

City Planning Commission
Sacramento, California

Members in Session:

Subject: Request for Section 65402(a) Findings of General Plan Consistency: Sale of City Surplus Property (M86-035)

Location: East side of Freeport Boulevard, between 4th Avenue and Vallejo Way

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Riverside/Land Park Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant, former fire station site
Site Area:	0.39 acres

PROJECT EVALUATION:

- A. The subject site was originally owned and used by the City to house a fire station. The station has been demolished and the City Real Estate Division is requesting Planning Commission review for General Plan Consistency for the disposition of the subject property. An adjoining property owner to the south has indicated an interest in bidding on the parcel if available for sale.
- B. The 1963 Riverside/Land Park Community Plan designation for the site is shopping or commercial. The 1974 City General Plan designates the site for residential uses, with a shopping and commercial node located to the west of Freeport Boulevard. The site is zoned General Commercial (C-2). The present parcel is an irregular triangle bordered by Freeport Boulevard to the west, Western Pacific Railroad tracks to the east and a parking lot to the south used for commercial uses located on Freeport Boulevard.
- C. The proposed project was reviewed by the City Traffic Engineer, Engineer, Water Division, Real Estate Division and the Oak Park Project Area Committee with no adverse comments received. The City Fire Department has re-distributed fire station locations so that the project site is no longer needed.
- D. The proposed disposition of City property is determined to be consistent with the City General Plan and the 1963 Riverside/Land Park Community Plan and the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 City General Plan, and the sale is consistent with the General Plan designation.

Due to the surrounding uses which consist of a railroad track to the east and north, a major street and commercial uses to the west and a commercial parking lot to the south, the subject site would be more appropriate for a non-residential use.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15378(b)(3)).

RECOMMENDATION: Staff recommends that the Planning Commission find the sale as depicted on Exhibit A to be in conformance with the 1974 General Plan and the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use and shopping/commercial use by the 1963 Riverside/Land Park Community Plan, and the sale is consistent with the General Plan Designation as required by Section 65402(a) of the State Government Code.

Respectfully submitted,


Wilfred Weitman
Senior Planner

DH:bw

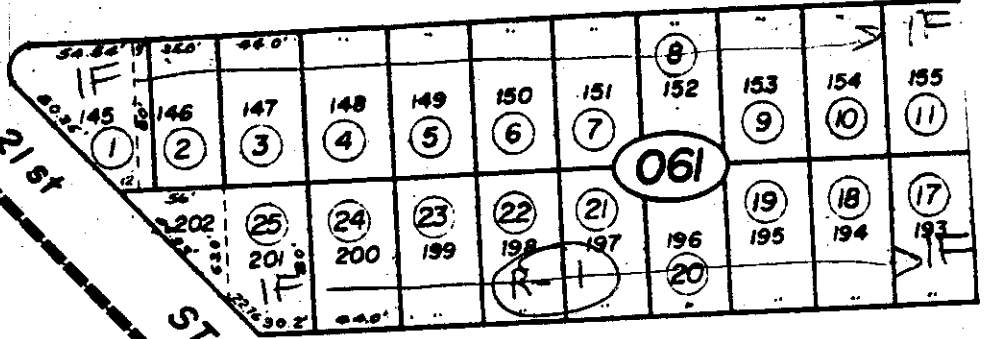
MARSHALL

EXHIBIT A

FREEPORT

4th AVE.

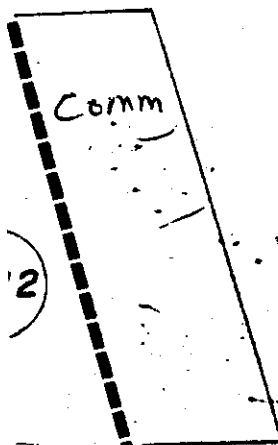
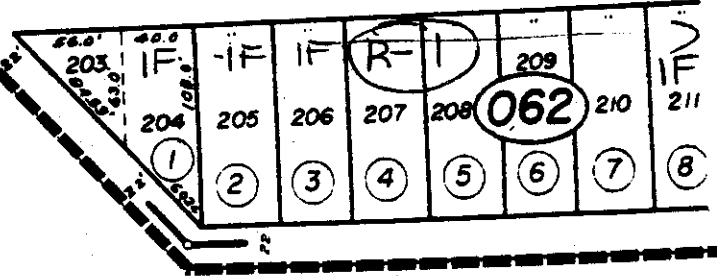
21st ST.



PORTOLA

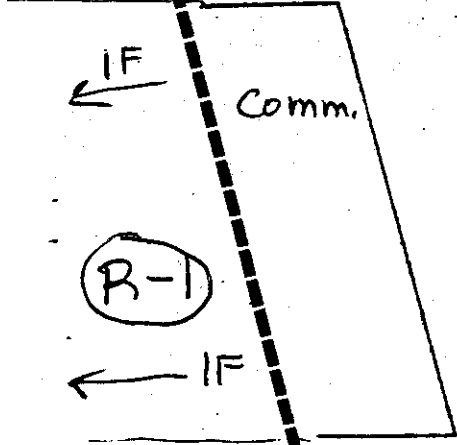
WESTERN

PROJECT SITE

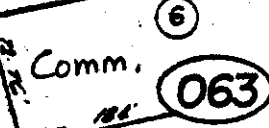
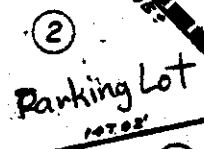


VALLEJO WAY

C-2

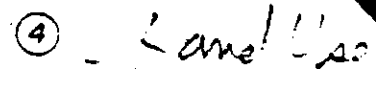


5th AVE



BLVD.

Comm.



M-2
Railroad Switching
Yard
PACIFIC

M-86-035

R.R.



LAND USE & ZONING MAP



MARSHALL

EXHIBIT A

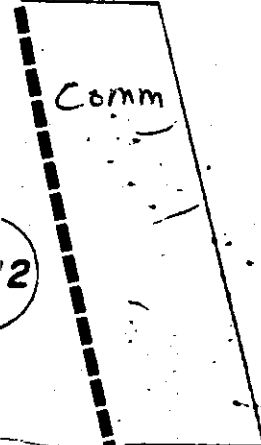
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IF	203	204	205	206	207	208	062	209	210	211
IF	1	2	3	4	5	6	7	8	IF	

PORTOLA

IF	IF	IF	R-1	IF	IF
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1	2	3	4	5	6
209	210	211	IF	IF	IF
062	063	064	065	066	067

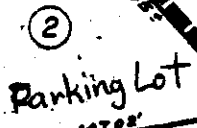
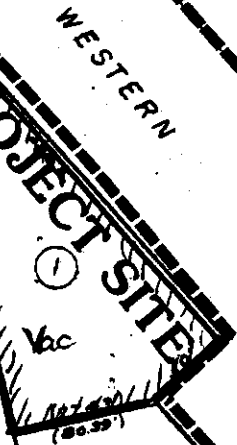
FREEPORT

4th AVE.



VALLEJO WAY

C-2



01

M-2

Railroad Switching Yard

PACIFIC



063



M-86-035



IF

5th AVE

Comm.

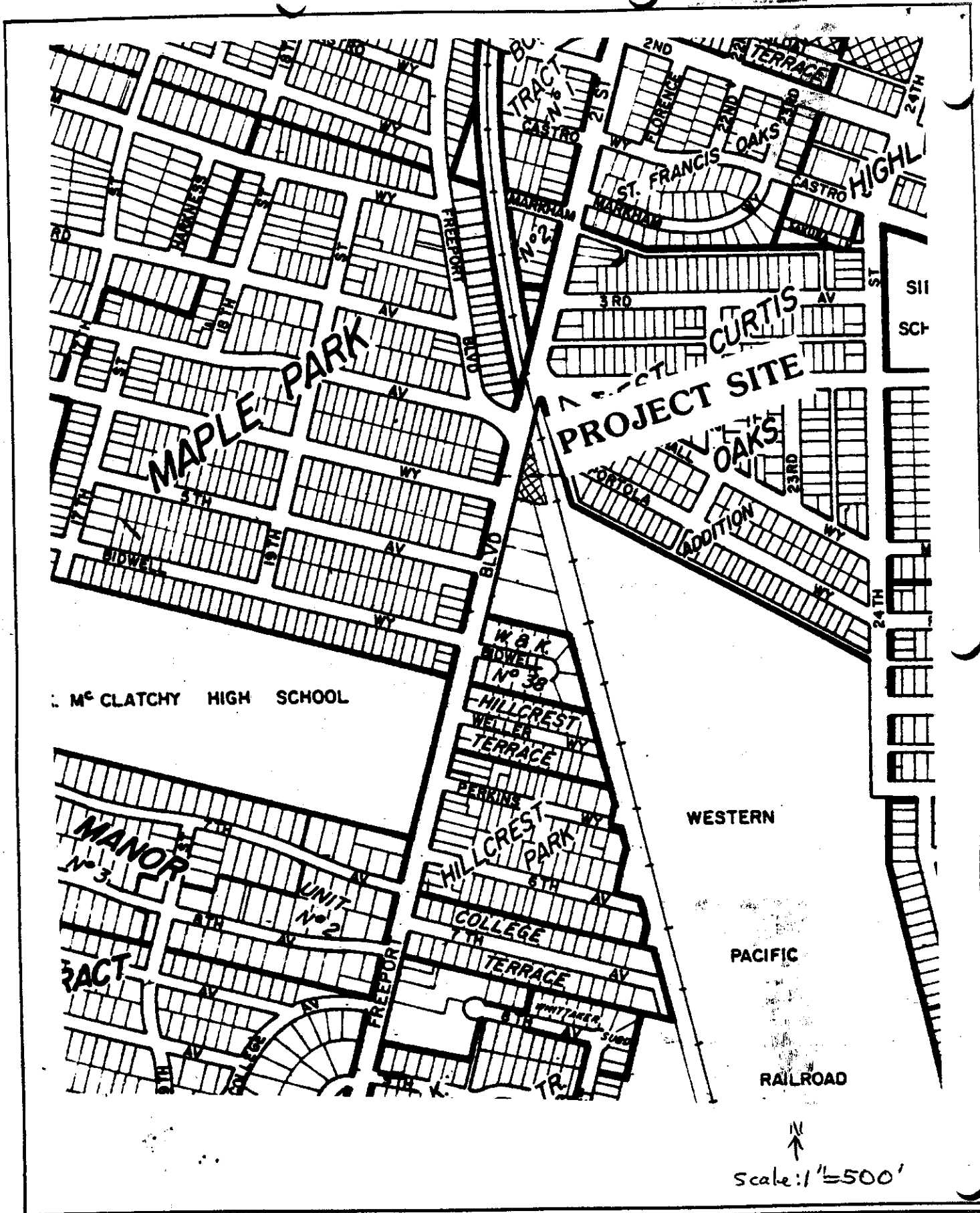
4 Lane Use



Comm

BLVD.

LAND USE & ZONING MAP



VICINITY MAP



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Scale: 1" = 200'

ADJACENT LAND USE

M-86-035

June 12, 1986

Item 27