

City Planning Commission
Sacramento, California

Members in Session:

- Subject: A. Environmental Determination
- B. Section 65402(a) Review: Abandonment of a portion of Hunt Street, south of Brighton Avenue on 0.26± vacant acre in the Heavy Industrial (M-2S) zone.

Summary: The proposed street abandonment is requested by the applicant who owns APN: 079-0250-010, presently developed with a sign shop. Parcel 10 is zoned M-2S which requires a 25 ft. landscape setback from Hunt Street. The applicant proposes to remove this sign shop and develop parcel 10 with future commercial or industrial development. No plans are available regarding future development. Abandonment of Hunt Street would allow Parcel 10 to be developed without providing a 25 ft. landscape setback. The applicant proposes to retain a 40 ft. wide easement to provide access to parcels 079-0251-007,010.

Section 65402 (a) of the State Government Code requires the Planning Commission to report on the conformance of the proposed request with the General Plan. Staff recommends a finding of consistency with the General Plan.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Local street, partially paved from Brighton Avenue to Parcel 10.

Surrounding Land Use and Zoning:

North: Southern Pacific RR; M-2S
South: California Youth Authority; M-2S
East : California Youth Authority; M-2S
West : Vacant, sign shop; M-2S

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a local street partially paved between Brighton Avenue and the beginning of Parcel 10. The applicant requests this abandonment to provide greater flexibility for locating future development on Parcels 5, 7 and 10. These parcels, zoned M-2S and located adjacent to Hunt Street, require a 25 ft. landscape setback. The abandonment of Hunt Street would remove this requirement and provide more usable area for future commercial or industrial development.

By mutual agreement of the adjacent property owners involved, and as requested by the City Traffic Engineer, a forty foot wide permanent easement would remain following abandonment of Hunt Street. This would provide access for APN: 079-0251-007,010.

B. General Plan Consistency/Review Guidelines for Street Closures

Staff finds the proposed abandonment is consistent with the 1974 General Plan in that the street is not indicated as a major or minor street. Hunt Street is a local street. Staff has evaluated the proposed abandonment with the Review Guidelines for street closures (Exhibit A), and has found the request consistent with these guidelines. Although the proposed abandonment would eliminate public street access for land uses adjacent to the proposed abandonment, the City Engineer is requiring a 40 foot wide easement be permanently maintained. This easement will allow the necessary access to assessor's parcels 079-0251-007 and 010 and therefore, no disruption to land uses for these parcels would occur.

- C. The proposed abandonment was reviewed by several agencies. The following agencies reviewed the proposal, and had no objection:

City Real Estate
Sacramento Cable Television
City Police Department
City Design Engineering (electric)

The following agencies reviewed the proposal, and had no objections provided the following conditions are met:

1. City Utilities Planning Division

The street right-of-way shall be retained as a water utility easement.

2. The California Youth Authority

A minimum 40 ft. wide easement shall be established from Brighton Avenue following the existing center line of Hunt Avenue to the property line of the California Youth Authority facility.

3. Pacific Bell

Communication facilities are located within that portion of the above mentioned vacation which must be retained for service to the area and beyond. This company, therefore, requests the following language be incorporated in any resolution or ordinance of vacation of Hunt Street.

"EXCEPTING AND RESERVING THEREFROM PURSUANT TO THE PROVISIONS OF Section 8340 of the Street and Highways Code and for the benefit of Pacific Bell, the permanent easement and the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduit, cable, wire, poles and other convenient structures, equipment and fixtures for the operation of telegraphic and telephone lines and other communication facilities, including access and the right to keep the property free from inflammable

materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of Hunt Street abandoned."

Upon receipt of a certified copy of the vacating ordinance or resolution to the address above, which should include the foregoing language, this company shall have no objection to the proposed vacation.

4. SMUD

This district is presently occupying said Hunt Street with overhead electric power facilities. However, provided the usual "continuing-use" clause as cited in the State of California Streets and Highways Code is incorporated in the abandonment ordinance, reserving all rights for the District to construct, reconstruct, operate and maintain electrical facilities, we will not object to the abandonment.

5. City Fire Department

We find that the permanent easement for access rights must be recorded on the property deeds. A minimum 20 ft. wide easement would be required to allow for Fire Department access. This access must be maintained by the property owner.

6. Pacific Gas and Electric Company:

This Company has underground gas facilities in the subject area and has no objection to the proposed abandonment provided a Reservation Clause is inserted to protect the existing facilities in the area.

We suggest the following clause:

"Reserving, however, to Pacific Gas and Electric Company the right from time to time to install, maintain, repair, operate, replace, remove and renew such underground pipes, fixtures and appurtenances for the operation of gas facilities within said area."

7. City Traffic Engineering

The Traffic Engineer has no objections provided a permanent easement is established to provide access to assessor's parcel 079-0251-07 and 010. This easement must be no less than 40 ft. wide at Brighton Avenue to allow full access for trucks.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant impact on the environment and a Negative Declaration has been filed.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Find the proposed abandonment in conformance with the City's Discretionary Interim Land Use Policy for the 1974 General Plan as required by Section 65402(a) of the Government Code.
- C. Recommend the following condition be met with the abandonment:

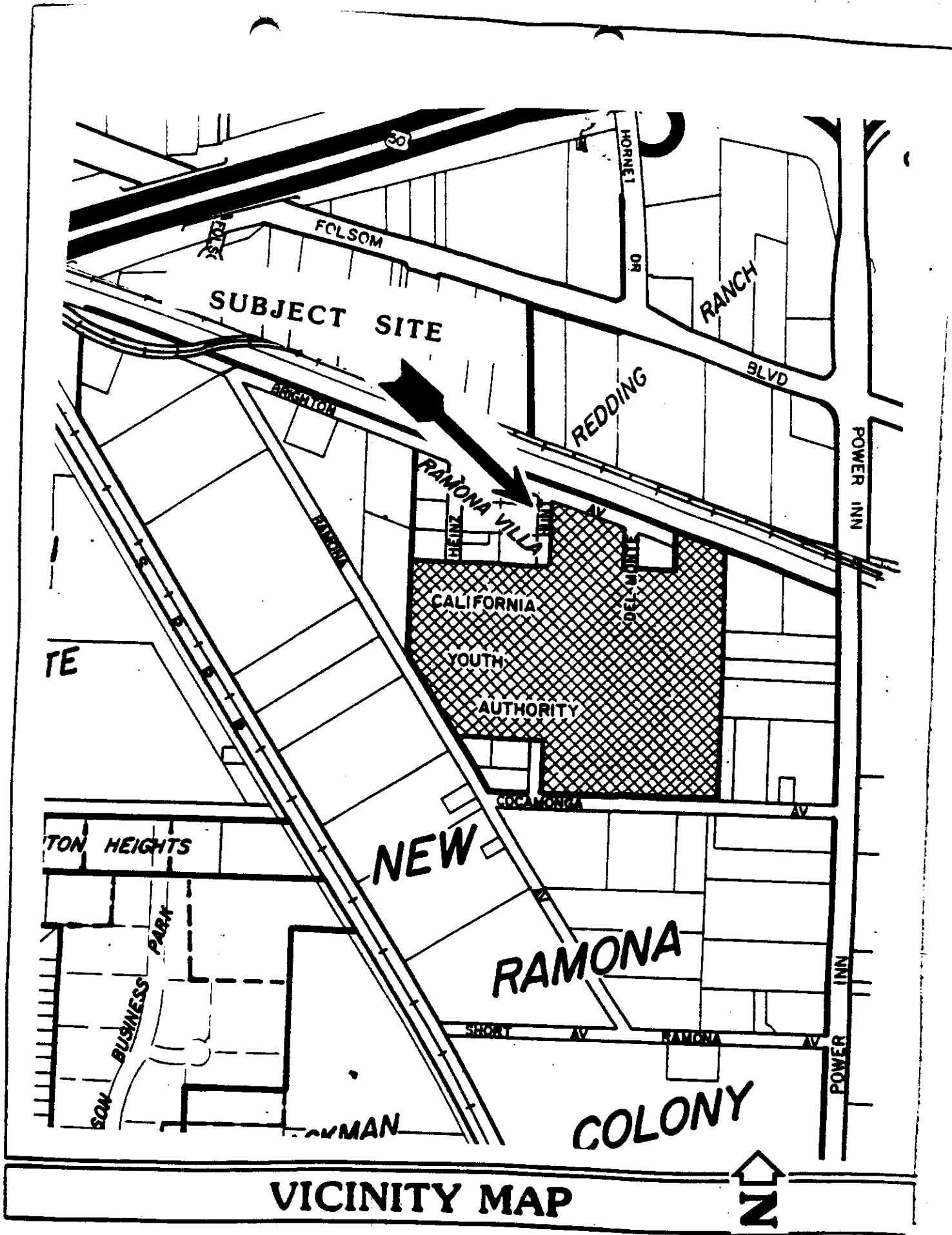
The easements and conditions requested by the various commenting agencies and identified in this staff report shall be granted and met.

Respectfully submitted,



Will Weitman,
Senior Planner

WW:vf
attachments



VICINITY MAP



M87-041

12-17-87

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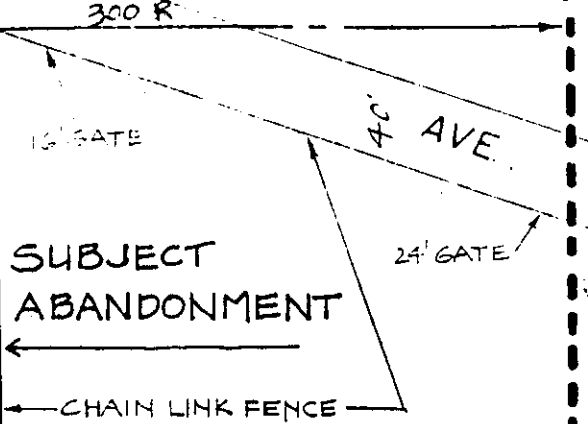
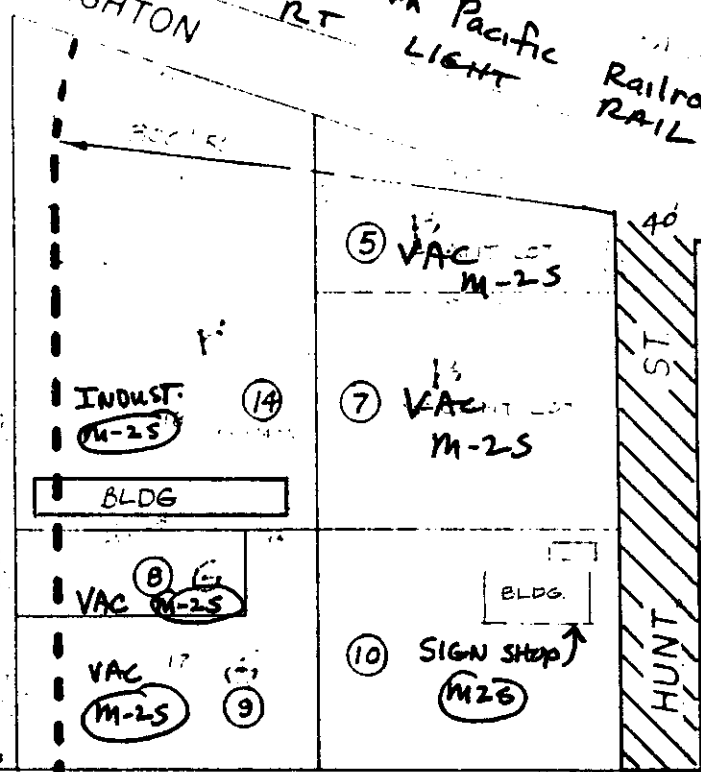
SECTION 10, TOWNSHIP 12 N., RANGE 4 E., M.D.D. & M. 013-23

INDUST
M-2S (8) D 23

INDUST
M-2S (9) C
SCALE 1"=100'
0 25 50 100

Southern Pacific
RT LIGHT
RAILROAD
RAIL

BRIGHTON



CHAIN LINK FENCE (11) 6611Ac

(251)

CALIFORNIA YOUTH AUTHORITY

M-2S

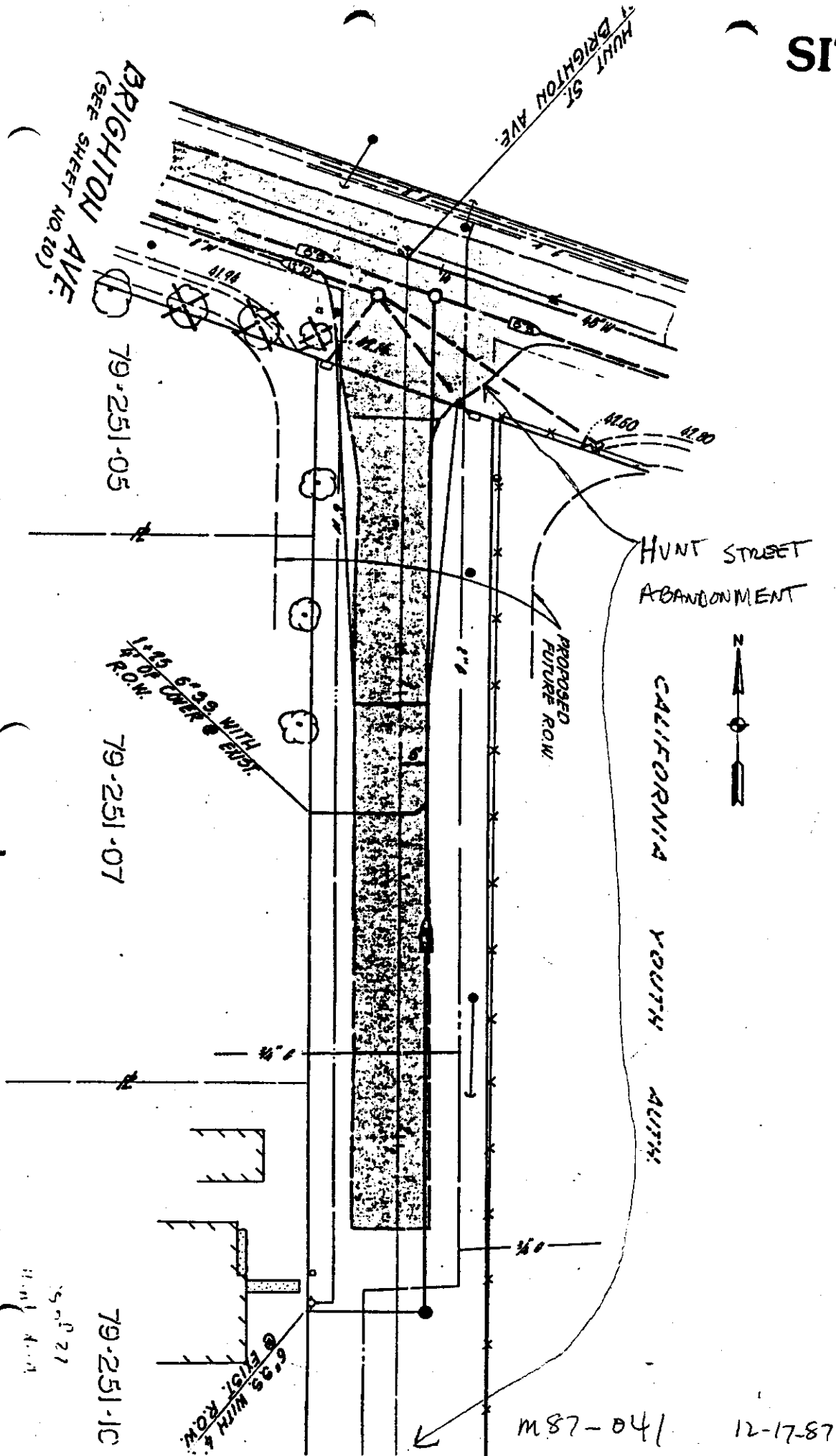
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CITY OF SACRAMENTO

LAND USE & ZONING MAP



SITE PLAN



5.00 21
Hunt St
105715

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RESOLUTION NO. 82-509

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

July 20, 1982

REVIEW GUIDELINES FOR STREET CLOSURES

WHEREAS, the following listing represents review guidelines which the City of Sacramento City Council and staff will consider in evaluating the merits of a proposed street closure;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following review guidelines will be applicable to all street closure proposals within the City of Sacramento:

- 1) Designated major and minor streets should not be the subject of a proposed street closure.
- 2) Local streets which provide a through connection between two adjacent, intersecting major or minor streets should not be closed. (Evaluated on a block-by-block basis.)
- 3) Local streets should not be closed merely to provide additional acreage for building development.
- 4) Approval of local street closures should be dependent upon a finding of substantial benefit for the community planning area affected.
- 5) The closure of a local street should be supported by a majority of the property owners and tenants of the uses located along the affected block and within 300 feet from the street being closed.
- 6) When considering local street closures, consideration should be given to the impacts on the following areas:
 - (a) Elimination of public street access for the land uses located along the affected block.
 - (b) Disruption to land use along parallel or intersecting adjacent streets.
 - (c) Elimination or modification of existing bus route patterns.
 - (d) Significant increases in emergency response times for uses along the affected street as well as in the surrounding area.
 - (e) Reduction of the ability to provide fire protection to the affected block(s) and surrounding area.
 - (f) Increases or decreases in the level of parking along adjacent residential streets.
- 7) Local street closures within predominately residential areas should only occur for purposes of creating new landscaped, open space or park facilities.
- 8) Local street closures for parking purposes should be considered only if viable alternatives, including administrative remedies, for providing needed parking supplies are unavailable.
- 9) If local street closures for parking purposes are approved, the design of the abandoned street should incorporate measures to enhance pedestrian and bicycle access and should be landscaped to significantly improve and modify the appearance of the closed street where appropriate.
- 10) If a local street closure is approved, the City should consider, where appropriate, requesting the project proponent to construct public or private improvements reasonably related to community needs created by the street closure. Such improvement project may include utility relocations, construction of a new parallel street, street lighting, landscaping, pedestrian amenities, or other appropriate facilities.

APPROVED

BY THE CITY COUNCIL

MAYOR

ATTEST:

JUL 20 1982

OFFICE OF THE
CITY CLERK

CITY CLERK

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