

City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Environmental Determination

B. 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 eliminate public right-of-way which is not necessary to accommodate traffic circulation in the area and which does not have an adequate width for business developments in an urbanized area. This also allows the property to be incorporated in the design of a medical/office building and parking garage complex. 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 is not a designated major or collector/minor street in the 1974 General Plan. The City Traffic Engineer has stated that Kiesel Way is not necessary to accommodate traffic circulation in the area, and that the street is 30 feet wide which is not adequate for business developments in an urbanized area. Also, Kiesel Way intersects Alhambra Boulevard at an angle, and abandonment of the street would eliminate the skewed intersection, reducing existing congestion of left turns.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and 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' x 40'
Property Area:	0.31± acres
Topography:	Flat

BACKGROUND INFORMATION: On April 24, 1986, the Planning Commission continued the subject street abandonment to allow for Planning Division environmental review and to allow staff to conduct an informal parking survey of the general area.

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 N Street/Folsom Boulevard intersection (P85-326) to create one 1.6± acre parcel.

PROJECT EVALUATION: Staff has the following comments:

- A. The proposed street abandonment will incorporate Kiesel Way as access to a medical/office building complex with a parking garage.

Total square footage of the parking structure is proposed at 126,068 square feet. Total square footage of the office buildings is 92,978 square feet for the three-story medical building adjacent to the parking structure, and 30,000± square feet for an office building proposed at the northeast corner of Alhambra Boulevard and 'N' Street.

Kiesel Way is proposed to be converted to an access road leading to surface parking for the proposed 30,000± square foot office building. 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 parcel. This will result in the driveway for the proposed parking garage crossing property lines. The applicant will be required to locate the new property line so that the parking garage driveway is entirely on one parcel. In addition, the applicant indicated that parking spaces in the garage will be available to the public.

- B. The applicant owns both properties on either side of Kiesel Way, with the exception of the gas station at the Alhambra Boulevard/Kiesel Way intersection. Kiesel Way currently contains a driveway for this gas station. With the abandonment, this driveway is proposed to be retained via an easement onto the access road.

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

- C. The proposed abandonment was reviewed by the following departments:

City Traffic Engineer
City Electrical Engineer
City Engineer, Department of Public Works
City Water and Sewer
City Fire Department
City Police Department
SMUD, PG&E, Pacific Bell, Sacramento Cable

No adverse comments were received. Reservations 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.

The City Traffic Engineer has stated the Kiesel Way right-of-way is not necessary for traffic circulation and that abandonment would eliminate an intersection which currently experiences congestion from being angled to Alhambra Boulevard. It should be noted that parking would be eliminated to accommodate increased traffic associated with the medical office buildings should the abandonment not take place.

The southern driveway access to the service station will not be eliminated. However, to ensure continued access from this driveway onto Alhambra Boulevard, the applicant must provide a reciprocal access easement for the owner of the service station property.

In addition, staff received a petition from residents and business owners in the immediate area who oppose the street abandonment (see Exhibit B). Also attached are several letters from property owners in support of the abandonment.

- D. Parking Analysis: Approximately 15 on-street public parking spaces and 360 feet of a 40-foot wide public right-of-way would be lost due to the proposed project. At various times for seven weekdays in mid-May, Planning staff conducted a survey of parking in the area. The survey area included all of Kiesel Way and was bounded by Capitol-Folsom Boulevard, 32nd Street, Carly Way and 30th Street (see survey map). Of the total 110 spaces available within this area, an average of 29 spaces (26% of the total number of spaces) were unused at any given time during the survey period. Furthermore, the spaces on Kiesel Way were never fully utilized due to construction equipment vehicles often parking on Kiesel Way during morning and early afternoon hours.

It also appeared during the survey that most of the on-street parking impact is due to a deficiency of parking for the Alhambra Fuel and Transportation restaurant located at the southeast corner of Capitol Avenue and Alhambra Boulevard. This restaurant is required to provide 66 parking spaces, but has only 21 spaces.

Based on the area space-usage figures revealed in the parking survey, staff has determined that the loss of the subject on-street parking spaces will not result in a significant increase in the on-street parking demand in the area. In addition, the applicant indicated the new parking garage will provide parking spaces available to the public.

- E. The City of Sacramento has adopted review guidelines for all street closure proposals (see Exhibit C). The subject street abandonment complies with these guidelines. The City Traffic Engineer has stated that 1) the street is not necessary to accommodate traffic circulation in the area; 2) the street is 30 feet in width, which is not adequate for business developments in an urbanized area; 3) the "skewed" intersection of Kiesel Way and 'N' Street would be eliminated; 4) the intersection of Kiesel Way and Alhambra Boulevard would be closed, reducing existing congestion of left turns. Also, should Kiesel Way not be abandoned, parking on Kiesel Way will be eliminated to accommodate increased traffic associated with the medical office buildings. All properties abutting Kiesel Way still maintain other street frontages, and a connection between Alhambra Boulevard and 'N' Street is maintained.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and a negative declaration has been filed.

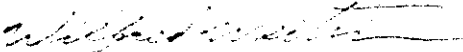
STAFF RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. 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), subject to conditions which follow:

Conditions

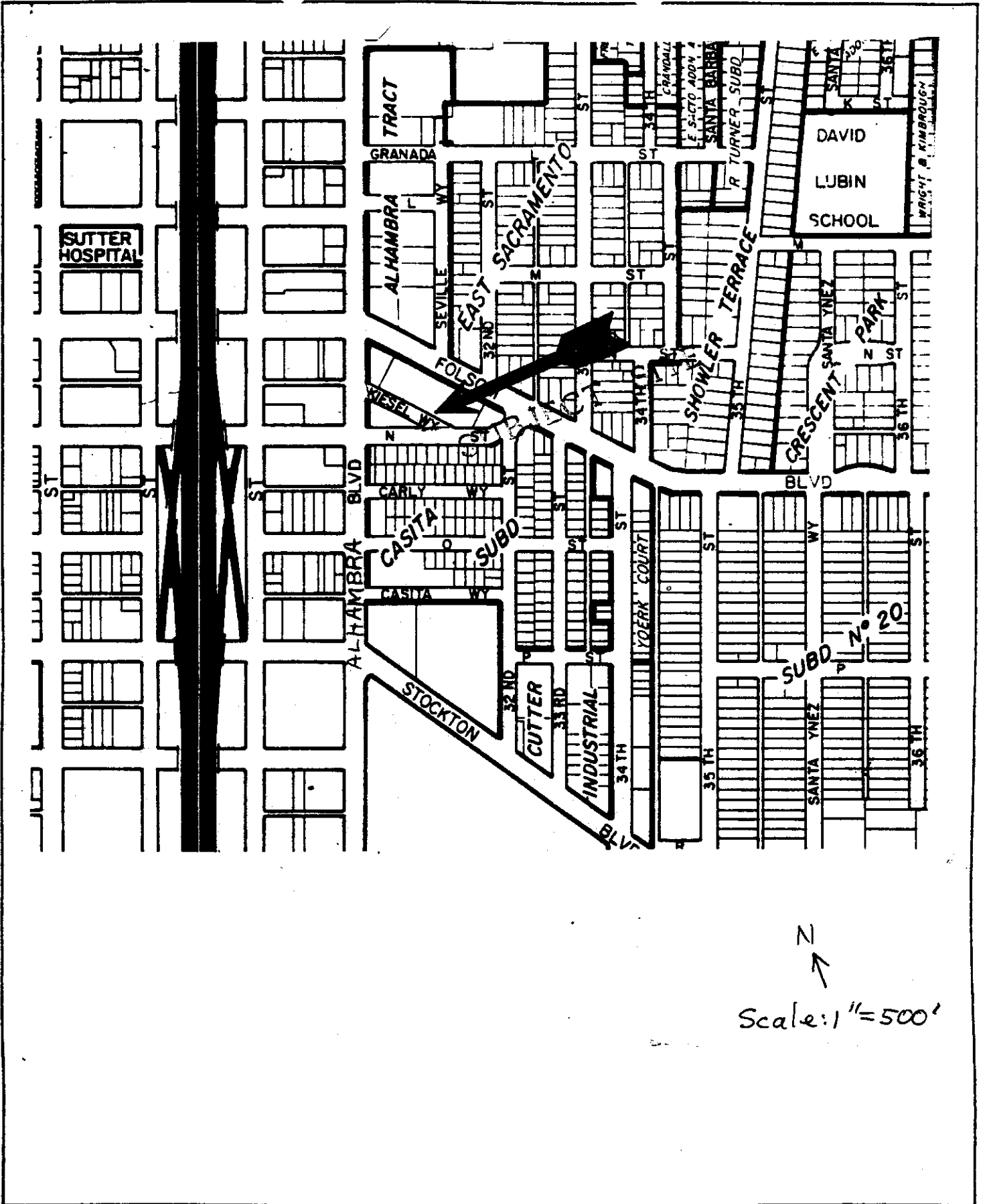
1. The lot line shall be adjusted to avoid crossing the driveway access onto 'N' Street.
2. The applicant shall dedicate utility easements to the satisfaction of the City Public Works Department.
3. The applicant shall install new driveways, sidewalk and curbs on Alhambra Boulevard and 'N' Street to the satisfaction of the City's Public Works Department.
4. The applicant shall provide a reciprocal access easement to the owner of the service station property to ensure vehicle access from the southern driveway to Alhambra Boulevard.

Respectfully submitted,



Wilfred Weitman
Senior Planner

LP:bw

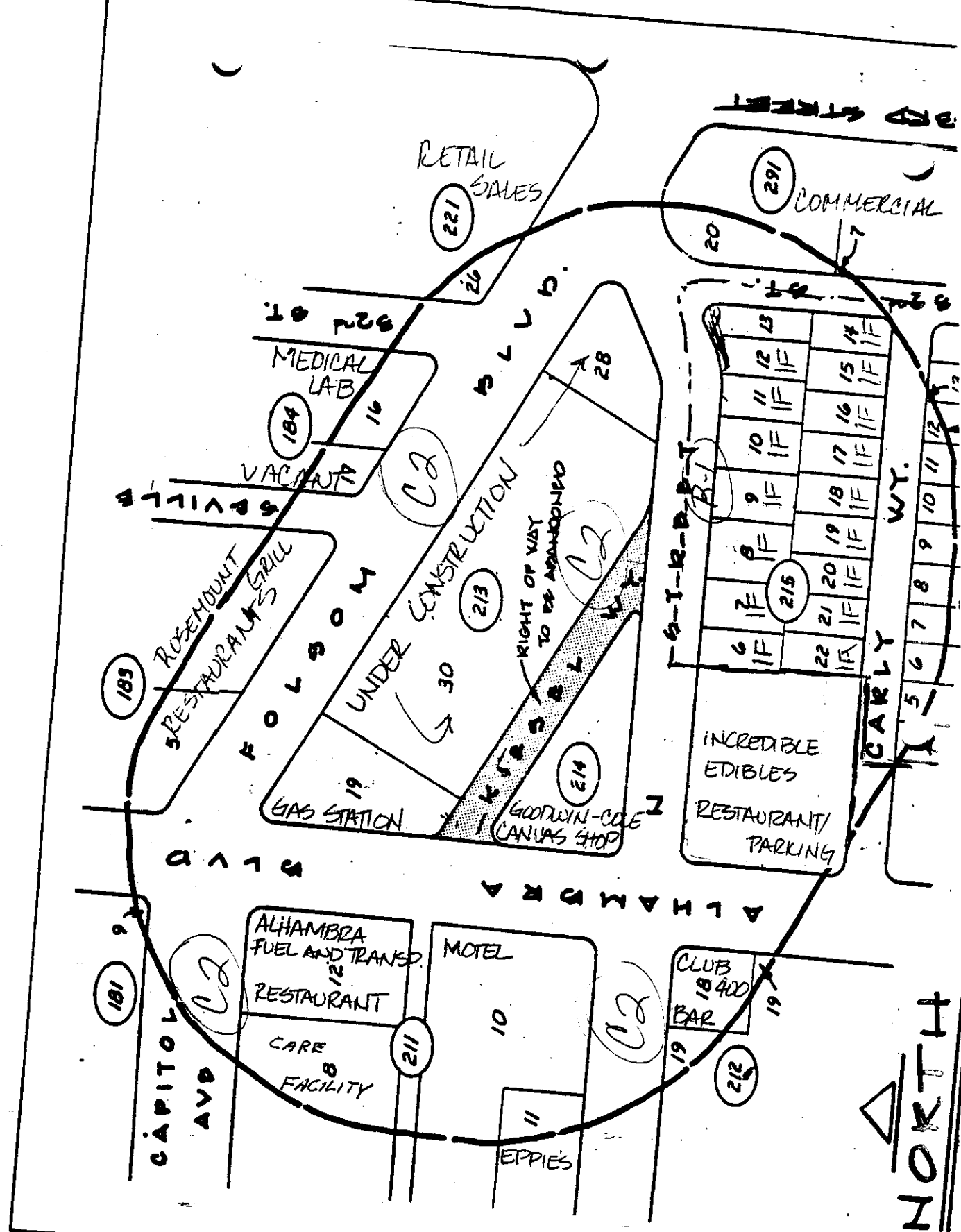


VICINITY MAP

M-86-014

April 10 1986
6-12-86 424-86

item # 26
23



LAND USE & ZONING MAP

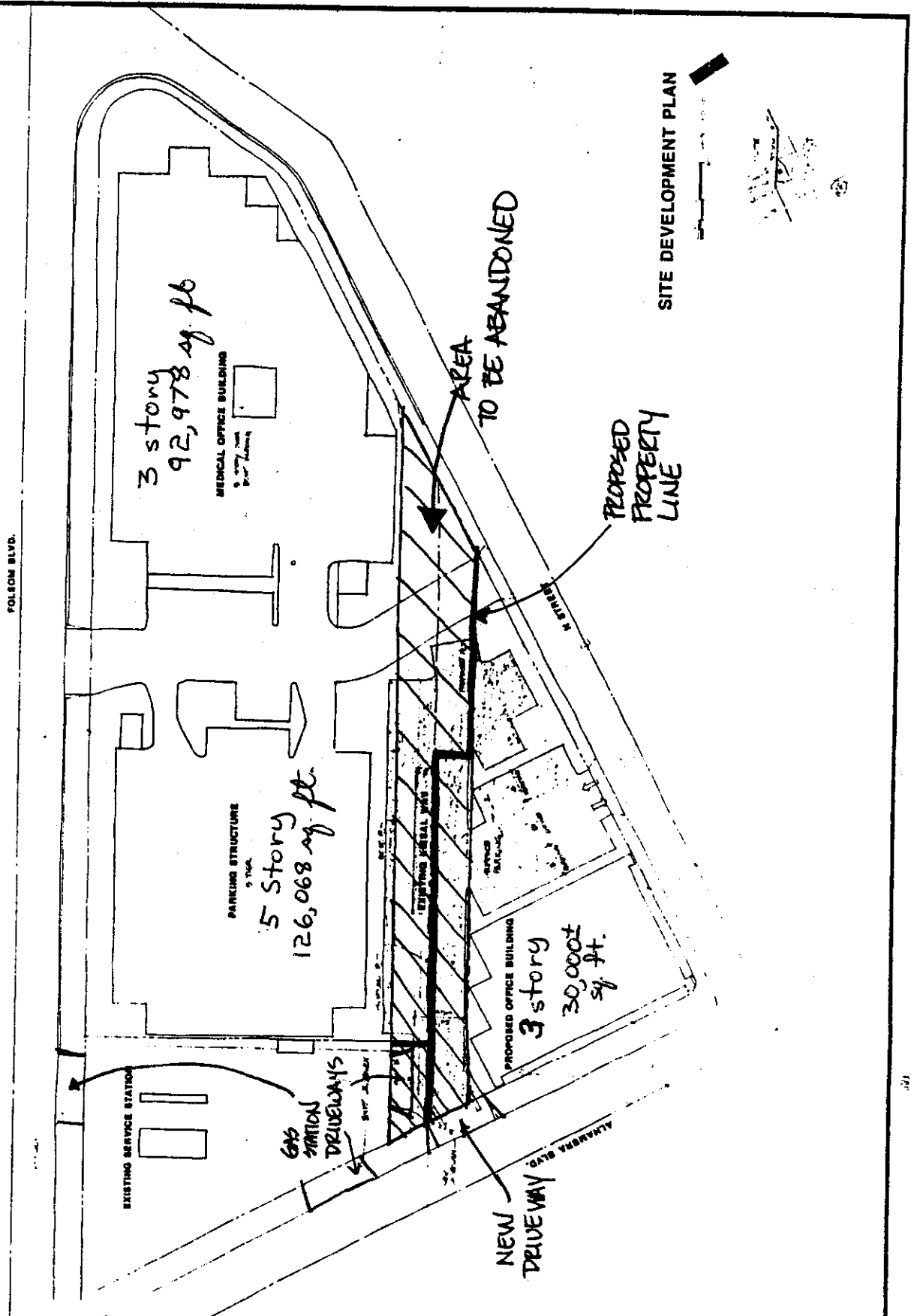
M86-014

June 12, 1986

Item -

PROPOSED SITE PLAN

SHEET NO.	DATE	REVISION	BY



M-86-014

~~April 10, 1986~~
 6-12-86 4-24-86

item 26 #3

SURVEY RESULTS

<u>DAY</u>	<u>TIME</u>	<u>TOTAL SPACES AVAILABLE</u>	
May 19, Monday	12:00 P.M.	11	10%
	5:30 P.M.	40	36%
May 20, Tuesday	5:30 P.M.	45	41%
May 21, Wednesday	1:00 P.M.	16	15%
	8:30 P.M.	49	45%
May 22, Thursday	2:00 P.M.	17	15%
May 23, Friday	1:30 P.M.	10	9%
	5:30 P.M.	5	1%
May 27, Tuesday	12:00 P.M.	17	15%
	6:30 P.M.	55	50%
May 28, Wednesday	1:30 P.M.	16	15%
	7:00 P.M.	<u>61</u>	<u>55%</u>
		29 avg.	26% avg.

- NOTE: 1. Construction vehicles partially block Kiesel Way during lunch hours weekdays.
2. Alhambra Fuel & Transportation parks a bus on Kiesel Way; it has been there every time parking was checked - usually takes up two spaces.

AREA

1. Kiesel Way
2. N Street from 30th to 32nd Streets
3. Alhambra Boulevard from Folsom Boulevard to Carly Way
4. Folsom Boulevard between Alhambra Boulevard and 32nd Street
5. East side of 30th between Capitol Avenue and N Street

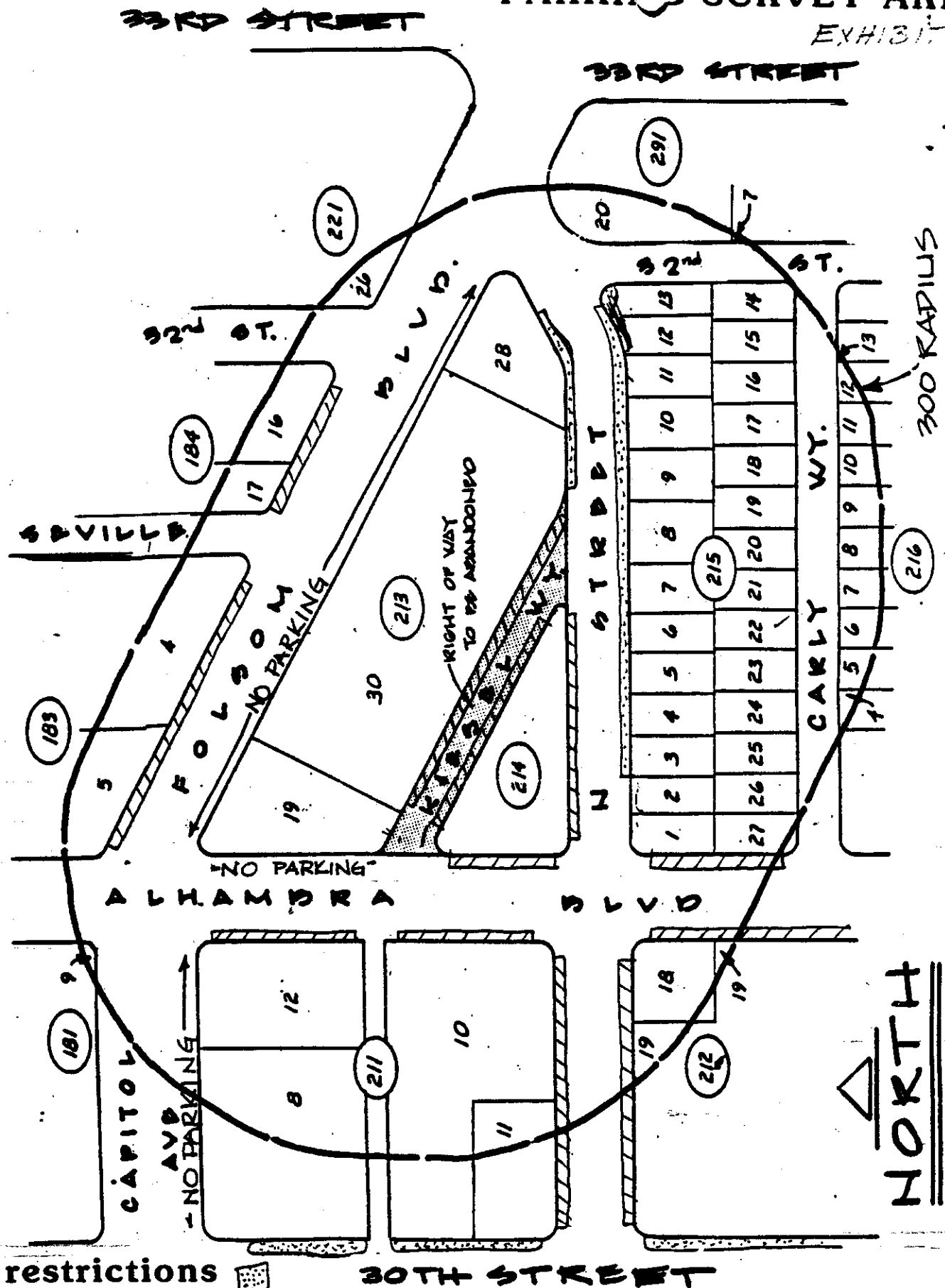
RESTRICTIONS

<u>Area</u>	<u>Restrictions</u>
1. Kiesel Way	One hour parking, south side No restrictions on north side
2. N Street from 30th to 32nd	One hour parking on both sides between 30th and Alhambra, and on north side between Alhambra and 32nd. No restrictions on south side between Alhambra and 32nd.

3. Alhambra from Folsom Boulevard to Carly Way One hour parking; no parking between Kiesel Way and Folsom Boulevard
 4. Folsom Boulevard between Alhambra and 32nd No parking on south side; one hour parking on north side
 5. East side of 30th, between Capitol Avenue & N Street One hour parking
- Total Spaces Available: 110

PARKING SURVEY AREA

EXHIBIT A



No restrictions 

One hour parking 

M86-014

June 12, 1986

Item 26

Petition Against Closure of Kiesel Way

Dear Sacramento Planning Commission:

The following signatures of residents and business owners are all opposing the proposed street closure of Kiesel Way between Alhambra & N Street.

Kiesel Way now serves as a very needed and used "On Street Parking area", It also serves as an alternative access to Alhambra Blvd. and N Street when Johnson and N St. intersections are congested.

Although developments on either side of Kiesel are welcomed new additions to a continually upgrading neighborhood, all of the following property owners feel the closure of this street will dramatically affect the well being and livelihoods of the surrounding area.

As growth continues in the area, parking and traffic demands will be increased and closing Kiesel without alternative access and parking will only agravate these problems.

We, the undersigned respectfully request that you deny the application to close Kiesel Way. We have built our homes and businesses based upon the original design and street layout of the area.

Respectfully yours,

Property Owners against closure of Kiesel Way.

Incredible
Edible

Parcel No.	Name	Signature	Date	Parcel No.	Name	Signature	Date
215/1	Paul Nettles	[Signature]	4/8/86	215/19			
215/2	Paul Nettles	[Signature]	4/8/86	215/20			
215/3	Paul Nettles	[Signature]	4/8/86	215/21	Richard H. [Signature]	[Signature]	4-10-86
215/4	Anita L. Lawson	[Signature]	3/7/86	215/22	Albert Lane	[Signature]	4/9/86
215/5	Anita L. Lawson	[Signature]	2/7/86	215/23	T-H. Johnson	[Signature]	
215/6	Stacy L Wong	[Signature]	4/8/86	215/24	[Signature]	[Signature]	4/11/86
215/7	Albert H. Swahn	[Signature]	4-7-86	215/25	F. [Signature]	[Signature]	4/14/86
215/8	[Signature]	[Signature]	4/7/86	215/26	[Signature]	[Signature]	
215/9	Leo Coffey	[Signature]		215/27	Paul Nettles	[Signature]	4/8/86
215/10	Leon Chisla	[Signature]		213/19	Ray Palumbo	[Signature]	4-7-86
215/11	Leon Chisla (Epitax)	[Signature]		212/18	J.G. Gage	[Signature]	4-7-86
215/12	Irma Anderson	[Signature]	2/19/86	211/10	Alhambra Fuel & Transp	[Signature]	Club 400
215/13	[Signature]	[Signature]	4/7/86	211/12	JOHN BUNGAY	[Signature]	9/7/86
215/14	Paul Daloz	[Signature]	4/7/86	183/15	JOHN BUNDA	[Signature]	4/8/86
215/15	[Signature]	[Signature]	4/7/86	183/4	[Signature]	[Signature]	4/10/86
215/16	Emily [Signature]	[Signature]	4/7/86	184/17	[Signature]	[Signature]	
215/17	[Signature]	[Signature]		184/16	[Signature]	[Signature]	
215/18	[Signature]	[Signature]		221/26	[Signature]	[Signature]	4/9/86
				291/20	Paul [Signature]	[Signature]	4/9/86

B+K Auto

3162

Harrison's Bike Shop

RESOLUTION NO.

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, 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.

MAYOR

ATTEST:

CITY CLERK

M-674



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

June 2, 1986

TO: Heidi Tscauden, Assistant Planner
FROM: Jim Bloodgood, Supervising Engineer JB
SUBJECT: Kiesel Way Abandonment

Public Works supports the proposed abandonment of Kiesel Way between Alhambra Boulevard and N Street for the following reasons:

- 1) The proponent owns the vast majority of property fronting on Kiesel Way.
- 2) The street is not necessary to accommodate traffic circulation in the area.
- 3) The street is 30 feet in width, which is not adequate for business developments in an urbanized area.
- 4) The "skewed" intersection of Kiesel Way and N Street would be eliminated.
- 5) The intersection of Kiesel Way and Alhambra Boulevard would be closed reducing existing congestion of left turns.

Much has been discussed regarding the loss of on-street parking with the proposed abandonment. It should be noted that this parking would be eliminated to accommodate increased traffic associated with the medical office buildings should the abandonment not take place.

Public Works will require the retention of an easement for the existing underground utilities.

JB:cp
JB01-wp1

cc: Ron Wicky, Engineering Technician
Mark Morgan, Parking Division Manager
Tom Finley, Engineering Division Manager

No. 26

James R. Phillips
City of Sacramento
City Hall, Sacramento

CITY PLANNING DEPARTMENT

MAY 23 1985

RECEIVED

Gentlemen:

I strongly urge the abandonment
of the short street, local block
between N street and J street due
to the development of the new
project presently under way.

As a lifelong property owner
and resident of this area, I have
always had my belief that there shall
serve no useful purpose in the
movement of traffic and do not
waste on the resources of the city
dollars in maintenance and
control.

Sincerely,

James R. Phillips
1145 - 44th St. #026
Sacramento, CA 95811

M-56-014
F31 4-10-86



GOODWIN-COLE
Industrial Fabricators Since 1888

CITY PLANNING DEPARTMENT

APR 4 1986

RECEIVED

April 3, 1986

City Planning Commission
City Hall
1231 Eye Street
Sacramento, CA 95814

SUBJECT: Hearing for the abandonment of Kiesel Way to
be heard on April 10, 1986

Dear Sir

Kiesel Way is a short street between Alhambra Blvd.
and N Street. It is bordered on the North by the property
which formerly belonged to Hamilton's Furniture Company
and on the South by Goodwin-Cole Awning Company.

As a neighbor, we endorse and support the closing
of Kiesel Way.

Both Alhambra Blvd. at Kiesel and N Street at
Kiesel are a cause for traffic congestion and accidents.
They are blind corners which lead into heavy-crowded
traffic.

We feel the passage of this abandonment request
will improve the traffic conditions. This improvement
will benefit both the residential and commercial
establishments in the area.

Very Truly Yours

ROBERT L. COLE
GOODWIN-COLE CO., INC.

April 8, 1986

Sacramento City Planning Commission
1231 I Street
Sacramento, California 95814

RE: Application to Abandon
Kissel Way

Gentlemen:

I have reviewed the proposed abandonment of Kissel Way between Alhambra and N Street and as an Owner of property which bears Assessor's Parcel No. 007-181-009, I strongly support said abandonment.

Very truly yours,

Nancy Cleavinger
Nancy Cleavinger

Dillon & Cavanaugh
Attorneys at Law
926 Jay Building
Sacramento, California 95814

Francis B. Dillon

Bartley W. Cavanaugh, Jr.

April 4, 1986

TELEPHONE 443-1955

AREA CODE 916

Sacramento City Planning Commission
1231 I Street
Sacramento, California 95814

Re: Application to Abandon Kissel Street
Date of Hearing: April 10, 1986

Gentlemen:

Arata Bros., a partnership, composed of charitable trusts, is the owner of property in proximity to Kissel Street. The property bears Assessor's Parcel Nos. 007-814-15, 16 and 18. It is commonly known as the Physicians Clinical Laboratories building.

Arata Bros. has no objection to the abandonment sought and as a matter of fact, joins in the request of the partners that the abandonment be authorized.

Very truly yours,

ARATA BROS.

By

Francis B. Dillon
FRANCIS B. DILLON,
Trustee

FBD:jj

cc: Mr. John Gorman

CITY PLANNING DEPARTMENT

APR - 8 1986

RECEIVED



Rosemount GRILL

3145-47 Folsom Boulevard
Sacramento, California 95816
Telephone 455-5387

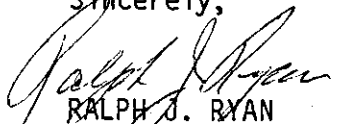
April 9, 1986

City of Sacramento
Planning Commission
Sacramento City Hall
Sacramento, California

Dear Sir:

The Owners and Operators of the Rosemount Grill and Property have no objection to the closing of KIESEL WAY.....In fact it will contribute to the entire area.

Sincerely,


RALPH J. RYAN
Owner-Partner

CITY PLANNING DEPARTMENT

APR - 9 1986

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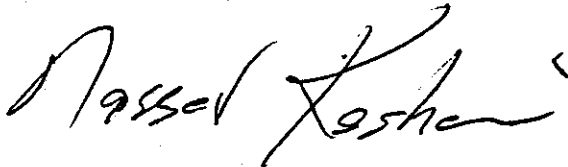
February 28, 1986

City Council
City of Sacramento
915 I Street
Sacramento CA 95814

Honorable Council Members:

I have reviewed the proposed abandonment of Kiesel Way between Alhambra Boulevard and "N" Street, and have no objections thereto.

Yours truly,



LESSEE OF UNION 76 STATION
FOLSOM AND ALHAMBRA, SAC. CA.