

City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Environmental Determination

B. Request to abandon a 168 foot long portion of the western area of Otto Circle located at the Southwest corner of 47th Avenue and Otto Circle containing 0.03_± acres in the M-1(S), R(EA-4) zone (M88-064).

SUMMARY: The applicant is requesting abandonment of a seven foot wide, 168 foot long portion of right-of-way not constructed along Otto Circle adjacent to the southwest corner of Otto Circle and 47th Avenue. The abandonment request is for a portion of property lying between where the street was actually constructed and the old right-of-way line. The City Engineer has stated the City has no need for the right-of-way.

BACKGROUND INFORMATION: On March 10, 1988, the Planning Commission approved a Plan Review of a 12,150 sq. ft. warehouse building and lot line adjustment to merge four lots into one lot for 0.66_± acres located at the southwest corner of Otto Circle and 47th Avenue. The City Council approved the rezoning of 0.66 acres from R-1 to M-1(S) R-(EA-4) on April 26, 1988 (P88-050). The surplus Otto Circle right-of-way was considered as part of the requested actions by the Commission and City Council (refer to Exhibit C).

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
1984 Airport Meadowview	
Community Plan Designation:	Industrial
Existing Zoning of Site:	R-1 (EA-4)
Existing Land Use of Site:	Vacant with trees

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Warehouse; M-1(S) (EA-4)	Front:(Otto Cr)	25'	25'with acquisition of public R/W
South: Steel storage & warehouse M-1(S) (EA-4)	Side(Int):	0'	0'
East : Street & warehouse; M-1(S) (EA-4)	Side(St)(47th)	25'	25'
West : Single Family; R-1(EA-4)	Rear:	15'	55'

Parking Required:	13 spaces
Parking Provided:	13 spaces
Property Dimensions:	195' x 165'
Property Area:	0.66 _± acres total; 0.03 _± acres for street abandonment
Square Footage of Building:	12,150 sq. ft. in two warehouse buildings
Height of Building:	24'

Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Slumpstone block, reveal lines, recessed window systems

PROJECT EVALUATION:

A. Land Use and Zoning

The project site is currently zoned Standard Single Family (EA-4) zone and contains 0.66+ vacant acre with several large trees. Street improvements have been installed on both 47th Avenue and Otto Circle. No sidewalks are constructed on Otto Circle. Adjacent land uses include single family to the west and warehousing and heavy commercial uses to the north, south and east. Lands to the south are zoned M-1(S) on Otto Circle. A required 25 foot landscape setback is required for all lots facing Otto Circle. The entire area is covered by the Executive Airport Overlay 4 zone. Warehouse uses are compatible and allowed in the EA-4 Overlay zone.

B. Street Abandonment

The proposed abandonment is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code. The portion of surplus right-of-way is to be added onto the adjacent western lot for future development of a warehouse building. Staff has reviewed the abandonment as part of the original review and report on the rezoning, plan review and lot line merger and supports the requested abandonment. Otto Circle is constructed to the full street section as required by City Public Works for the site.

C. Agency Comments

The project was reviewed by the following departments or utilities with no comments received in opposition to the abandonment.

1. City Utilities Planning Division
2. City Electrical Design
3. City Traffic Engineering
4. City Fire Marshall's Office
5. Pacific Bell Telephone
6. Pacific Gas and Electric

7. SMUD
8. Sacramento Cable Television
9. City Waste Removal Division
10. City Real Estate Division

D. Summary

The 1984 Airport-Meadowview Community Plan designates both 47th Avenue and Otto Circle as minor streets. The reduction in width of right-of-way to coincide with the as existing street section in Otto Circle does not adversely affect access to properties located on Otto Circle. Staff recommends the Commission approve the abandonment and find it consistent with the City General Plan.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve staff recommendation of the abandonment to the City Council and find it consistent with the City General Plan as depicted on Exhibits A and B.

Respectfully submitted,



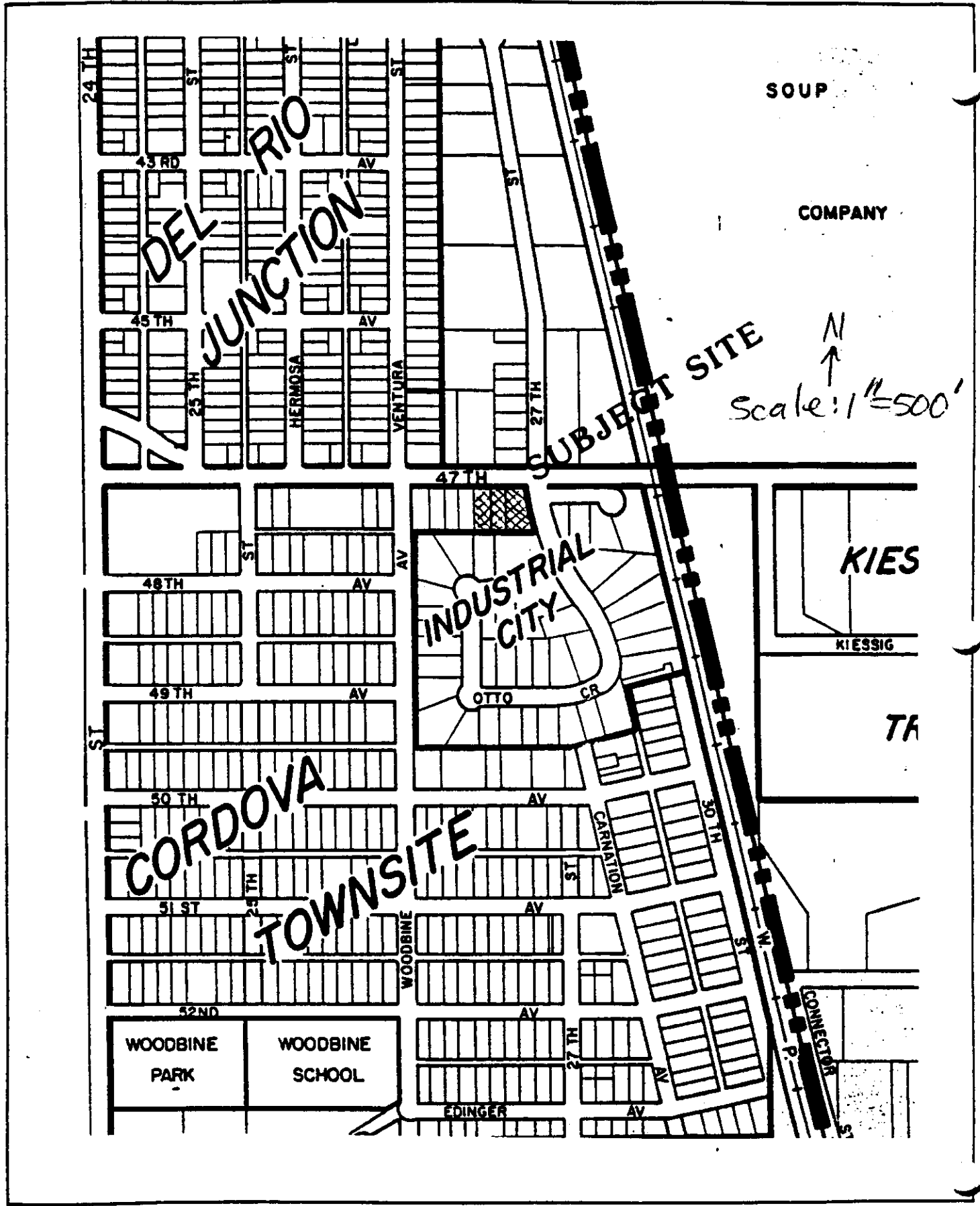
Will Weitman,
Senior Planner

WW:DH:vf

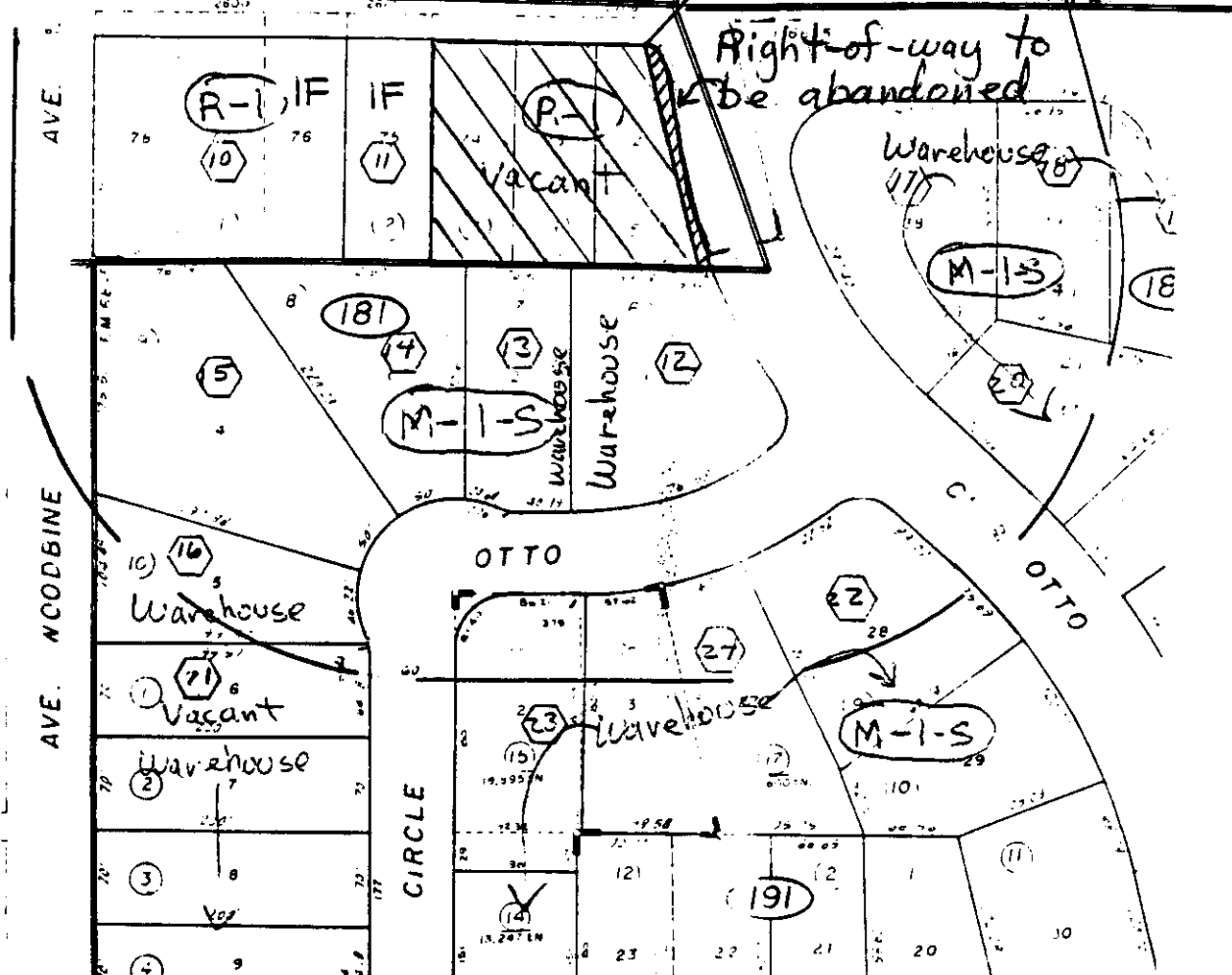
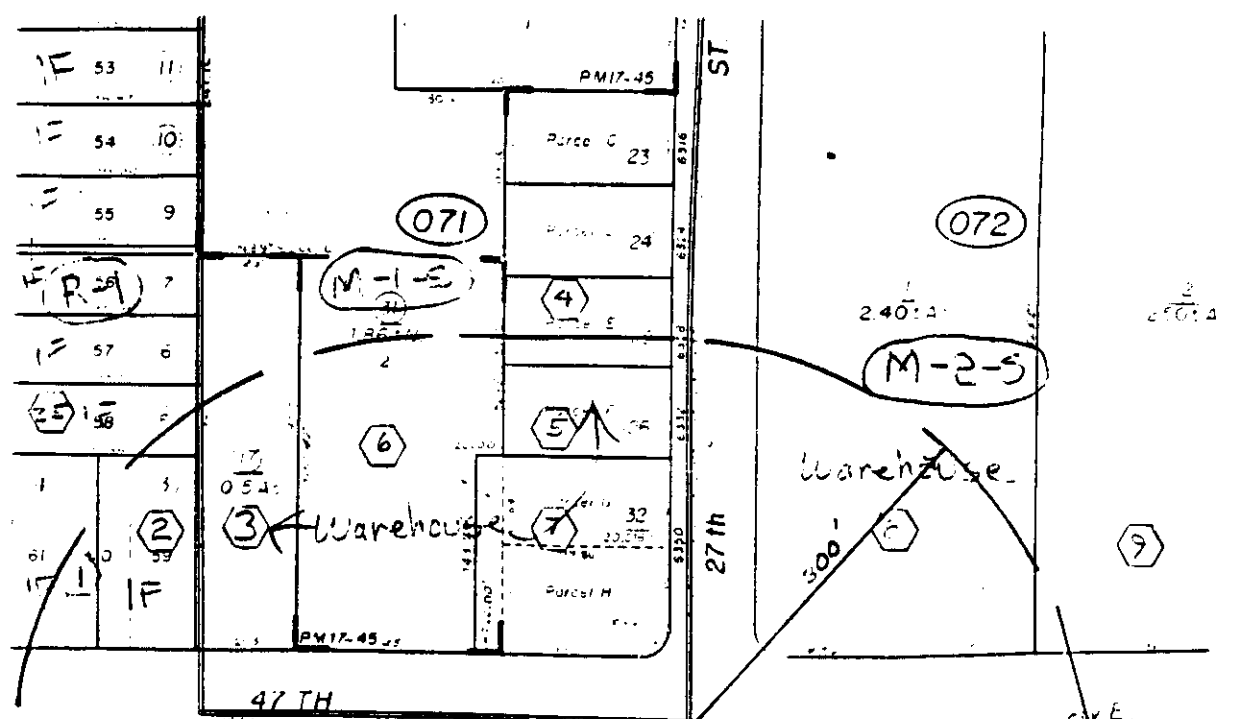
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VICINITY MAP



Right-of-way to be abandoned

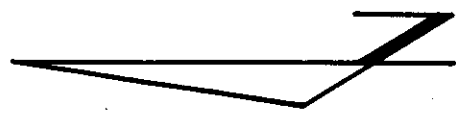
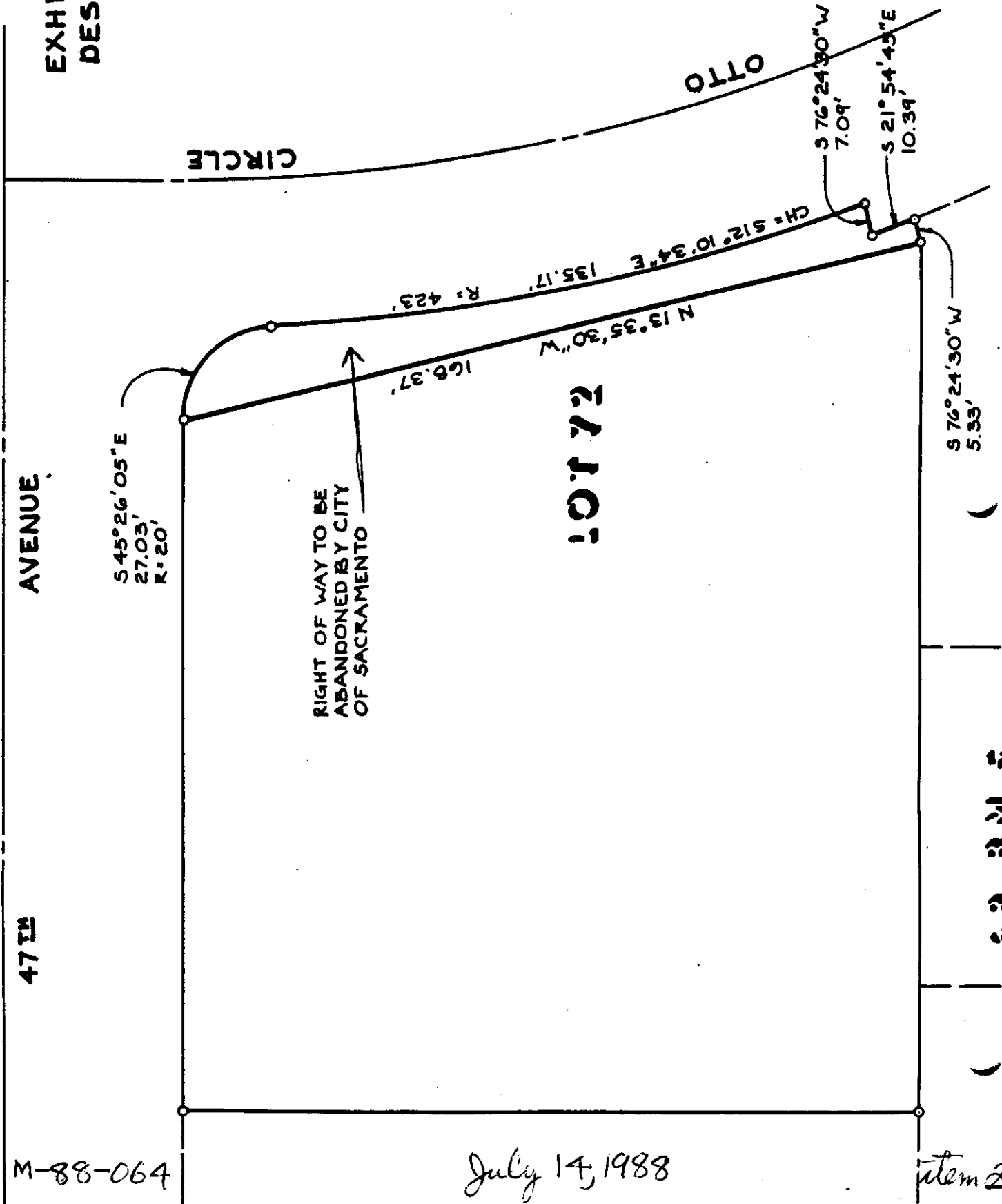
N
Reduced Scale

Entire Area EA-4 Overlay Zone

LAND USE & ZONING MAP

EXHIBIT A

EXHIBIT FOR DESCRIPTION



47TH AVENUE

CIRCLE

OTTO

S 45° 26' 05" E
27.05'
R = 20'

RIGHT OF WAY TO BE
ABANDONED BY CITY
OF SACRAMENTO

LOT 72

168.37'

N 13° 35' 30" W

CH = 512.10.34° E 135.17' R = 423'

S 76° 24' 30" W
7.09'

S 21° 54' 45" E
10.39'

S 76° 24' 30" W
5.33'

63 3/4 5

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