

A. Land Use

The subject site consists of three lots which total 1.4+ acres. The site is zoned General Commercial (C-2) and is designated for shopping/office/commercial uses in both the 1974 General Plan and the 1963 East Sacramento Community Plan. Surrounding land uses include both commercial business and residential dwellings. The site is presently developed with commercial buildings.

B. Site/Building Design

The site is developed with commercial buildings which will be demolished once the project has been approved.

The proposed structure would be four stories (56 feet) high with a covered, multi-level 409 space parking garage. Exterior building materials will consist of ceramic tile veneer and synthetic plaster with exterior colors being gray and white. The structure would contain 96,487+ square feet of floor area which would be devoted to medical offices and retail uses. Approximately 67,000 square feet of floor area would be designated for medical uses while the remaining square footage would be for retail uses. The building would be stepped-up along portions of the L Street and Alhambra Boulevard frontages to allow for temporary parking at the building entrance.

Staff has reviewed the applicant's proposal and although medical/retail uses are permitted by right in the C-2 zone, certain aspects of the project are not appropriate for the Alhambra Boulevard area. The following is a list of staff concerns.

1. Height

The C-1 zone only allows a maximum 45 foot height. The applicant is proposing a 56+ foot high structure. In order for staff to make the necessary findings to recommend approval, a hardship, which is unique to the subject area, must exist. From review of the applicant's request and a field survey of the site, there is no evidence to indicate that a hardship exists. In addition, no other structures in the immediate area along Alhambra Boulevard are as tall as the proposed structure. Although, for review purposes only, the site is included in the Central City, in reality the site is in the East Sacramento Community Plan Area. The area along Alhambra Boulevard is a transition zone between general commercial uses and residential uses to the east. A similar medical office is being constructed at this time on the south side of Folsom Boulevard between Alhambra Boulevard and N Street without the necessity of a height variance. Staff feels that the subject request could set a precedent for more intense development of the Alhambra Boulevard corridor and, more important, no hardship exists to warrant the increased height. The solution to the height problem is to redesign the building so that it complies with the 45 foot limit. The redesign of the building will, in all likelihood, reduce the square footage below the 96,000+ square feet of floor area requested.

2. Design

The building has been designed in such a manner that the third floor projects approximately five feet beyond the property line. In order for the project to obtain building permits, no portion of the structure may be located on or across a property line. Staff would recommend against an encroachment permit since the projection serves only to allow the over building of the site. Once again, the building can be redesigned so that the entire building is confined within the property lines.

3. Landscaping

The zoning ordinance requires that a four foot wide planter strip be provided between the property line and edge of the parking lot. The site plan indicates that only three feet have been provided between the east property line and the parking lot. Staff would recommend that a variance be approved to reduce the planter strip by one foot and to allow a portion of the required planter to be located in the public right-of-way. The applicant would be providing and maintaining a four foot wide landscape strip in the public right-of-way behind the sidewalk. Encroachment permits must be obtained to allow the landscaping in the right-of-way.

4. Parking/Circulation

The proposed site plan does not indicate a bicycle storage area. The applicant must indicate on the site plan and provide 16 bicycle parking spaces. In addition, the handicapped parking space indicated at the northeast corner of the ground level parking area should be relocated adjacent to the main entrance of the building in order to provide ease of access to the building.

5. Signage

No sign plan for the subject site has been submitted. Staff requests that a proposed sign plan be submitted to staff for review and approval prior to final occupancy of the building.

6. Other review

The project is subject to review by the Design Review Board. All necessary approvals shall be obtained from the Design Review Board prior to issuance of building permits.

C. OTHER AGENCY COMMENTS:

The proposal has been reviewed by Traffic Engineering, Public Works, Water/Sewer, Fire, Police and the East Sacramento Improvement Association. The following comments were received:

Traffic

- 1) Dedicate 20' round corner at L Street and Seville Way and construct enlarged radius;

- 2) Move westerly driveway to provide 10' of full curb between driveway flare and end of corner radius;
- 3) One-way, 2-lane driveways will function realistically as one lane each. Make both 2 lane driveways 2-way which also will spread peak hour congestion.
- 4) Any control gate or door must be no less that 20' from property line;
- 5) Submit 3 copies of the revised TMP to include the following information:
 - a) a reduced copy of the parking garage floor plans indicating the signing and striping of the 41 preferential car pool and van pool parking spaces for each floor;
 - b) routing, scheduling (AM and PM), anticipated number of employees to be served by the shuttle service; duration of the program, amount of user fees to be charged over the life of the program, description of the service and cost estimate for operation of the shuttle during the duration of the program;
 - c) name, job description and number of hours per week of the Transportation Coordinator position;
 - d) indicate on a reduced copy of the building plans a minimum of one men's and one women's shower with 10 lockers per shower;
 - e) indicate on a reduced copy of the building plans the type, location and number of spaces provided for secure bicycle parking.

Public Works

On site drainage, sidewalk repair, driveways to be completed at time of building permit.

Police

Project should create no problems.

East Sacramento Improvement Association has indicated to staff that they object to the project and will submit a letter of opposition at the commission meeting.

Staff did not receive any comments from Water/Sewer or Fire by the time this report was prepared. One letter was received from citizens in the project vicinity opposing the project. A copy of their letter is attached.

D. OTHER ENTITLEMENTS

The applicant is also requesting a lot line adjustment to merge the three subject lots. This request would permit the construction of the project in an orderly fashion. Staff has no objections to this request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment based upon compliance with the following mitigation measures:

- o Daily vehicle trips into and out of the parking garage shall be kept to 4,000 or less (2,000 round trips).
- o The parking garage shall contain no more than four above-grade levels plus one basement level.
- o The south side of the parking garage shall be set back from the property line far enough to allow the use of an open facade design.
- o The parking garage design must maximize the amount of wall area open to natural ventilation.
- o The mechanical ventilation system in the basement of the garage shall be sized to provide a minimum of 10 air exchanges per hour.
- o The top level of the parking garage shall be reserved for full-day employee parking. (Reserving this level for employees of general office use tenants would be the easiest way to implement this measure.)
- o No more than 67,000 gross square feet of space shall be occupied by medical office use. No less than 33,000 gross square feet of space shall be used for general office and/or medical laboratory uses.
- o The following note shall be placed on all plans, the deed, and on all lease agreements:

NOTE: In order to prevent possible air quality problems in the project vicinity due to high carbon monoxide concentrations from the parking garage, no more than 67,000 gross square feet of space shall be occupied by medical office use, and no less than 33,000 gross square feet of space shall be used for general office and/or medical laboratory uses.

9. The applicant shall develop and implement, to the satisfaction of the City Traffic Engineer, a Transportation Systems Management (TSM) plan that achieves a 15 percent reduction in future peak hour traffic for the project. This plan shall include:
 - a. identification of 41 spaces (10 percent of total) as preferential car pool/van pool employee parking (2.5 percent trip reduction credit);
 - b. construction of a bus shelter to the satisfaction of Regional Transit (2.5 percent trip reduction credit);
 - c. 100 percent transit pass subsidy for 25 years, for 20 (5 percent of total) employees (5 percent trip reduction credit);
 - d. provision of two showers and 20 lockers for employees (2.5 percent trip reduction credit);

January 8, 1987
~~December 4, 1986~~

- e. an on-site Transportation Coordinator assigned at least half-time to implement the TSM Plan.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration;
- B. Deny the special permit to exceed the 45 foot height limit based on findings of fact which follow;
- C. Approve the special permit to exceed 75,000 square feet of gross floor area subject to conditions and based on findings of fact which follow;
- D. Approve the variance to reduce the required four foot wide landscape strip to three feet along the east property line based on findings of fact which follow;
- E. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Special Permit

1. Daily vehicle trips into and out of the parking garage shall be kept to 4,000 or less (2,000 round trips).
2. The parking garage shall contain no more than four above-ground levels plus one basement level.
3. The south side of the parking garage shall be set back from the property line far enough to allow the use of an open facade design;
4. The parking garage design must maximize the amount of wall area open to natural ventilation;
5. The mechanical ventilation system in the basement of the garage shall be sized to provide a minimum of 10 air exchanges per hour;
6. The top level of the parking garage shall be reserved for full-day employee parking. (Reserving this level for employees of general office use tenants would be the easiest way to implement this measure).
7. No more than 67,000 gross square feet of space shall be occupied by medical office use. No less than 33,000 gross square feet of space shall be used for general office and/or medical laboratory uses;
8. The following note shall be placed on all plans, the deed, and on all lease agreements:

NOTE: In order to prevent possible air quality problems in the project vicinity due to high carbon monoxide concentrations from the parking garage, no more than 67,000 gross

square feet of space shall be occupied by medical office use, and no less than 33,000 gross square feet of space shall be used for general office and/or medical laboratory uses.

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 - b) construction of a bus shelter to the satisfaction of Regional Transit (2.5 percent trip reduction credit);
 - c) 100 percent transit pass subsidy for 25 years, for 20 (5 percent of total) employees (5 percent trip reduction credit);
 - d) provision of 2 showers and 20 lockers for employees (2.5 percent trip reduction credit);
 - e) an on-site Transportation Coordinator assigned at least half-time to implement the TSM Plan.
10. The applicant shall reduce the height of the building to 45 feet (roof plate line) and submit revised elevations to staff for review and approval prior to issuance of building permits.
11. The applicant shall eliminate all building features which project beyond the subject property lines. Revised elevations shall be submitted to staff for review and approval prior to the issuance of building permits.
12. A revised floor plan shall be submitted which indicates final square footage calculations for the project for staff review and approval prior to the issuance of building permits.
13. The applicant shall submit a sign program for the project for staff review and approval prior to the issuance of occupancy permits.
14. A revised site plan shall be submitted which indicates the location of 16 bicycle parking spaces (50 percent must be Class I facility) and the relocation of handicap parking adjacent to the main entrance. Said plan shall be reviewed and approved by staff prior to the issuance of building permits.
15. The applicant shall submit the proposed project for review and approval by the Design Review Board prior to the issuance of building permits.
16. All street and driveway improvements shall be approved by the City Traffic Engineer.

Findings of Fact - Special Permit/Variance approval

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The medical/retail offices will be compatible with the adjacent land uses which include restaurants, retail stores and a automobile showroom.
 - b. The project is located on a major street.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that adequate setbacks, on-site parking and landscaping will be provided.
3. The variance request is not a use variance in that the proposed office building use is allowed in the C-2 zone.
4. The variances will not constitute a special privilege in that similar variances have been granted to commercial projects to utilize city right-of-ways for landscaping purposes.
5. The project is consistent with the City Discretionary Interim Land Use Policy in that the site is designated for shopping/commercial/office by the 1974 General Plan and the 1963 East Sacramento Community Plan and the proposed office building conforms with the plan designation subject to securing a special permit.

Findings of Fact - Special Permit - Height denial:

1. Granting the special permit would be a special privilege in that no unique circumstances warrant exceeding the 45 foot height limit. The hardship is self-imposed in that alternatives are available, i.e., building redesign.
2. Granting the special permit would not be based on sound principles of land use in that surrounding land uses are less than 45 feet high and the proposed use would not be compatible with the character of the neighborhood.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 4, 1986

APPROVING A LOT LINE ADJUSTMENT TO LOTS 21, 22, 23, 24
AND EAST PORTION OF LOTS 25 AND 29 OF ALHAMBRA TRACT.

(P86-103)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Alhambra and L Streets; 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 1974 General Plan and 1963 East Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for shopping/office/commercial use by the 1974 General Plan and the proposed medical/retail/office building 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 southeast corner of Alhambra and L Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P86-103

January 3, 1987
~~December 4, 1986~~

Item 15
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Exhibit A

EXHIBIT "A"

234020K

In the State of California, County of Sacramento, City of Sacramento, and being:

PARCEL NO. 1

All of Lots 21, 22, 23 and 24, and the East portion of Lots 25 and 29, of Alhambra Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 26, 1927, in Book 19 of Maps, Map No. 25, described as follows:

BEGINNING at the Northeast corner of said Lot 21, said corner being the intersection of the South line of L Street with the West line of Seville Way, as shown on said plat of Alhambra Tract, thence from said point of beginning, along the South line of said L Street North 70°30' West 169.92 feet; thence along the West line of the East ten feet of said Lot 25 and the Southerly production thereof, South 19°30' West 100.00 feet, thence North 70°30' East 120.00 feet to a point on the East line of Alhambra Boulevard; as shown on said plat of Alhambra Tract; thence along said East line of South 19°30' West 39.08 feet; thence along the center line of 1.10 foot frame wall and the Westerly production thereof, South 70°30' East 175.03 feet; thence continuing along the Easterly production of the center line of said 1.10 foot frame wall and along the North face of a 0.55 foot concrete wall with pilasters extending 0.82 foot North of said North face of wall South 70°30' East 114.87 feet to a point on the West line of said Seville Way; thence along said West line North 19°30'45" East 139.08 feet to the point of beginning.

PARCEL NO. 2:

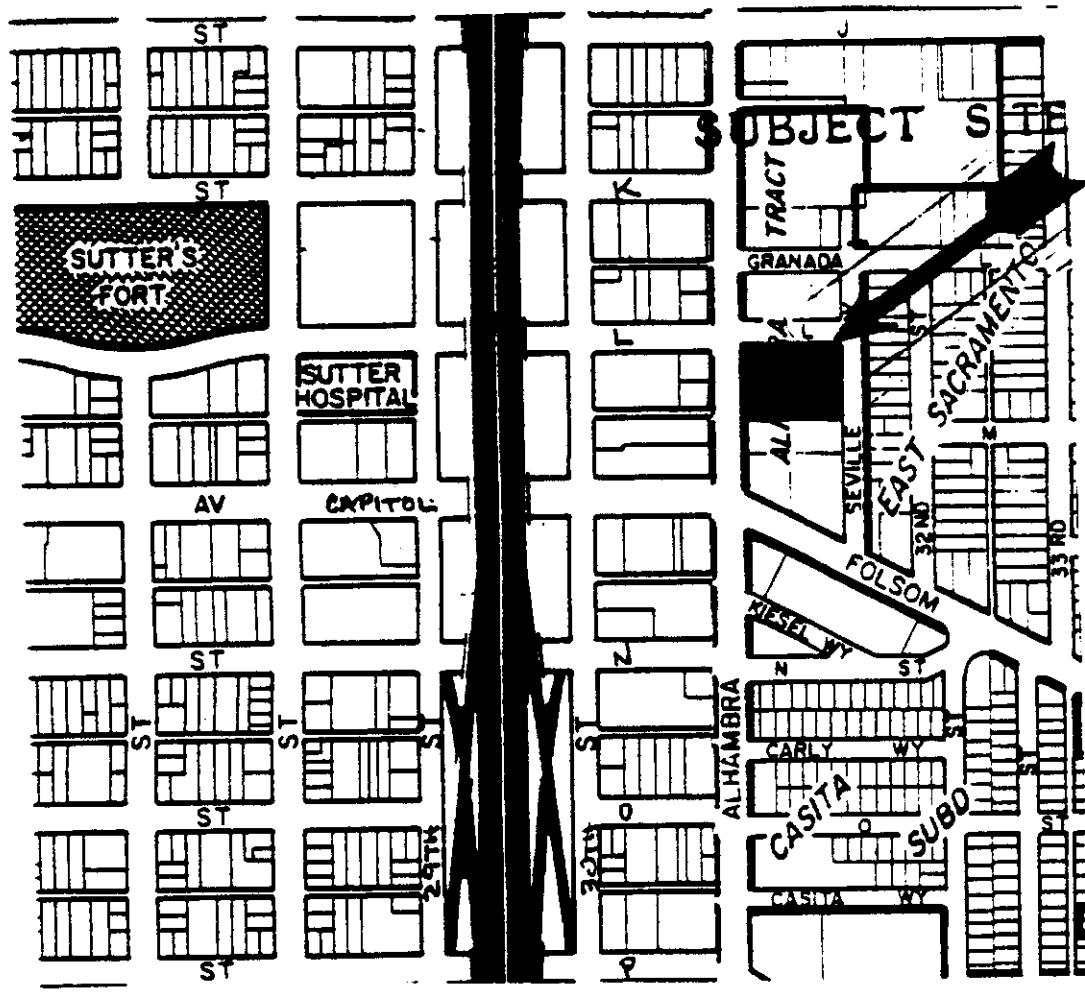
All that portion of Lot 29 of Alhambra Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 26, 1927, in Book 19 of Maps, Map No. 25, described as follows:

BEGINNING at a point on the West line of Seville Way, as shown on said plat of Alhambra Tract, from which point of beginning the Northeast corner of Lot 21, as said Lot is shown and so designated on said plat of Alhambra Tract, said corner being the intersection of the South line of L Street, as shown on said Alhambra Tract, with the West line of said Seville Way, bears North 19°30'45" East 139.08 feet, thence from said point of beginning along the West line of said Seville Way South 19°30'45" West 67.42 feet; thence North 70°30' West 269.835 feet to a point on the East line of Alhambra Boulevard, as shown on said Alhambra Tract; thence along said East line North 19°30' East 67.42 feet; thence along the center line of a 1.10 foot frame and the Westerly production thereof, South 70°30' East 175.03 feet, thence continuing along the Easterly production of the center line of said 1.10 foot frame wall and along the North face of a 0.55 foot concrete wall with pilasters extending 0.82 foot North of said North face of wall South 70°30' East 114.87 feet to the point of beginning.

PF6-103

January 8, 1987
~~12-4-86~~

P86103¹⁵
Item #9

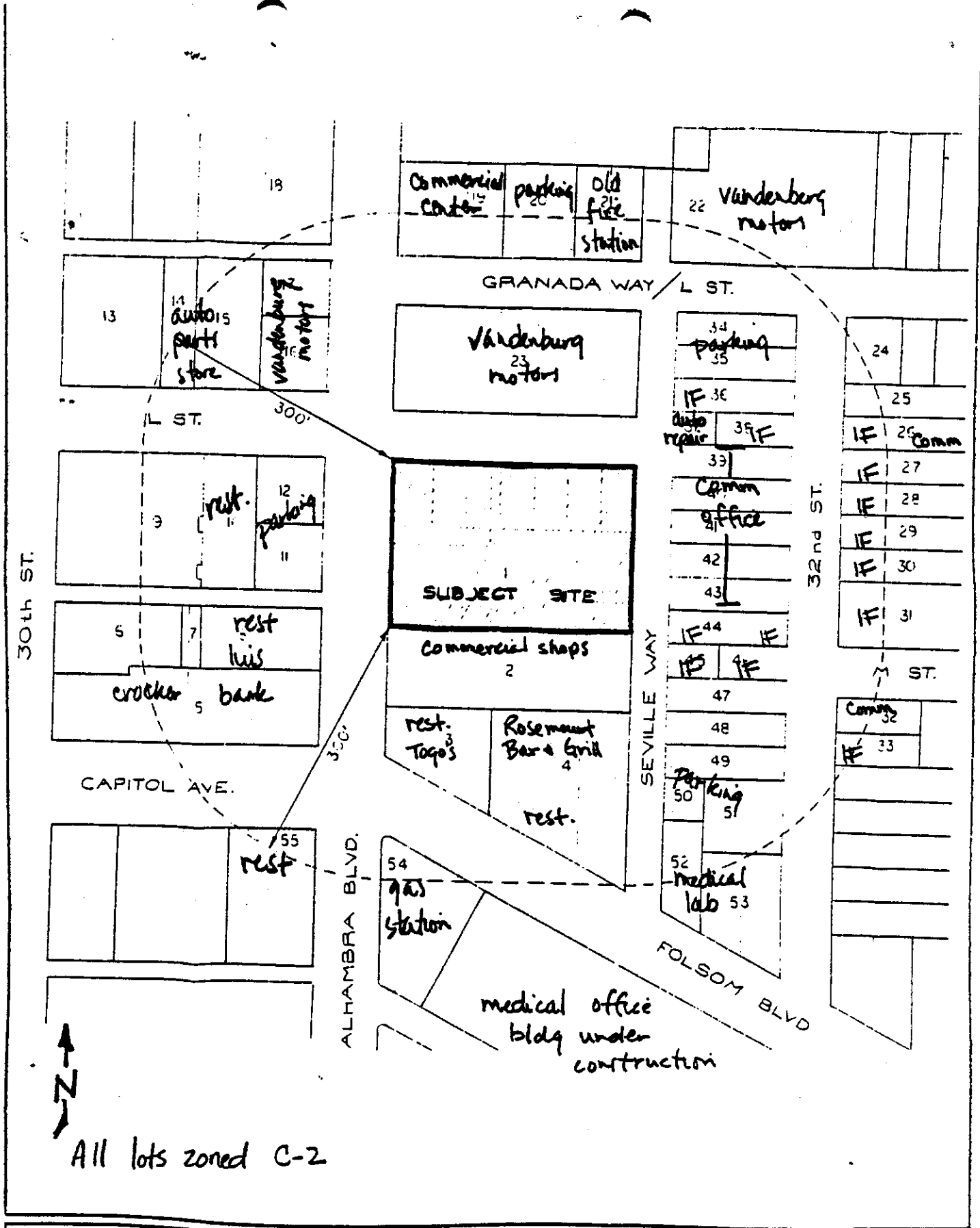


VICINITY MAP

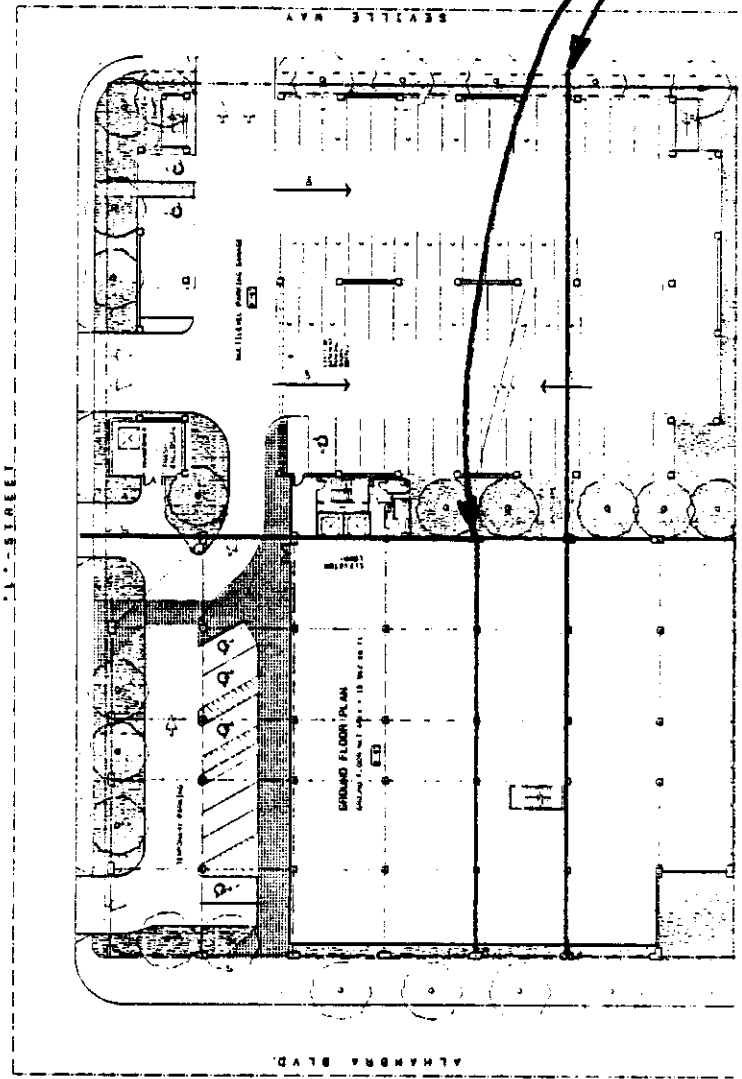
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12-4-86
January 8, 1987

Item #
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LAND USE & ZONING MAP



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

PF6-103

12-4-86
January 8, 1987

Item 15

C. M. LADD
 ASSOCIATES, INC.
 ARCHITECTS
 1000 G STREET, N.W.
 WASHINGTON, D.C. 20004
 (202) 331-1000

PROJECT NO.
 SHEET NO.
 DATE

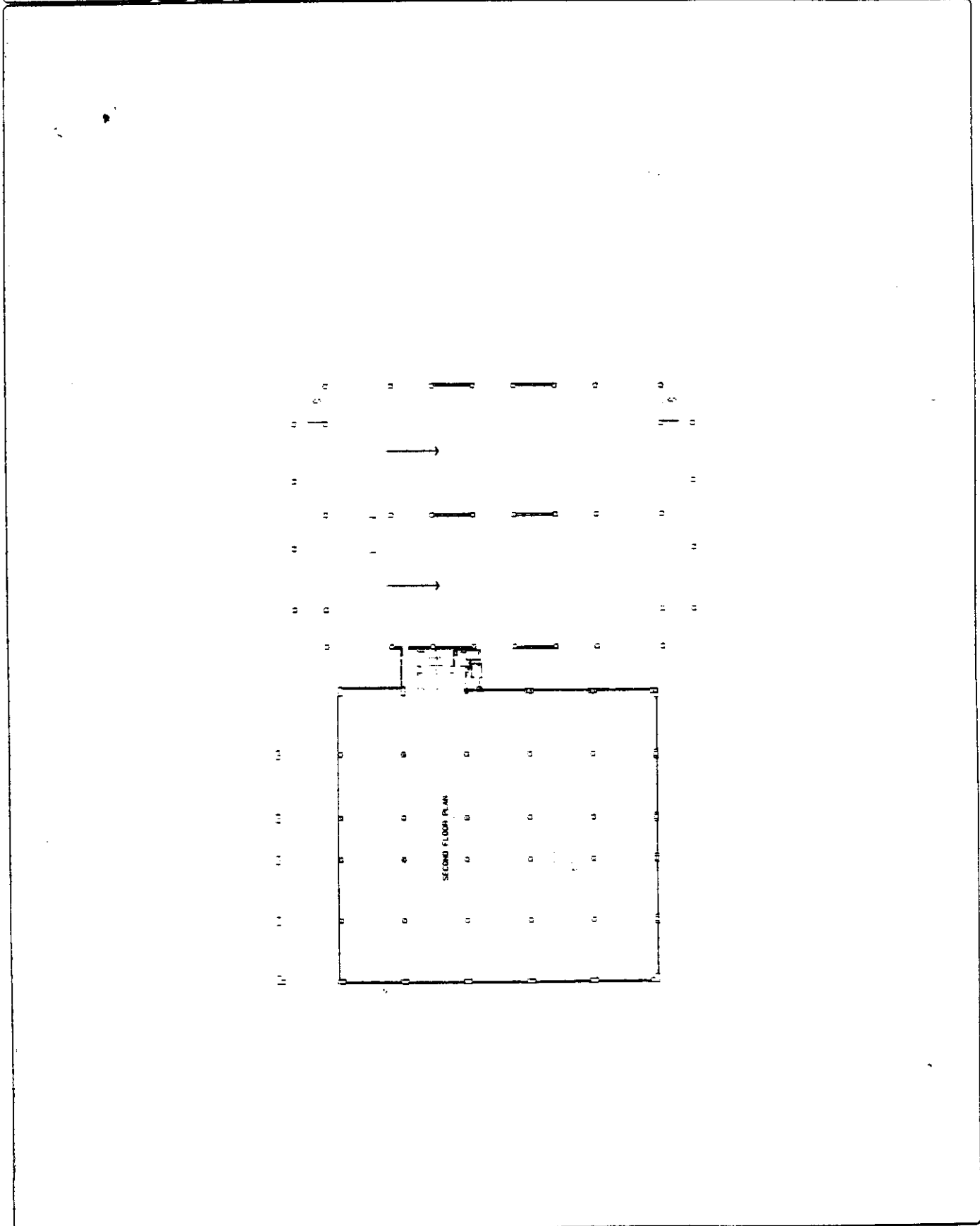
ALHAMBRA MEDICAL OFFICE BUILDING

ALHAMBRA BLVD
 & 1ST STREET
 ALHAMBRA, CALIFORNIA

ONLY WALLS
 INTERIORS

SECOND FLOOR

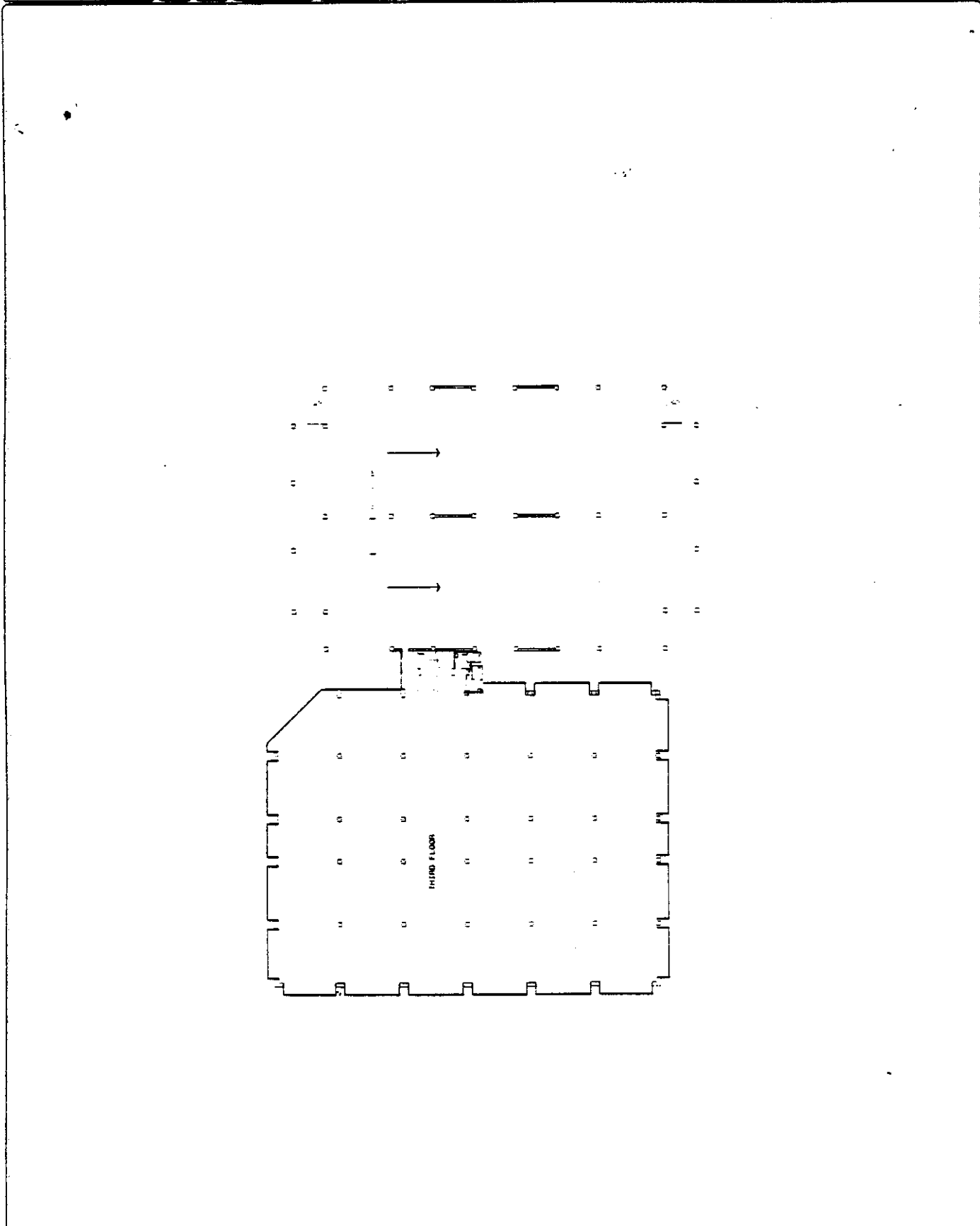
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PRG-103

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 January 8, 1987

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P86-103

~~12-4-86~~
 January 9, 1987

Item #
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AL HAMBHA
MEDICAL
OFFICE
BUILDING

AL HAMBHA, INC.
10000 W. 11TH AVENUE
DENVER, CO 80202
303-751-1000

AL HAMBHA, INC.
10000 W. 11TH AVENUE
DENVER, CO 80202
303-751-1000

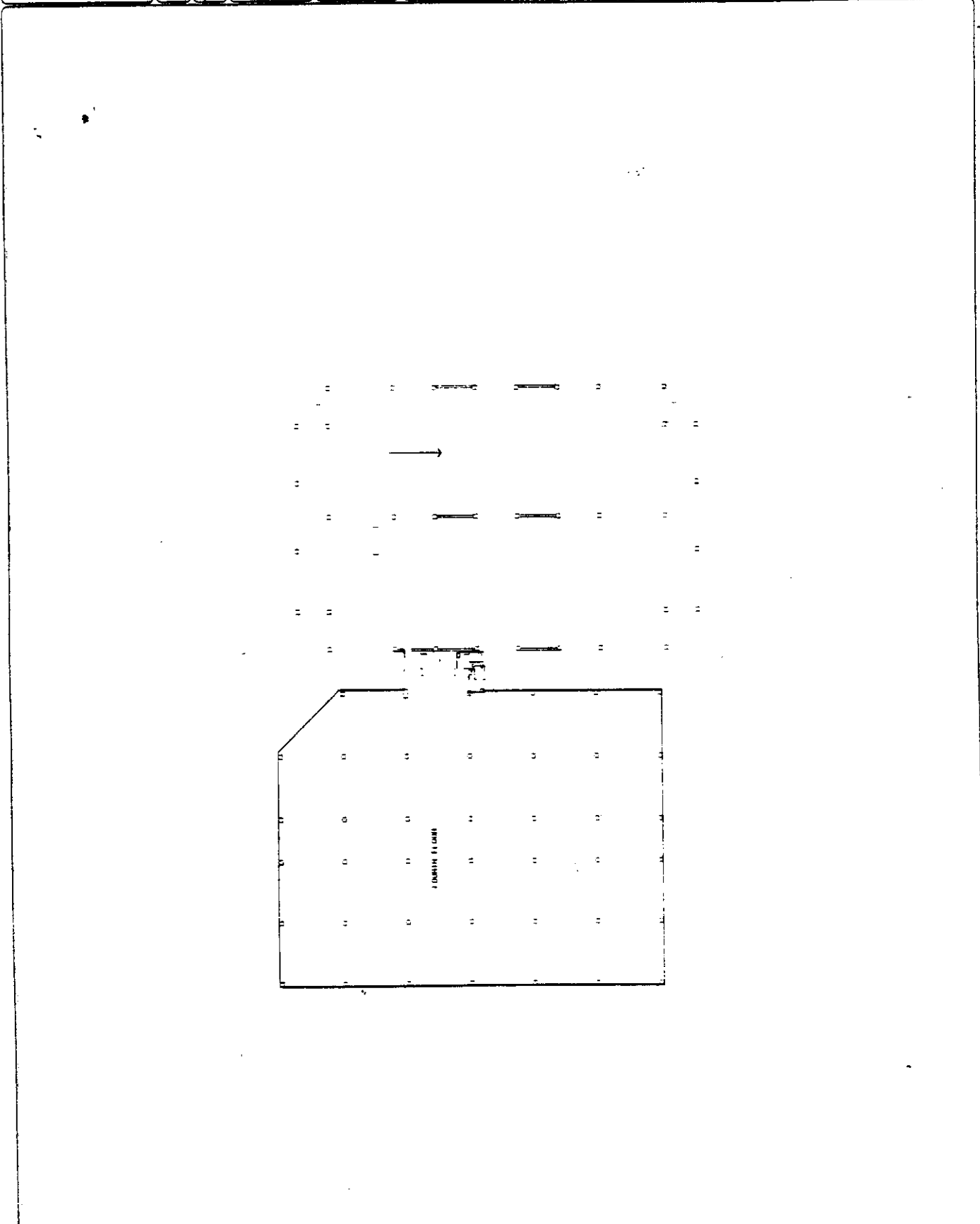
AL HAMBHA, INC.
10000 W. 11TH AVENUE
DENVER, CO 80202
303-751-1000

AL HAMBHA, INC.
10000 W. 11TH AVENUE
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AL HAMBHA, INC.
10000 W. 11TH AVENUE
DENVER, CO 80202
303-751-1000


SKA-1

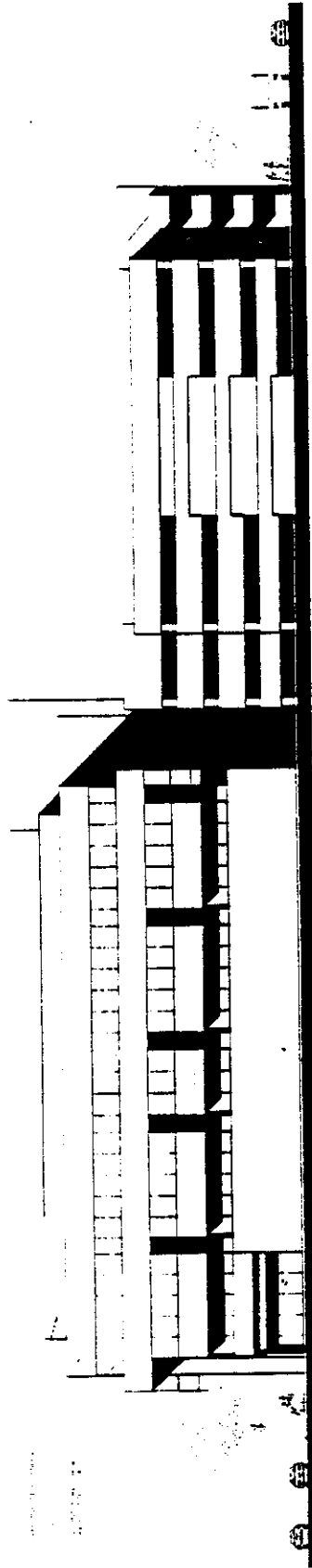


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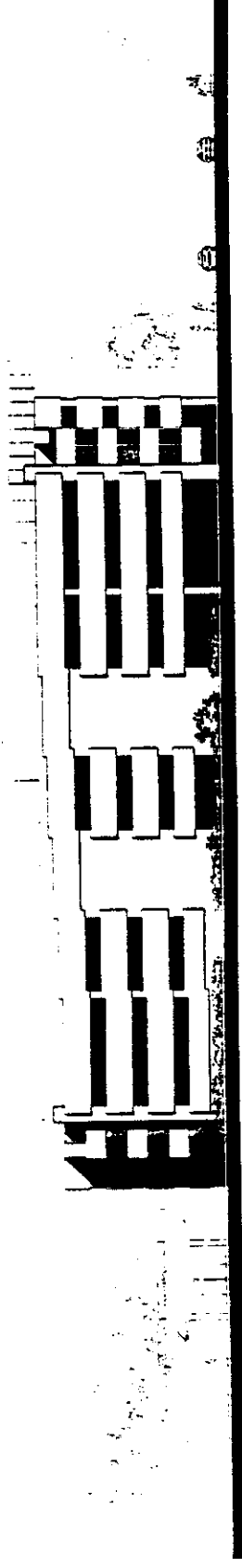
12-4-86
January 8, 1987

Item #
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|--|--|--|--|--|---|--|--|---------------------|
| <p>C. R. DABO ASSOCIATES, INC. ARCHITECTS 1000 S. GARDEN AVENUE SUITE 100 GARDEN CITY, CALIFORNIA 92305 PHONE 949-391-1000</p>  | | | | | <p>ALHAMBRA MEDICAL OFFICE BUILDING</p> <p>ALHAMBRA, IN THE CITY OF ALHAMBRA, CALIFORNIA</p> <p>BUZZ DAVIS INTERIORS</p> | <p>SOUTH ELEVATION</p> <p>EAST ELEVATION</p> | | <p>CRKAB</p> |
|--|--|--|--|--|---|--|--|---------------------|



SOUTH ELEVATION




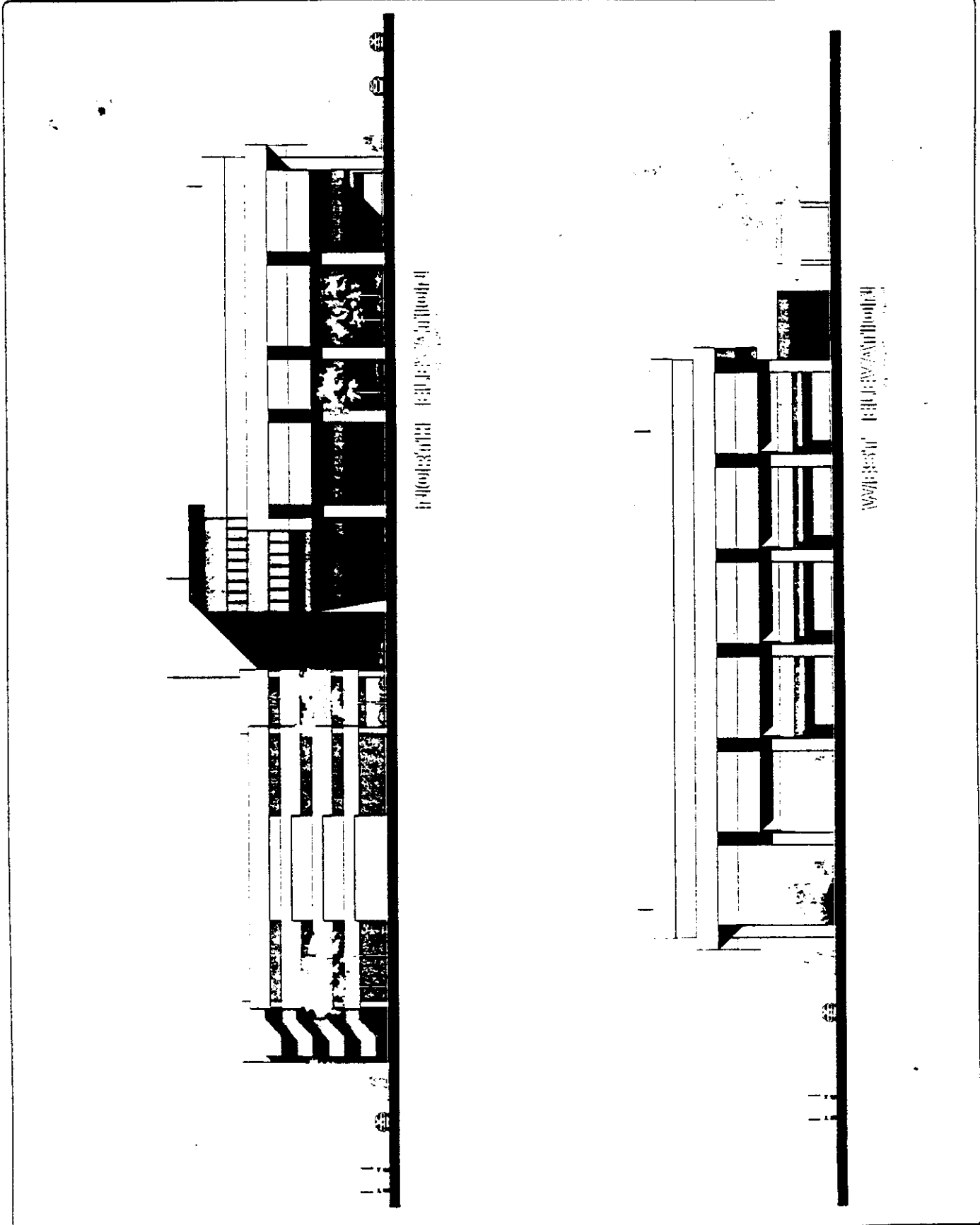
EAST ELEVATION

P86-103

72-786
 January 8, 1987

Tom H
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|  | | | | | | ALHAMBRA MEDICAL OFFICE BUILDING | ALHAMBRA, CALIF. 94501 SACRAMENTO, CALIFORNIA | NORTH ELEVATION | WEST ELEVATION | | SKAS |
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ALHAMBRA MEDICAL OFFICE BUILDING

ALHAMBRA MEDICAL OFFICE BUILDING

P86-103

12-4-86
 January 8, 1987

Item 19
 15

Walter P. Gray III
3418 "L" Street
East Sacramento
California
95816

November 18, 1986

Mr. Fred Goodrich, Planner
City of Sacramento
Planning Department

RE: File No. P 86103

Dear Mr. Goodrich:

This letter is in opposition to the approximately 96,000 square foot medical/office/commercial building proposed for construction on Alhambra Boulevard between "L" Street and Folsom Boulevard. As residents of the neighborhood immediately to the east of this site, we are concerned about the negative impacts which will surely result from a development of this size. Our specific concerns are:

1. The combined impact of this proposed development and the medical/office building now under construction south of Folsom Boulevard near Alhambra on on-street parking in the surrounding residential neighborhoods. Resident parking is now becoming scarce in this area, and we expect that the right of homeowners to park in their own neighborhood will have to be protected with parking control of some form. This is unfortunate and objectionable.
2. The continuing encroachment of non-residential occupancies into the neighborhood east of Alhambra. Intense development along Alhambra will surely result in requests to re-zone properties to the east. This will cause the existing fringe of the East Sacramento residential area to be pushed back several blocks. Increasing commercial intensity along Folsom and "J" Street--already taking place--will push these margins from the north and south, ultimately resulting in the extinction of the residential area in which we live.

PG 103

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January 8, 1987

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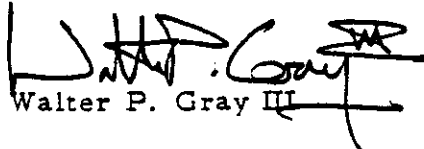
November 18, 1986
Mr. Fred Goodrich
Page 2

We recognize that Alhambra Boulevard is a commercial area, and we do not propose to change this fact. We do urge, however, that new development adjacent to existing low-density residential neighborhoods be maintained at a level consistent with existing development and uses. The expansion of Sutter Hospital has triggered the construction of numerous large projects near the "K" Street/Business 80 intersection. The cumulative impacts of existing developments is not known, and it is unwise to permit the start of yet other developments in the area. To do so will only serve to create a medical/dental ghetto at the expense of present neighborhoods and their residents.

We recommend that the size of the proposed project be drastically reduced, that the city require the development of parking in excess of the minimum requirements, and that the construction of future medical/commercial/office buildings in the area be curtailed.

Thank you for the opportunity to comment on this proposal.

Sincerely,


Walter P. Gray III


Mary A. Helmich

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to exceed 45 foot height limit by 11 feet (withdrawn)
 - C. Special Permit to exceed 75,000 Square feet gross floor area by 17,826+ square feet (Major Project)
 - D. Variance to reduce the required four foot wide landscape strip (Withdrawn)
 - E. Lot Line Adjustment to merge three lots.

BACKGROUND: At the December 18, 1986, hearing the Commission continued this item so that the applicant can redesign the project.

The applicant has revised the project and reduced the height and square footage of the building. A revised report with a staff evaluation will be transmitted to the Commission as soon as possible.

Yours truly,


Wilfred Weitman
Senior Planner

WW:tc

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Zack Arbios, 8401 Jackson Road, Sacramento, CA 95826
OWNER Buzz Oates Enterprises, 8401 Jackson Road, Sacramento, CA 95826
PLANS BY E. M. Kado, 1661 Garden Highway, Sacramento, CA 95833
FILING DATE 3/7/86 ENVIR. DET. 10/31/86 REPORT BY FG/vf
ASSESSOR'S PCL. NO. 007-183-01,06,07

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to exceed 45 foot height limit by 11 feet
 - C. Special Permit to exceed 75,000 Sq. Ft. gross floor area by 21,487+ Sq. Ft. (Major Project)
 - D. Variance to reduce the required four foot wide landscape strip to three feet along the east property line
 - E. Lot Line Adjustment to merge three lots

LOCATION: The southeast corner, Alhambra and L Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 96,000+ square foot medical/office complex and parking garage.

PROJECT INFORMATION:

1974 General Plan Designation: Shopping/offices/commercial
1963 East Sacramento Community
Plan Designation: Shopping/offices/commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Commercial business

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|----------------------------------|-------------|----------|----------|
| North: Commercial; C-2 | Front: | 0' | 0' |
| South: Commercial; C-2 | Side (int): | 0' | 0.5' |
| East: Residential; C-2 | Side (St): | 0' | 1-44' |
| West: Commercial; C-2 | Rear: | 0' | 3' |

Parking Required: 409 spaces
Parking Provided: 409 spaces
Property Dimensions: 210' x 290'
Property Area: 1.4+ acres
Square Footage of Building: 96,487+ square feet
Height of Building: 56 (4-stories)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Ceramic tile veneer, synthetic plaster

PROJECT EVALUATION: Staff has the following comments:

APPLC. NO. P86-103 MEETING DATE January 8, 1987 ITEM NO 15
December 4, 1986 19

midtown
BUSINESS ASSOCIATION

P.O. BOX 161147
SACRAMENTO
CALIFORNIA
95816

December 4, 1986

Mr Fred Goodrich, Staff
Sacramento City Planning Commission
1231 I Street
Sacramento, Ca 95814

Dear Fred:

In reference to item #19 on the December 4, 1986 agenda of the Planning Commission, we would like to make some general comments.

1 We are opposed to an over concentration of any type of business in the Midtown area. We feel the area is already overbuilt in Medical buildings. We think a variety in businesses and keeping a balance of business and residents will keep Midtown healthy.

2 We are concerned with the vacancy rate in the St Lukes building and other medical related vacancies in our area increasing, due to the approval of the Domich building on K Street and the Kassis building on Folsom.

3 In reference to #19-B, we are opposed to exceeding the height limit of 45 feet.

4 We would like to see retail on the bottom floor of new buildings and renovated buildings in Midtown.

5 In reference to #19-D, we understand the developer has planned more landscaping and we approve. We are always happy when tasteful landscaping goes into the area.

Respectfully,



Sheila Verrips, Vice President
Midtown Business Association

PK6-102

~~12-11-86~~
January 8, 1987

Item #19
15