site is located in a Preservation Area and any exterior modifications are subject to review and approval of the Preservation Board. The General Plan and the 1980 Central City Plan designate the site as industrial. The surrounding land uses and zones are office/warehouse, M-1 to the north; automotive repair, single and multi-family residential and vacant lots, C-2 to the south; office and vacant, M-1 to the east, and; multi-family residential and vacant, M-1 to the west.

B. Applicant's Request

The applicant is requesting to rehabilitate the Maria Hastings House (aka 1119 D Street on the official register) for a child care facility for infants to six years of age. Parents working within the Library Plaza office structure will be given the first opportunity to reserve spaces for their children at the center. The applicant proposes to adjust the common property lines between 1111 D Street and 1123 D Street in order to provide parking for the day care. The applicant is proposing to relocate the building at 1111 D Street if a buyer and lot can be found or the building will be rehabilitated if an interested party can be found. The applicant would like to see the 1111 D Street structure relocated or rehabilitated to a compatible use, however, if he is unsuccessful in locating an interested party the building will eventually be demolished.

C. Historical Information

The house located at 1119 D Street was built by Maria Hastings in 1860, owner of the Orleans Hotel, the most prominent in Sacramento during the 1850's. The house was lost to Charles Fox in 1863 in payment of a debt. Next owned by Robert K. Wich who founded the first funeral home in California in 1849 and was Sacramento County Coroner. The house was owned by Philomen E. Platt and family from 1876 to 1920. Mr. Platt came to Sacramento in 1868 and took over the W. R. Strong and Co., which by 1880, was one of the largest fruit merchandising businesses on the Pacific Coast.

The house located at 1111 D Street was built sometime between 1875 and 1880. Elmer C. Jordan, an engineer with Central Pacific Railroad, purchased the home around 1885. Elmer Jordan, along with subsequent members of his family, resided in the house for several years. Elmer C. Jordan lived there until around 1910, when he passed away and left or sold the house to Mary B. Jordan, who resided there until 1920.

D. Architectural Analysis

The Maria Hastings House, located at 1119 D Street, is a very fine brick Delta Type Greek Revival house with corner pilasters supporting a simple entablature. The windows are set in simply molded but handsome architraves. The house has been remodeled with an overlay of Italianate details, notably the cornice and the porch. The elegant proportions of the house together with its rarity as a brick building in the Greek Revival Style and its location, set back from a row of compatible later houses make this a very important building.

The house located at 1111 D Street is a simple two story Stick-Eastlake house with a gabled square bay and scrollwork around the windows. It is also part of a continuous row of 19th century houses.

E. Site Plan

1. Parking

A lot line adjustment is proposed to accommodate the parking area which will be located to the west of the structure. Nine parking spaces will be provided on site, of the nine spaces proposed four will be tandem. Tandem parking requires a variance under the Zoning Ordinance. The proposed parking will be located to the rear of the site with access from the alley. Staff supports the tandem parking for the child care facility since the employees will be the first to arrive at the site and the last to leave the site and will use the forward parking spaces. The remaining spaces will allow adequate space for drop off and pick up of the children. It is staff's judgement that this is a viable alternative for providing adequate parking for the facility while maintaining the historical integrity of the structure and providing adequate play area for the facility.

2. Fencing

The building is located 110 feet from the front property line. A six foot chain link fence is proposed along the rear (north) and sides (east and west) property lines. A wood fence for the office project exist on the east property line, however a chain link fence will be placed along this property line. Landscaping consisting of Italian Cypress, evergreens and trees are proposed along the front portion of the east and west fences. A decorative wrought iron fence on a three foot brick base will be provided along the front property line.

3. Play Yard

The play area will be provided in the front yard area. The play yard will include a sand area with play equipment, lawn area, restrooms and storage facility. An office is located to the east of the play area. Adequate landscaping is provided to act as a buffer for the office use.

4. Trash Enclosure

The trash enclosure is proposed to the rear (north) of the site. The trash enclosure shall comply with the standards set forth in the Zoning Ordinance. Subject to but not limited to a decorative solid heavy gauge metal gate designed with cane bolts to secure the gates when in the open position.

4. Masonry Wall

A wall is required when a commercial use is located adjacent to a residential use or zone. In adjusting the property line the site will require a two feet wall along the west property line (Exhibit A), which is adjacent to a residential structure. A Planning Director's Variance will be required to waive the two feet of wall.

G. Lot Line Adjustment

The applicant proposes to relocate the common property line between the two lots in order to accommodate nine parking spaces for the child care facility to be located at the Maria Hastings House. The 1111 D Street site will contain 0.12 \pm acres, while the 1123 D Street site will contain 0.33 \pm acres.

The proposed lot line adjustment has been reviewed by the City Public Works Department. The following comments were received:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - B. File a waiver of Parcel Map.
 - C. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map of the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. Remove existing residential driveway on D Street.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

1. Light and Glare

Light and glare from the subject site could impact the adjacent residential uses. The applicant has agreed to the following mitigation measure to reduce potential light and glare impacts to a less-than-significant level:

- A. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

Recommendation: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration,
- B. Approve the Special Permit to allow a child care facility for 68 children subject to conditions and based upon findings of fact which follow.
- C. Withdraw the Variance to waive three of the required nine parking spaces.
- D. Approve the Variance to allow four of the nine proposed parking spaces to be tandem, subject to conditions and based upon findings of fact which follow.
- E. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

1. Child care enrollment shall be limited to 68 children ages infant to six years old.
2. The hours of operation shall be from 6 A.M to 7 P.M.
3. Italian Cypress and Evergreens shall be provided along the east property line to screen the office use, per the submitted plans.
4. The plans shall be reviewed and approved by the Preservation Board prior to issuance of building permits.
5. All exterior lighting shall be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

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G. Lot Line Adjustment

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- A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
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2. Remove existing residential driveway on D Street.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

1. Light and Glare

Light and glare from the subject site could impact the adjacent residential uses. The applicant has agreed to the following mitigation measure to reduce potential light and glare impacts to a less-than-significant level:

- A. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

Recommendation: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration,
- B. Approve the Special Permit to allow a child care facility for 68 children subject to conditions and based upon findings of fact which follow.
- C. Withdraw the Variance to waive three of the required nine parking spaces.
- D. Approve the Variance to allow four of the nine proposed parking spaces to be tandem, subject to conditions and based upon findings of fact which follow.
- E. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

1. Child care enrollment shall be limited to 68 children ages infant to six years old.
2. The hours of operation shall be from 6 A.M to 7 P.M.
3. Italian Cypress and Evergreens shall be provided along the east property line to screen the office use, per the submitted plans.
4. The plans shall be reviewed and approved by the Preservation Board prior to issuance of building permits.
5. All exterior lighting shall be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

6. A two foot wall shall be provided along the west property line, unless a Planning Director's Variance to waive the wall requirement is approved.
7. Remove existing residential driveway on D Street, subject to the approval of the Traffic Engineer. (Amended by staff)
8. The child care facility use must be established within two years from the date of Planning Commission approval. If the use is not established within the two year period, the special permit shall be deemed to have expired. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

Conditions - Variance

1. Parking shall comply with the 50% shading requirement of the Zoning Ordinance.
2. The variance shall expire one year from the date of approval unless a building permit is obtained within the variance term. A variance time extension for one year may be requested, in writing, 30 days prior to expiration.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed child care facility will serve the Library Plaza Office Building and other employees in the downtown area;
2. The project, as conditioned, will not be injurious to the public health, safety or welfare nor to surrounding properties, in that:
 - a. adequate on-site parking will be provided,
 - b. adequate landscaping will be provided; and,
 - c. the building restoration will enhance the area.
3. The project does not constitute a use variance in that child care facilities are allowed in the M-1 zone with a special permit.
4. The project does not constitute a special privilege in that a variance would be granted to other property owners facing similar circumstances.
5. The project, as conditioned, is consistent with the City's General Plan and the 1980 Central City Plan in that a child care facility is allowed in an industrial zone with approval of a special permit.

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINES OF LOT 7
AND THE WEST HALF OF LOT 6 BOUNDED BY BLOCKS C AND D, 11TH AND 12TH STREETS

(P90-273)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 1111 and 1123 D Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1980 Central City Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located 1111 and 1123 D Street, City of Sacramento, be approved as shown and described in Exhibits I and J attached hereto, subject to the following conditions:

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2. ~~Remove existing residential driveway on D Street. (Amended by staff)~~

(CHAIRPERSON)

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P90-273

MEETING DATE January 24, 1991

ITEM NO. 12
25

6. A two foot wall shall be provided along the west property line, unless a Planning Director's Variance to waive the wall requirement is approved.
7. The child care facility use must be established within two years from the date of Planning Commission approval. If the use is not established within the two year period, the special permit shall be deemed to have expired. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

Conditions - Variance

1. Parking shall comply with the 50% shading requirement of the Zoning Ordinance.
2. The variance shall expire one year from the date of approval unless a building permit is obtained within the variance term. A variance time extension for one year may be requested, in writing, 30 days prior to expiration.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed child care facility will serve the Library Plaza Office Building and other employees in the downtown area;
2. The project, as conditioned, will not be injurious to the public health, safety or welfare nor to surrounding properties, in that:
 - a. adequate on-site parking will be provided,
 - b. adequate landscaping will be provided; and,
 - c. the building restoration will enhance the area.
3. The project does not constitute a use variance in that child care facilities are allowed in the M-1 zone with a special permit.
4. The project does not constitute a special privilege in that a variance would be granted to other property owners facing similar circumstances.
5. The project, as conditioned, is consistent with the City's General Plan and the 1980 Central City Plan in that a child care facility is allowed in an industrial zone with approval of a special permit.

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located 1111 and 1123 D Street, City of Sacramento, be approved as shown and described in Exhibits I and J attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - B. File a waiver of Parcel Map.
 - C. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map of the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. Remove existing residential driveway on D Street.

(CHAIRPERSON)

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P90-273

MEETING DATE January 24, 1991

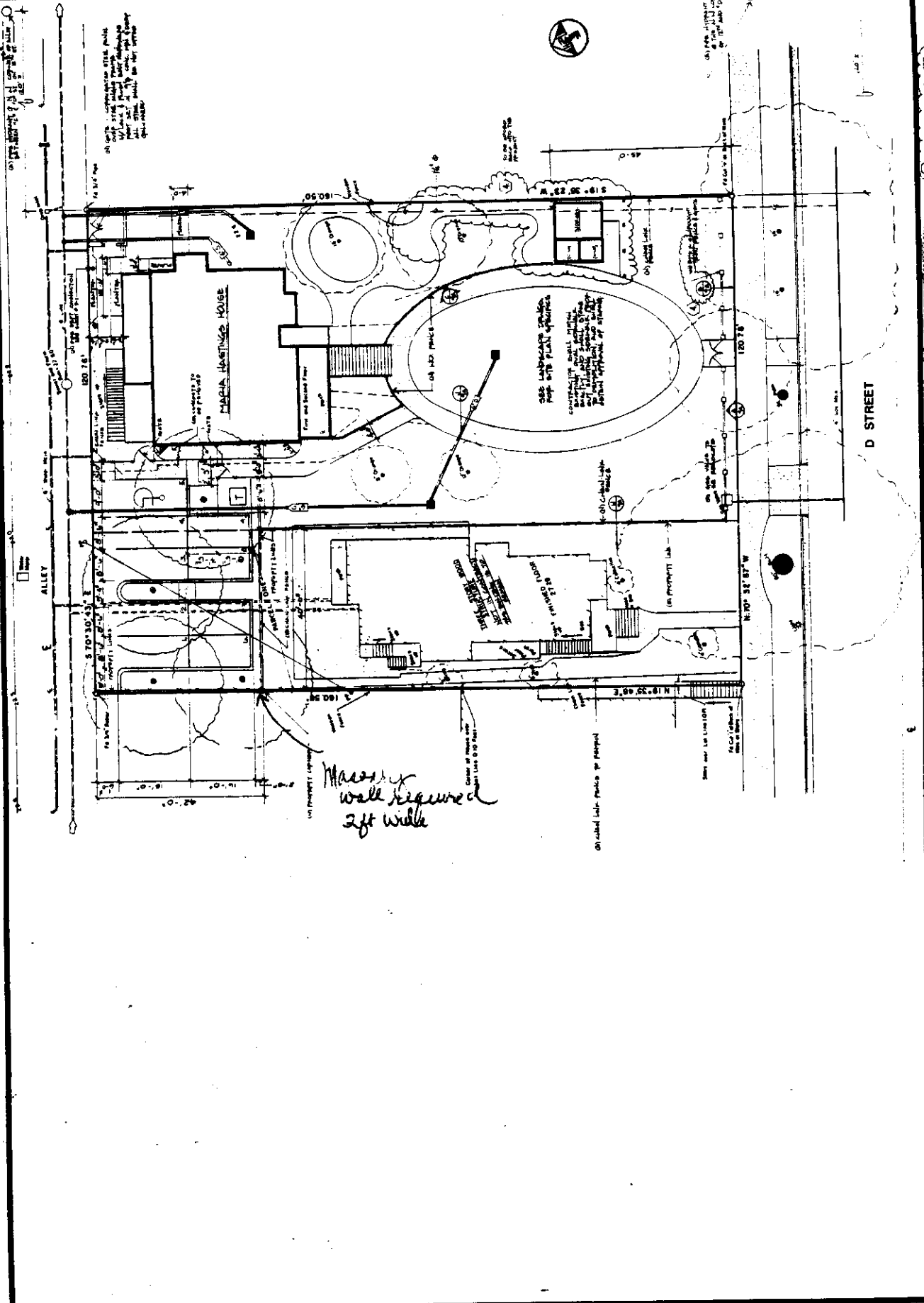
ITEM NO. 12



VICINITY, LAND USE & ZONING MAP

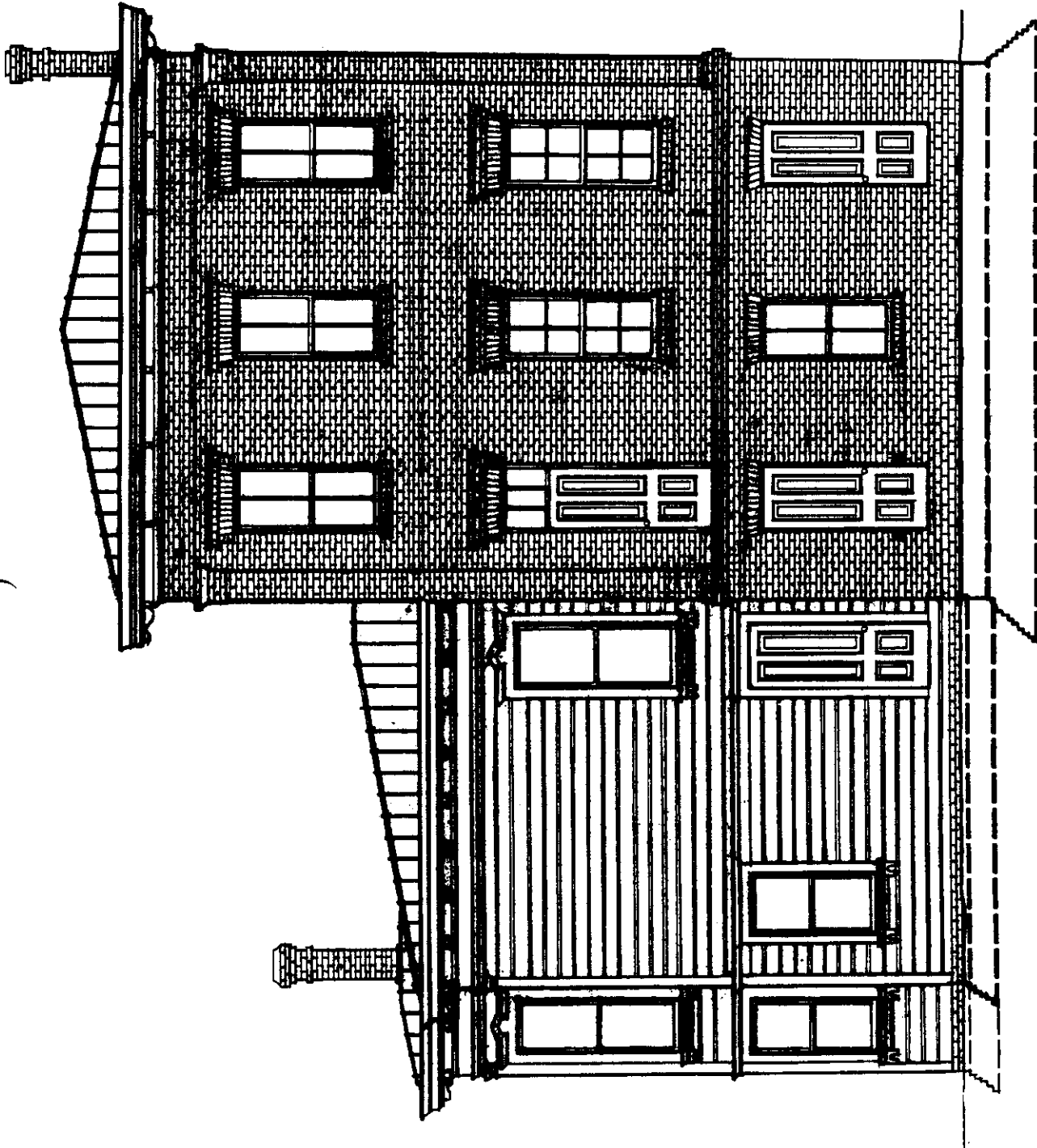
BOB McCABE - ARCHITECT

MARKET LAND SURVEYS
2225 68TH AVENUE
SACRAMENTO CA 95822

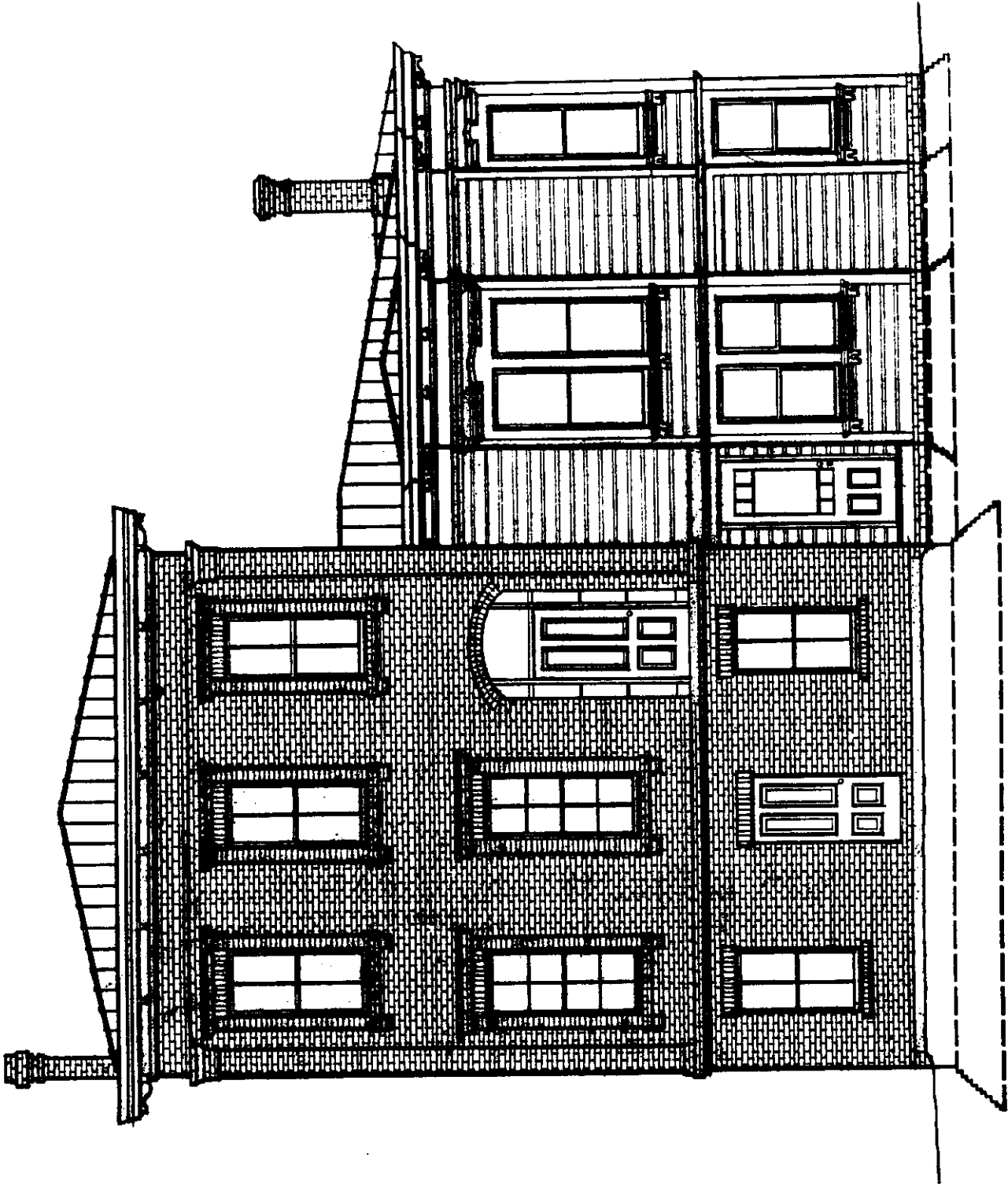


*Massive wall required
2ft wide*

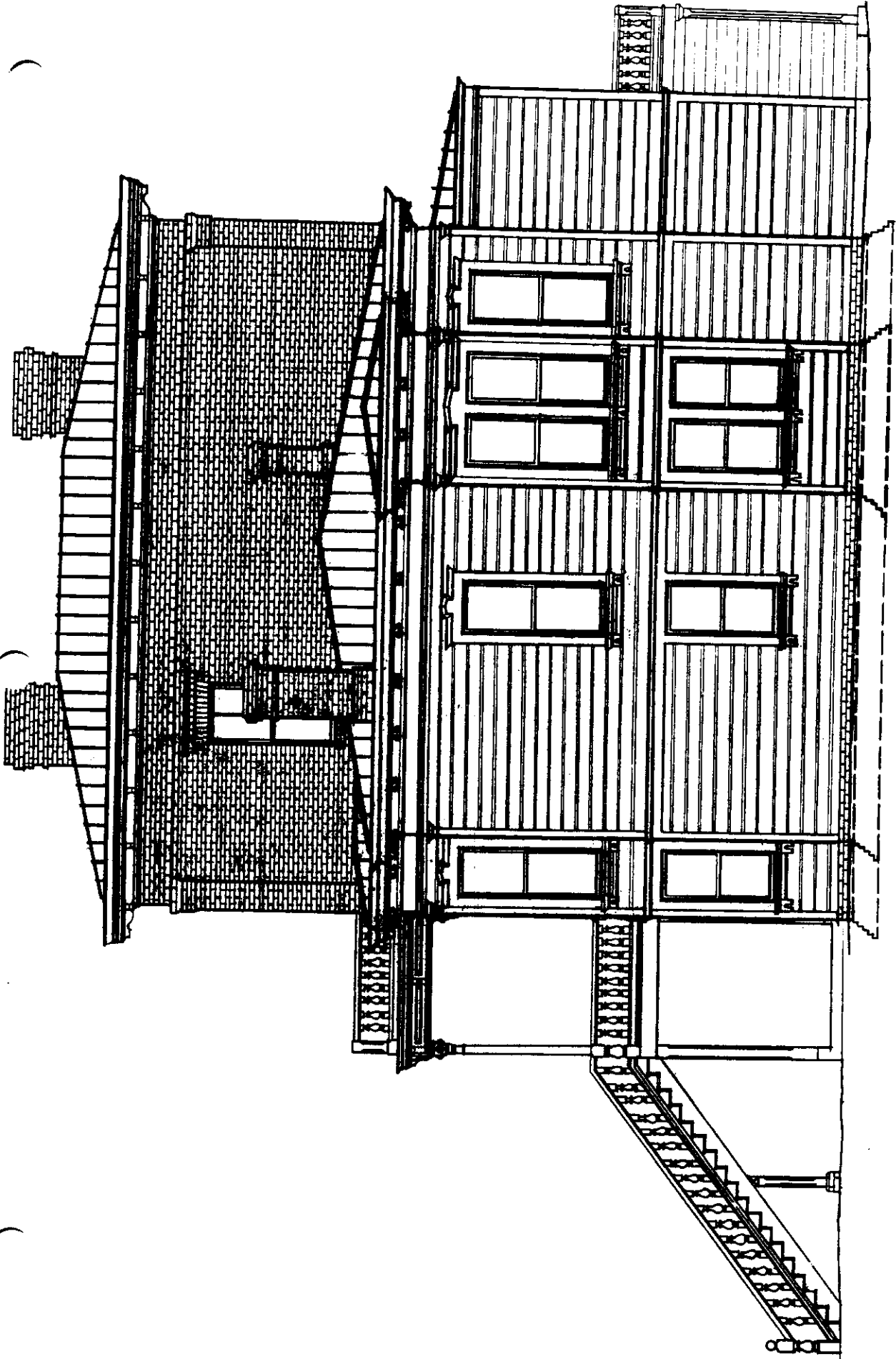
REVISIONS: JANUARY 1991



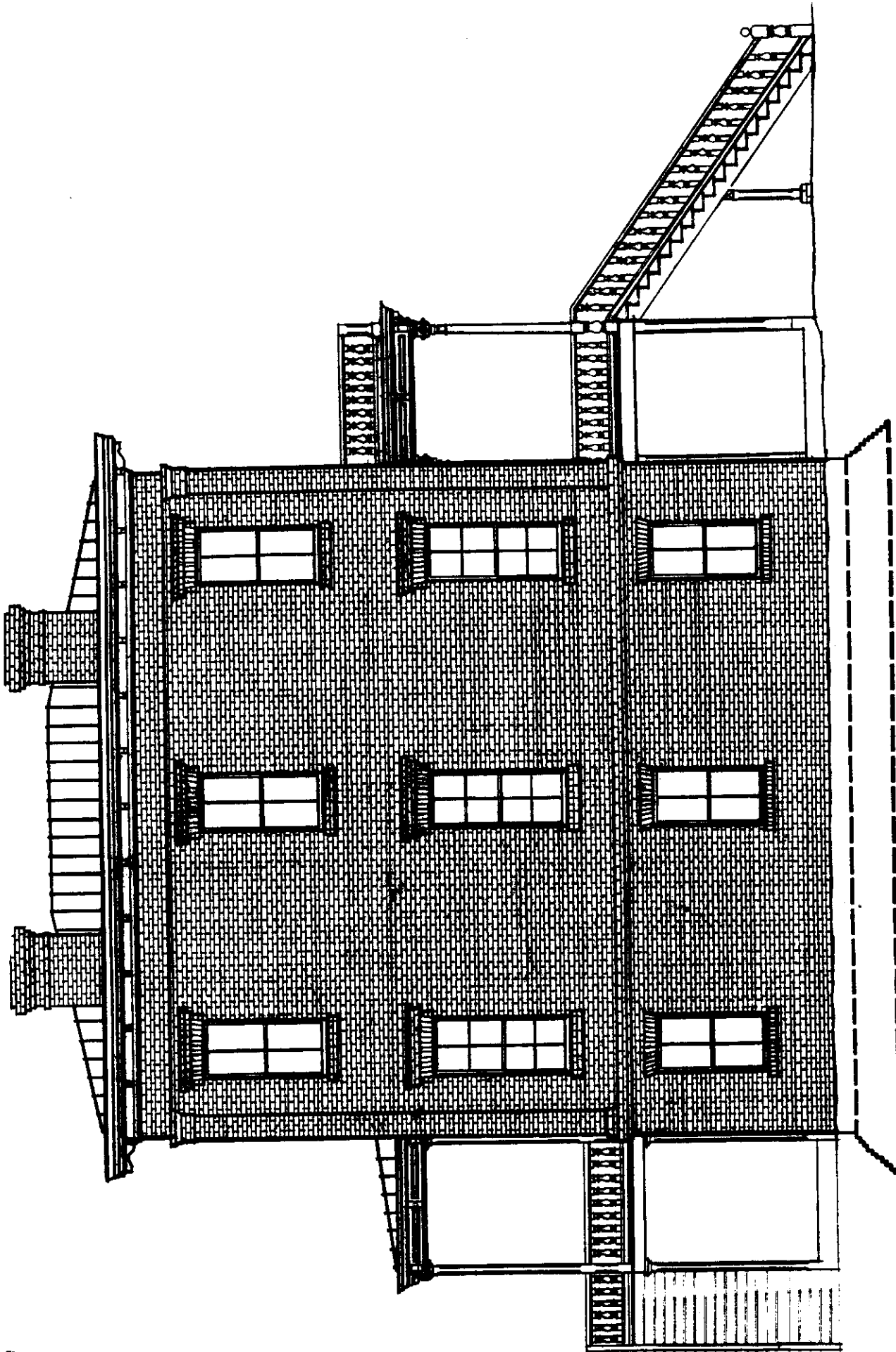
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

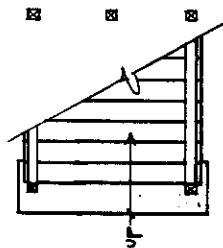
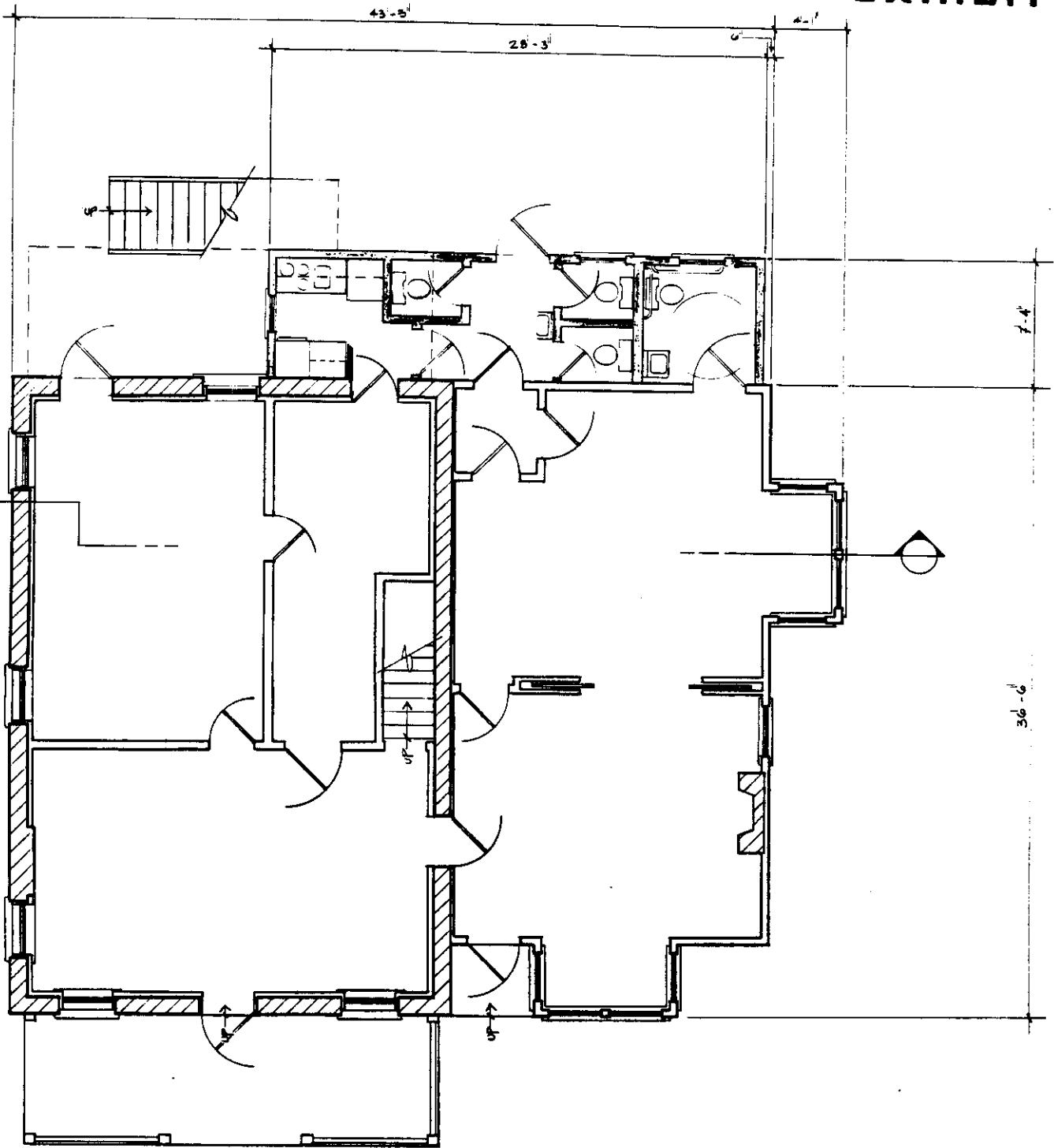


EAST ELEVATION
scale 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

EXHIBIT F

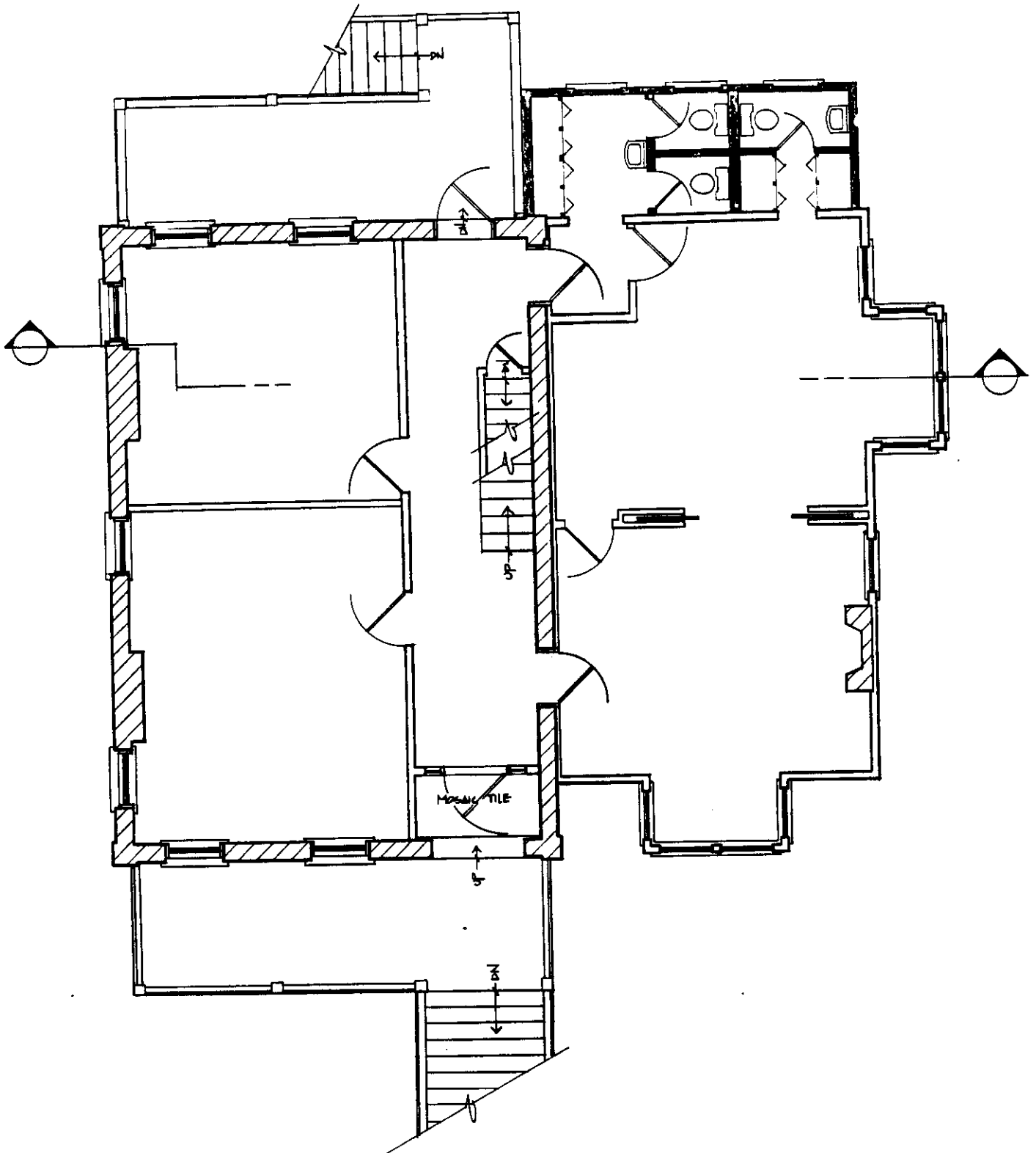


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Doc 772

1-21-91

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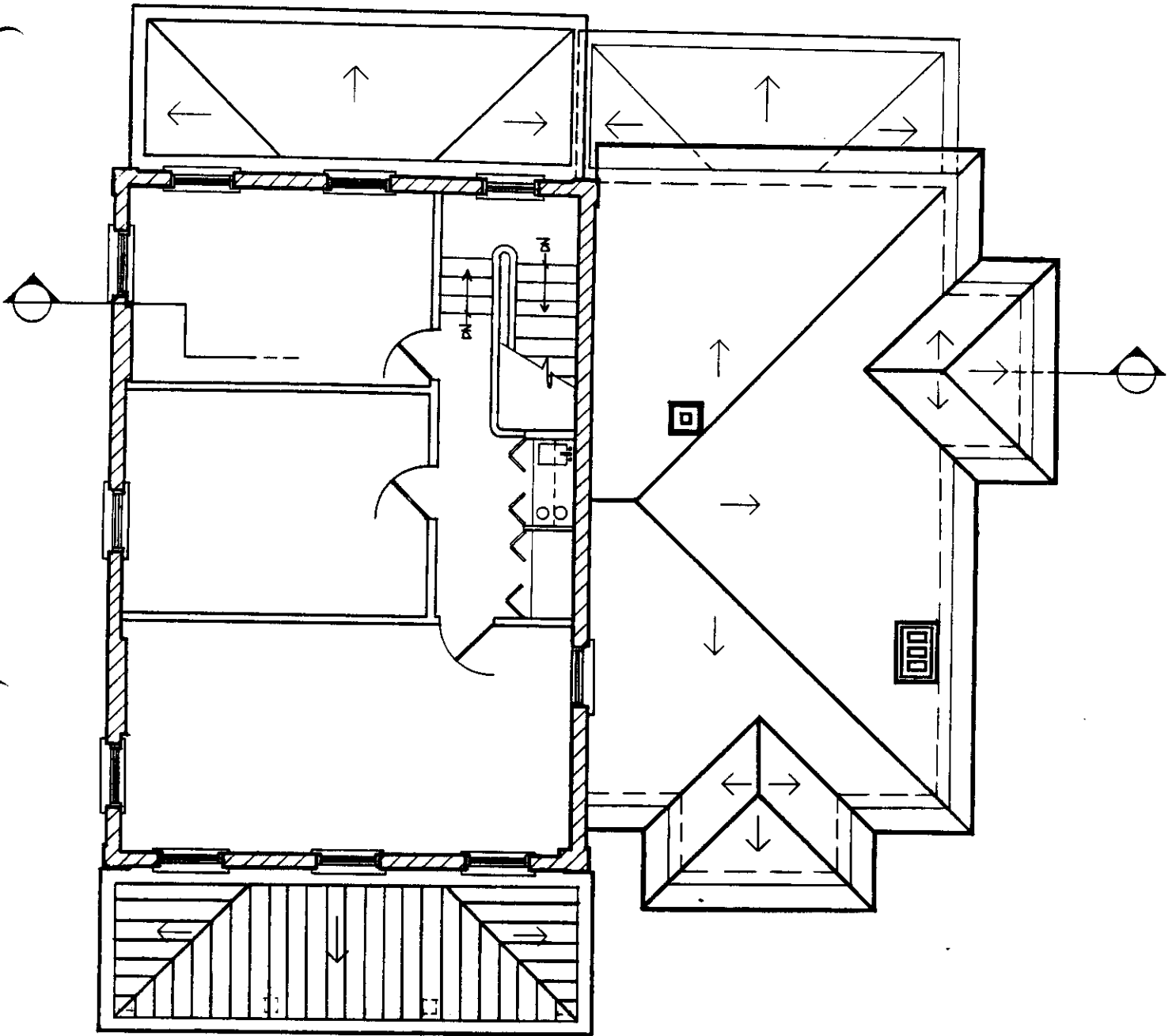


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

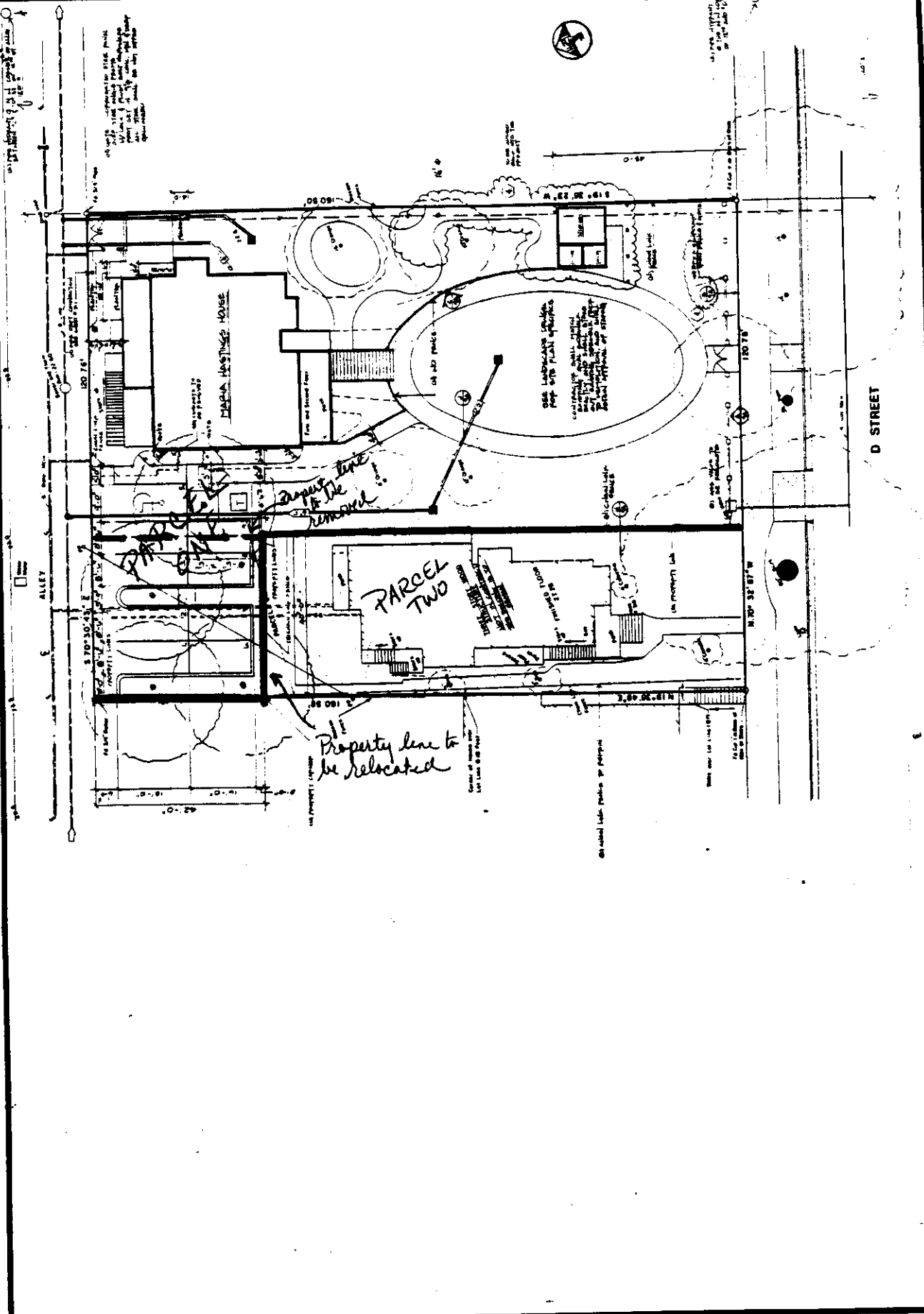
F90-273

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THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



Proposed Land Descriptions

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL ONE:

The west one-half of Lot 6 and the east one-half of Lot 7 in the block bounded by "C" and "D", 11th and 12th Streets of the City of Sacramento, according to the official map of said city.

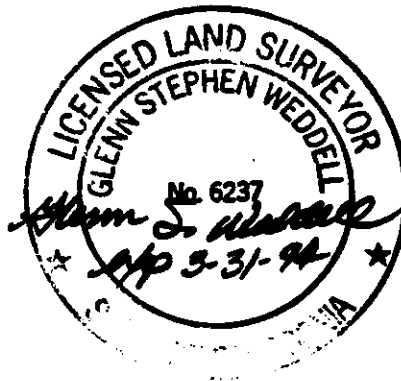
Together With the northerly 42 feet of the westerly one-half of Lot 7 in the said block.

PARCEL TWO:

The west one-half of Lot 7 in the block bounded by "C" and "D", 11th and 12th Streets of the City of Sacramento according to the official map of said city.

Excepting Therefrom the northerly 42 feet of the westerly half of Lot 7 in the said block.

end of descriptions



RESOLUTION NO. 90-002

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF January 16, 1990

CENTRAL LIBRARY EXPANSION PROJECT
OFFICE TOWER PROJECT AMENDMENTS AND
RELATED CHILD CARE FACILITY APPROVALS

CERTIFIED TRUE COPY
REDEVELOPMENT AGENCY

of 90-002
JAN 29 1990

DATE FILED
Patricia P. Brown
Acting Secretary

WHEREAS, the Agency is party to a Disposition and Development Agreement (DDA) with LPG Associates dated April 11, 1989 which regards the development of an office structure on the block bounded by 8th, 9th, I and J Streets ("the Project"); and

WHEREAS, the DDA specifies that Developer shall submit preliminary plans to Agency for approval; and

WHEREAS, Developer has proposed construction of an off-site facility to provide child care for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Agency hereby approves the Project's preliminary plans.

Section 2. The Executive Director is authorized to amend the DDA to reflect the scope of work presented in the such preliminary plans as set out in the attached staff report.

Section 3. The Agency hereby approves the rehabilitation of the Maria Hastings residence, located at 1119 "D" Street, as a child care facility in satisfaction of Developer's obligation under the DDA to provide child care.

Section 4. The Executive Director is authorized to amend the Declaration of Restrictions attached to the DDA to limit the use of half of the second floor (10,500 square feet) to storage use, unless otherwise approved by the Agency.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 90-002

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Section 5. The Executive Director is authorized to enter into a Regulatory Agreement with Developer, as set out in the attached staff report, which restricts the use of the Maria Hastings residence to child care use and prohibits demolition of the structure for a period of seventy-five (75) years.

Lyla K. Ferris
CHAIR

ATTEST:

[Signature]
SECRETARY

WS:jann
12/8/89
WPP/#525

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RESOLUTION NO.: 90-002

DATE ADOPTED: JAN 16 1990

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