

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: A. Environmental Determination

B. Section 65402(a) Review: Street Abandonment for a portion of 1st Avenue between 33rd Street and Broadway (M86-055).

SUMMARY: The proposed street abandonment is to eliminate public right-of-way for a portion of 1st Avenue located between 33rd Street and Broadway. The purpose of the abandonment will be to allow acquisition by the Immaculate Conception Church for development of a parking lot. The City Traffic Engineer supports the abandonment since a traffic conflict exists due to southbound traffic turning from 1st Avenue onto Broadway.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1985 Oak Park Redevelopment Plan Designation:	Residential 7-15 du/acre; commercial
Existing Zoning of Site:	C-2; R-2A
Existing Land Use of Site:	Public Improved Street

Surrounding Land Use and Zoning:

North:	Church;	R-2A
South:	Parking Lot;	C-2
East:	Multi-Family;	R-2B
West:	Commercial;	C-2

Property Dimensions:	Irregular
Property Area:	.31± acres
Topography:	Flat
Street Improvements and Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The proposed abandonment of 1st Avenue will not landlock any buildable adjacent parcels. Future actions required by the church to add the lot will include a lot line elimination to merge the former street to the church. A special permit from the Planning Commission will also be required to expand the church use (parking) onto the subject site. Due to the subsequent review and approval of the church expansion, staff supports the proposed abandonment.
- B. The proposed abandonment was reviewed by the following agencies with the attached comments:
1. City Fire Department - no objection
  2. City Electrical Engineer - no objection

3. City Police Department - no objection
4. Pacific Bell - no objection
5. SMUD - no objection
6. Sacramento Cable Television - They wish to retain utility easement rights within the subject property.
7. City Utilities Planning/Water & Sewer - They have no objection provided an easement be retained or drop inlets be relocated at owners expense.
8. City Traffic Engineer - Existing intersections at Broadway and at 33rd Street must be removed and curb, gutter and sidewalks installed in their place. Driveways may be established to serve the properties via the normal driveway and parking facilities process.
9. Pacific Gas and Electric Company - This Company 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.

The following clause is suggested:

"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."

- C. ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant impact on the environment and a Negative Declaration has been filed.
- D. Staff recommends the Commission transmit the listed comments for Council consideration. Staff has reviewed the proposed abandonment through the Review Guidelines for Street Closures and has found the request to substantially comply with the guidelines (Exhibit A).

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Find the proposed abandonment in conformance with the City's Discretionary Interium Land Use Policy for the 1974 General Plan and the 1985 Oak Park Redevelopment Area Plan as required by Section 65402(a) of the Government Code.

Respectfully submitted,

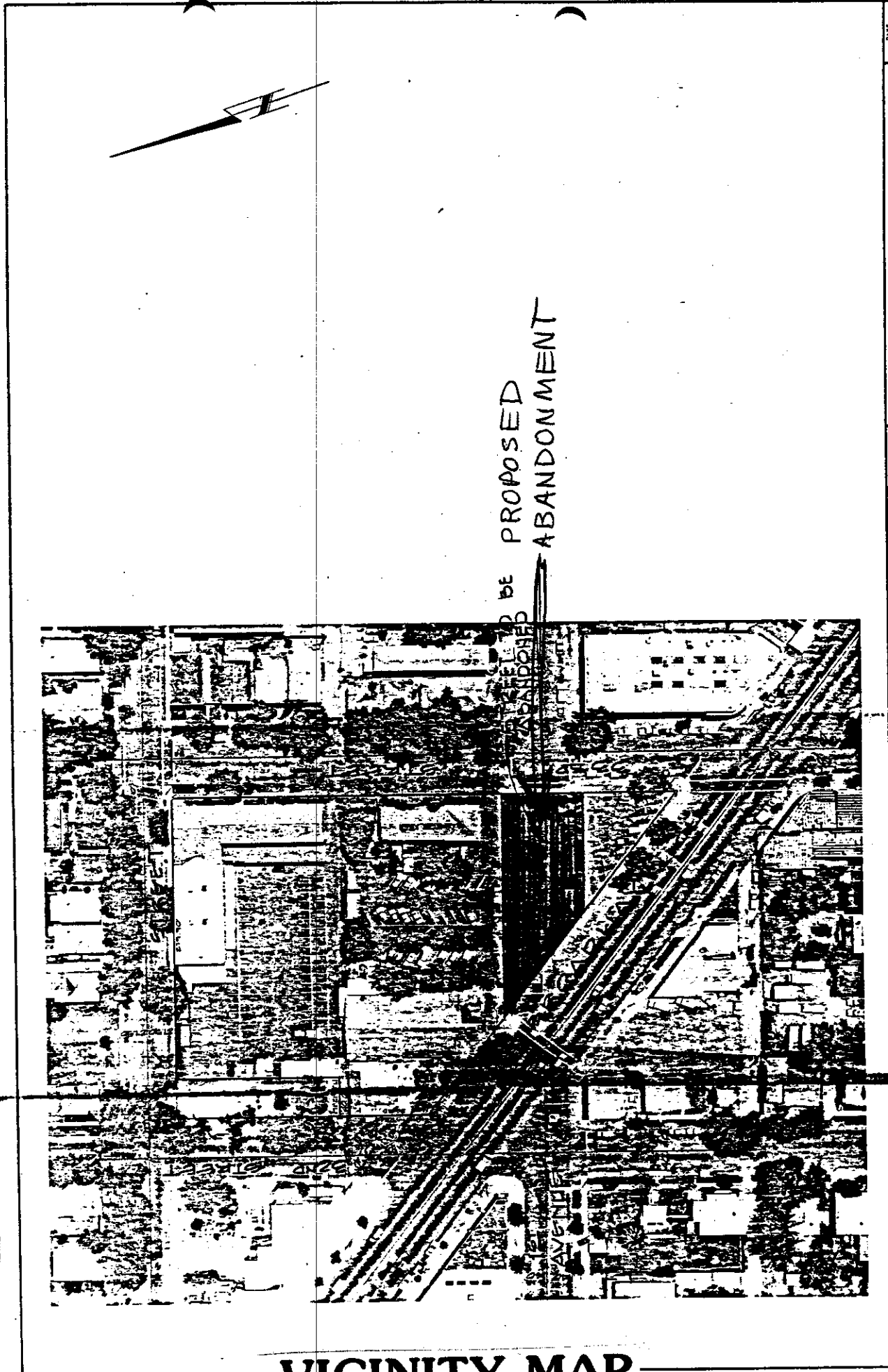
Wilfred Weitman  
Senior Planner

WW:lhc

M86-055

August 28, 1986

Item No. 26



TO BE PROPOSED  
 ABANDONMENT

**VICINITY MAP**

DATE	BY	PROJECT	DATE
		181 AVENUE ABANDONMENT	
		CITY OF SACRAMENTO CALIFORNIA	FILE NO. 200173
DRAWN BY: J.L.S.		ENGINEER	
CHECKED BY: C.S.Z.		SURVEYING	
SCALE: 1" = 400'		DATE:	
FIELD BOOK NO.		MORTON & PITALO, INC.	
SECTION		CIVIL ENGINEERING	
SHEET NO.		PLANNING	
SHEET NO.		SURVEYING	
DESCRIPTION		mp	
REVISIONS			

M-86-055

August 28, 1986

item 26



RESOLUTION NO. 82-5A9

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.

APPROVED BY THE CITY COUNCIL

JUL 20 1982

OFFICE OF THE CITY CLERK

ATTEST:

CITY CLERK

M-86-055

MAYOR

August 28, 1986

item 26