

Planning Commission
Sacramento, California

Members in Session:

Subject: A. Street Abandonment (65402{a} Review)
 B. Lot Line Adjustment (P91-039)

Location: 2565-2617 Franklin Blvd. and 1st Avenue between Franklin Blvd and Highway 99

On Friday, May 17, 1991, the staff report for the entitlements noted above was distributed to the Planning Commissioners and the project applicant for the May 23, 1991, Planning Commission Meeting. The applicant called planning on Tuesday, May 21, 1991 after receiving the staff report and indicated the initial site plan showing the lot line merger and the creation of a single parcel was not representative of the owner's true wishes (see Exhibit B in the Staff Report). The applicant has submitted a letter and a revised site plan which reflects the owner's intentions concerning the parcels' property lines following the street abandonment (see Revised Exhibit B and Exhibit F attached). The applicant proposes that after the street abandonment the three parcels to the north of 1st Avenue be merged together with all of 1st Avenue and the parcel to the south of 1st Avenue remain a separate parcel. Staff has no objections to the applicant's revised proposal and requests the attached new Resolution replace the Resolution in the staff report.

Staff has received a letter in opposition to the proposed Street Abandonment and Lot Line Adjustment (see attached Exhibit G).

RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the staff report and find the abandonment consistent with the General Plan and forward the above agency comments to the City Council.
- B. Approve the Lot Line Adjustment by adopting the attached resolution.

Respectfully submitted,

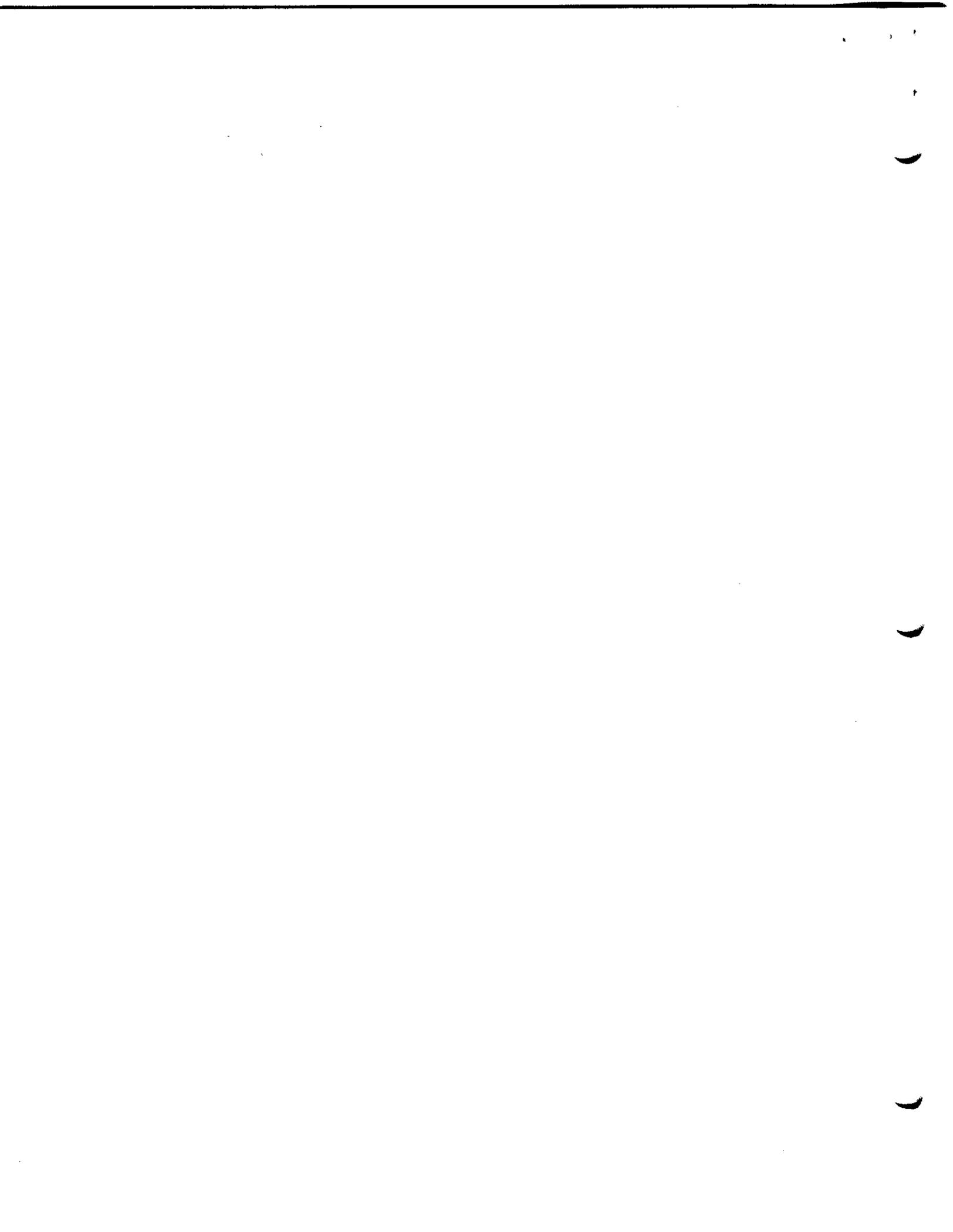
Joy Patterson

Joy Patterson
Senior Planner

APPLC. NO. P91-039

MEETING DATE May 23, 1991

ITEM NO. 24



AMMENDED MAY 23, 1991

RESOLUTION NO.

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF**

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS 14, 15, AND 16, AS SAID LOTS ARE SHOWN ON THE "PLAT OF SUBDIVISION OF BLOCK NO. 1 AND RE-SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK NO. 2 OF OAK PARK SOUTH SACRAMENTO" AS SAID LOTS AND BLOCK ARE SHOWN IN BOOK 17 OF MAPS, MAP NO. 5, AND ALL THAT PORTION OF LOTS 1, 2, 3, 4, AND 5, BLOCK 25 AS SHOWN ON THE "PLAT OF OAK PARK AND SOUTH SACRAMENTO," AS SAID LOTS AND BLOCK ARE SHOWN IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SACRAMENTO COUNTY (APN: 010-247-022,029,035,038) (P91-039)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located east of Franklin Boulevard from 2565 to 2617 Franklin Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15312); and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed lot line adjustment conforms with the plan designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at east of Franklin Boulevard from 2565 to 2617 Franklin Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- 1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.**
- 2. File a waiver of Parcel Map.**

3. Abandon excess water services to the satisfaction of the Water Division.
4. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
5. Abandon First Avenue prior to recording lot adjustment.
6. Provide a new legal description for the newly adjusted parcels.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT F

JTS ENGINEERING CONSULTANTS, INC.

1808 J STREET
SACRAMENTO, CA 95814-3010
TEL. (916) 441-6708
FAX (916) 441-5336
"ENGINEERING FOR PUBLIC WORKS & INDUSTRY"

May 21, 1991

Job Number: 91-039

Ms. Sandra Yope
City of Sacramento
Department of Planning & Development
1231 I Street, Room 200
Sacramento, CA 95814

RE: 2565 - 2617 FRANKLIN BOULEVARD / CITY CONTROL NO. P91-039
APN 010-0247-22, 35, & 38 & 010-0294-28

Dear Ms. Yope:

As advised by Mr. Mike Catuzzo, we would like to request a clarification regarding the Exhibit B regarding the lot line adjustment/lot merger. We are now informed that the owners' intent is to only merge the entire abandoned street with the three parcels to the north. The parcel to the south (010-0247-029) will not be affected with the lot merger. We would appreciate it if you would incorporate this request in the language for the lot line adjustment hearing tonight. Thank you.

Sincerely,

Javed T Siddiqui
JAVED T. SIDDIQUI, P.E.
JTS ENGINEERING CONSULTANTS, INC.
JTS/ge

cc Mr. Mike Catuzzo
Lukenbill Enterprises

Skex. give me a call if you have any questions

P91-039

MAY 23, 1991

ITEM 24

EXHIBIT G

EQUIPMENT SUPPLY CO., INC.
2510 FRANKLIN BLVD.
SACRAMENTO, CA 95816
(916) 444-0852 (916) 451-4000

CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAY 22 1991

May 15, 1991

RECEIVED

City of Sacramento
Department of Planning and Development
1231 I Street
Sacramento, CA 95814

Re: P91-039 Street abandonment section 65402 review of first Avenue between Franklin Boulevard and Freeway 99-south dated 5-2-91

Dear Sandra ~~Xope~~:

As a property owner at 2510 Franklin Boulevard facing most of the above mentioned property, I wish to challenge this project for the following reasons, namely:

- 1) It would eliminate ten (10) critical public parking places for the general public.
- 2a) Senior citizens utilize these parking spaces as their one hot meal a day dining area Monday through Friday of each week.
- 2b) Senior citizens utilize these spaces for their recreation bus tours to Napa Valley, Reno, Tahoe, San Francisco, etc.
- 3) Cal-Trans utilizes the street as an access to the freeway for litter clean up and plant & tree care through the access gate.
- 4) City police use this street for traffic observation and control. They also use it for drug raid staging, watch patrol, plus as a sting spot for prostitution control.
- 5) First Avenue consists of a street that approximates an 80' X 150' 12,000 sq foot of C-2 property and if abandoned should be appraised and put up for sales to the general public or to a commercial developer to generate much needed funds for other city needs.
- 6) Franklin Boulevard according to the Business Journal is the 14th busiest street in town and 12,000 ft of C-2 property should sell at a very fair price.

Sincerely,

Edward C. VanDerheydt

Edward C. VanDerheydt

451-4000

P91-039

MAY 23, 1991

ITEM 24

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Michael D. Cattuzzo, 3600 Power Inn Road, Ste. H, Sacramento, CA 95826

OWNER Boston Floyd, Jr., 12 Keel Court, Sacramento, CA 95831

PLANS BY JTS Engineering Consultants, 1808 J Street, Sacramento, CA 95814

FILING DATE February 21, 1991 **ENVIR. DET.** Exempt 15312 **REPORT BY** SLY

ASSESSOR'S PCL. NO. 010-247-022, 029, 035, and 038

APPLICATION:

- A. Street Abandonment (Section 65402(a) Review) of 1st Avenue between Franklin Boulevard and Highway 99.
- B. Lot Line Adjustment to merge four parcels into one parcel totaling 1.12± partially developed acres in the General Commercial (C-2) zone.

LOCATION: 2565-2617 Franklin Boulevard and 1st Avenue between Franklin Boulevard and Highway 99

PROPOSAL: The applicant is requesting the necessary entitlements to abandon the portion of 1st Avenue between Franklin Boulevard and Highway 99 and to merge four parcels into one parcel.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant building and parking lot

Surrounding Land Use and Zoning:

North: Commercial, C-2
South: Single Family Residential, R-4
East: Highway 99, TC
West: Single Family Residential and Commercial, R-4 and C-2

Property Dimensions: Irregular
Property Area: 1.12± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of 1.12± partially developed acres in the C-2 zone. There are three parcels to the north of 1st Avenue which are irregular in shape (see Exhibit A). The corner parcel has a vacant single story building and the other two parcels are vacant. There is one large irregular shaped parcel to the south of 1st Avenue that is partially paved and the remainder is vacant and unimproved. The General Plan designates the subject site as Community/Neighborhood Commercial and Office. The surrounding land use and zoning for the subject site are commercial, zoned C-2 to the north; single family residential, zoned R-4 to the south; Highway 99, zoned TC to the east; and single family residential and commercial, zoned R-4 and C-2 to the west.

B. Applicant's Proposal

The applicant is proposing to abandon the portion of 1st Avenue between Franklin Boulevard and Highway 99 and merge four parcels including the newly abandoned area into one parcel (see Exhibits A and B). This portion of 1st Avenue is a remaining street stub created by the construction of Highway 99. The owner owns all parcels adjacent to 1st Avenue. The applicant plans to use the merged parcel to create on-site parking for the existing commercial building on the northwest corner of the site. The legal description of the street to be abandoned is attached (see Exhibit C).

C. General/Community Plan Consistency

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 and alley abandonments. Staff has reviewed the proposed abandonment for consistency with the City's General Plan and the East Broadway Community Plan. The subject abandonment is consistent with both plans which designates the site for Community/Neighborhood Commercial and Office use.

D. Review Guidelines for Street Closures

Staff has reviewed the proposed abandonment for consistency with the City's Review Guidelines For Street Closures (Exhibit D) 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. The proposed street to be abandoned is 130 feet long and dead-ends into Highway 99; therefore, no emergency response routes or bus routes will be affected.

E. Agency Comments- Street Abandonment

The proposed project was reviewed by City Utilities Planning Division, City Water Division, City Electrical Design Engineering, City Traffic Engineering, City Fire Department, City Police Department, Pacific Bell, Pacific Gas and Electric, SMUD, and Sacramento Cable Television. The following comments were received:

City Utilities Planning Division

No objection to the abandonment provided the gutter drain located at the intersection of Franklin Boulevard and 1st Avenue is moved onto public property when 1st Avenue is abandoned. The cost and responsibility for moving the gutter drain is the applicant's.

City Water Division

No objection to the proposed abandonment.

City Electrical Design Engineering

No objection to the proposed abandonment.

City Traffic Engineering

No objection to the proposed abandonment provided the applicant remove existing curb returns and construct curb, gutter, and sidewalk across 1st Avenue. Any future driveways will require a site plan and driveway permit and approval of the City Traffic Engineer.

City Fire Department

No objection to the proposed abandonment.

City Police Department

No objection to the proposed abandonment.

Pacific Bell

Pacific Bell has existing communication facilities located within the alley between 1st and 2nd Avenues and lying East of Franklin Boulevard, which must be retained for service to the area and beyond. We request the following language be incorporated in any resolution or ordinance of this alley:

"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, conduits, cable wires, 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 1st Avenue and Alley between 1st and 2nd Avenue abandoned."

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

Pacific Gas & Electric Company

PG&E has 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.

"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."

SMUD

We will not object to this abandonment because this District has no facilities within this portion of 1st Avenue.

Sacramento Cable Television

No objection to the abandonment of 1st Avenue, east of Franklin Boulevard to Highway 99.

F. Lot Line Adjustment

Staff has no objection to the lot line merger. The abandonment of 1st Avenue without the lot line merger would create two land locked parcels east of the existing building. These parcels are currently vacant and the merger will permit further development of the area. The merger will combine four irregularly shaped parcels into one large commercial parcel. The newly created parcel will be approximately 1.12± acres.

The applicant proposes to use the area to provide additional parking for a restaurant which is planned for the vacant commercial building on the site. The applicant will make the necessary improvements to bring the building and parking area in conformance with the Zoning Ordinance and Building Codes.

G. Agency Comments- Lot Line Adjustment

The proposed project was reviewed by City Traffic Engineering and Engineering Development. The following comments were received:

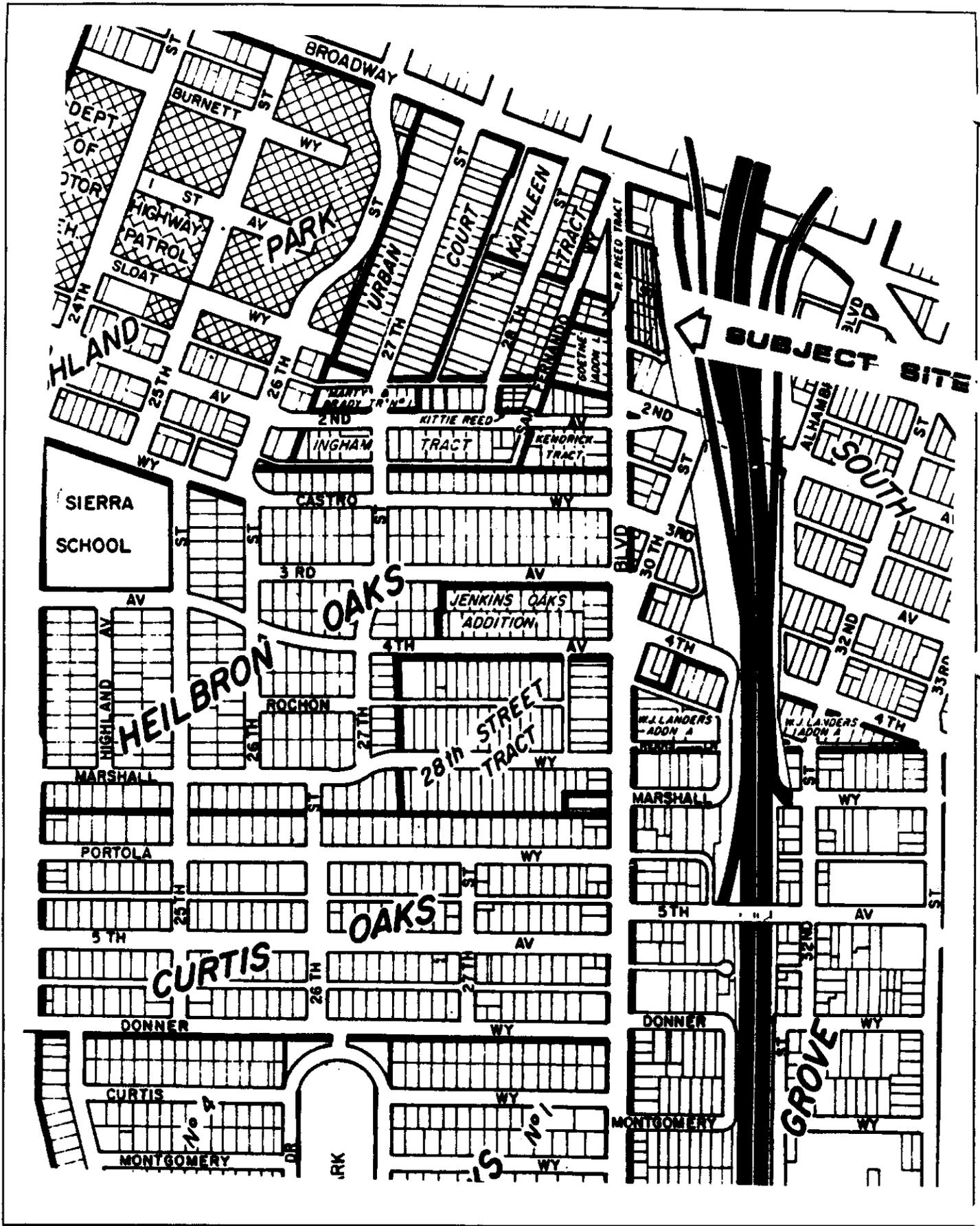
Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- 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. Abandon excess water services to the satisfaction of the Water Division.
- d. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- e. Abandon First Avenue prior to recording lot merger.

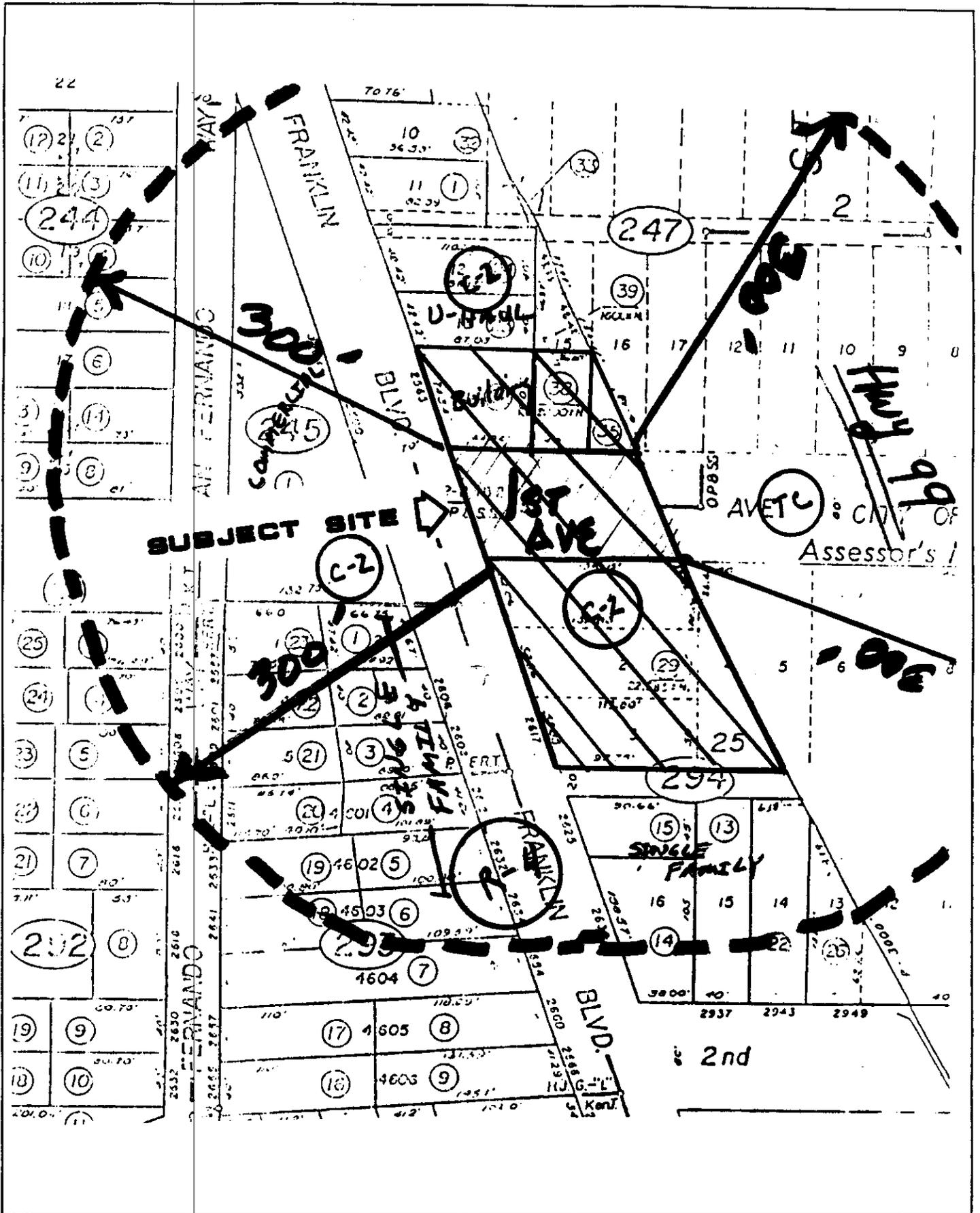
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15312).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Lot Line Adjustment by adopting the attached resolution.
- B. Approval of the staff report and find the abandonment consistent with the General Plan and forward the above agency comments to the City Council.

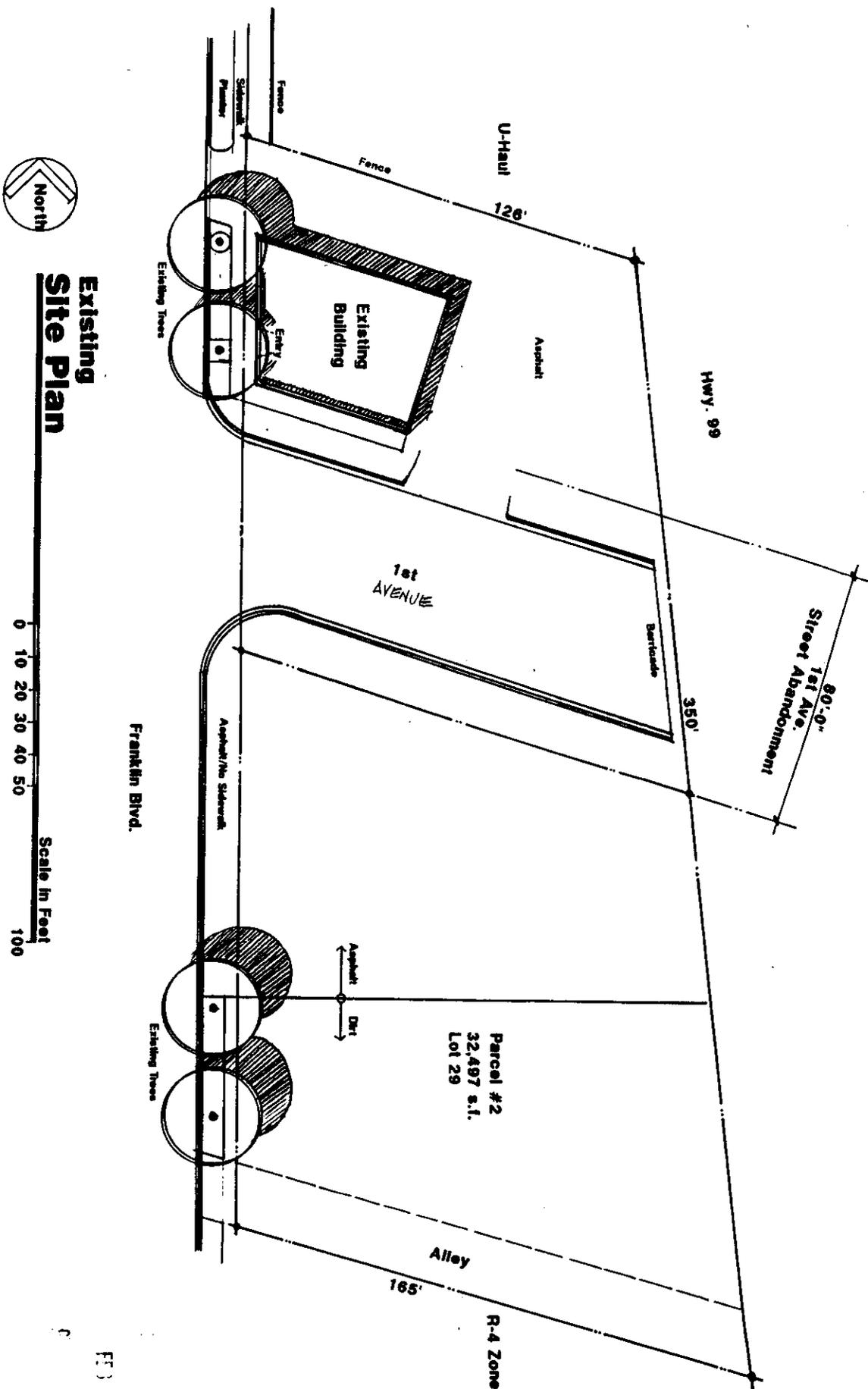


VICINITY MAP



LAND USE & ZONING MAP

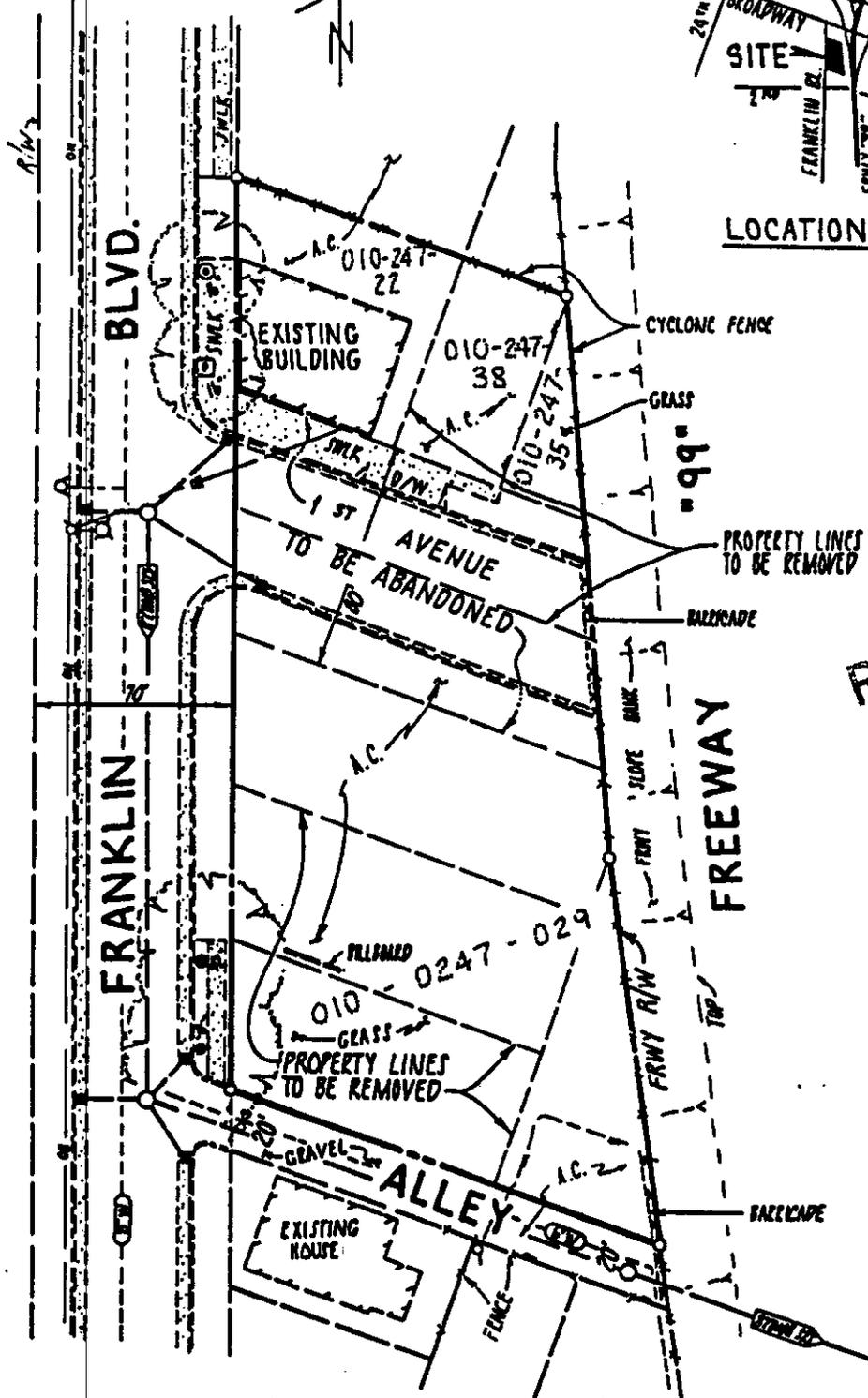
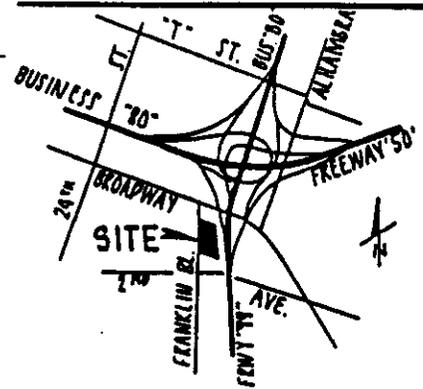
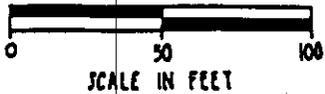
EXHIBIT - A



Existing
Site Plan

Scale in Feet
0 10 20 30 40 50 100

EXHIBIT - B



RECEIVED
APR 15 1991
CITY OF SACRAMENTO
CITY PLANNING DIVISION

PRELIMINARY

THIS EXHIBIT HAS BEEN COMPILED FROM RECORD DATA AND IS NOT BASED ON A FIELD SURVEY.

| | | |
|---|------------------|---|
| JTS ENGINEERING CONSULTANTS 1808 J STREET SACRAMENTO, CA 95814 (916) 441-6708 | DRAWN | LOT MERGER EXHIBIT 2565 - 2617 FRANKLIN BLVD. APN: 010-0247-22, 35, & 38 APN: 010-0294-29 |
| | SCALE: 1" = 50' | |
| | F.B. Pg. | |
| | JOB No. C. 11591 | |

CITY OF SACRAMENTO CALIFORNIA

APR 11 1991

EXHIBIT - C

-2-

- 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.

Phil Isenberg
Mayor

ATTEST:

Lorraine Magana
City Clerk

APPLC. NO. P91-039

MEETING DATE MAY 23, 1991

ITEM NO. 24

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

| | | |
|---|---------------------------------|----------------------|
| APPLICANT Michael D. Cattuzzo, 3600 Power Inn Road, Ste. H, Sacramento, CA 95826 | | |
| OWNER Boston Floyd Jr., 12 Keel Court, Sacramento, CA 95831 | | |
| PLANS BY JTS Engineering Consultants, 1808 J Street, Sacramento, CA 95814 | | |
| FILING DATE February 21, 1991 | ENVIR. DET. Exempt 15312 | REPORT BY SLY |
| ASSESSOR'S PCL. NO. 010-247-022, 029, 035, and 038 | | |

APPLICATION:

- A. Street Abandonment (Section 65402(a) Review) of 1st Avenue between Franklin Boulevard and Highway 99.
- B. Lot Line Adjustment to merge four parcels into one parcel totaling 1.12± partially developed acres in the General Commercial (C-2) zone.

LOCATION: 2565-2617 Franklin Boulevard and 1st Avenue between Franklin Boulevard and Highway 99

PROPOSAL: The applicant is requesting the necessary entitlements to abandon the portion of 1st Avenue between Franklin Boulevard and Highway 99 and to merge four parcels into one parcel.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant building and parking lot

Surrounding Land Use and Zoning:

North: Commercial, C-2
South: Single Family Residential, R-4
East: Highway 99, TC
West: Single Family Residential and Commercial, R-4 and C-2

Property Dimensions: Irregular
Property Area: 1.12± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of 1.12± partially developed acres in the C-2 zone. There are three parcels to the north of 1st Avenue which are irregular in shape (see Exhibit A). The corner parcel has a vacant single story building and the other two parcels are vacant. There is one large irregular shaped parcel to the south of 1st Avenue that is partially paved and the remainder is vacant and unimproved. The General Plan designates the subject site as Community/Neighborhood Commercial and Office. The surrounding land use and zoning for the subject site are commercial, zoned C-2 to the north; single family residential, zoned R-4 to the south; Highway 99, zoned TC to the east; and single family residential and commercial, zoned R-4 and C-2 to the west.

B. Applicant's Proposal

The applicant is proposing to abandon the portion of 1st Avenue between Franklin Boulevard and Highway 99 and merge four parcels including the newly abandoned area into one parcel (see Exhibits A and B). This portion of 1st Avenue is a remaining street stub created by the construction of Highway 99. The owner owns all parcels adjacent to 1st Avenue. The applicant plans to use the merged parcel to create on-site parking for the existing commercial building on the northwest corner of the site. The legal description of the street to be abandoned is attached (see Exhibit C).

C. General/Community Plan Consistency

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 and alley abandonments. Staff has reviewed the proposed abandonment for consistency with the City's General Plan and the East Broadway Community Plan. The subject abandonment is consistent with both plans which designates the site for Community/Neighborhood Commercial and Office use.

D. Review Guidelines for Street Closures

Staff has reviewed the proposed abandonment for consistency with the City's Review Guidelines For Street Closures (Exhibit D) 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. The proposed street to be abandoned is 130 feet long and dead-ends into Highway 99; therefore, no emergency response routes or bus routes will be affected.

E. Agency Comments- Street Abandonment

The proposed project was reviewed by City Utilities Planning Division, City Water Division, City Electrical Design Engineering, City Traffic Engineering, City Fire Department, City Police Department, Pacific Bell, Pacific Gas and Electric, SMUD, and Sacramento Cable Television. The following comments were received:

City Utilities Planning Division

No objection to the abandonment provided the gutter drain located at the intersection of Franklin Boulevard and 1st Avenue is moved onto public property when 1st Avenue is abandoned. The cost and responsibility for moving the gutter drain is the applicant's.

City Water Division

No objection to the proposed abandonment.

City Electrical Design Engineering

No objection to the proposed abandonment.

City Traffic Engineering

No objection to the proposed abandonment provided the applicant remove existing curb returns and construct curb, gutter, and sidewalk across 1st Avenue. Any future driveways will require a site plan and driveway permit and approval of the City Traffic Engineer.

City Fire Department

No objection to the proposed abandonment.

City Police Department

No objection to the proposed abandonment.

Pacific Bell

Pacific Bell has existing communication facilities located within the alley between 1st and 2nd Avenues and lying East of Franklin Boulevard, which must be retained for service to the area and beyond. We request the following language be incorporated in any resolution or ordinance of this alley:

"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, conduits, cable wires, 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 1st Avenue and Alley between 1st and 2nd Avenue abandoned."

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

Pacific Gas & Electric Company

PG&E has 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.

"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."

SMUD

We will not object to this abandonment because this District has no facilities within this portion of 1st Avenue.

Sacramento Cable Television

No objection to the abandonment of 1st Avenue, east of Franklin Boulevard to Highway 99.

F. Lot Line Adjustment

Staff has no objection to the lot line merger. The abandonment of 1st Avenue without the lot line merger would create two land locked parcels east of the existing building. These parcels are currently vacant and the merger will permit further development of the area. The merger will combine four irregularly shaped parcels into one large commercial parcel. The newly created parcel will be approximately 1.12± acres.

The applicant proposes to use the area to provide additional parking for a restaurant which is planned for the vacant commercial building on the site. The applicant will make the necessary improvements to bring the building and parking area in conformance with the Zoning Ordinance and Building Codes.

G. Agency Comments- Lot Line Adjustment

The proposed project was reviewed by City Traffic Engineering and Engineering Development. The following comments were received:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment 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. Abandon excess water services to the satisfaction of the Water Division.
- d. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- e. Abandon First Avenue prior to recording lot merger.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15312).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Lot Line Adjustment by adopting the attached resolution.
- B. Approval of the staff report and find the abandonment consistent with the General Plan and forward the above agency comments to the City Council.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS 14, 15, AND 16, AS SAID LOTS ARE SHOWN ON THE "PLAT OF SUBDIVISION OF BLOCK NO. 1 AND RE-SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK NO. 2 OF OAK PARK SOUTH SACRAMENTO" AS SAID LOTS AND BLOCK ARE SHOWN IN BOOK 17 OF MAPS, MAP NO. 5, AND ALL THAT PORTION OF LOTS 1, 2, 3, 4, AND 5, BLOCK 25 AS SHOWN ON THE "PLAT OF OAK PARK AND SOUTH SACRAMENTO," AS SAID LOTS AND BLOCK ARE SHOWN IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SACRAMENTO COUNTY (APN: 010-247-022,029,035,038) (P91-039)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located east of Franklin Boulevard from 2565 to 2617 Franklin Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State IR Guidelines (CEQA Section 15312); and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed lot line adjustment conforms with the plan designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at east of Franklin Boulevard from 2565 to 2617 Franklin Boulevard, City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

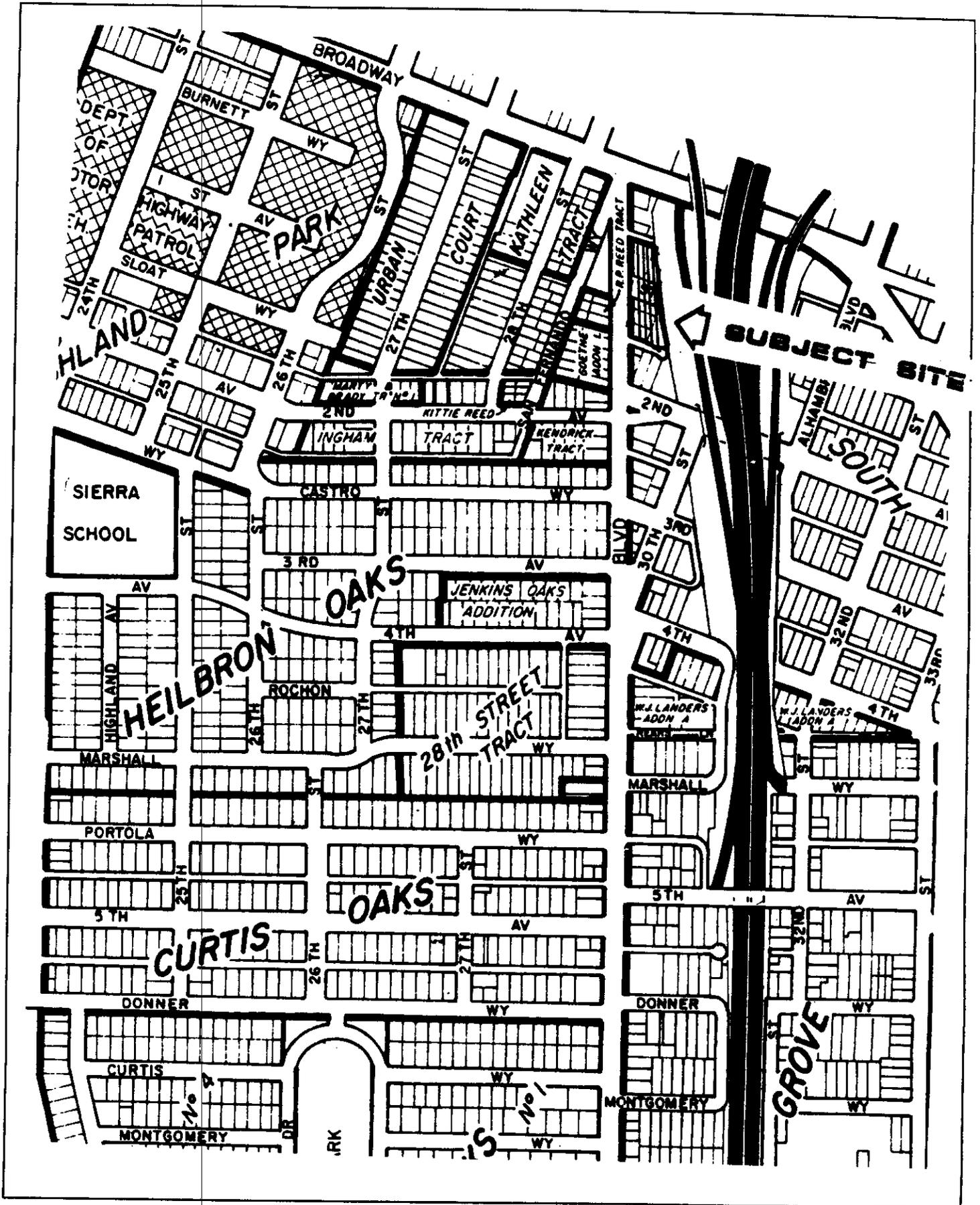
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Abandon excess water services to the satisfaction of the Water Division.

4. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
5. Abandon First Avenue prior to recording lot merger.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP

EXHIBIT - A



Existing Site Plan

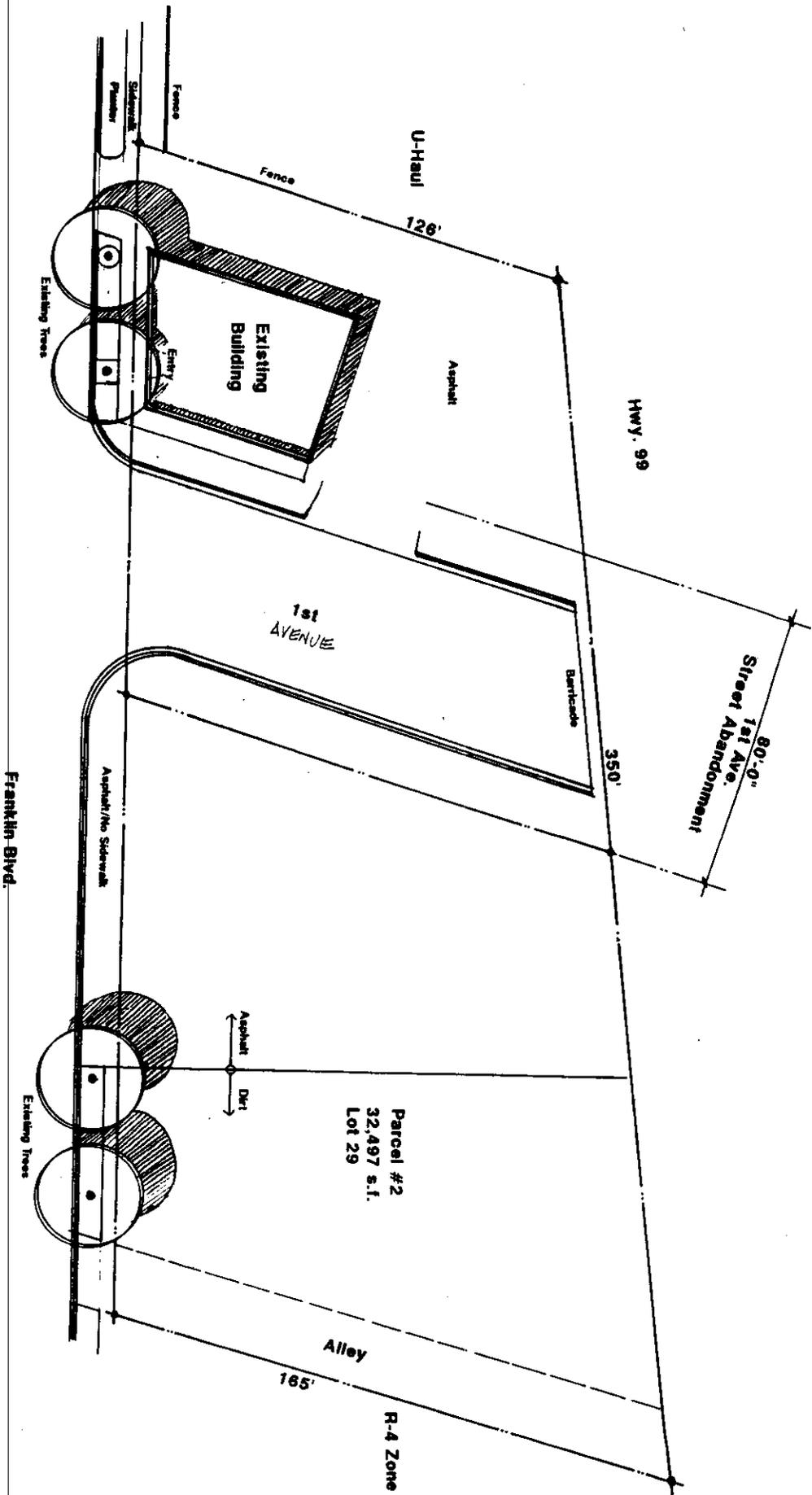


EXHIBIT - C

April 2, 1991

Job Number: 91-039

**PROPOSED LEGAL DESCRIPTION P-91-039
AFTER LOT MERGER & STREET ABANDONMENT
2565-2617 FRANKLIN BOULEVARD
010-0247-22, 35, & 38 & 010-0294-29**

THE LAND HEREIN REFERRED TO IS DESCRIBED AS FOLLOWS:

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

LOTS 14, 15 AND 16, AS SHOWN ON THE "PLAT OF SUBDIVISION OF BLOCK NO. 1 AND RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF BLOCK NO. 2 OF OAK PARK SOUTH SACRAMENTO", RECORDED IN BOOK 17 OF MAPS, MAP NO. 5, RECORDS OF SACRAMENTO COUNTY.

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

A) BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 16 THAT BEARS SOUTH 86° 02' 55" EAST 159.17 FEET THE CENTERLINE OF 1ST AVENUE AND FRANKLIN BOULEVARD, SAID POINT ALSO BEING 241.17 FEET WESTERLY, MEASURED RADIALY, FROM ENGINEER'S STATION "B5" 812+98.31 P.O.C. OF THE BASE LINE OF THE DEPARTMENT OF PUBLIC WORKS' 1962 SURVEY FROM 5TH AVENUE TO "A" STREET IN SACRAMENTO, ROAD III-SAC-4-B, SAC; THENCE FROM SAID POINT OF BEGINNING NORTH 06° 35' 55" WEST 126.11 FEET; THENCE NORTH 00° 53' 54" WEST 37.97 FEET; THENCE SOUTH 71° 32' 45" EAST 2.57 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, DATED FEBRUARY 5, 1957, RECORDED DECEMBER 6, 1957, IN BOOK 3414 AT PAGE 182 OFFICIAL RECORDS OF SACRAMENTO COUNTY; THENCE ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION SOUTH 13° 13' 39" EAST 176.40 FEET; THENCE NORTH 71° 31' 11" WEST 29.31 FEET TO THE POINT OF BEGINNING.

B) BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 13 AS SHOWN ON SAID PLAT; THENCE FROM SAID POINT OF BEGINNING NORTH 10° 29' 00" EAST 88.57 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PROPERTY DEEDED TO THE STATE OF CALIFORNIA IN BOOK 5261, PAGE 168, OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00° 12' 24" WEST 47.33 FEET; AND (2) SOUTH 05° 29' 37" EAST 48.42 FEET; THENCE NORTH 70° 31' 00" WEST 36.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 1, 2, 3, 4, AND 5, BLOCK 25, AS SHOWN ON THE "PLAT OF OAK PARK AND SOUTH SACRAMENTO RECORDED IN BOOK 2 OF MAPS, MAP NO 26, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOTS 1, 4, AND 5 LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF STATE FREEWAY 99, AS DESCRIBED ON THE CERTIFICATE OF COMPLIANCE RECORDED JUNE 21, 1985, IN BOOK 8506-21, PAGE 1185, OFFICIAL RECORDS.

TOGETHER WITH ALL THAT PORTION OF ABANDONED 1ST AVENUE LYING EAST OF FRANKLIN BOULEVARD RIGHT OF WAY AND WEST OF FREEWAY 99 RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED PROPERTY.

NOTE: THIS LEGAL DESCRIPTION IS COMPILED FROM RECORD DATA AND IS NOT BASED ON A FIELD SURVEY.

..... END OF LEGAL DESCRIPTION

PREPARED BY:

RECEIVED

APR 15 1991

JTS ENGINEERING CONSULTANTS, INC.
JAVED T. SIDDIQUI RCE 25924

CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT

MAY 23 1991

RECEIVED

APR 11 1991

P91-039

Tran. No. 211

EXHIBIT - D

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, THEREFOR, 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 impact on the following area:
 - (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.

Phil Isenberg
Mayor

ATTEST:

Lorraine Magana
City Clerk

APPLC. NO. P91-039

MEETING DATE MAY 23, 1991

ITEM NO. 24