

Planning Commission  
Sacramento, California

**MEMBERS IN SESSION:**

- Subject: A. Environmental Determination
- B. Request to abandon the northeast portion of 16th Avenue right-of-way (M90-019) (Section 65402(a) Review).

**SUMMARY:** The applicant is requesting the abandonment of the northeast portion of 16th Avenue between Franklin Boulevard and Highway 99 (Exhibit A). The portion of 16th Avenue to be abandoned is currently a dead-end street. The abandonment is requested in order to consolidate properties abutting on 16th Avenue which are under common ownership. Abandonment of 16th Avenue and consolidation of the parcels will allow for better vehicle access to, and use of the property.

**PROJECT INFORMATION:**

General Plan Designation: Community Neighborhood/Commercial & Offices  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Public Right-of-Way

Surrounding Land Use and Zoning:

North: Commercial; C-2  
South: Commercial; C-2  
East: 99 Fwy; TC  
West: Commercial; C-2

Dimensions of street abandonment: 40' x 195'  
Acres: 0.179±

**PROJECT EVALUATION:** Staff has the following comments:

- A. The proposed street abandonment is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code. The purpose of the abandonment is to consolidate properties abutting on 16th Avenue which are under common ownership and establish a driveway for ingress and egress onto the property. The applicant has submitted a Lot Line Adjustment application (P90-459) to the City to legally merge the properties and to eliminate the creation of a landlocked parcel. Abandonment of

16th Avenue and consolidation of the parcels will allow for better vehicle access to, and use of the property. The site is currently used as the Bokan Brothers Engine Repair facility. Staff supports the closure of the street since the properties will be merged, no lots will be landlocked and the newly created property will still have access off of Franklin Boulevard.

- B. The proposed alley abandonment has been reviewed by the City Traffic Engineer, Electrical Design, City Police Department, Fire Department, Pacific Bell, SMUD, P.G. & E., Flood Control and Sewer Department, Water Division, and the Sacramento Cable Television. Attached are comments received from various agencies and City departments.
- C. **Conclusion:** Planning staff has reviewed the proposed abandonment and finds it consistent with the City's General Plan and the 1980 Central City Community Plan in the street abandonment is not designated for improvements as part of the circulation element of the General Plan. Further, the proposed street abandonment is consistent with the City's Guidelines for street closures.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator determined the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

**RECOMMENDATION:** Staff recommends the following actions:

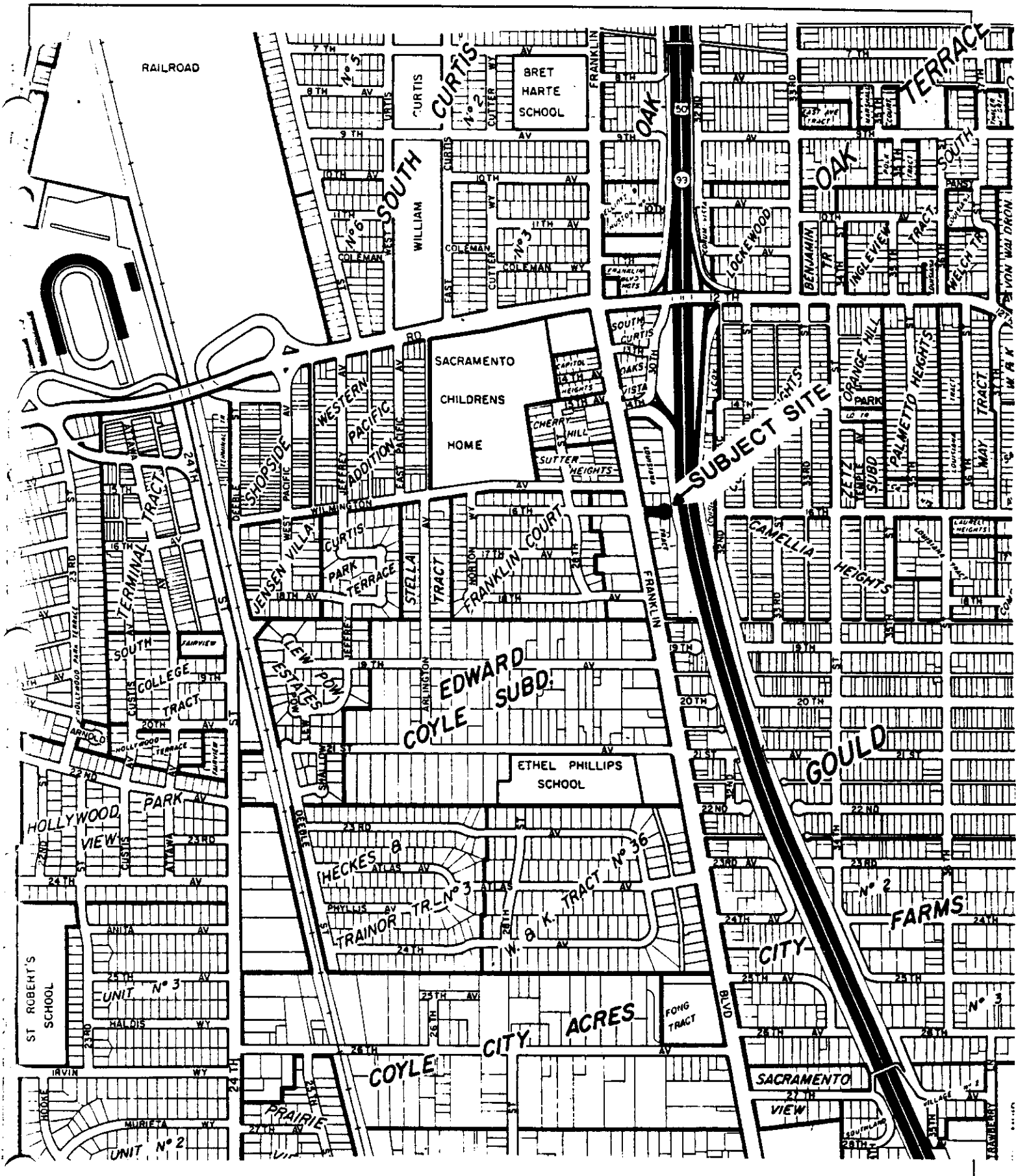
- A. Ratify the Negative Declaration; and
- B. Recommend approval of the street abandonment to the City Council and find it consistent with the City's General Plan as depicted on Exhibits A and B and transmit comments from agencies and City departments.

Respectfully submitted,

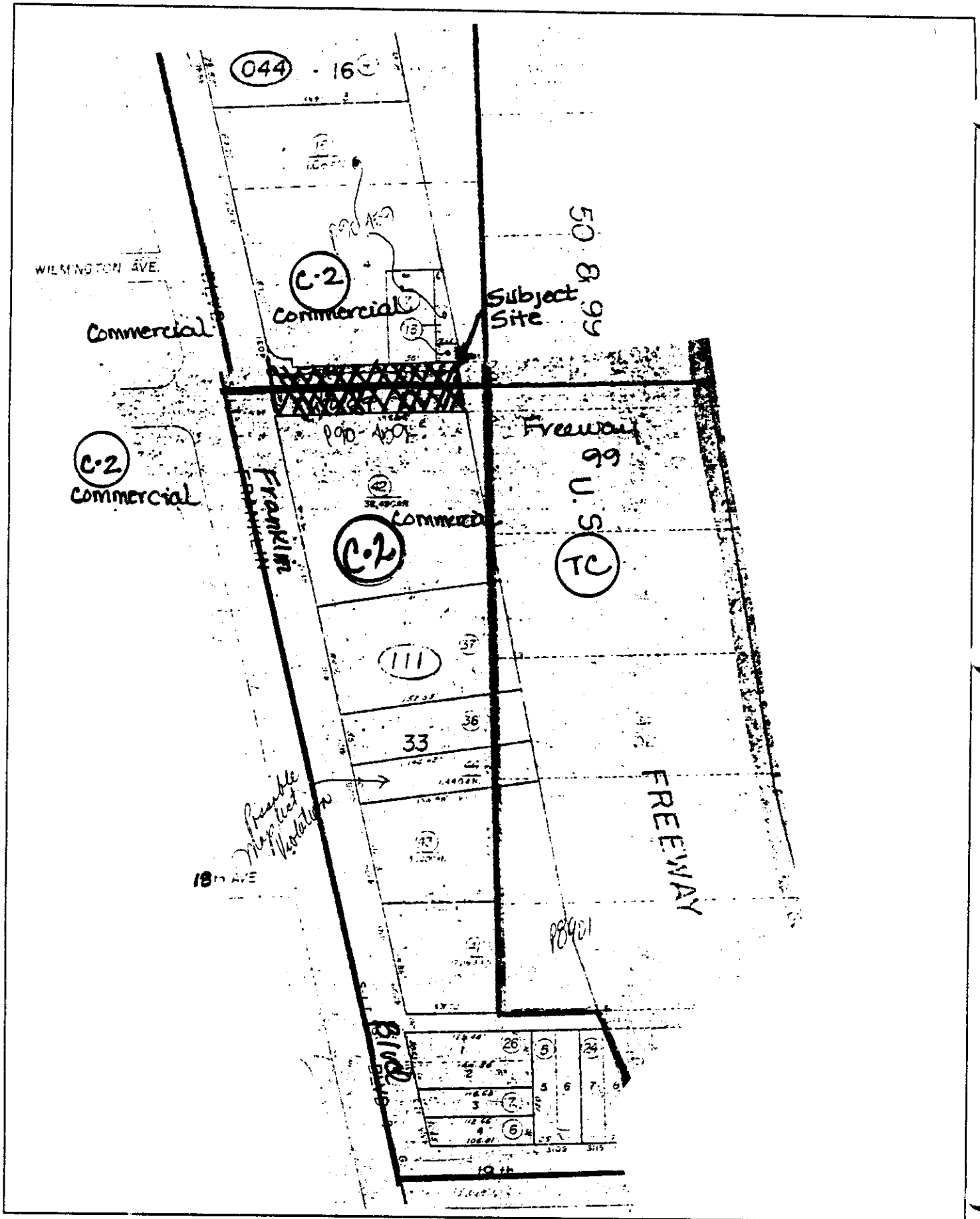
*Joy Patterson*  
Joy Patterson,  
Senior Planner

Report Prepared By

*Bridgette Williams*  
Bridgette Williams  
Associate Planner

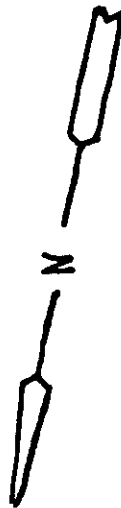


**VICINITY MAP**



**LAND USE & ZONING MAP**

#99 FREEWAY



SUBJECT  
ABANDONMENT

STREET TO BE ABANDONED  
APPLICANT: BOKAN BROTHERS, 4101 FRANKLIN BLVD., SACKAMENTO, CA

LEGAL DESCRIPTION  
OF

PROPERTY TO BE ABANDONED

All that real property in the City of Sacramento, State of California lying within the area which has its beginning at the point where the eastern right-of-way line of Franklin Blvd. intersects with the north right-of-way line of 16th Avenue; thence proceeding easterly along the 16th Avenue right-of-way line to the point of intersection with the Westerly right-of-way line of State Highway 99 Freeway; thence proceeding in a southerly direction along said freeway right-of-way line to the point of intersection with the south right-of-way line of 16th Avenue; thence proceeding in a westerly direction along the 16th Avenue right-of-way line to the point of intersection with the easterly right-of-way line of Franklin Blvd.; thence proceeding in a northerly direction along said right-of-way line to the point of beginning.

NEW LEARNING  
SECURITY/ALCS  
GATE

FRANKLIN BLYD.

16TH AVENUE

Row.

1551  
1891

100-52

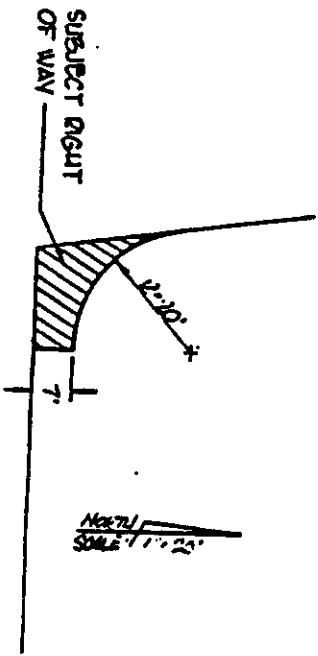
and that area of Right of Way granted to the City of Sacramento by Bokan Equipment, a California corporation on July 15, 1981, and described as follows:

The area of land contained within the southwest corner of that portion of Lot 6 in Tract 16 of Louisiana Tract, according to the Supplemental Plat showing Louisiana Tract, filed in the office of the Recorder of said County of Sacramento of June 21, 1992, in Book 3 of Maps, Map No. 3, described as:

Beginning at the Southwest corner of said Lot 6; being the intersection of the East line of Franklin Boulevard with the East line of Laurel Avenue; thence Southerly, along Laurel Avenue, 119 feet to a point 100.52 feet West of the Southeast corner of said Lot 6; thence Northerly, parallel with the East line of said Lot 6, 95.70 feet; thence Westerly, parallel with the North line of Laurel Avenue, 177.61 feet, more or less, to Franklin Boulevard; thence Southerly, along said boulevard, 97.82 feet, more or less, to the point of beginning.

More particularly described as follows:

Beginning at the Southwest corner of said Lot 6, thence from said point of beginning Northerly, along the west line of said lot to a point being tangent to a 20 foot round corner and the west line of said lot; thence southeasterly, along a curve to the left to a point which is tangent to said 20 foot round corner and being 7 feet north of the south line of said lot; thence at right angles to the south line of said lot south 7 feet; thence along the south line of said lot, west to the point of beginning.



# RESOLUTION NO. 82-509

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

MAYOR

JUL 20 1982

ATTEST:

OFFICE OF THE  
CITY CLERK

CITY CLERK

DEPARTMENT OF  
PUBLIC WORKS

WATER DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

1391 - 35TH AVENUE  
SACRAMENTO, CA  
95822-2911

December 19, 1990

916-449-5271  
FAX 916-449-8555

ABANDONMENT FORM LETTER

TO: Bokan Bros. 4101 Franklin Blvd, Sacramento, CA 95820  
Applicants Name Mailing Address

FROM: Ed Hollis, Utilities Coordinator

ABANDONMENT OF: 16th AVENUE, BETWEEN FRANKLIN BLVD. AND FREEWAY AND SIDEWALK  
RIGHT OF WAY ON NE CORNER OF INTERSECTION  
Location (see attached map and description)

The Water Division has reviewed your request and made the following recommendations:

No objection to the proposed abandonment.

No objection to the proposed abandonment provided an easement be retained, see comments below.

Not approved, see comments below.

COMMENTS:

Abandonment letter for above subject abandonment dated December 14, 1989, is rescinded as of 12/19/90.

1. Meters shall be installed on all domestic water services to commercial properties affected by the abandonment. Meters and appurtenances shall be installed at the owner's expense.
2. Existing right-of-way shall be retained as an easement.
3. Structures, gates, fences or facilities shall not be constructed over or within the easement.
4. Water Division personnel and vehicles shall have access to the easement at all times.

Signed:

*Ed Hollis*

Date: 12/19/90

WDABAN





# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
Engineering Division Manager

### ABANDONMENT FORM LETTER

TO: BOKAN BROS. 4101 Franklin Blvd.  
applicants name mailing address

FROM: Vern Garcia Design Engineering (Electrical Sec.)

ABANDONMENT OF: 16th Street, between Franklin Blvd. and freeway and sidewalk right of way on NE corner of intersection  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided an easement be retained.
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_  
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SIGNED: [Signature] DATE: Jun 7 1991



# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
Engineering Division Manager

### ABANDONMENT FORM LETTER

TO: BOKAN BROS. 4101 Franklin Blvd.  
applicants name mailing address

FROM: BUD EVANS  
Leonard Johnson Traffic Engineering

ABANDONMENT OF: 16th Street, between Franklin Blvd. and freeway,  
and sidewalk right of way on NE corner of  
intersection.  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided the following conditions are met. (see comments)
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_  
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SIGNED: [Signature] DATE: 1-7-91

#3



# CITY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

DIVISION OF WATER AND SEWERS

LARRY L. COMARSHI  
District Manager

### ABANDONMENT FORM LETTER

TO: BOKAN BROS. 4101 Franklin Blvd.  
applicants name mailing address

MARK Silley Flood Control + Sewer  
FROM: Harry Behrens Utilities Planning Division

16th Street, between Franklin Blvd. and freeway  
and sidewalk right of way on NE corner of intersection

ABANDONMENT OF: \_\_\_\_\_  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided an easement be retained.
- Not approved. see comments below.

COMMENTS: Easements will be provided for existing sewer and storm  
mains located in this street. Access gate will be provided with  
city lock to enable city crews access for repairs and  
maintenance.

SIGNED: Mark Dickey DATE: 12-19-90



# CITY OF SACRAMENTO

## DEPARTMENT OF POLICE

HALL OF JUSTICE  
813 6TH STREET

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 448-5121

JOHN P. KEARNS  
CHIEF OF POLICE

### ABANDONMENT FORM LETTER

TO: BOKAN BROS. 4101 Franklin Blvd.  
applicants name mailing address

FROM: Community Resources Section, Police Department

ABANDONMENT OF: 16th Street, between Franklin Blvd. and freeway  
and sidewalk right of way on NE corner of intersection  
location (see attached map and description)

The following Abandonment has been requested. Please check the appropriate box. TYPE or PRINT your comments if applicable and return to the applicant

- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided the following conditions are met. (see comments)
- Not approved. see comments below.

COMMENTS: \_\_\_\_\_  
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SIGNED: St. Mary Savage DATE: 12-18-90 #3

DEPARTMENT OF  
FIRE

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SUITE 401  
SACRAMENTO, CA  
95814-2979

916-449-5266

GARY COSTAMAGNA  
FIRE CHIEF

**ABANDONMENT FORM LETTER**

TO: BOKAN BROS.

Applicants Name

MAILING ADDRESS: 4101 Franklin Blvd.

FROM: DENNIS SMITH, FIRE DEPARTMENT

ABANDONMENT OF: 16th Street, between Franklin Blvd. and freeway  
Location (see attached map and description)

and sidewalk right of way on NE corner of intersection.

The following Abandonment has been requested. Please check the appropriate box. **TYPE** or **PRINT** your comments if applicable and return to the applicant.

No objection to the proposed abandonment.

No objection to the proposed abandonment provided the conditions below are met.

Not approved. See comments below.

COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

SIGNED: 

DATE: 12-19-90 #3



**SMUD**

SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211  
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

JANUARY 22 1990

SMUD FILE PWC/C 562

CITY COUNCIL  
CITY OF SACRAMENTO  
C/O BILL BOKAN  
4101 FRANKLIN BLVD  
SACRAMENTO CA 95820

Bill Bokan of Bokan Bros., has informed us of the proposed abandonment of the portion of 16th Avenue (formerly Laurel Avenue), lying easterly of the easterly Right of Way Line of Franklin Boulevard and lying westerly of State Highway 99 as shown on the Supplemental Plat of "Louisiana Tract" recorded in the office of the Recorder of Sacramento County on June 21, 1892 in Book 2 of Maps, Map No. 10.

This District is presently occupying the subject portion of 16th Avenue with overhead and underground 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.

*John C Hughes*  
JOHN C HUGHES  
SUPERVISING LAND SPECIALIST  
LAND AND ENVIRONMENTAL SERVICES

1-4-91

*Per conversation with Gary Weldon at SMUD (732-5346) approved sidewalk right of way abandonment*

**Pacific Gas and Electric Company**

5555 Florin-Perkins Road  
P.O. Box 277444  
Sacramento, CA 95827

December 19, 1990

Abandonment No.: 2088  
641



Requesting party:

**Bokan Brothers  
4101 Franklin Boulevard  
Sacramento, CA 95820**

Attention: Mr. William A. Bokan, V.P.

To:

**Honorable City Council  
Sacramento City Hall  
915 I Street  
Sacramento, CA 95814**

Gentlemen:

You have before you a petition to abandon that portion of 16th Avenue lying westerly of U.S. 50-99 Freeway and easterly of the easterly line of Franklin Boulevard and the right of way at the northeast corner of 16th Avenue and Franklin Boulevard as described on Exhibit A attached.

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."

Should you have any questions, please call Mr. Mike Gunby at (916) 386-5284.

Sincerely,

  
DEBRA L. CANADAS  
Land & Property Maintenance  
Supervisor

MAG:dmm

#3

4350 PELL DRIVE  
SACRAMENTO, CALIFORNIA 95838  
916 927-2225



Date: November 19, 1988

County of Sacramento  
Board of Supervisors  
700 "H" Street  
Sacramento, CA 95814

Board Members,

This is to inform the Board of Supervisors and Sacramento County that Sacramento Cable Television has no objection to the abandonment of \_\_\_\_\_

the 11th Street DCA License at the end  
of 11th Street between Franklin Blvd.  
and Broadway St.

Respectfully,

*[Handwritten Signature]*



December 19, 1990

City of Sacramento  
City Council  
915 I Street  
Sacramento, CA 95814

Re: Abandonment of 16th Avenue - Franklin Boulevard to Highway  
99.

Honorable Council Members:

Pacific Bell has received a request to abandon a sidewalk right  
of way adjacent to the portion of 16th Avenue previously sought  
for abandonment.

This company has no objection to the abandonment of this  
additional portion of right of way as described on the attached  
legal description.

If you have any questions please call me at 972-6117.

Sincerely,

  
Yolanda Matranga  
Public Works Coordinator

YM:as  
Enclosures