

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

<b>APPLICANT</b>	The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833				
<b>OWNER</b>	Salvation Army - 2550 Alhambra Boulevard, Sacramento, CA 95816				
<b>PLANS BY</b>	The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833				
<b>FILING DATE</b>	8-24-89	<b>ENVIR.DET</b>	Negative Declaration	<b>REPORT BY</b>	CL:sg
<b>ASSESSOR'S PCL. NO.</b>	010-0301-009,012; 010-0302-025,026,029				

- APPLICATION:**
- A. Negative Declaration
  - B. Lot Line Adjustment to merge 5 parcels into one totaling 1.97+ developed acres in the Multi-Family (R-2B) and General Commercial (C-2) zones
  - C. Street Abandonment to abandon 1st Avenue between Alhambra Boulevard and Highway 99 totaling 0.26+ acres in the Multi-Family (R-2B) zone (Section 65402(a) Review)

**LOCATION:** 2550 Alhambra Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to abandon 1st Avenue between Alhambra Boulevard and Highway 99 and merge 5 parcels into one for a future expansion of the Salvation Army facilities.

**PROJECT INFORMATION:**

General Plan Designation: Medium Density Residential and Commercial  
Existing Zoning of Site: R-2B and C-2  
Existing Land Use of Site: Salvation Army (church and day care facilities) and residential

**Surrounding Land Use and Zoning:**

North: Vacant bank; C-2  
South: Single family residence; R-2B  
East: Commercial, office, residential; C-2 and R-2B  
West: State Freeway 50 and 99; TC

Property Dimensions: Irregular  
Property Area: 1.97+ 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 five parcels in the Multi-Family Residential (R-2B) and General Commercial (C-2) zones. The project is located in the Oak

Park Redevelopment Area. The General Plan designates the site Medium Density Residential and Commercial. The surrounding land use and zoning includes a vacant bank, zoned C-2, to the north; single family residence, zoned R-2B, to the south; commercial, office, and residential, zoned C-2 and R-2B, to the east; and State Freeway 50 and 99, zoned TC, to the west.

B. Applicant's Proposal

The applicant is proposing to abandon 1st Avenue between Alhambra Boulevard and State Highway 50 and 99 as shown in Exhibits B and C. The applicant also proposes to merge five parcels adjacent to 1st Avenue into one. The purpose of this application is to allow a future expansion of the Salvation Army facilities including a community center. The applicant has submitted preliminary plans for the expansion (see Exhibit A). This will, however, require a special permit which is not a part of this application and must be approved by the Planning Commission. A special permit and design review application will be filed at a later date.

C. Lot Line Adjustment

Staff has no objection to the lot line adjustment request. It allows for the expansion of the Salvation Army facilities. Even if the future special permit for expansion is not approved, the lot line adjustment does not prohibit other development allowed in the R-2B and C-2 zones.

D. General Plan Consistency

California Government Code, Section 65402(a), requires the City Planning Commission make findings of General Plan consistency with regard to the proposed street abandonment. Staff has reviewed the proposed abandonment for consistency with the City's General Plan and finds it consistent with the applicant's request.

E. Review Guidelines for Street Closures

Staff has reviewed the proposed abandonment in light of the review guidelines for street closures (Exhibit D) and found that the subject request is consistent with the guidelines. The proposed abandonment will not eliminate public street frontage for adjacent lots nor will it result in the disruption of land uses neighboring the subject site.

F. Agency Comments

The proposed project was reviewed by the Sacramento Housing and Redevelopment Agency, Engineering Development Services, Traffic Engineering, Electrical Design Engineering, Flood Control and Sewer Division, Water Division, Fire Department, Police Department, Pacific Bell, PG & E, SMUD, and Sacramento Cable. The following comments were received:

Sacramento Housing and Redevelopment Agency

The proposed Salvation Army project is located in the Oak Park Redevelopment Project Area. This project appears to meet the following redevelopment goals:

1. Provide "a superior level of community facilities providing for the cultural, health, and social needs of the residents," and
2. Improve "the visual and aesthetic quality of the project area".

We have identified no adverse impacts from this project on the redevelopment area.

Engineering Development Services

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger 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. Pay off any existing assessments.
4. The lot line merger shall not be recorded until 1st Avenue is abandoned.

Traffic Engineering

No objection to the proposed abandonment provided the following conditions are met:

1. The intersection must be removed and standard curb, gutter and sidewalk constructed in its place.
2. The three parcels south of the alley must be merged to provide legal street frontage to all property.
3. Must provide a minimum 4 foot wide planter along all sidewalks.
4. Delete the pedestrian landing next to driveway at drop-off area.

5. Should have a planter or barrier along Cal Trans fence to protect State property.

Electrical Design Engineering

No objection to the proposed abandonment.

Flood Control and Sewer Division

The two existing 8" sewers will have to be provided with an easement for access and maintenance. Otherwise, the Flood Control and Sewer Division do not have any objections to the proposed abandonment.

Water Division

No objection to the proposed abandonment provided an easement be retained.

Fire Department

No objection to the proposed abandonment.

Police Department

No objection to the proposed abandonment.

Pacific Bell

The Pacific Bell Company has no objection to the abandonment of the portion of 1st Avenue between Alhambra Boulevard and Freeway 99 and 50 to allow for the expansion of the Salvation Army facility.

PG & E

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

Because this District has no facilities within this portion of 1st Avenue, we will not object to this abandonment.

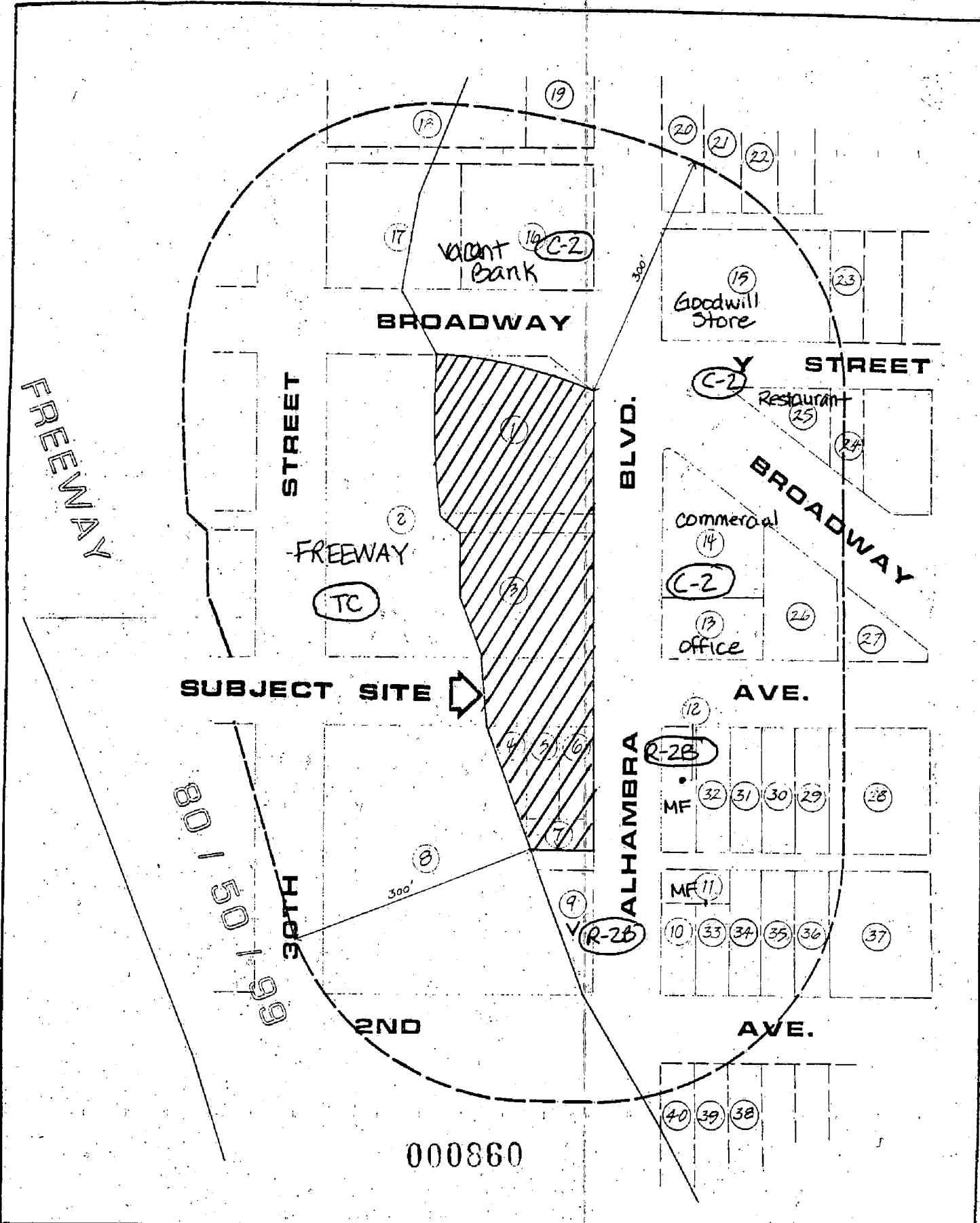
Sacramento Cable

Sacramento Cable Television has no objection to the abandonment of the right-of-way of 1st Avenue between Alhambra Boulevard and State 99 and 50.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that this project will have less-than-significant impacts and has filed a negative declaration.

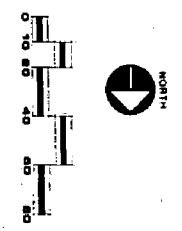
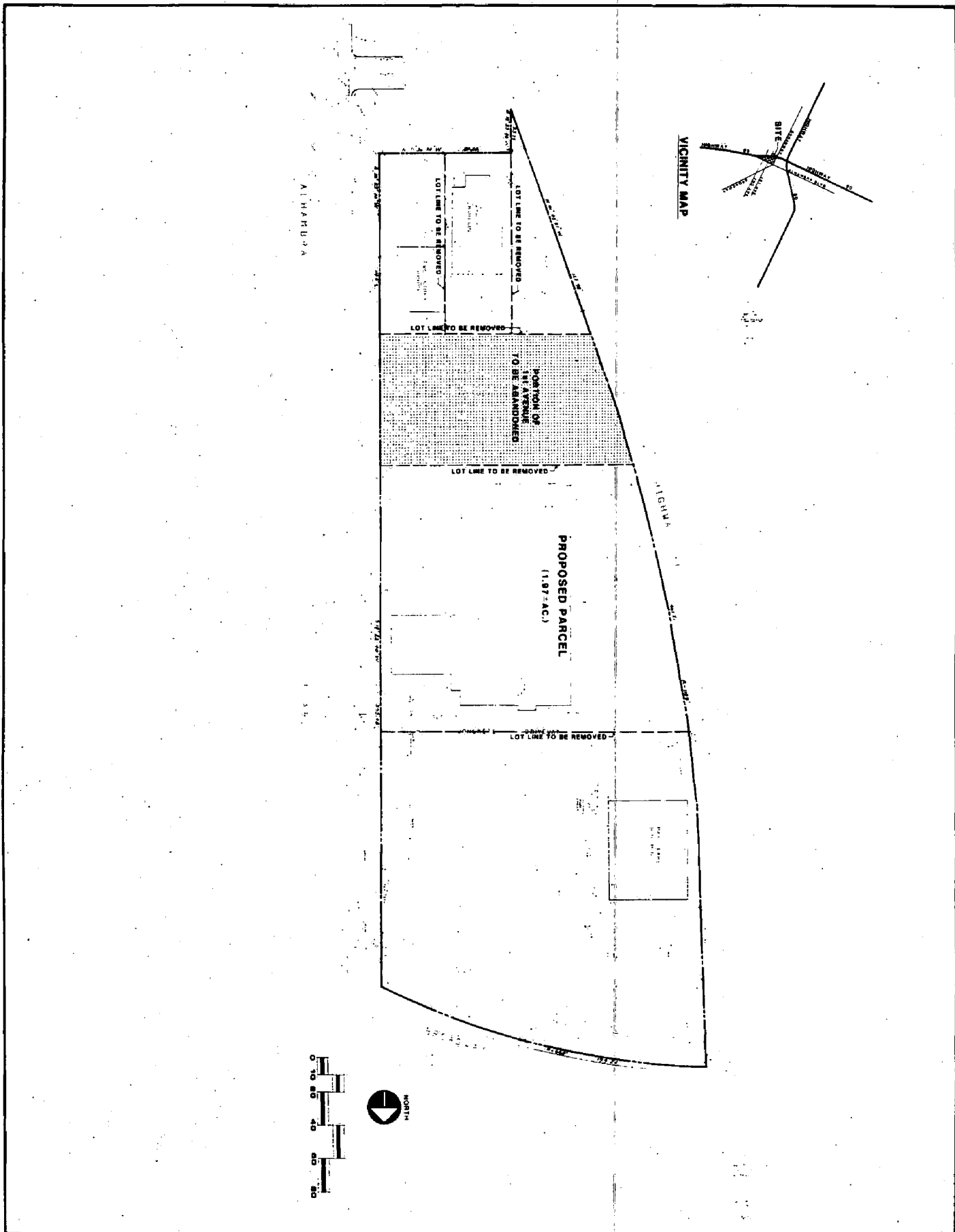
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Lot Line Adjustment by adopting the attached resolution; and
- C. Approve the Street Abandonment and find the abandonment consistent with the General Plan and forward the attached agency comments to the City Council.



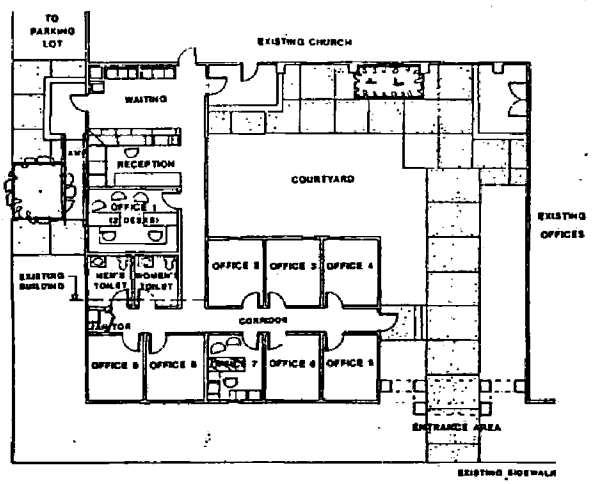
**VICINITY - LAND USE - ZONING**



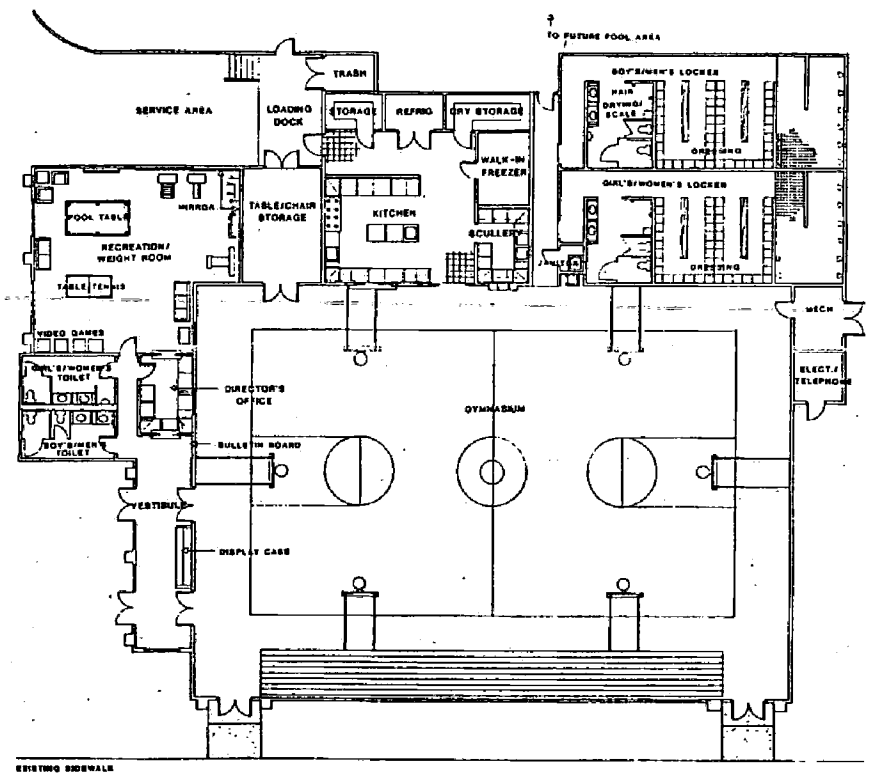


<p><b>STREET ABANDONMENT AND LOT MERGER EXHIBIT</b>  <b>1ST AVENUE BETWEEN</b>  <b>ALHAMBRA AND FREEWAY 99/50</b></p>		<p><b>THE SPINK CORPORATION</b></p> <p>200 VENTURE GARDEN          SACRAMENTO, CA 95833          (916) 433-8888</p>	<p><b>City of Sacramento, California</b></p>
<p>1ST AVENUE</p>			





ADMINISTRATIVE OFFICES/ CHURCH ENTRY



COMMUNITY CENTER

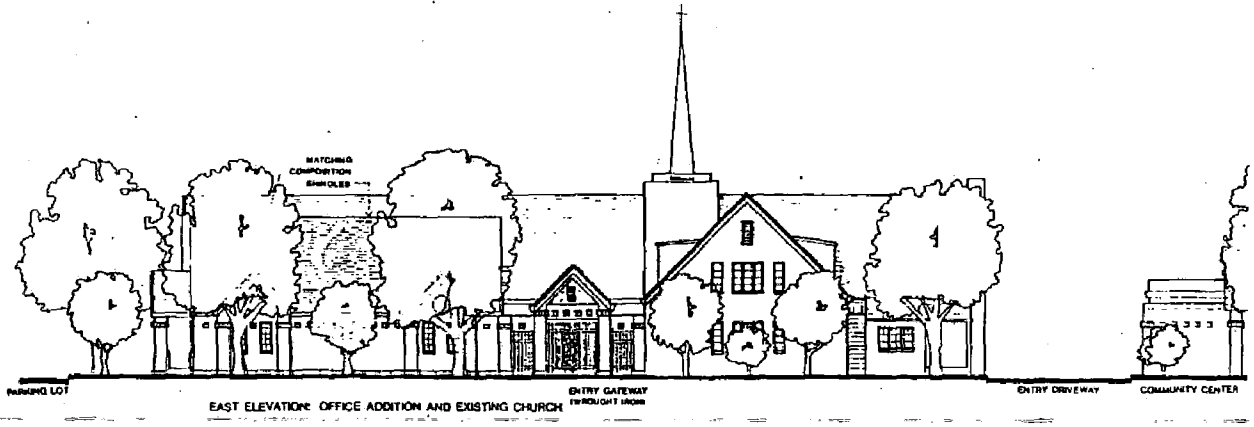
FLOOR PLANS (PRELIMINARY)

SCALE: 1/8" = 1'-0"

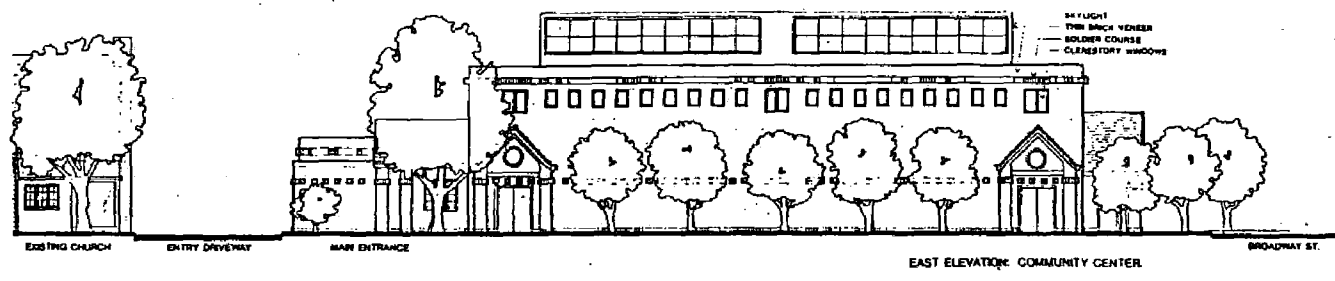




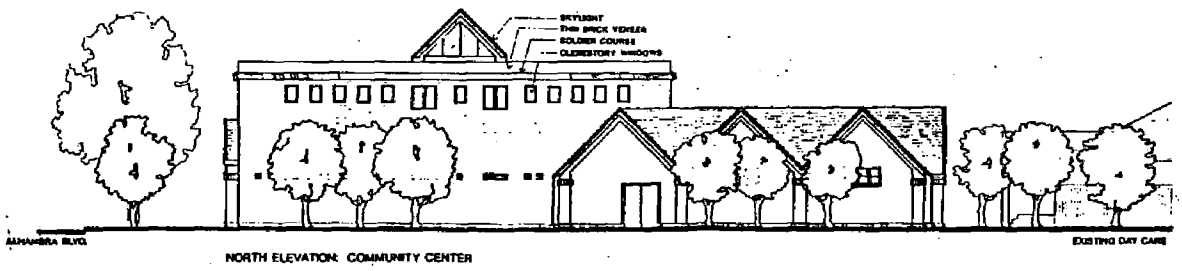
**Vitiell Assoc**  
 ARCHITECTS  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 441-1111  
 FAX (916) 441-1112  
 WWW.VITIELL.COM



EAST ELEVATION: OFFICE ADDITION AND EXISTING CHURCH



EAST ELEVATION: COMMUNITY CENTER



NORTH ELEVATION: COMMUNITY CENTER

**ELEVATIONS (PRELIMINARY)**

SCALE: 1/4" = 1'-0"



THE  
SALVAT  
ARMY

PROPO:  
COMM:  
CENTE  
AND  
OFFICE  
ADDITC

2550 AU  
BOULE  
SACRAM  
CALIFC

JANUARY

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7858-001

**STREET VACATION**

All that real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of 1st Avenue (80 feet in width) as shown on the "Map of Oak Park and South Sacramento" as filed in Book 2 of Maps, Map No. 26 in the Office of the Recorder of Sacramento County, that is bounded in the East by the Westerly line of Alhambra Boulevard and bounded on the West by the Easterly line of State Route 99;

TOGETHER WITH all of Segment No. 12 as relinquished to the City of Sacramento, by the State of California per document recorded in Book 70-02-02 Page 94, Official Records of Sacramento County.

# RESOLUTION NO. 82-509

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

EXHIBIT D

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

MAYOR

JUL 20 1982

OFFICE OF THE  
CITY CLERK

ATTEST:

16-#29

LLA

7858-001

EXISTING

All that real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

All those portions of:  
Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and the Alley of Block 3;  
Lots 5, 6, 7 and 8 of Block 24; and  
1st Avenue;

as shown on the "MAP OF OAK PARK AND SOUTH SACRAMENTO" filed in Book 2 of Maps, Map No. 26 in the Office of the Sacramento County Recorder more particularly described as follows:

Proposed

BEGINNING at the Northeast corner of Lot 8 of Block 24 of said "MAP OF OAK PARK AND SOUTH SACRAMENTO";  
Thence South 18° 23' 40" West, along the Easterly line of said Lot 8 and the Westerly line of Alhambra Boulevard (80 feet in width), a distance of 110.00 feet to the South line of the North 110 feet of said Lot 8;  
Thence North 71° 36' 24" West, along said South line, 80.00 feet to the East line of Lot 6 of said Block 24;  
Thence South 18° 23' 40" West, along said East line, 23.24 feet to the Easterly line of State Route 99;  
Thence along said Easterly line the following two (2) courses:  
(1) North 01° 03' 21" West 127.98 feet to the beginning of a non-tangent curve to the right having a radius of 1105.00 feet and  
(2) Northerly along said curve, from a tangent that bears North 02° 17' 13" West, through a central angle of 23° 54' 52" an arc length of 461.21 feet to the Southerly line of Broadway, said Southerly line being a non-tangent curve to the right having a radius of 450.00 feet;  
Thence Easterly along said curve, from a tangent that bears South 70° 40' 24" East, through a central angle of 25° 22' 06" an arc length of 199.24 feet to the Westerly line of said Alhambra Boulevard;  
Thence South 18° 23' 40" West, along said Westerly line, 393.48 feet to the Point of Beginning; containing 1.972 acres m/l.