

CORRECTED APRIL 11, 1986

City Planning Commission
Sacramento, California

Members in Session:

Subject: Section 65402(a) Review: Street Abandonment for Kiesel Way between
Alhambra Boulevard and "N" Street in the City of Sacramento (M86-014)

Summary: The proposed street abandonment is to allow additional property to be used in the construction of a five level parking structure, a three story medical/office building, and a one story office building. Total square footage of the parking structure is 126,068 square feet. Total square footage of the office buildings is 92,978 square feet for the three story building and 30,000± square feet for a proposed one story office building located at the northeast corner of Alhambra Boulevard and "N" Street. Section 65402(a) of the State Government Code requires the Planning Commission to report on the conformance of the proposal with the General Plan and applicable community plans. Kiesel Way does not appear on the 1974 General Plan, therefore, staff recommends conditonal approval of the proposed ~~Alley~~ *street* abandonment.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial & Offices
1963 East Sacramento Community Plan Designation:	Shopping, Commercial, Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Street with utility poles and underground lines

Surrounding Land Use and Zoning:

North:	Vacant lot; demolished building:	C-2
South:	Sporting Goods and residential:	C-2, R-1
East:	Commercial:	C-2
West:	Service Station, Commercial:	C-2

Property Dimensions:	340 ft. x 40 ft.
Property Area:	0.31± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

On October 25, 1984, the former Hamilton Furniture building site containing 21 one-half lots were merged into one lot of 62,300 square feet in the C-2 zone (P84-345).

On September 12, 1985, a lot line merger was approved by the Planning Commission to merge the Hamilton Furniture parcel with the gas station located at the intersection of "N" Street and Folsom Boulevard (P85-326). The total lot area was increased to 1.6± acres in the General Commercial C-2 Zone.

PROJECT EVALUATION: Staff has the following comments:

A. The proposed street abandonment would not landlock any parcels adjacent to Kiesel Way. All parcels maintain other street frontages.

B. The proposed abandonment was reviewed by the following departments:

City Traffic Engineer
City Electrical Engineer
City Engineering, Department of Public Works
City Water and Sewer
City Fire Department
City Police Department
SMUD; P.G. & E.; Pacific Bell; Sacramento Cable

No adverse comments were received; however, reservation for water, sewer, storm drainage and underground utility easements were mentioned in several of the responses. Appropriate easements will be required by the City Engineer's office at the time of Council action.

C. Kiesel Way is proposed to be converted to an access road leading to some surface parking for the proposed 30,000 square foot office building south of Kiesel Way. Kiesel Way currently contains a driveway for the gas station located at the southeast corner of Folsom Boulevard and Alhambra Boulevard. With the street abandonment, this driveway is proposed to be retained via an easement onto the access road.

D. The applicant owns both properties on either side of Kiesel Way, with the exception of the gas station. The proposed new property line will be the old center line of Kiesel Way for a distance of 220 feet, then jog south so that the remaining abandoned right-of-way will be entirely on one property. Staff has one concern with this, which is that the driveway for the proposed parking garage will cross property lines. The applicant will be required to locate the new property line so that the parking garage driveway is entirely on one parcel.

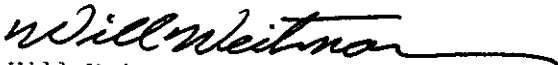
E. The proposed parking structure will replace any parking eliminated by the proposed street abandonment. This parking garage will also provide the majority of required parking for the proposed 30,000 square foot office building. Since this constitutes off-site parking, a variance will be required. The applicant should also be aware that the office building fronting on Alhambra Boulevard must be reviewed and approved by the Design Review Board.

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

STAFF RECOMMENDATION: Staff recommends the Planning Commission find the proposed abandonment in conformance with the City's Discretionary Interim Land Use Policy per the 1974 General Plan and the 1963 East Sacramento Community Plan as required by Section 65402(a). This approval is subject to the following conditions:

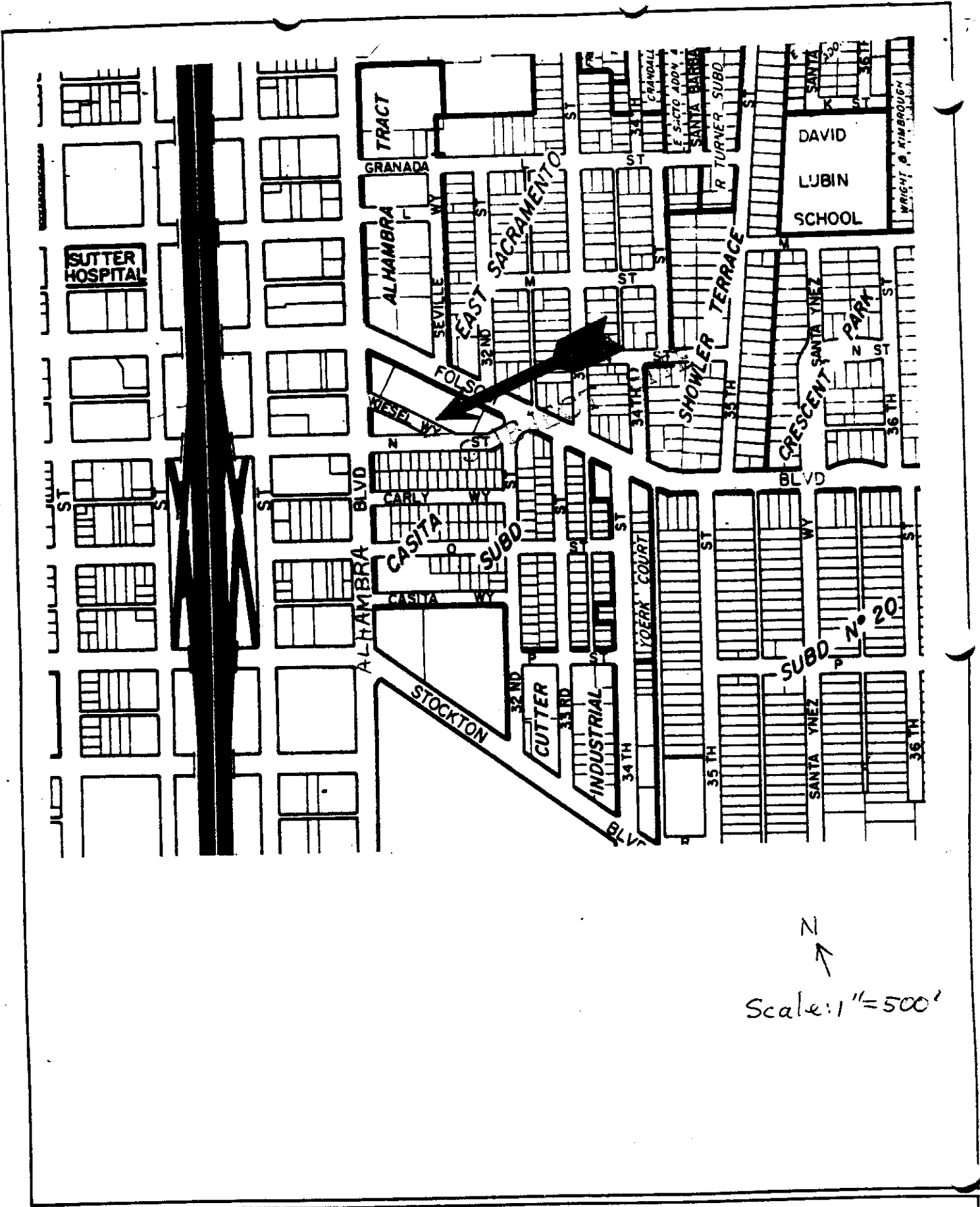
1. The lot line shall be adjusted to avoid crossing the driveway access onto "N" Street.
2. The applicant shall dedicate utility easements to the satisfaction of the City's Public Works Department.
3. The applicant shall install new driveways, sidewalk, and curbs on Alhambra Boulevard and "N" Street to the satisfaction of the City's Public Works Department.

Respectfully submitted,



Will Weitman
Senior Planner

WW:tc

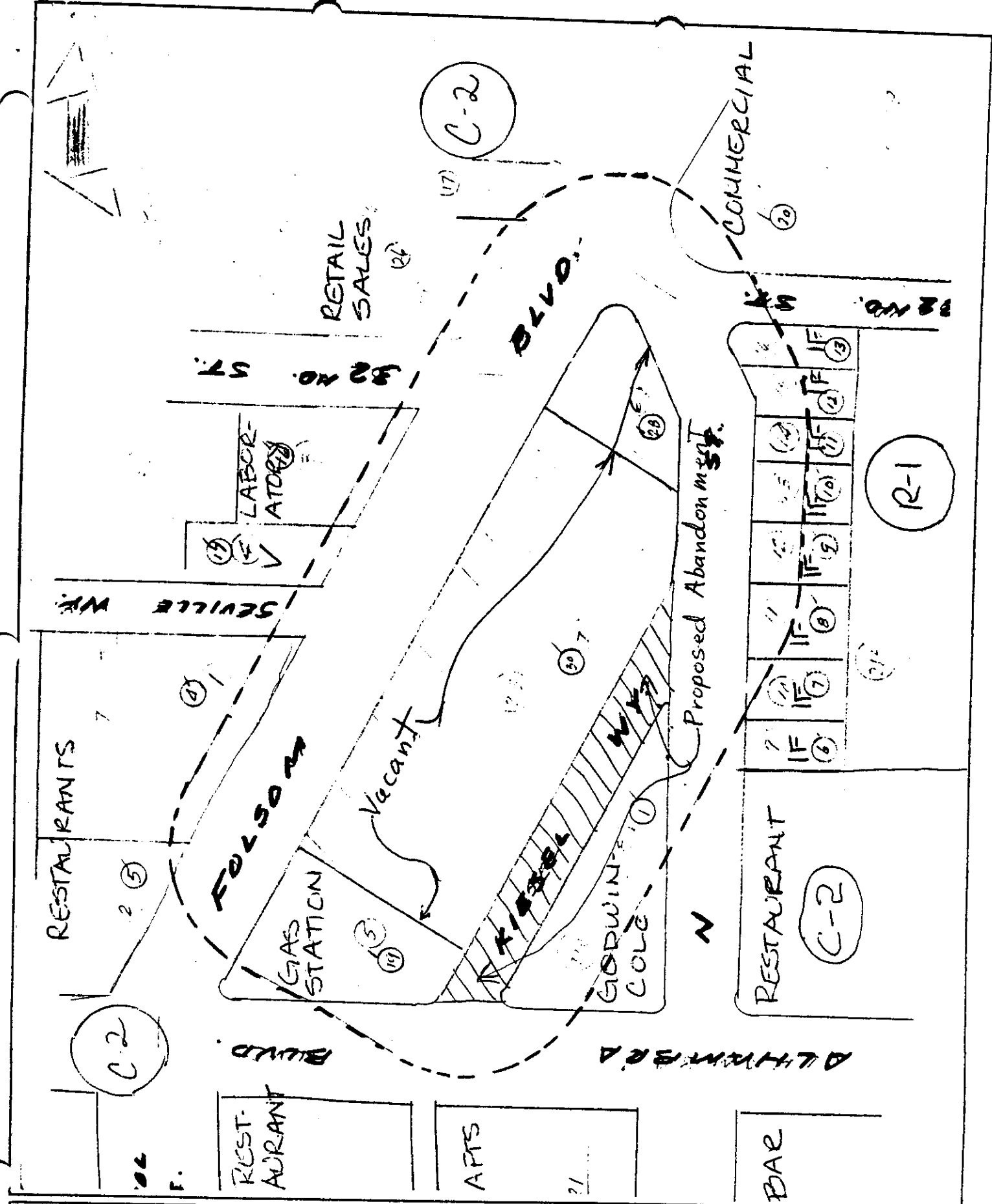


VICINITY MAP

M-86-014

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4-24-86

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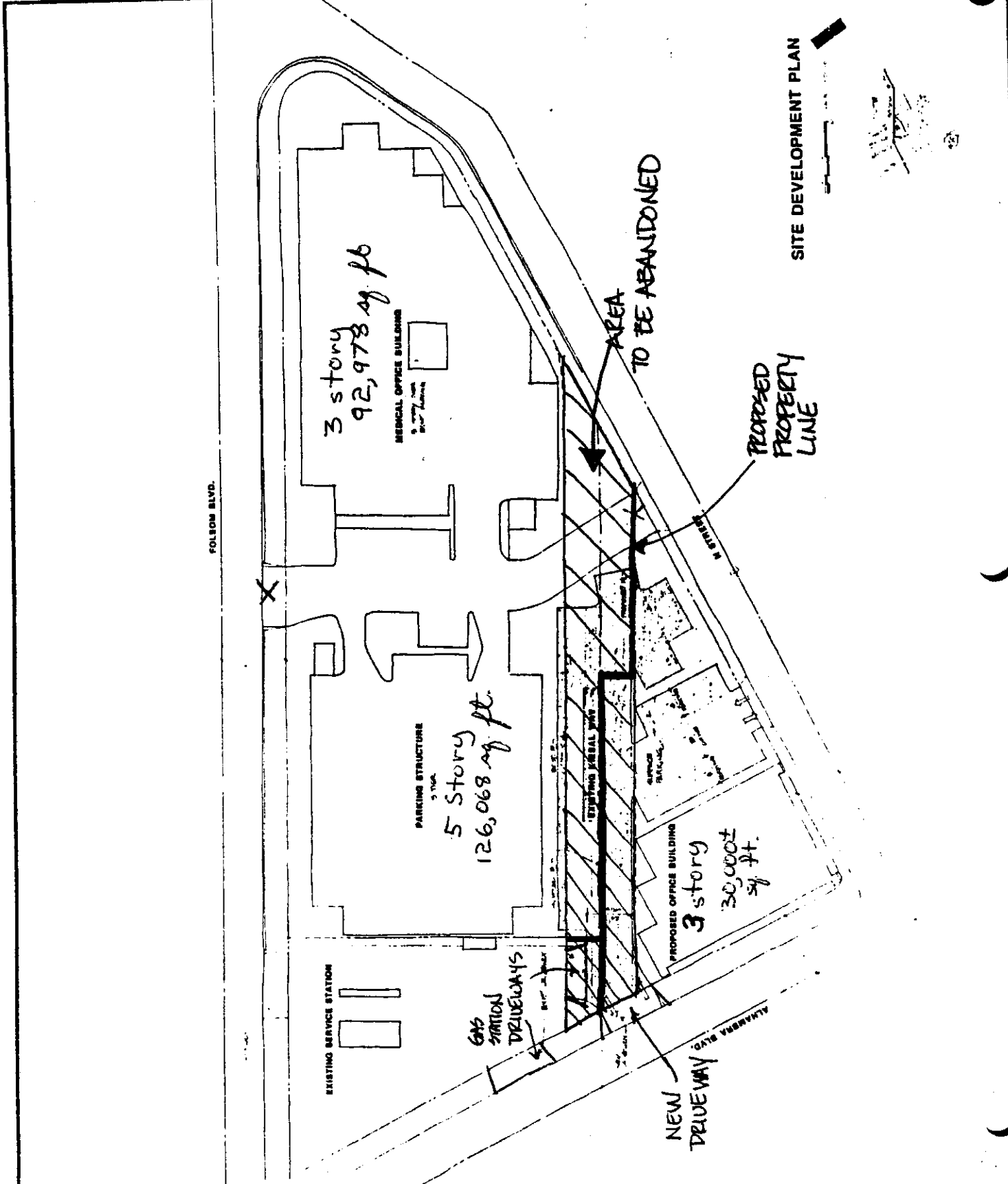


LAND USE & ZONING MAP

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PROPOSED SITE PLAN

DATE	REVISION	JOB NO.	SHEET NO.
			11E



M-86-014

~~April 10, 1986~~
4-24-86

item #3