

City Planning Commission
Sacramento, California

Members in Session:

Subject: Section 65402(a) Review: Abandonment of a portion of a public alley located at the northwest terminus of Del Paso Boulevard and Land Avenue (M83-071)

SUMMARY: This is a request to abandon a portion of an alley right-of-way which is not needed for public purposes. Section 65402(a) of the State Government Code requires the City Planning Commission to report on conformance of this proposal with the General Plan and applicable community plans.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Hagginwood Community Plan Designation:	Apartments
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/net ac.)
Existing Zoning of Site:	R-1, R-3
Existing Use of Site:	Access to adjacent residential properties

Surrounding Land Use and Zoning:

North:	Single Family; R-1, R-3
South:	Single Family; R-3
East:	Single Family; R-1
West:	Single Family; R-3

Alley Dimensions (portion to be abandoned): 20' x 225'

BACKGROUND INFORMATION: The subject site is the southeastern 225 feet of the alley located at the northwest terminus of Del Paso Boulevard and Land Avenue (Exhibits A, B and C). The two property owners adjacent to this portion of the alley have requested that it be abandoned as it does not provide access through to Marysville Boulevard and is only used by the public to dump garbage in the adjacent drainage canal. The two property owners presently use the alley as access to their adjacent parcels. The owner of the two adjacent parcels to the southwest is also requesting a lot line merger so that the alley abandonment, if approved, will not create a land-locked parcel (P84-106). See Item No. 23 for the lot line merger.

Staff has no objection to the alley abandonment request as the alley has not provided through access for several years, and is a nuisance to adjacent property owners. The proposal has been reviewed by SMUD, PG&E, Pacific Telephone and the City Traffic, Water and Sewer, Building and Engineering Divisions. They had no objections to the proposed alley abandonment. The following conditions of abandonment were received on the proposal from City Divisions:

Traffic Engineering: The owners of the properties adjacent to the alley shall establish a reciprocal access easement to the rear of the parcels to serve the existing garage structure.

Engineering, Water and Sewer: An easement will be retained for the maintenance, repair and construction of existing water, sewer and drainage facilities.

Water and Sewer: No construction will be allowed over any of the existing sewer and drainage facilities unless they are relocated at the owners' expense.

RECOMMENDATION: Staff recommends that the Planning Commission find the proposed abandonment in conformance with the 1974 General Plan and the 1966 Hagginwood Community Plan as required by Section 65402(a) of the State Government Code. Furthermore, the owners of the adjacent properties shall comply with the requirements of the City Engineering, Traffic Engineering and Water and Sewer Divisions.

Respectfully submitted,

Will Weitman
Wilfred Weitman
Senior Planner

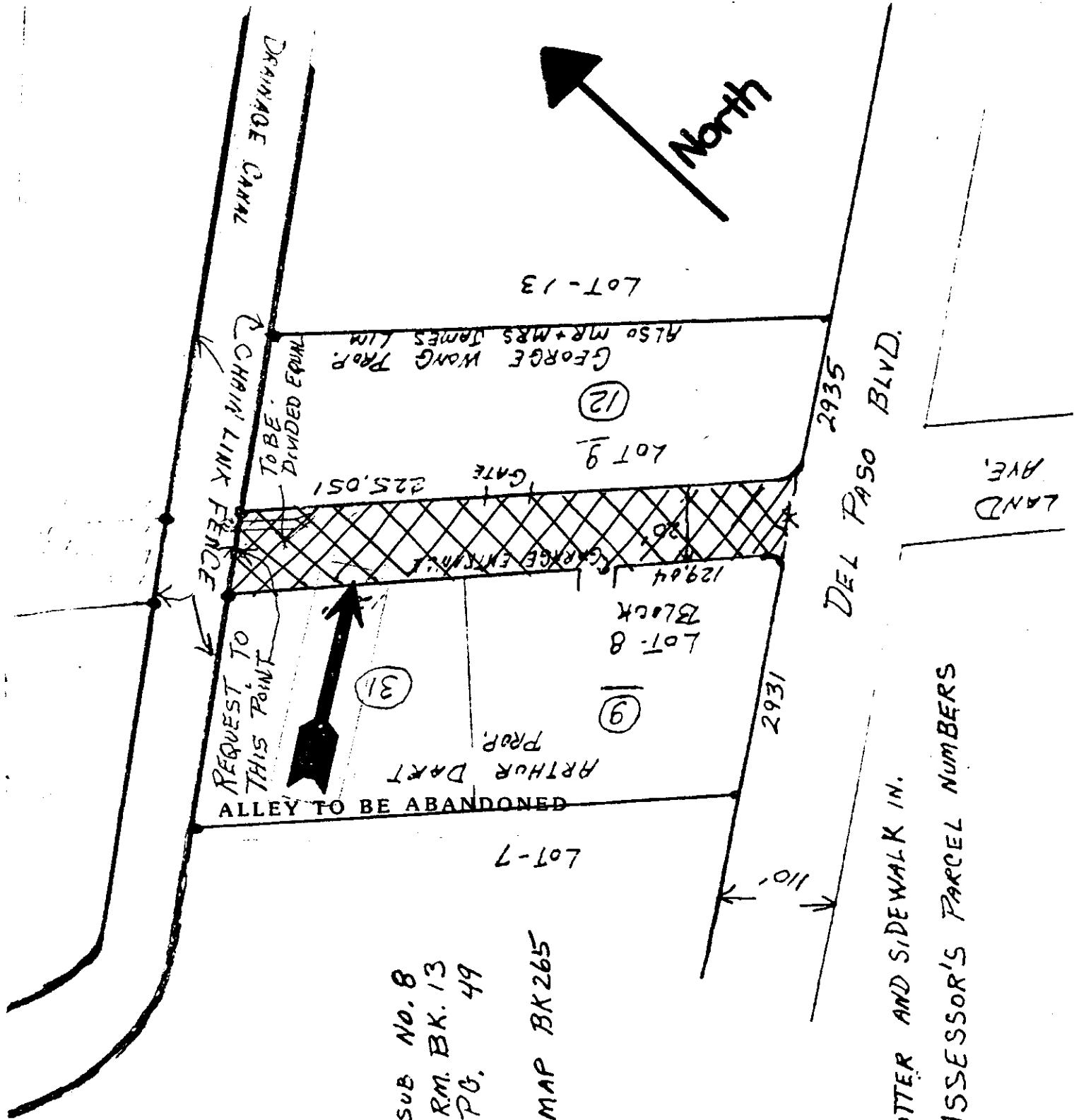
LOCATION MAP EXHIBIT A



Portion of alley to be abandoned

Item 1

EXHIBIT B



SACRAMENTO SUB NO. 8
 RM. BK. 13
 PG. 49

ASSESSOR'S MAP BK 265

* GUTTER AND SIDEWALK IN.
 ⑨ ASSESSOR'S PARCEL NUMBERS

110-38W

48-6-2-9-84

Item 1