

City Planning Commission
Sacramento, California

Members in Session:

Subject: Street Abandonment for a portion of Altos Avenue between Grove Avenue and El Camino Avenue (M88-062)

Summary: The applicant requests the abandonment of an unused portion of Altos Avenue approximately 20 feet wide and 300± feet long totaling .147 acres in the C-2 zone. The property has not been improved and the City Department of Public Works desires the abandonment as they have no plans to use the site.

Background Information: The proposed street abandonment is before the Planning Commission for a General Plan consistency finding as required by Section 65402(a) of the California Government Code. The General Plan and 1984 North Sacramento Community Plan designate the site as a local street.

Currently, the property is vacant. The requested abandonment is for a 20 foot wide segment about 300 feet long. Adjacent to the subject property is a bicycle trail to the south. North of the site is a commercial tire shop. East and west properties are primarily residential. The site is zoned C-2 but the applicant does not have plans for development at this time.

Staff recommends that the abandonment be considered consistent with the overall policies of the General and Community Plans. Staff recommends that the existing 40 foot wide right of way be abandoned rather than leaving a 20 foot wide strip of property. Abandonment of the entire right of way would also be considered consistent with the General and Community plans.

Staff additionally recommends that the applicant provide some landscaping along the southerly property line. Therefore, a landscape plan should be submitted to and approved by the Planning Director prior to finalization of the abandonment. Any mature trees shall be retained and included in the landscape plan.

Staff finds this abandonment to be consistent with the City's street closure guidelines (Resolution 82-509).

This project has been reviewed by the City Engineer, Traffic Engineer, Real Estate Division and Utilities. No comments in opposition have been received.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the abandonment for consistency with the City General Plan and 1984 North Sacramento Community Plan and transmit the following comments to the Public Works Department.

Comments:

1. If possible abandon the entire 40' X 300±' right of way so as to not leave an unusable remainder parcel.
2. Prior to finalization of the abandonment, the applicant shall obtain approval of a lot line adjustment to merge the abandoned property with the adjoining parcel.
3. Prior to finalization of the abandonment, the applicant shall obtain approval of a landscape plan for the southerly seven feet of property. A development plan for the area may be submitted in lieu of the landscape plan.

Respectfully submitted,


Wilfred Weitman
Senior Planner

WW/DS:jr



▨ PROPERTY TO BE ABANDONED

EXHIBIT A

VICINITY - LAND USE - ZONING