

CITY PLANNING COMMISSION

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

APPLICANT	Faulkner Architectural Co., 4825 J Street #220, Sacramento, CA 95819				
OWNER	Good Neighbors Club of Del Paso Heights, 701 Morey Avenue, Sacto, CA 95838				
PLANS BY	Faulkner ARchitectural Co., 4825 J Street #220, Sacramento, CA 95819				
FILING DATE	3-17-89	ENVIR. DET.	Neg Dec	REPORT BY	CL:rt
ASSESSOR'S PCL. NO.	250-0093-021,022,023				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to expand an existing child care facility to 96 children on 2.03± developed acres in the Standard Single Family Residential (R-1) zone
 - C. Lot Line Adjustment to merge three lots into one lot totaling 2.03± acres
 - D. Street Abandonment of a portion of Knightlinger Street and Morey Avenue
 - E. Variance to waive the solid masonry wall required on the northern and eastern property lines

LOCATION: 701 Morey Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing day care facility to 96 children.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1984 North Sacramento
Community Plan Designation: Low Density Residential (4-8 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Child Care Center

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Multiple and Single Family Residential; R-1	Front:	25'	61'
South: Single Family Residential and Vacant; R-1	Side(Int):	5'	60'
East: Single Family Residential; R-1	Side(St):	12.5'	12.5'
West: Single Family Residential; R-1	Rear:	15'	15'

Parking Required: 12 spaces
Parking Provided: 12 spaces
Property Dimensions: 150' x 143'
Property Area: 2.03± acres
Square Footage of Building: 3681± square feet

Height of Building:	One floor
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition

BACKGROUND INFORMATION: On November 22, 1966, the Planning Commission approved a Special Permit (P2836) to establish a child care center. The center was not built at that time. On September 25, 1973, the Planning Commission approved another Special Permit (P5606) to develop a child care center for 40 children ages two through five.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three lots totaling 2.03± acres in the Standard Single Family Residential (R-1) zone. The site is currently developed with a 1514 square foot child care center for 30 children. The site is located within the Del Paso Heights Redevelopment Project Area. The General Plan designates the site Low Density Residential (4-15 du/na). The 1984 North Sacramento Community Plan designates the site Low Density Residential (4-8 du/na). The surrounding land use and zoning includes multiple and single family residential, zoned R-1, to the north, and single family residential, zoned R-1, to the south, east and west.

B. Applicant's Proposal

The applicant is proposing to remove an existing 1,514 square foot building and replace it with a 3,681± square foot building. The child care center will then be expanded to a maximum of 96 children, 48 children in a first phase, 48 children in a second, and a total of eight employees. This requires a special permit. The site currently consists of three lots. The applicant is requesting a lot line adjustment to merge these three lots into one. The applicant is also requesting a Street Abandonment to abandon an eight foot portion between the back of the sidewalk and the existing property line along Morey Avenue and Knightlinger Street. A variance to waive the solid masonry wall along the northern and eastern property lines is also required. The applicant is proposing to construct a solid board, double wall wood fence instead of a masonry wall.

C. Special Permit

The applicant is requesting a Special Permit for a child care facility for a total of 96 children to be developed in two phases. The applicant proposes 48 children in Phase One and 48 children in the second phase. Phase Two is to be developed at an undetermined date. The total useable indoor area in the first phase of development is

approximately 1,950 square feet. At 35 square feet per child, a total of 56 children could be accommodated. The second phase has a total of 1,480 square feet. Depending on the layout as an activity area, excluding restrooms and hallways, this area may accommodate between 30 and 39 children. The total development may accommodate approximately 85 to 95 children.

The outdoor play area totals 7,750 square feet. Seventy-five square feet per child is required for outdoor play area. This will accommodate approximately 103 children. A storage building for outdoor equipment will be provided within this area.

The applicant has proposed 12 parking spaces. One parking space is required for each eight children according to the Zoning Ordinance. This allows the center to have 96 children. The limiting factor in determining the maximum number of children will be the amount of useable activity area indoors. This will be determined at the time the child care license is issued by the State. Staff has no objections to the special permit request provided the number of children does not exceed 96 (the amount allowed based on the parking requirement).

The parking area must meet the 50 percent tree shading requirements of the Zoning Ordinance. Any outdoor lighting must be shielded from neighboring properties. The trash enclosure must also meet the requirements of the Zoning Ordinance, including a man door, perimeter landscaping, and a metal gate.

D. Building Design

The building design is subject to the review and approval of the Design Review/Preservation Board.

E. Lot Line Adjustment

The applicant is proposing to merge three parcels into one. Staff has no objection to this request. This allows the building and associated parking to be located on a single parcel.

F. Street Abandonment

The applicant is requesting to abandon an eight foot portion of the public right-of-way along Morey Avenue and Knightlinger Street as shown on Exhibit C. The right-of-way will be reduced from 60 feet to the standard 44 foot right-of-way.

California Government Code Section 65402(a) requires the City Planning Commission to make a finding of general and community plan consistency with regard to the proposed street abandonment. Staff has reviewed the proposed abandonment for consistency with the City's General Plan and 1984 North Sacramento Community Plan. The subject street is dedicated a Local Residential Street in both the General and 1984 North Sacramento Community Plans, which is consistent with the applicant's request.

Staff has reviewed the proposed abandonment in light of the review guidelines for street abandonments (Exhibit E) and has found that the subject request is consistent with the guidelines. The proposed abandonment will not eliminate public street access for adjacent lots nor will it result in the disruption of land uses neighboring the subject site.

G. Variance

The Zoning Ordinance requires a solid masonry wall to separate residential and non-residential uses. The applicant is requesting a variance of this request to allow a solid board, double wall wood fence along the northern and eastern property lines. An acoustical study, required by staff, determined that this type of fence will reduce the noise impacts to a less than significant level. This wall shall be airtight and constructed of "shiplap" or "tongue-in-groove" wood planking without loose knots. The board material must also connect directly with the ground. Staff has no objection to this request. The play area currently exists surrounded by a chain link fence. The adjacent property owners have no objection to the use of a wood fence.

H. Agency Comments

The proposed project was reviewed by Engineering Development Services, Building Inspections, Sacramento Housing and Redevelopment Agency, Del Paso Heights PAC, City Child Care Coordinator, Traffic Engineering, Water Division, Sewer and Flood Control Division, Electrical Design Engineering, Fire Department, Police Department, Pacific Bell, P.G.&E., SMUD, and Sacramento Cable. The following comments were received:

Engineering Development Services

1. Driveway permits must be obtained.
2. The 12.5 foot setback will not exist until the abandonment has taken place. The project requires the abandonment prior to approval of a driveway permit.
3. The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger 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. Pay off any existing assessments.

- d. Remove or abandon excess water services.
4. To include abandoned right-of-way with the lot merger, abandonment proceedings shall be filed prior to the Certificate of Compliance.

Building Inspections

A building permit is required.

Sacramento Housing and Redevelopment Agency and Del Paso Heights PAC

Staff has reviewed the subject project and supports the applicant's request for a lot line adjustment, special permit, and street abandonment. The proposed use is consistent with the Del Paso Heights Redevelopment Plan. The Del Paso Heights Redevelopment Advisory Committee reviewed this project on April 13, 1989 and adopted a motion supporting the project.

Traffic Engineering

1. Using a trip generation rate of 3.2 trips/student the project will generate from 150 to 300 trips per day. Also, of the 3.2 trips, 1.5 will be during AM and PM peak hours.
2. This is an awfully small site to handle this type of traffic, especially in a residential area with a 44 foot right-of-way.
3. No objection to the proposed street abandonment provided the applicant abandon the excess right-of-way beyond two feet from back of sidewalk or to 22 feet from the center line of the street, whichever is greater.

Water Division

The Water Division has no objection to the proposed abandonment.

Sewer and Flood Control Division

The Sewer and Flood Control Division has no objection to the proposed abandonment.

Electrical Design Engineering

No objection to the proposed abandonment provided a one foot minimum easement be retained along the frontage of Knightlinger and Morey for any future electrical modifications.

Fire Department

No objection to the proposed abandonment.

Police Department

No objection to the proposed abandonment.

Pacific Bell

No objection to the proposed abandonment.

P.G.&E.

P.G.&E. has no facilities within these areas and has no objection to the proposed abandonment without reservation.

SMUD

This District is presently occupying said portions of the roadways with overhead electrical 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.

Sacramento Cable

No objection to the proposed abandonment provided that if Sacramento Cable Television is required to relocate our existing facilities, the developer will assume.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact to the environment; therefore, a Negative Declaration has been prepared. 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 would occur:

- A. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
- B. The applicant shall provide one of the following sound wall options along the northern and eastern borders of the outdoor child care play area.
 - 1. A solid board, double wall wood fence. The wall must be airtight and constructed of "shiplap" or "tongue-in-groove" wood planking without loose knots. Plywood (T1-11) siding may also be used. The board material must also connect directly with the ground.

2. A concrete plank fence with a wood grain finish. The concrete planks must be placed together so that they form parallel lines and overlap each other by approximately 1/8 inch to form a tight seal. The planks must also connect directly with the ground.
- C. The applicant shall install outdoor lighting in such a way that no stray light falls off the project site.

- b. The applicant shall provide one of the following sound wall options along the northern and eastern borders of the outdoor child care play area:
 - 1) A solid board, double wall wood fence. The wall must be airtight and constructed of "shiplap" or "tongue-in-groove" wood planking without loose knots. Plywood (T1-11) siding may also be used. The board material must also connect directly with the ground.
 - 2) A concrete plank fence with a wood grain finish. The concrete planks must be placed together so that they form parallel lines and overlap each other by approximately 1/8 inch to form a tight seal. The planks must also connect directly with the ground.
 - c. The applicant shall install outdoor lighting in such a way that no stray light falls off the project site.
 - d. The applicant shall reserve eight of the thirteen on-site parking spaces for drop off and pick up of children. Designated spaces shall be marked with 15 minute time limits to ensure compliance.
2. The parking area must meet the 50 percent tree shading requirements of the Zoning Ordinance.
 3. The trash enclosure must meet the requirements of the Zoning Ordinance, including a man door and perimeter landscaping.
 4. The building design is subject to review and approval of the Design Review/Preservation Board.
 5. The child care facility shall have a maximum of 96 children.

Conditions - Variance

1. The applicant shall construct a solid board, double wall wood fence along the northern and eastern boundaries of the outdoor child care play area. The wall must be airtight and constructed of "shiplap" or "tongue-in-groove" wood planking without loose knots. The board material must also connect directly with the ground.

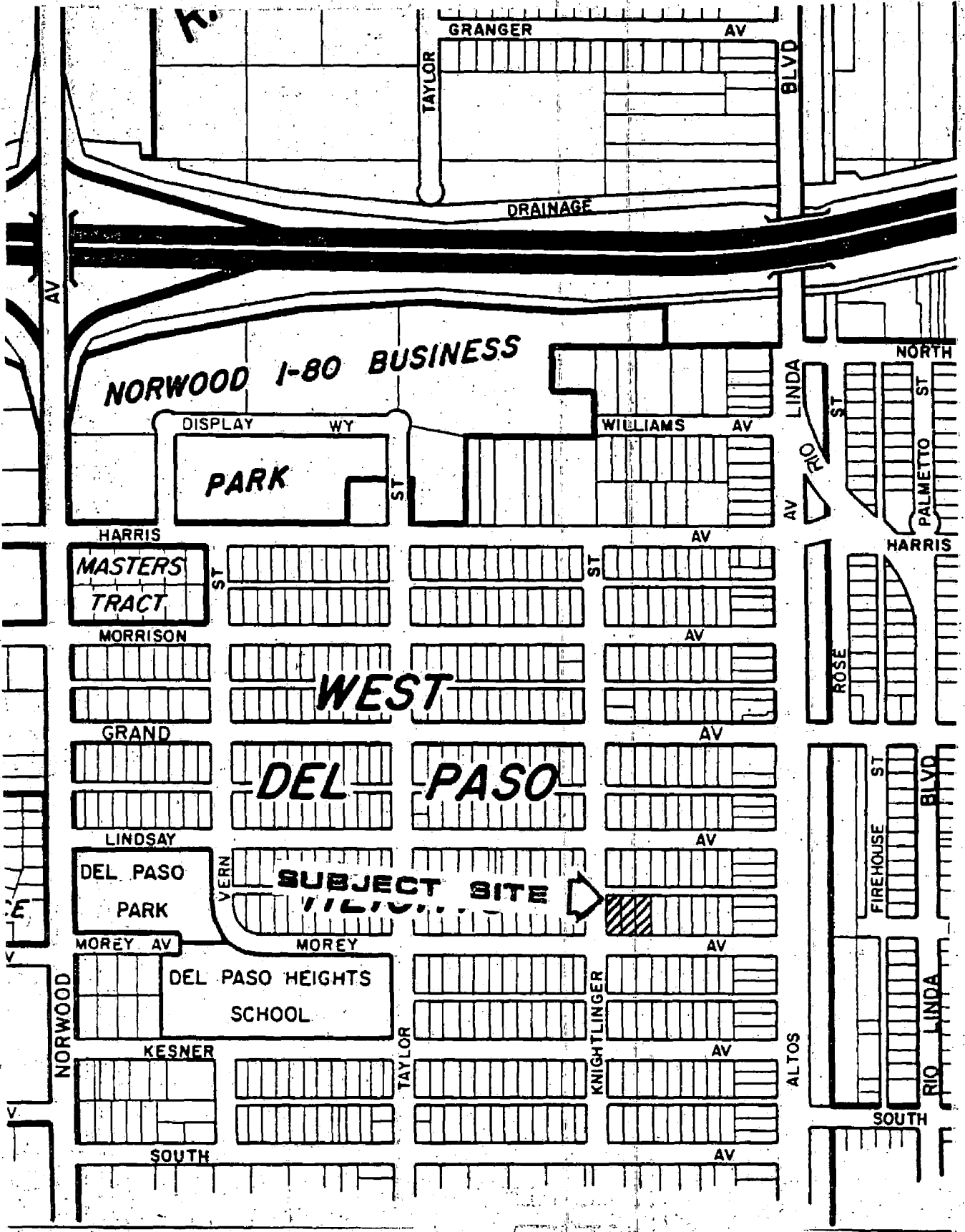
Findings of Fact - Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that the child care facility will serve the need in the Del Paso Heights area for child care.

2. The proposed project, as conditioned, will not be injurious to the public safety, welfare, nor result in the creation of a public nuisance in that:
 - a. Adequate parking and landscaping is provided on-site;
 - b. A solid fence will be provided to reduce the impacts of noise; and
 - c. Adequate indoor and outdoor play area has been provided for the number of children attending the facility.
3. The proposed project is consist with the General Plan and 1984 North Sacramento Community Plan which designate the site Low Density Residential.

Findings of Fact - Variance

1. The project, as conditioned, does not constitute a special privilege granted to an individual property owner in that a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, does not constitute a use variance in that child care centers are allowed in residential zones with a Special Permit.
3. The project, as conditioned, will not be detrimental to the public welfare, nor result in the creation of a public nuisance, in that the solid board, double wall wood fence will adequately reduce the noise level.
4. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site Low Density Residential.



00544

VICINITY MAP

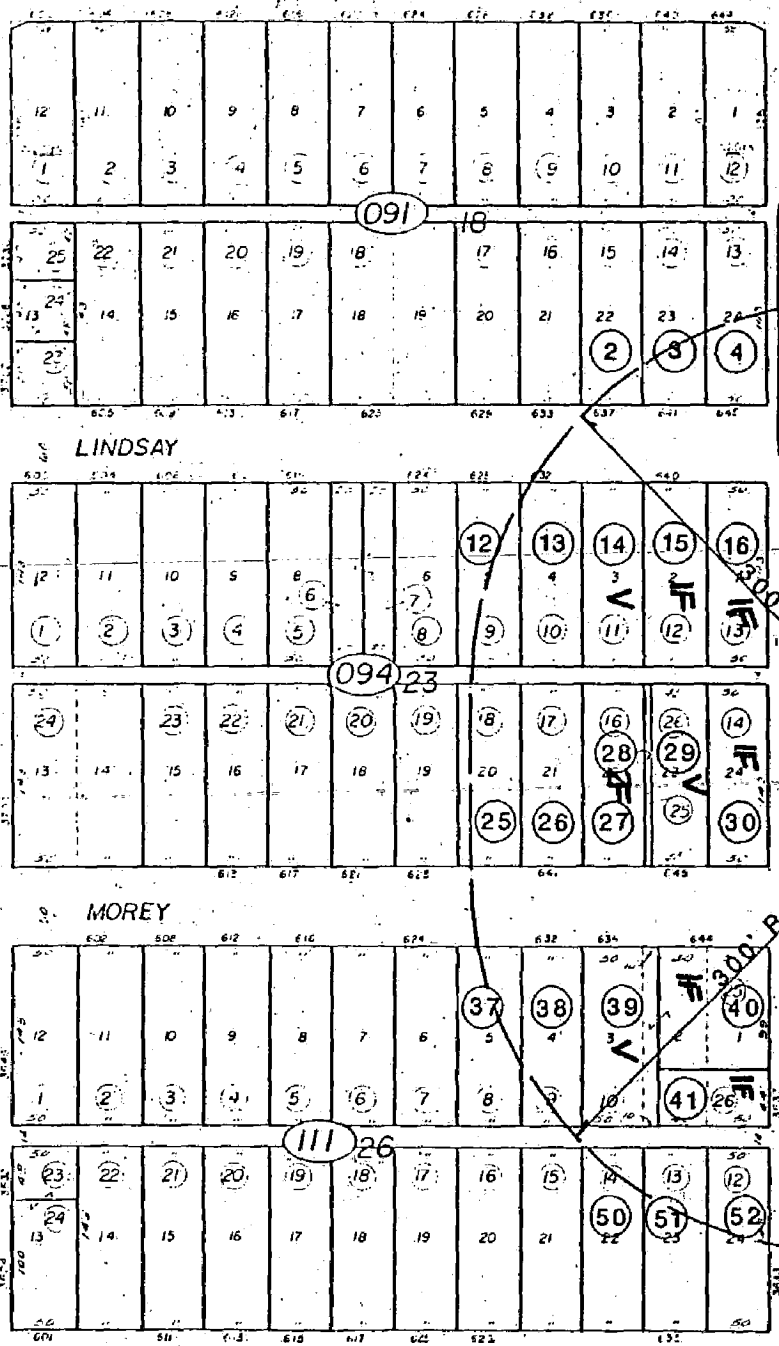
029-154

00543

10-17-89

Work # 21

LAND USE & ZONING MAP

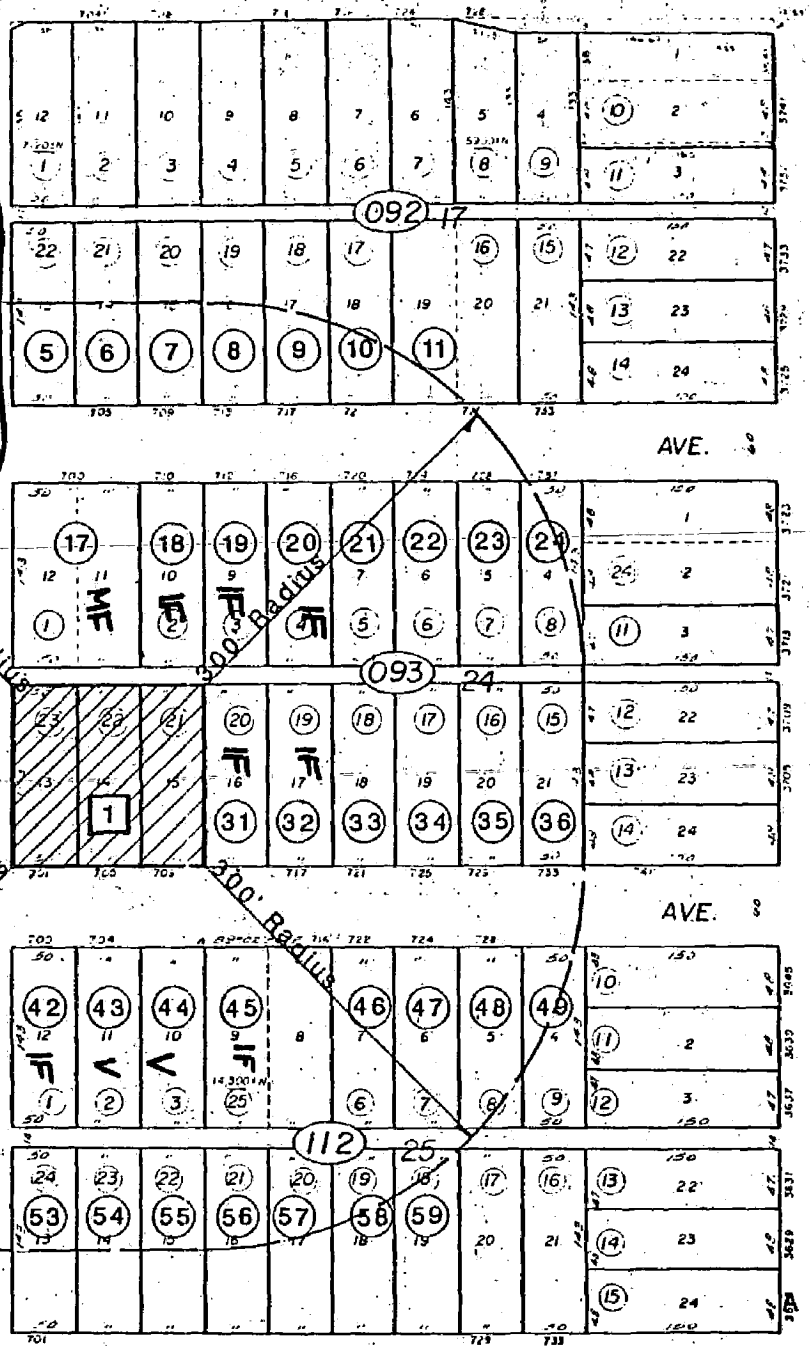


ALL ZONED R-1

300' Radius

300' Radius

300' Radius

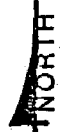


J.S. AVE.

LINDSAY AVE.

MOREY AVE.

ALDOS



P89-154

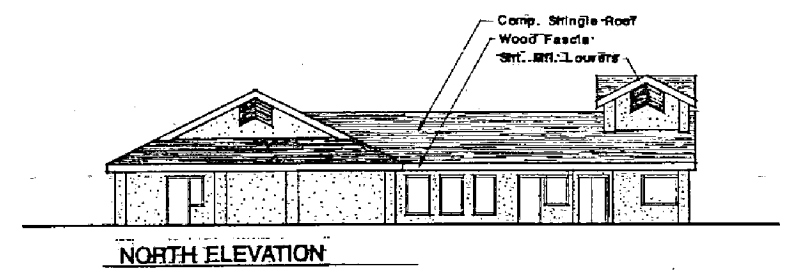
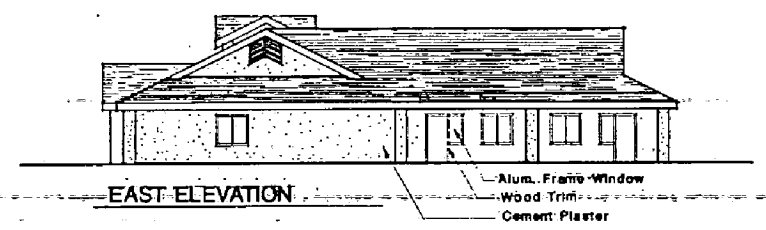
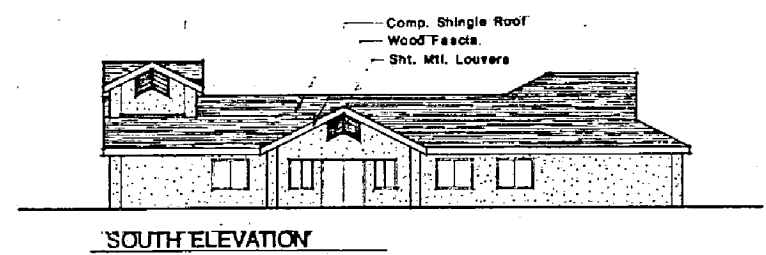
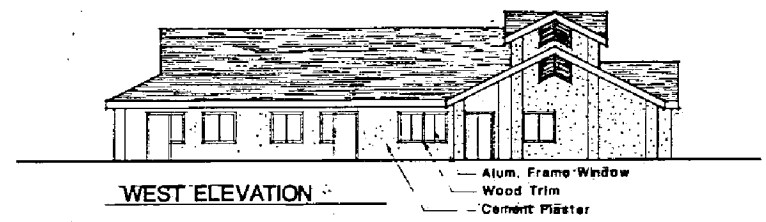
10-12-89

Item # 21

FAULKNER
Architectural Company

4825 J Street, #220
Sacramento, CA 95819

(916) 454-2041



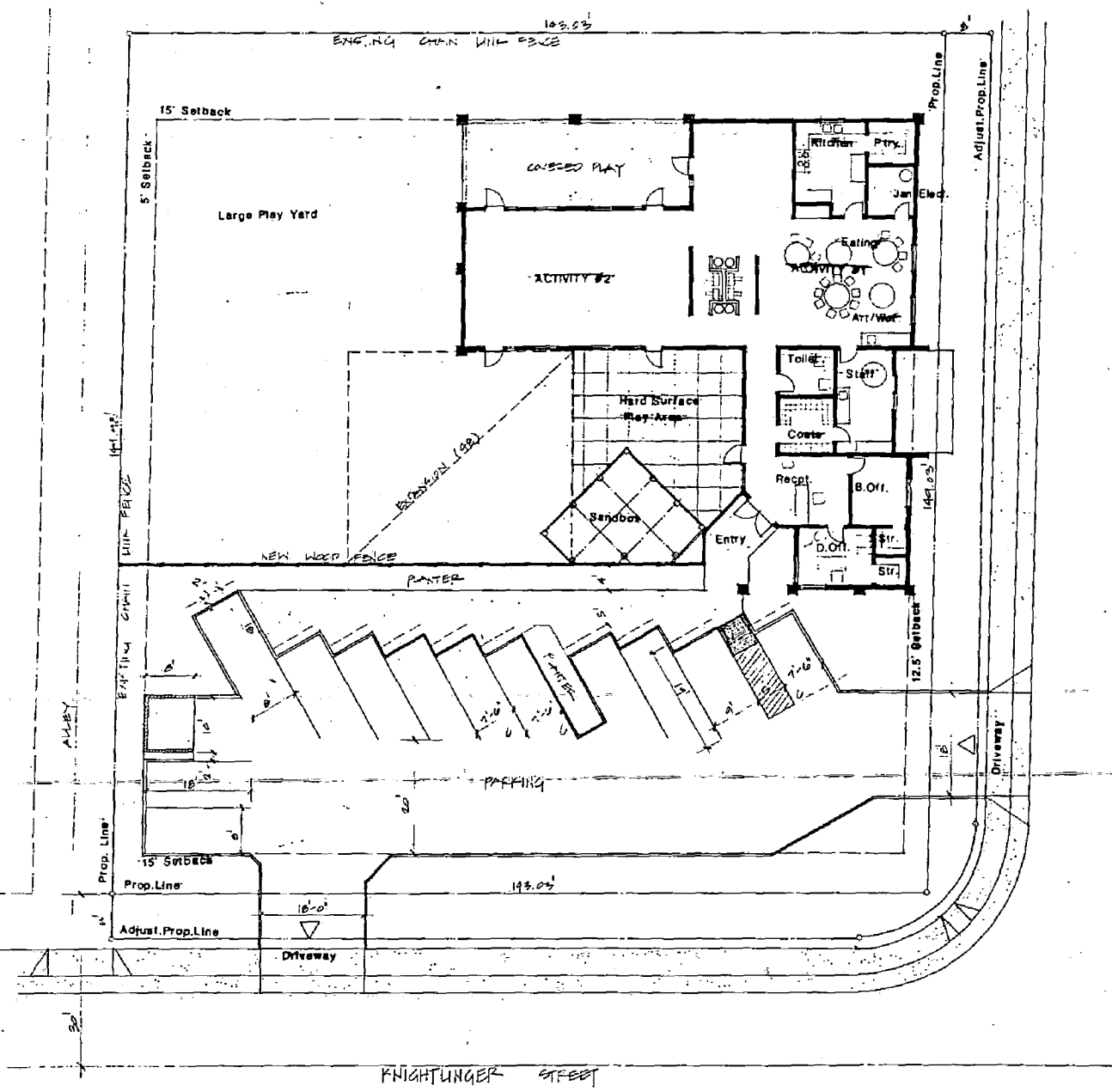
Exterior Elevations

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

Good Neighbors
Child Care & Learning Center
701 Moray, Sacramento

P89-154

10-12-89



MOFFET AVENUE

Item #21

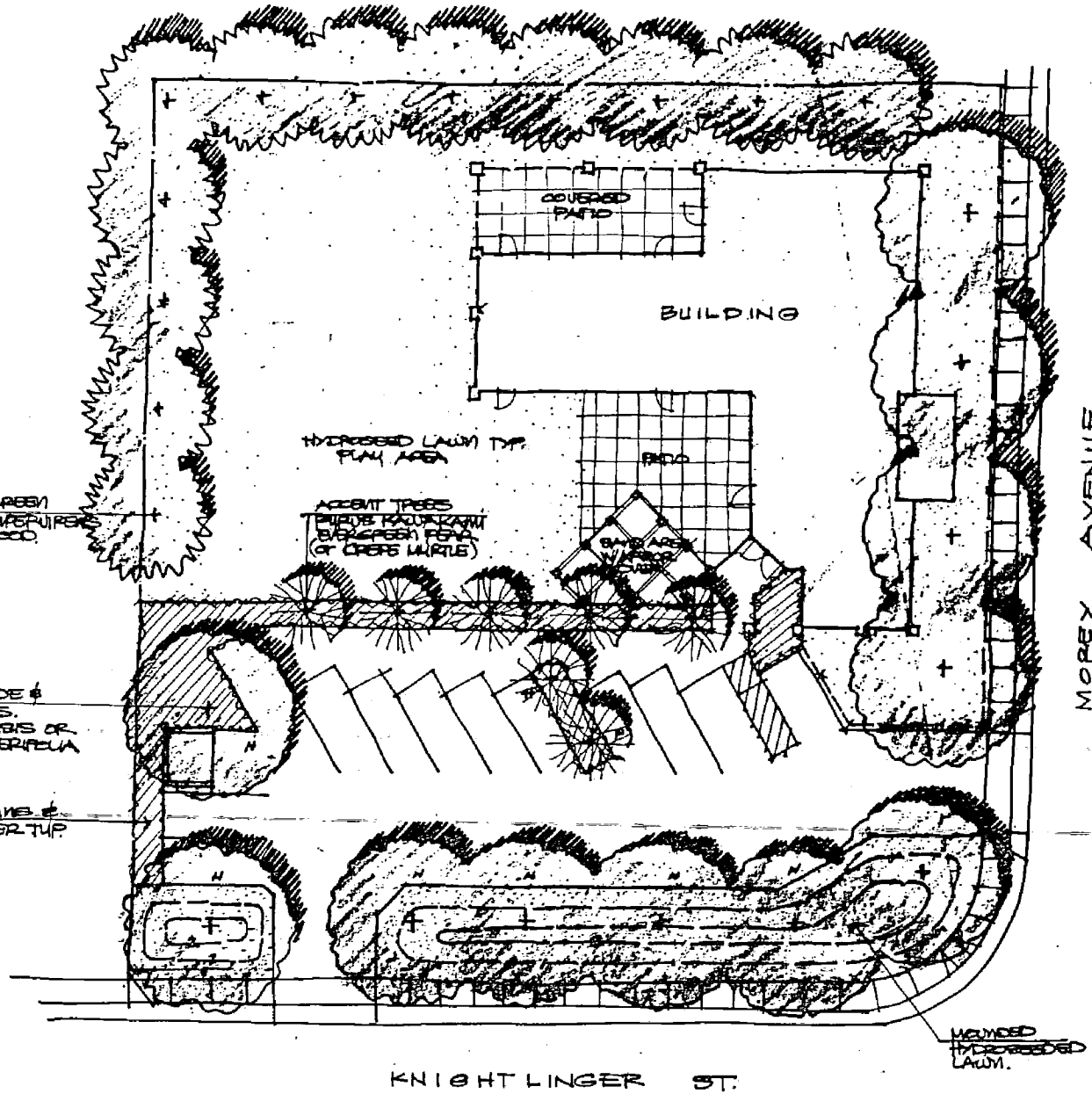
Site / Floor Plan
SCALE 1" = 10'

Good Neighbors
Child Care & Learning Center
701 Moray, Sacramento

P89-154

10-12-89

Item # 21



SHADE STUDY

PAVED PARKING: 5600 SF
 20% MIN. SHADE REQ: 2800 SF
 PLAN SHOWS: 3367 SF (57%)

CELTIS SINENSIS - CHINESE HACKBERRY
 PLATANUS ACERIFOLIA - YARWOOD - YARWOOD PLANE
 G H @ 481 = 2886 SF

PYRUS KAWAKAWA - EVERGREEN PINE
 1 FC @ 84 = 84 SF
 1 # @ 157 = 157 SF

TOTAL SHADE = 3367 SF (57%)

NOTES:

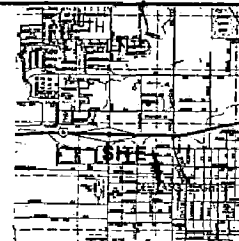
ALL PLANTING AREAS TO RECEIVE FULL COVERAGE AUTOMATIC IRRIGATION TREES TO BE LEGAL SIZE MIN, SHRUBS 5' OR LEGAL SIZE.

ALL GROUND COVER AREAS TO RECEIVE 2" BARK MULCH TOPDRESSING. LAWN TO BE HYDROSEED, WITH 2x4 PWD HOBED SOLENS BETWEEN G.C.



PRELIMINARY LANDSCAPE STUDY

Good Neighbors
 Child Care & Learning Center
 701 Morey, Sacramento



VICINITY MAP

LEGEND

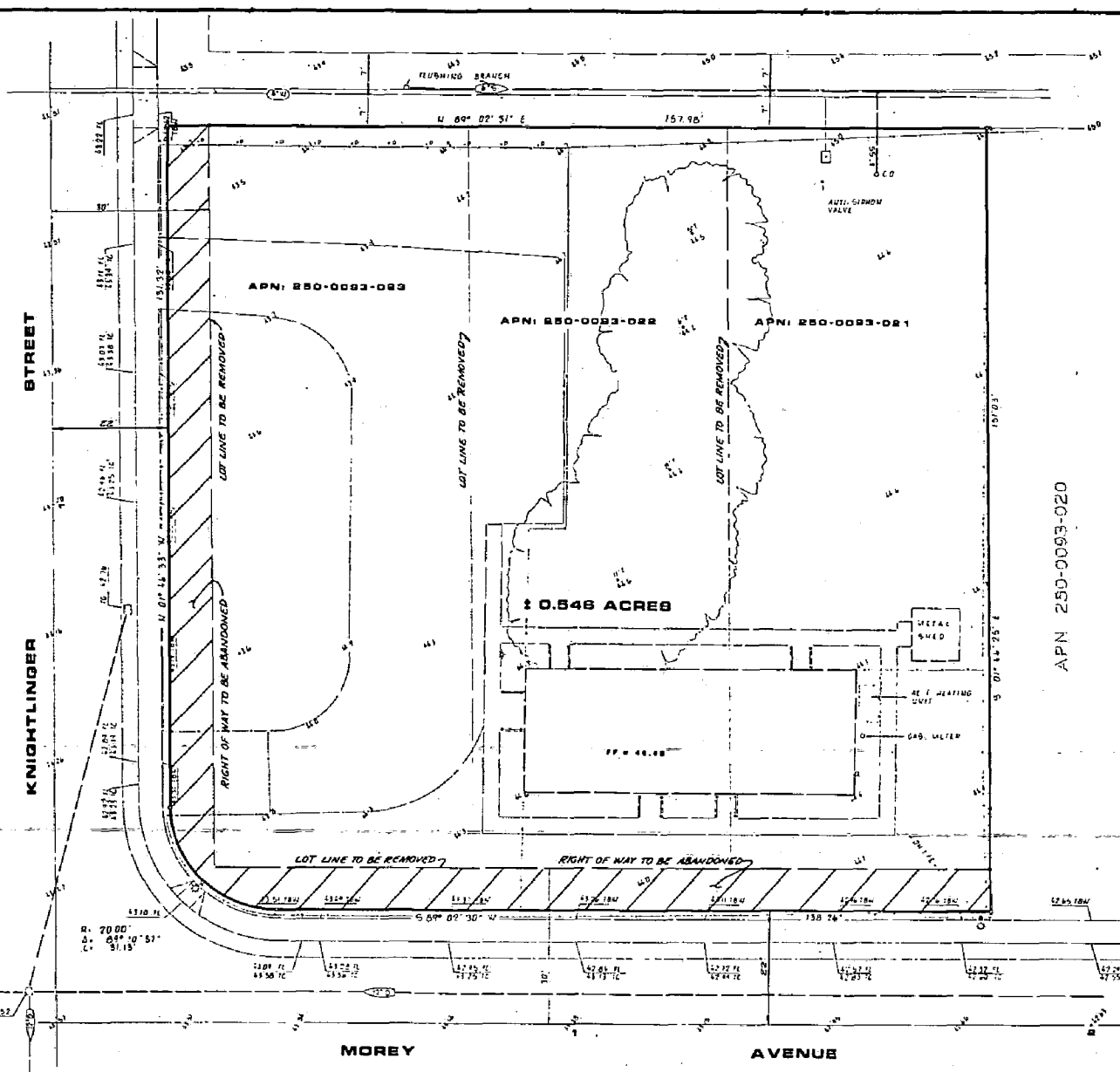
STORM DRAIN LINE	
DRAIN INLET	
SANITARY SEWER LINE	
CLEAN OUT	
WATER LINE	
WATER METER	
GAS LINE	
GAS METER	
JOINT POWER POLE	
ELECTRIC METER	
STREET LIGHT	
OVERHEAD TELEPHONE & ELECTRIC	
LANDSCAPE LIGHT	
GUARD POST	
CHAIN LINK FENCE	
WIRE FENCE	
ASPHALT	
CONCRETE	

NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXACT SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES.) HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
2. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A PRELIMINARY TITLE REPORT. EASEMENTS OF RECORD MAY EXIST WHICH AFFECT THE PARCEL SHOWN BUT WHICH ARE NOT PLOTTED HEREON.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	883-4
ELECTRICITY	SMUD	733-6
TELEPHONE	PACIFIC BELL	811-1
WATER	CITY OF SAC	449-1
SEWER	CITY OF SAC	449-1
DRAINAGE	CITY OF SAC	449-1
U.S.A.	(800)	684-6
FIRE	CITY OF SAC	449-6
CABLE	CABLEVISION	927-2

EXHIBIT A



BENCHMARK ELEV. 38.12
 CITY BM 220-1
 METEOR. 2 STREET LIGHT
 BASE @ SW CORNER OF
 GRAND AVE TAYLOR ST
 FIELD BOOK NO. 3613, PG. 33

WONG & ASSOCIATES
 PROFESSIONAL ENGINEERING - LAND PLANNING
 100 LATHROP BOULEVARD SUITE 7 SACRAMENTO CA 95811

DESIGNED: UTA
 DRAWN: UTA
 CHECKED:
 SUBMITTED: GARY THURGOOD, UTA, INC., 5/2/02

SCALE
 1" = 10'

NO.	DATE	REVISION	BY

LOT LINE MERGER & RIGHT OF ABANDONMENT EXHIBIT
 701 MOREY AVENUE
 APN: 250-0093-021, 022 & 023
 CITY OF SACRAMENTO CALIFORNIA

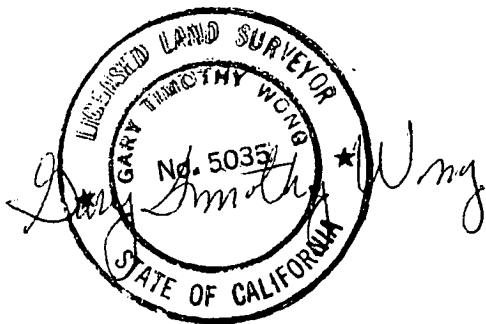
DATE: 5/2/02
 SHEET: 1
 OF: 1

JOB NO. 12222

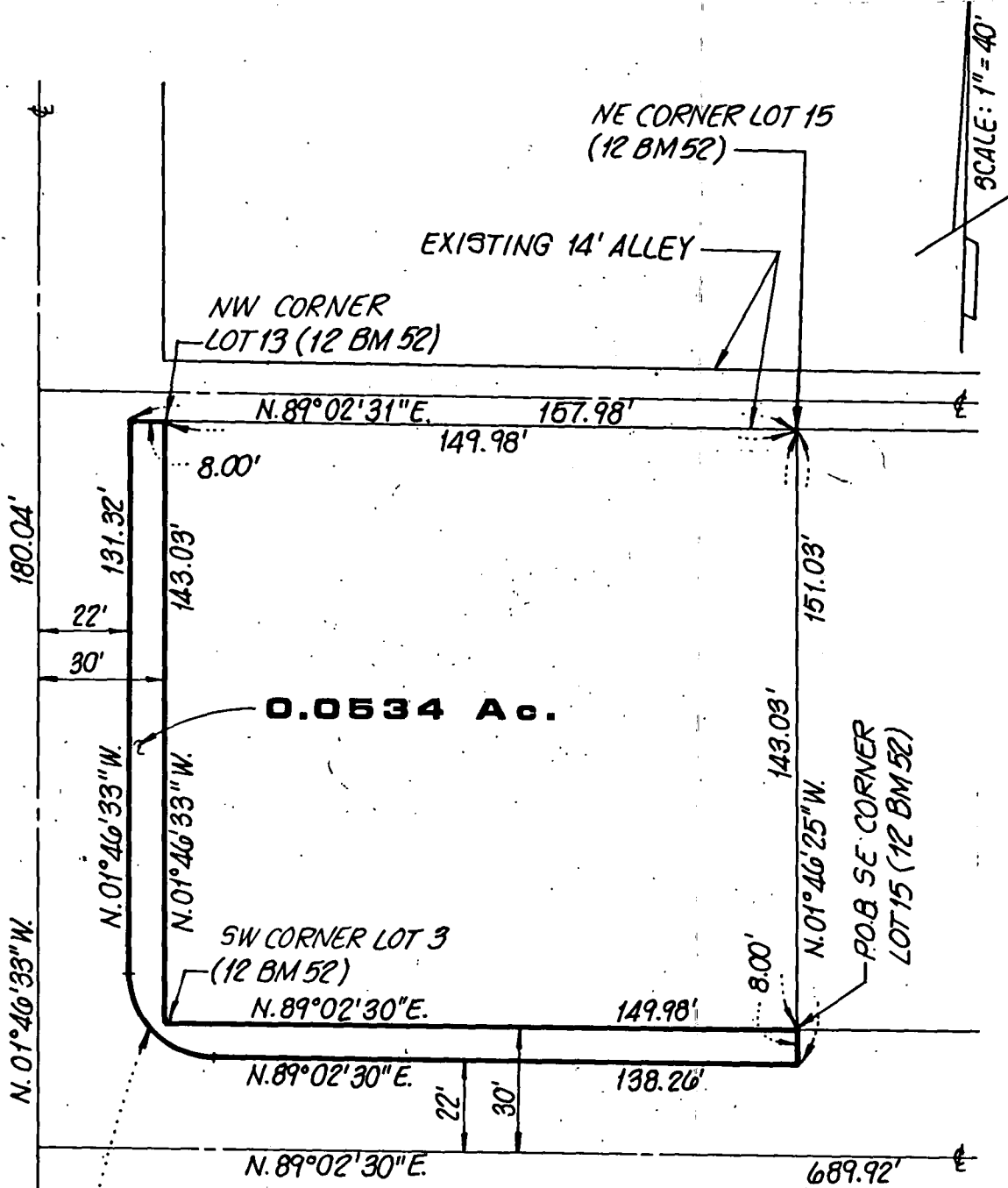
PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 IN BLOCK 24 AS SAID LOT IS SHOWN ON THAT CERTAIN AMENDED PLAT ENTITLED "WEST DEL PASO HEIGHTS" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY IN BOOK 12 OF MAPS, MAP NO. 52; THENCE ALONG THE NORTH LINE OF SAID LOT 13 AND ALONG THE NORTH LINE OF LOTS 14 AND 15 IN BLOCK 24 OF SAID PLAT, NORTH 89°02'31" EAST 149.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE EAST LINE OF SAID LOT 15 SOUTH 01°46'25" WEST 143.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE PROJECTION OF SAID LOT 15 SOUTH 01°46'25" EAST 8.00 FEET; THENCE PARALLEL WITH AND MEASURED AT RIGHT ANGLES 22.00 FEET TO THE CENTERLINE OF MOREY AVENUE SOUTH 89°02'30" EAST 138.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46°22'01" WEST 28.80 FEET; THENCE PARALLEL WITH AND MEASURED AT RIGHT ANGLES 22.00 FEET TO THE CENTERLINE OF KNIGHTLINGER STREET NORTH 01°46'33" WEST 131.32 FEET; THENCE NORTH 89°02'31" EAST 8.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.546 OF AN ACRE MORE OR LESS.



KNIGHTLINGER ST.



SCALE: 1" = 40'

MOREY AVE.

$\Delta = 89^\circ 10' 57''$
 $R = 20.00'$
 $L = 31.13'$
 $CH = 28.80'$
 $CB = N 46^\circ 22' 01'' W$

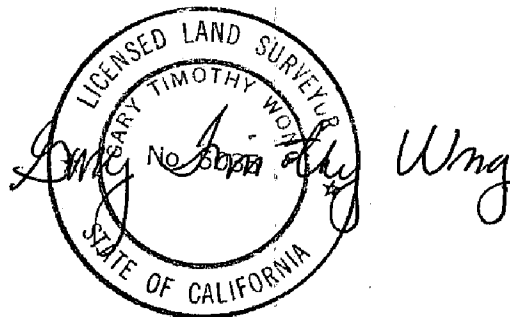
RIGHT-OF-WAY

ABANDONMENT

**LEGAL DESCRIPTION FOR PROPOSED
RIGHT OF WAY ABANDONMENT**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 24, AS SAID LOT IS SHOWN ON THAT CERTAIN AMENDED PLAT ENTITLED "WEST DEL PASO HEIGHTS" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY IN BOOK 12 OF MAPS, MAP NO. 52, SAID SOUTHEAST CORNER BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF MOREY AVENUE; THENCE SOUTH 01°46'25" EAST 8.00 FEET; THENCE PARALLEL TO THE CENTERLINE OF SAID MOREY AVENUE SOUTH 89°02'30" WEST 138.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46°22'01" WEST 28.80 FEET; THENCE PARALLEL TO THE CENTERLINE OF KNIGHTLINGER STREET NORTH 01°46'33" WEST 131.32 FEET; THENCE NORTH 89°02'31" EAST 8.00 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID PLAT; THENCE ALONG THE WEST LINE OF SAID LOT 13, BEING ALSO THE EAST RIGHT OF WAY LINE OF KNIGHTLINGER STREET SOUTH 01°46'33" EAST 143.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF MOREY AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°02'30" EAST 149.98 FEET TO THE POINT OF BEGINNING CONTAINING 0.0534 OF AN ACRE MORE OR LESS.



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

HAYOR

JUL 20 1982

OFFICE OF THE CITY CLERK

ATTEST:

00526

10-12-89