

Planning Commission
Sacramento, California

MEMBERS IN SESSION:

SUBJECT: A. Environmental Determination

B. Request to abandon a portion of B Street, east of 29th Street, west of I-80 (M89-003) (Section 65402(a) Review).

SUMMARY: The applicant is requesting abandonment of the southern 40 feet of B Street, between 29th Street and I-80 to accommodate a future parking area for a proposed building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial
1980 Central City Community Plan Designation:	Industrial
Existing Zoning of Site:	TC
Existing Land Use of Site:	Unimproved Street

Surrounding Land Use and Zoning:

North:	State of California/Industrial; C-4/M-2
South:	Vacant; TC
East :	Business 80 Freeway/Industrial; TC
West :	Industrial; M-1

Street dimensions to be abandoned: Approximately 180' x 40'
Acres: 0.17±

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.17± acres in the Transportation Corridor (TC) zone. The site to be abandoned is the southern 40 feet of B Street, between 29th Street and Business 80. The General Plan designates the site Community/Neighborhood Commercial. The 1980 Central City Community Plan designates the site Industrial.

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Surrounding land uses and zones are State of California/Industrial (C-4/M-2) to the north; vacant (TC) to the south; Business 80 Freeway/Industrial (TC) to the east; and Industrial (M-1) to the west.

B. Applicant's Proposal

The applicant has requested that the southern 40 feet of B Street right-of-way, lying easterly of 29th Street and westerly of the right-of-way of State of California Freeway 80, be abandoned to accommodate a future parking area for a proposed building. The applicant intends to remove two existing maple trees and possibly a cottonwood tree to accommodate the future development of a portion of a ground floor parking area and 26,000 square foot office building. The north half of the existing subject right-of-way area would be retained by its owner, Caltrans. Retention of fee title and use of the north-half of the proposed abandoned right-of-way has been requested by Caltrans.

The proposed office building associated with this request for street abandonment requires a special permit issued by the City Planning Commission because the subject site is located in the Transportation Corridor (TC) zone. Also required is review by the Design Review/Preservation Board. The southerly portion of the abandoned B Street would revert to the adjacent parcel to the south (APN: 003-0105-001).

C. General Community Planning Consistency

California Government Code, Section 65402 (a) requires the City Planning Commission to make a finding of general and community plan consistency with regards to the proposed street abandonment. Staff has reviewed the proposed abandonment for consistency with the City's General Plan and 1980 Central City Community Plan. The subject site is designated Community/Neighborhood Commercial in the City's General Plan and Industrial in the 1980 Central City Community Plan, which is consistent with the applicant's request. All existing lots affected by the proposed street abandonment front on existing improved public streets. In addition, the Central City Community Plan does not indicate an extension of the street because of the existing I-80 Freeway.

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D. Review Guidelines for Street Closures

Staff has reviewed the proposed abandonment in light of the review guidelines for street closures (Exhibit C) 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.

E. Other Agency Comments

The proposed street abandonment was reviewed by Traffic Engineering, Electrical Design Engineering, Utilities Planning, Fire Department, Police Department, California Department of Transportation (Caltrans), SMUD, Sacramento Cable Television, Pacific Bell, P. G. & E. The following comments were received:

1. Traffic Engineering - No objection.
2. Electrical Design Engineering - No objection.
3. Utilities Planning - Reserve right-of-way at 29th and R Streets where existing sewer is.
4. Fire Department - No objection.
5. Police Department - No objection.
6. Caltrans - No objection to the proposed abandonment of B Street, East of 29th and West of I-80 provided: (a) Caltrans retains title to the use of the north half; (b) Caltrans incurs no processing costs; and (c) Caltrans incurs no costs in adjusting or relocation existing utility facilities, if any.
7. SMUD - No objection.
8. Sacramento Cable Television - No objection.
9. Pacific Bell - No objection.

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10. P. G. & E. - No objection.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a negative declaration. The site was assessed for development susceptibility in the 29th Street Alhambra Boulevard Corridor Program EIR. As any development on the site will be reviewed through a Special Permit process, specific environmental impacts relating to both development and the EIR will be independently assessed at that time.

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

- A. Ratify the Negative Declaration; and
- B. Recommend approval of the street abandonment to the City Council subject to compliance with all agencies of jurisdiction and as depicted on Exhibits A and B.

Respectfully Submitted,


Wilfred Weitman
Senior Planner

M89-003

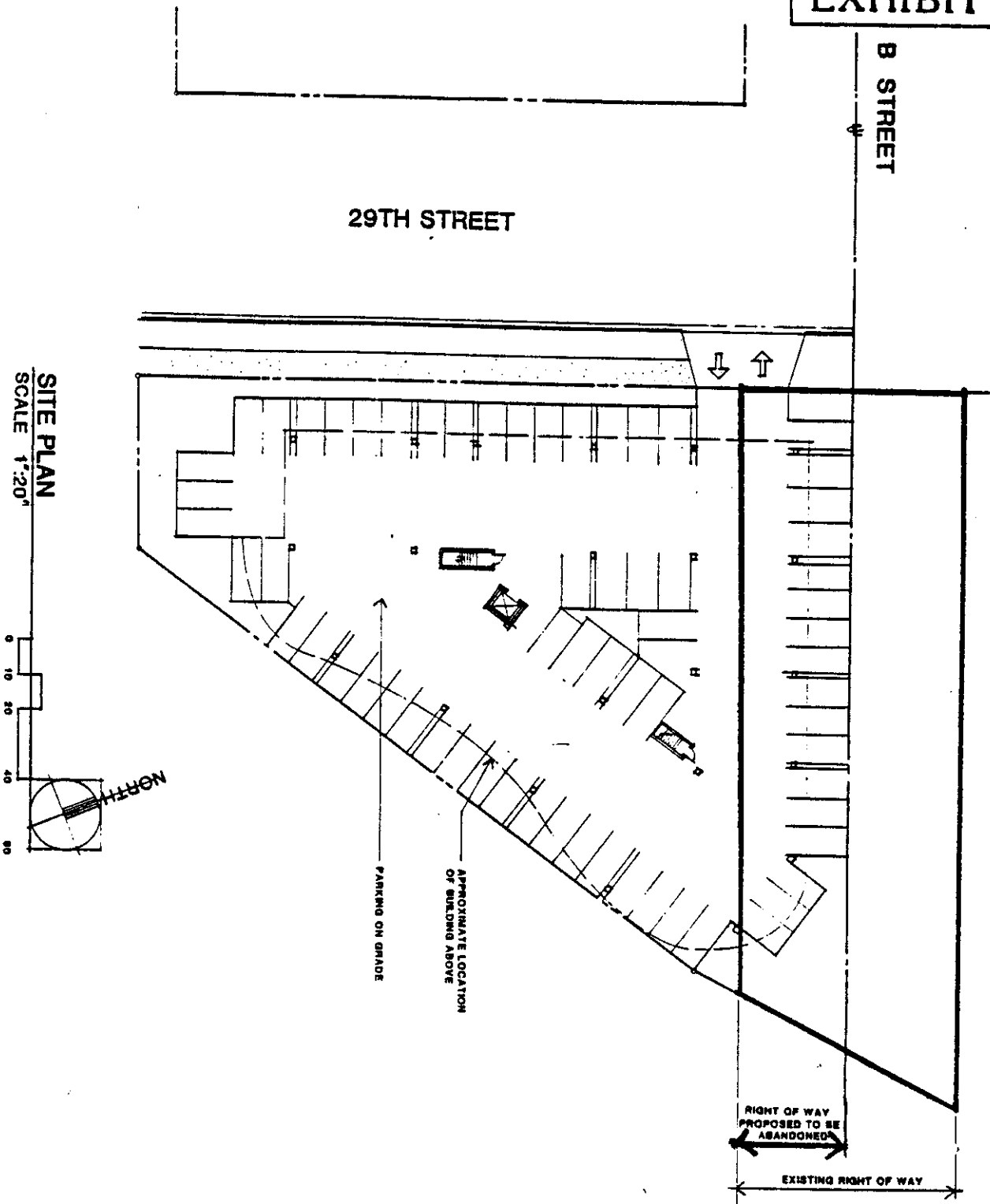
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EXHIBIT A

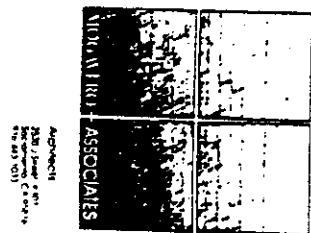


SITE PLAN
SCALE 1"=20'

0 10 20 40 80



29TH & B ST. BLDG
Lukenhill Enterprises
RIGHT OF WAY
ABANDONMENT



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RESOLUTION NO. 82-509

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

EXHIBIT C

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

JUL 20 1982

ATTEST:

OFFICE OF THE
CITY CLERK

CITY CLERK

M89-003

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Mem # 4/34

November 18, 1988

City of Sacramento
City Council
915 "I" Street
Sacramento, California 95814

Re: SE Corner 29th & B Streets

Dear City Council:

We are hereby petitioning the City of Sacramento City Council to abandon our 40' portion of the existing right-of-way of "B" Street. The legal description of the requested abandonment is as follows:

"ALL THAT PORTION OF THE SOUTH 1/2 OF "B" STREET RIGHT-OF-WAY LYING EASTERLY OF 29TH STREET AND WESTERLY OF THE RIGHT-OF-WAY OF STATE OF CALIFORNIA FREEWAY 80, CITY OF SACRAMENTO, STATE OF CALIFORNIA."

We have contacted those agencies with possible facilities in the reference area and I have attached the responses received. Please review the attached responses and take action on this petition for abandonment of right-of-way.

Please contact me if you have any questions.

Very truly yours,

James E. Deal
James E. Deal, Project Developer
Lukerbill Enterprises