

Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Section 65402(a) Review for General Plan consistency of abandonment of Timberlake Way (P92-170).

SUMMARY: The applicant is seeking permission to abandon two portions of Timberlake Way. Staff recommends approval subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
South Sacramento Community Plan Designation:	Office
Surrounding Zoning:	H(PUD), OB(PUD), OB-R, A
Existing Land Use of Site:	Public Road

Surrounding Land Use and Zoning:

North:	Vacant, Medical Office: H(PUD)
South:	Vacant, Medical Office: OB-R, A
East:	U.S. Highway 99
West:	Single Family: R-1A

BACKGROUND INFORMATION: The proposed abandonments are located in the vicinity of two major developments which recently underwent, or are presently undergoing, environmental review. The EIR for the Cosumnes River Boulevard/Calvine Road Interchange project (CIP-TF51) was certified by the City Council on December 15, 1992. The EIR included the abandonments as part of its analysis. The Methodist Retail Master Plan (P90-055) is currently undergoing environmental review. The EIR for that project has included the abandonments as part of its project description. The proposed abandonments therefore neither conflict with, nor confound, existing studies.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject abandonments are located along existing portions of Timberlake Way (see Exhibit A - Site Plan). Surrounding land uses include Highway 99 to the east; medical offices and vacant space in the H(PUD) zone and OB(PUD) zone to the north and south, respectively; vacant land in the A zone further south; and single family development in the R-1A zone to the west. The General Plan designates the area as Public/Quasi-Public-Miscellaneous, and the South Sacramento Community Plan designates the area as Hospital.

B. Applicant's Proposal

Morton & Pitalo, Inc., on the behalf of Methodist Hospital, is requesting permission to abandon two portions of Timberlake Way in order to provide better vehicular circulation around Methodist Hospital. The abandoned street will be utilized for new pedestrian walk-ways, landscaping,

parking, building access and easements for existing and future utilities. The abandoned roads will remain paved and be maintained by Methodist Hospital.

C. General/Community Plan Consistency

California Government Code, Section 65402(a), requires the City Planning Commission to make a finding of general and community plan consistency with regard to the proposed alley abandonments.

Goal A of the General Plan Circulation Element, Section 5, is to create a street system which will ensure the safe and efficient movement of people and goods within and through all areas of the City and region. The project is consistent with this goal in that various City Departments and utility companies have reviewed the proposal and determined that adequate services will be provided contingent upon the satisfaction of certain conditions (see below). Staff therefore finds that the abandonments are consistent with both the City's General Plan and the South Sacramento Community Plan.

D. Review Guidelines for Street Closures

Staff has reviewed the proposed abandonment for consistency with the City's Review Guidelines For Street Closures (Exhibit C) and has found that the request is consistent with the guidelines. The proposed abandonment will not eliminate public street access for adjacent lots nor will it result in the disruption of land uses neighboring the subject site.

E. Agency Comments

The proposal was reviewed and approved by the following:

City Departments

Fire
 Planning, Building Inspections
 Public Works, Transportation
 Public Works, Engineering
 Public Works, Flood Control and Sewers
 Public Works, Water
 Police

Utility Companies

Citizens Utility Company of Calif.
 Sacramento Cable Television
 Sacramento Municipal Utility District
 Pacific Gas and Electric Company

Neighborhood Associations

South Sacramento Planning Advisory Council

The following comments were received:

Fire Department

Timberlake Way is critical for access to the Methodist Hospital. The proposed abandonment can be approved, however, if conditions are met that will allow the continued use of the street for emergency equipment. The conditions are:

1. Record a fire access easement for the entire width of the street.
2. The entries to the street may be reduced to driveways no less than thirty feet in width. No other modification can be accepted.

Public Works, Engineering

1. Proposed new alignment of Timberlake Way shall be constructed prior to abandonment of any portion of Timberlake Way.
2. The existing street light system shall have to be modified as a condition of this proposed abandonment.
3. All existing easements shall be retained or utilities relocated prior to abandonment being recorded.
4. New Timberlake shall be constructed prior to recordation of abandonment.

Public Works, Flood Control and Sewers

The Flood Control and Sewer Division requests that its drainage main be centered in a 20-foot minimum easement. They also require a 5-foot radius from the center of each manhole to the kept clear (including parking spaces). They must also be able to drive various pieces of large and heavy equipment up to the edge of all the manholes. Note: Sanitary mains are maintained by the County.

Public Works, Water

1. The Water Division has no objection to the proposed abandonment provided a contract has been awarded to construct replacement and new water mains and appurtenances within the proposed realignment of Timberlake Way.
2. The water main design shall be acceptable to the Water Division.
3. Replacement mains, new mains, appurtenances and relocated water services shall be at the owners expense.

Public Works, Transportation

1. Provide reciprocal access easements to existing driveways. The easements shall provide access from Bruceville Road and Timberlake Way.
2. New portions of Timberlake Way must be in place and accepted prior to approval.

Citizens Utilities Company of California

Citizens Utilities has no objection to the abandonment of the public utility easements on the parcels belonging to Methodist Hospital as listed, 117-181-20, 117-181-21, 117-181-26, 117-181-27, and 117-181-31, provided that new easements are drafted to

cover all of our existing utilities on these parcels. Please see the attached map for approximate locations of the existing underground facilities requiring these easements (Exhibit B).

Sacramento Municipal Utility District

This District is presently occupying said portions of Timberlake Way with underground and overhead electric power facilities. However, provided the usual "continuing-use" clause as cited in the State of California Streets and Highways Code is incorporated in the abandonment ordinance, reserving all rights for the District to construct, reconstruct, operate and maintain electrical facilities, we will not object to the abandonment.

Pacific Gas and Electric Company

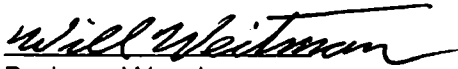
PG&E has gas facilities in the subject area and has no objection to the proposed abandonment provided a Reservation Clause is inserted to protect the existing facilities in the area.

"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."

ENVIRONMENTAL DETERMINATION: 65402(a) reviews by the Planning Commission are non-discretionary actions. The project is therefore not subject to environmental review pursuant to the California Environmental Quality Act.

RECOMMENDATION: Staff recommends the Planning Commission approve the staff report and find the abandonments consistent with the General Plan and the South Sacramento Community Plan and forward the above agency comments to Public Works for City Council approval.

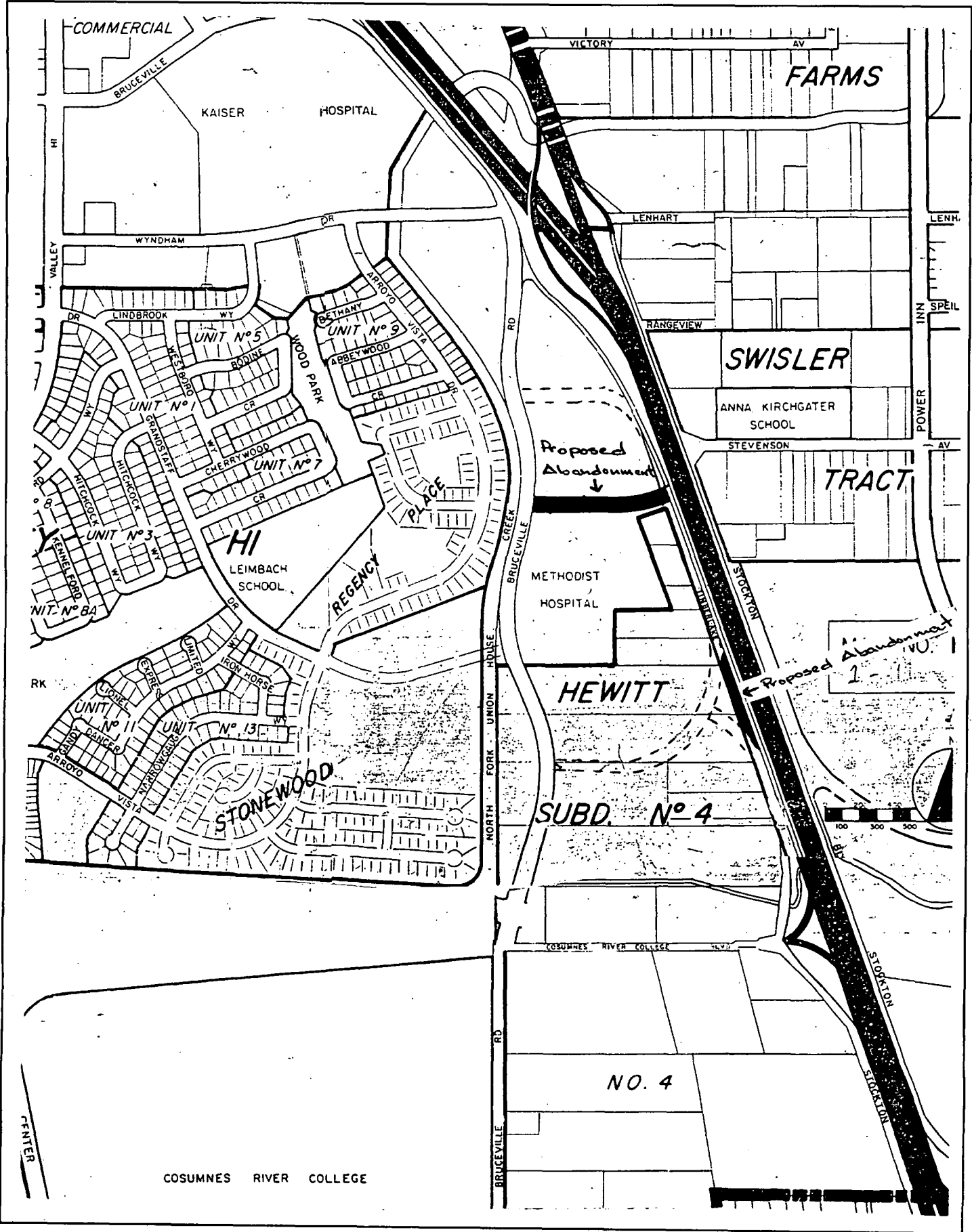
Respectfully Submitted,



for Barbara Wendt
Senior Planner

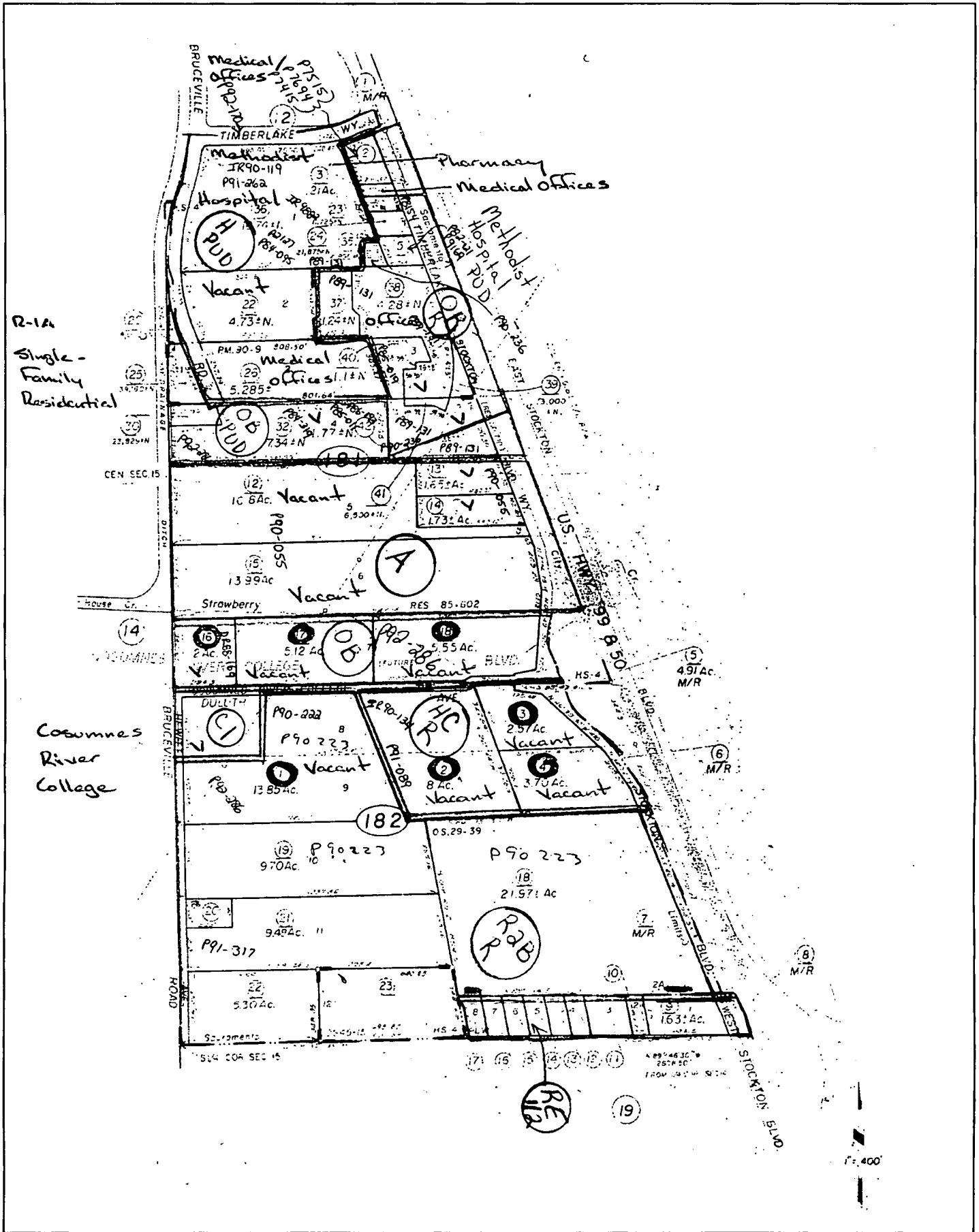
Report By:

Mike Dale
Assistant Planner



VICINITY MAP

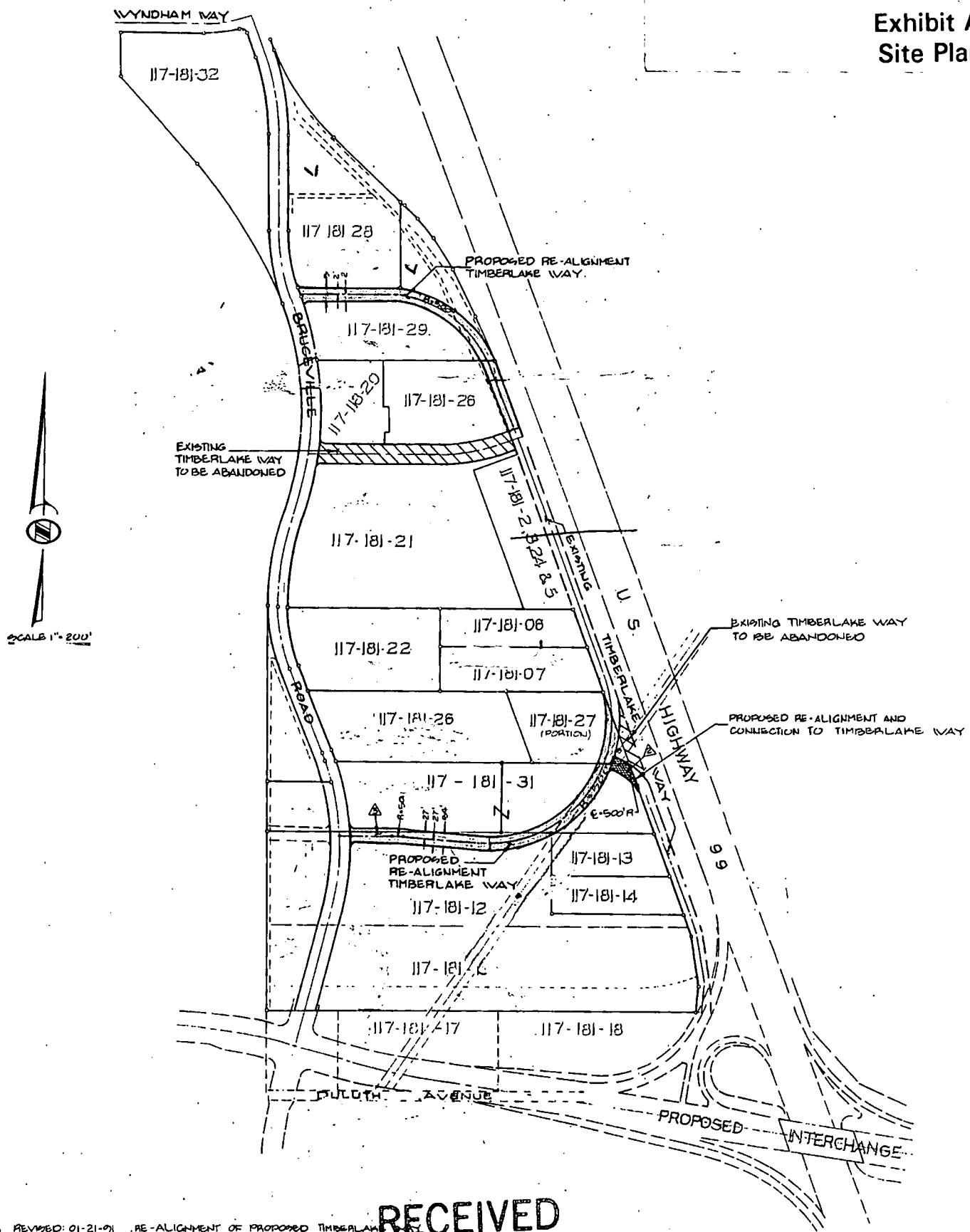
001676



LAND USE AND ZONING MAP

001677

Exhibit A Site Plan



RECEIVED

- △ REVISED: 01-21-91 RE-ALIGNMENT OF PROPOSED TIMBERLAKE WAY
- △ REVISED: 01-21-91 RE-ALIGNMENT OF CONNECTOR ROADWAY
- △ REVISED: 11-17-89 - ADD'DO CONNECTOR ROADWAY TO PROPOSED TIMBERLAKE WAY (DELETED)

MORTON & PITALO, INC. <small>CIVIL ENGINEERING • PLANNING • SURVEYING</small>	STREET REALIGNMENT	<small>DATE: 1/28/92 DRAWN BY: [unclear] CHECKED BY: [unclear] APPROVED BY: [unclear]</small>
	<small>CITY OF SACRAMENTO, CALIFORNIA</small>	

Ordinance 110

92-022

An ordinance establishing a temporary investment on
acceptance or processing of applications for development

certificates and building permits for parcels 117-0181-016,
017, 018, and 117-0182-001, 002, 003, 004 which are
in the area of study for the environmental impact report

for the Corvallis River Blvd (Carr Road) interchange of
State Route 99.

on 2/9/92, ESD issued its "Notice of preparation of an

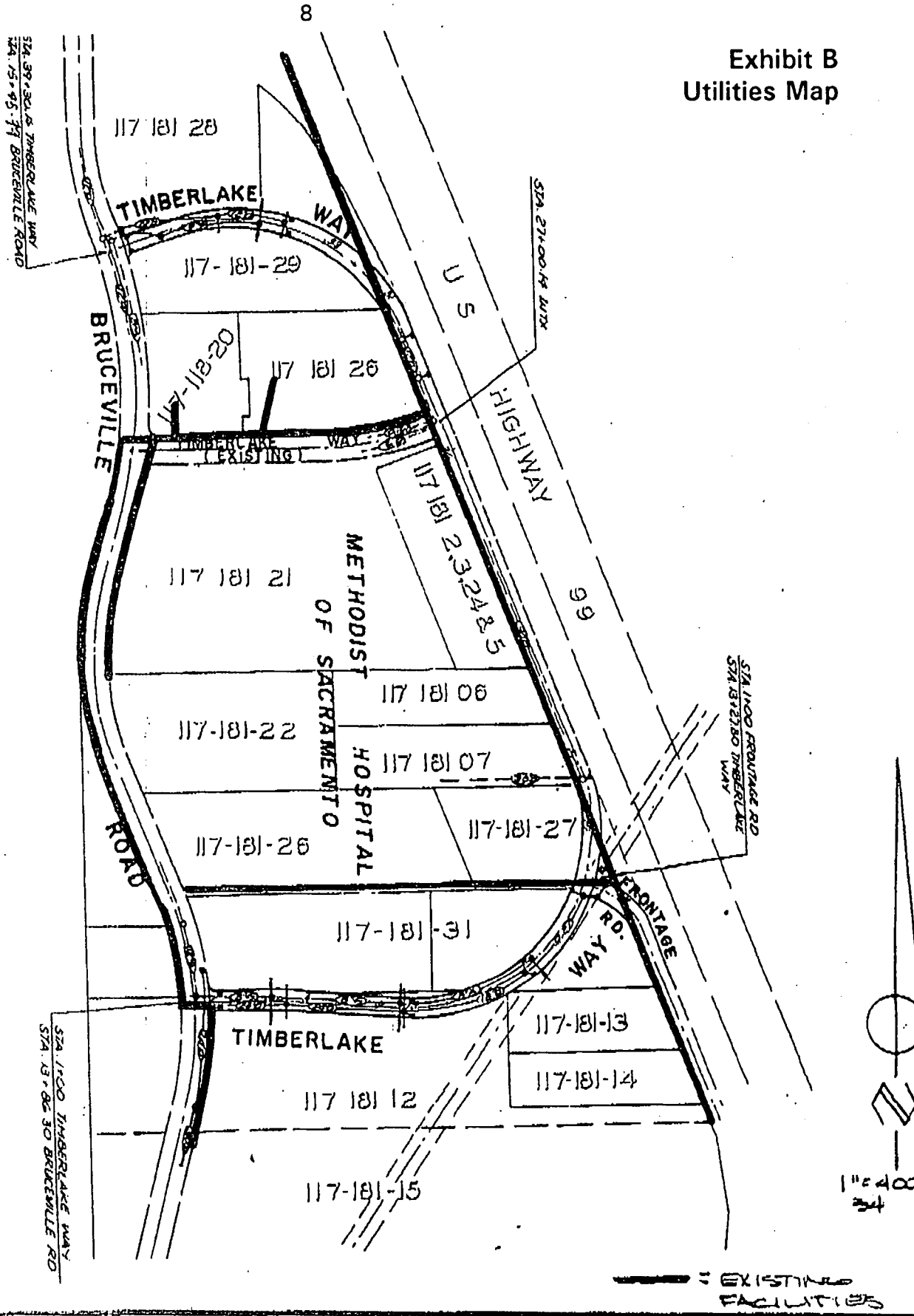
EIR for the Corvallis River Blvd/Carr Road interchange

at State Route 99. In the course of conducting reviews

of the proposed historic project, the project of

outside the designated area of study which include parcels (7)

Exhibit B
Utilities Map



PFLY 150043

CITIZENS UTILITIES CO.

DISTRICT ELK GROVE

Exhibit C 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 the 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 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 streets 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 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 new parallel street, street lighting, landscaping, pedestrian amenities, or other appropriate facilities.

Resolution 82-509
Adopted July 20, 1982

001664

April 21, 1992
89-0056

Exhibit D
Legal Description

MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

LEGAL DESCRIPTION

VALLEY HEALTH CARE PROJECT
AREA OF EXISTING TIMBERLAKE WAY TO BE ABANDONED

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

Area 1

All that portion of Timberlake Way (formerly known as Upper Stockton Road) lying within Lots 3 and 4, all as shown on the Plat of Hewitt Subdivision No. 4 filed in Book 14 of Maps, Map No. 55, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Easterly line of Parcel B as shown on that certain Certificate of Compliance for Lot Line Adjustment filed in Book 911108, Page 76, Official Records of Sacramento County, from which point the Southeast corner of said Parcel B bears along said Easterly line, South 20°51'49" East 283.98 feet distant; thence, from said point of beginning, along said Easterly line, North 20°51'49" West 136.19 feet; thence, leaving said Easterly line, along the arc of a curve to the left, concave Westerly, having a radius of 527.00 feet, subtended by a chord bearing North 02°15'51" West 152.06 feet to a point in the Westerly right-of-way line of the State of California freeway, the Northerly extension of said Westerly right-of-way line is shown on that certain Record of Survey filed in Book 15 of Surveys, Page 4, Official Records of Sacramento County; thence, along said right-of-way line, South 20°51'49" East 436.27 feet; thence, leaving said Westerly right-of-way line, along the arc of a curve to the left, concave Southwesterly, having a radius of 275.00 feet, subtended by a chord bearing North 38°08'18" West 163.32 feet to the point of beginning.

RECEIVED

P 92 - 170

JUN 1 1992

001666

Area 2

All that portion of that certain Grant Deed from the Methodist Hospital of Sacramento to the City of Sacramento filed in Book 711029, Page 443, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Northerly line of Timberlake Way, said point being a point located in the Southerly line of Lot 1 as shown on the Plat of Timberlake Medical Office Building, a Condominium, filed in Book 84 of Maps, Page 23, Official Records of Sacramento County, from which point the Southeast corner of said Lot 1 bears along said Southerly line, South 70°08'30" West 1.27 feet distant; thence, from said point of beginning, leaving said Southerly line, South 20°02'28" East 80.00 feet to a point in the Easterly extension of the Southerly line of Timberlake Way; thence, along said extension and along the Southerly line of said Timberlake Way the following four (4) courses: (1) South 70°08'30" West 58.05 feet; (2) along the arc of a tangent curve to the right, concave Northerly, having a radius of 740.00 feet, subtended by a chord bearing South 79°51'41" West 248.70 feet; (3) South 89°30'19" West 489.91 feet; and (4) along the arc of a tangent curve to the left, concave Southeasterly, having a radius of 25.00 feet, subtended by a chord bearing South 49°34'11" West 32.10 feet; thence, leaving said Southerly line, along the arc of a curve to the left, concave Westerly, having a radius of 1330.00 feet, subtended by a chord bearing North 06°51'43" East 128.66 feet to a point in the Northerly line of Timberlake Way as described in the aforementioned Grant Deed; thence, along said Northerly line the following four (4) courses: (1) along the arc of a tangent curve to the left, concave Northeasterly, having a radius of 25.00 feet, subtended by a chord bearing South 43°12'09" East 36.74 feet; (2) North 89°30'19" East 473.12 feet; (3) along the arc of a tangent curve to the left, concave Northerly, having a radius of 660.00 feet, subtended by a chord bearing North 79°51'58" East 221.79 feet; and (4) North 70°08'30" East 57.79 feet to the point of beginning.

001667