

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: A. Environmental Determination

B. Section 65042(a) Review - Alley Abandonment between Woodbine Avenue,
27th Street, Hing Avenue and Wah Avenue

SUMMARY: The applicant is requesting abandonment of the public right-of-way for an alley located between 27th Street, Woodbine Avenue, Hing Avenue and Wah Avenue. The adjacent neighbors desire to use the alley property to increase their lot area (see Exhibit D).

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 Airport Meadowview
Community Plan Designation: Residential (4-8 du/NA)
Existing Zoning of Site: R-1 (EA-4)
Existing Land Use of Site: Alley
Alley Improvement: Unimproved (dirt)

Surrounding Land Use and Zoning:

North: Single-Family Residential; R-1
South: Vacant; R-1
East: Single-Family Residential; R-1
West: Vacant, Single-Family Residential

Property Dimensions: Alley: 16' wide, 235' \pm long
Property Area: 0.08 \pm acre
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The proposed alley abandonment will not landlock any buildable adjacent parcels. This proposal is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code.
- B. The proposed abandonment was reviewed by the following agencies:
1. Fire Department: no comment
 2. Police Department: no comment
 3. Traffic Engineering: no comment
 4. Utilities Planning Division: no comment
 5. Engineering: no comment


6. Pacific Gas and Electric: no comment
 7. Pacific Bell: no comment
 8. SMUD: no comment
 9. Sacramento Cable Television: no comment.
- C. Staff has reviewed the proposed abandonment and finds it consistent with the Review Guidelines for Street Closures (see Exhibit C). Staff finds the proposed abandonment consistent with the 1984 Airport Meadowview Community Plan because the alley is not indicated as a major or minor street on this Community Plan. The adjacent property owners intend to use the alley property to increase their lot area.

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

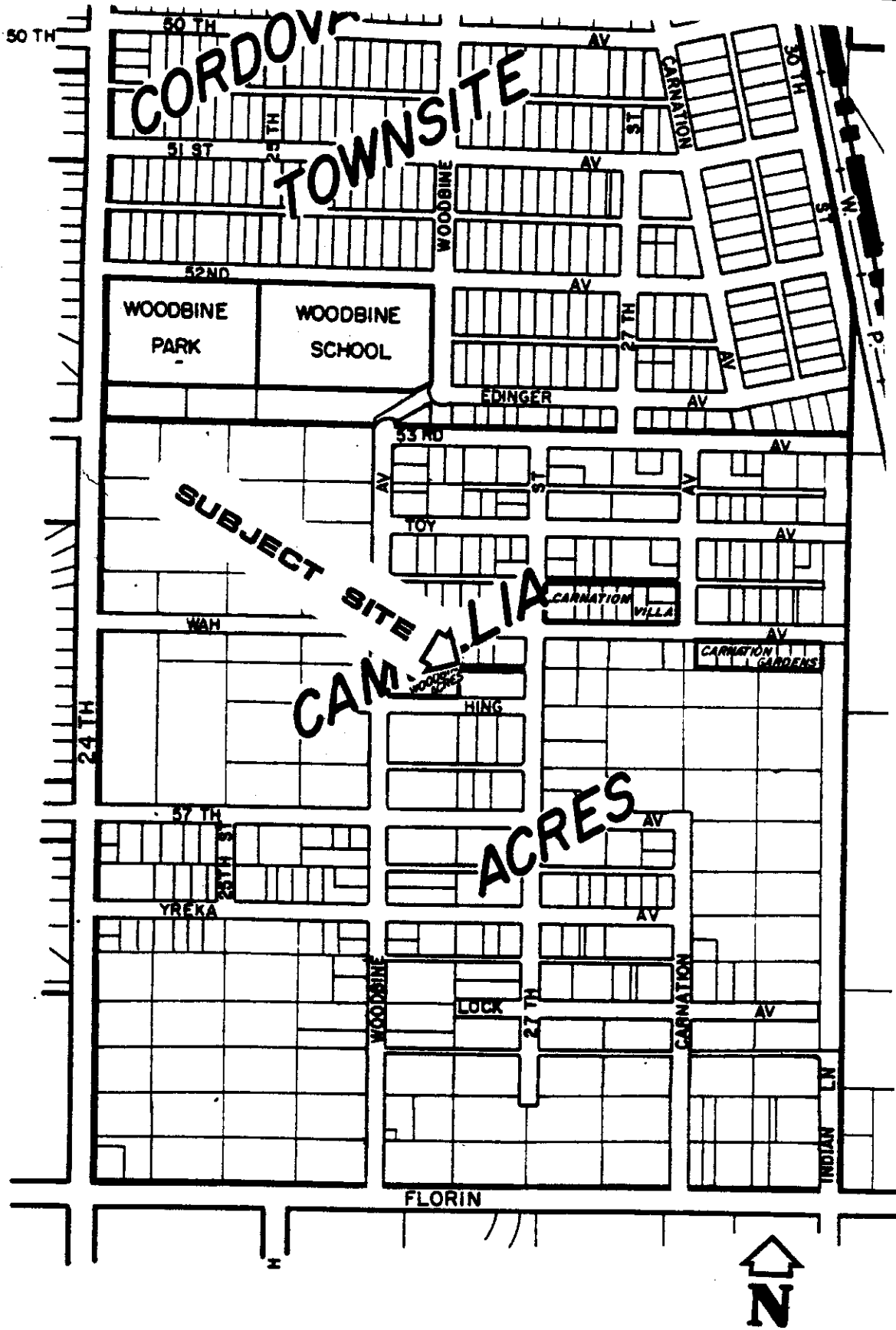
RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Find the proposed abandonment in conformance with the City's Discretionary Interim Land Use Policy for the 1974 General Plan and the 1984 Airport Meadowview Community Plan as required by Section 65402(a) of the Government Code.

Respectfully submitted,


Wilfred Weitman
Senior Planner

WW:kh

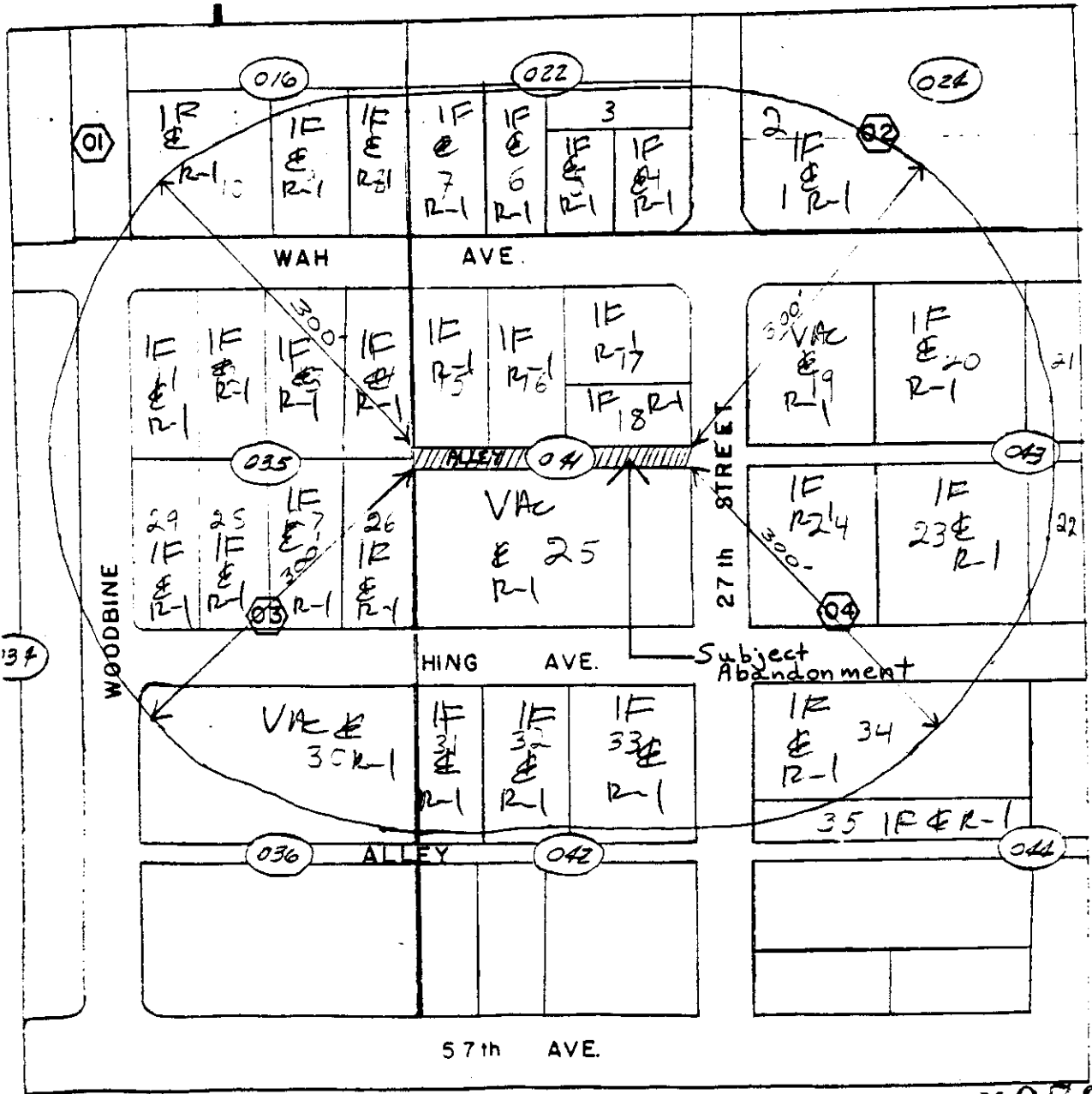


VICINITY MAP

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3-12-87

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LAND USE & ZONING MAP

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED ABANDONMENT

All that portion of the alley between Wah and Hing Avenues lying 235.05 feet east of the easterly right of way line of Woodbine Avenue and the west line of 27th Avenue (formerly Moss Avenue) as said alley is shown on the plat of "Camellia Acres" recorded in the Office of the Recorder of Sacramento County on June 2, 1915 in Book 15 of Maps, Map #21.

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DEPARTMENT OF VETERANS AFFAIRS
POST OFFICE BOX 942895
SACRAMENTO, CA 94295-0001

June 10, 1986

Reply
To:


CAL-VET LOANS
4433 Florin Road, #170
Sacramento, CA 95823

(916) 322-1797

Sophia D. Mason
6910 27th Street
Sacramento CA 95822

RE: 2624 Wah Avenue
Sacramento
W 1/2 Lot 45, CAMELLIA ACRES

The Department of Veterans Affairs is fee title holder to the above described property. We have no objection to the abandonment of the alleyway behind subject property; however, we will be responsible for no costs in connection with abandonment or addition of footage to our property.


Peggy Purcell
District Manager

HIRE A VETERAN—HIRE EXPERIENCE

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RESOLUTION NO. 82-50
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

EXHIBIT C

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:

CITY CLERK

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Sacramento, CA
June 16, 1986

EXHIBIT D

Honorable City Council
City of Sacramento
City Hall, 915 "I" Street
Sacramento, California 95814

Gentlemen:

We the property owners of lot 55, Camellia Acres, parcels
A, B, C, and D, adjoining the alley between Wah & Hing Avenues,
27th Street & Woodbine Avenue, wish to have this alley abandoned.

Troy G. Carney

Troy G. Carney

Marion J. Smith

Marion J. Smith

Bonnie S. Smith

Bonnie S. Smith

CITY PLANNING DEPARTMENT

FEB 2 1987

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