

City Planning Commission
Sacramento, CA

Members in Session:

SUBJECT: A. Environmental Determination
B. Section 65402(a) Review: Street Abandonment for 32nd Street between 6th Avenue and Montgomery Way.

SUMMARY: The proposed street abandonment is to eliminate public right-of-way for all of 32nd Street between 6th Avenue and Montgomery Way located east of U.S. 99 Freeway and west of the existing Rainbo Bakery. On May 24, 1984, the Planning Commission approved various entitlements to expand the bakery and provide off-site parking. The proposed abandonment would allow private use of the street for truck parking.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1985 Oak Park Redevelopment Plan Designation:	Commercial
Existing Zoning of Site:	C-2 & R-1
Existing Land Use of Site:	Bakery to East, Freeway U.S. 99 to West

Surrounding Land Use and Zoning:

North:	Single & Multi-family Res.; R-1
South:	Single Family; R-1
East:	Bakery
West:	U.S. 99 Freeway

Property Dimensions:	32 ft. wide by 315 ft. long
Property Area:	0.23 ± acres
Square Footage of Building:	1,320 square ft. loading dock storage facility
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. The proposed abandonment of 32nd Street will not landlock any buildable adjacent parcels. Rainbo Bakery will utilize the property for truck and employee parking with the construction of a new bulk material storage area on the street right-of-way. When future building additions occur, the owners of Rainbo Bakery will need to file a lot line adjustment so that the building addition would not be divided by property lines. The 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 with the following comments:

1. CALTRANS - See Exhibit C
2. City Fire Department - See Exhibit D
3. City Electrical Engineer - See Exhibit E
4. Pacific Bell - See Exhibit F
5. City Water & Sewer - Easement to include 5 foot minimum on both sides of sewer and water mains.
6. City Traffic Engineer - Street intersections must be removed and City Standard Curbs, Gutters and Sidewalks installed in their place. Driveways may be constructed under standard permit procedures.
7. P.G.&E. - Reserve easements for repair or replacement of gas facilities in the area.
8. S.M.U.D. - Reserve easements for repair or replacement of electrical facilities in the area.
9. SacCable - We wish to retain public utility easement rights in this area.
10. Police Department - No objection.

C. Staff recommends the Commission transmit the listed comments for Council action. Staff has reviewed the proposed abandonment through the Review Guidelines for Street Closures and has found the request to comply with the guidelines (EXHIBIT A). Staff also finds the proposed abandonment consistent with the 1985 Oak Park Redevelopment Plan in that the street is not reserved or indicated as a major or minor street essential for the development of property. The proposed project will also reserve a fire department access easement so that emergency fire equipment will be able to access the west side of the Rainbo Bakery building.

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

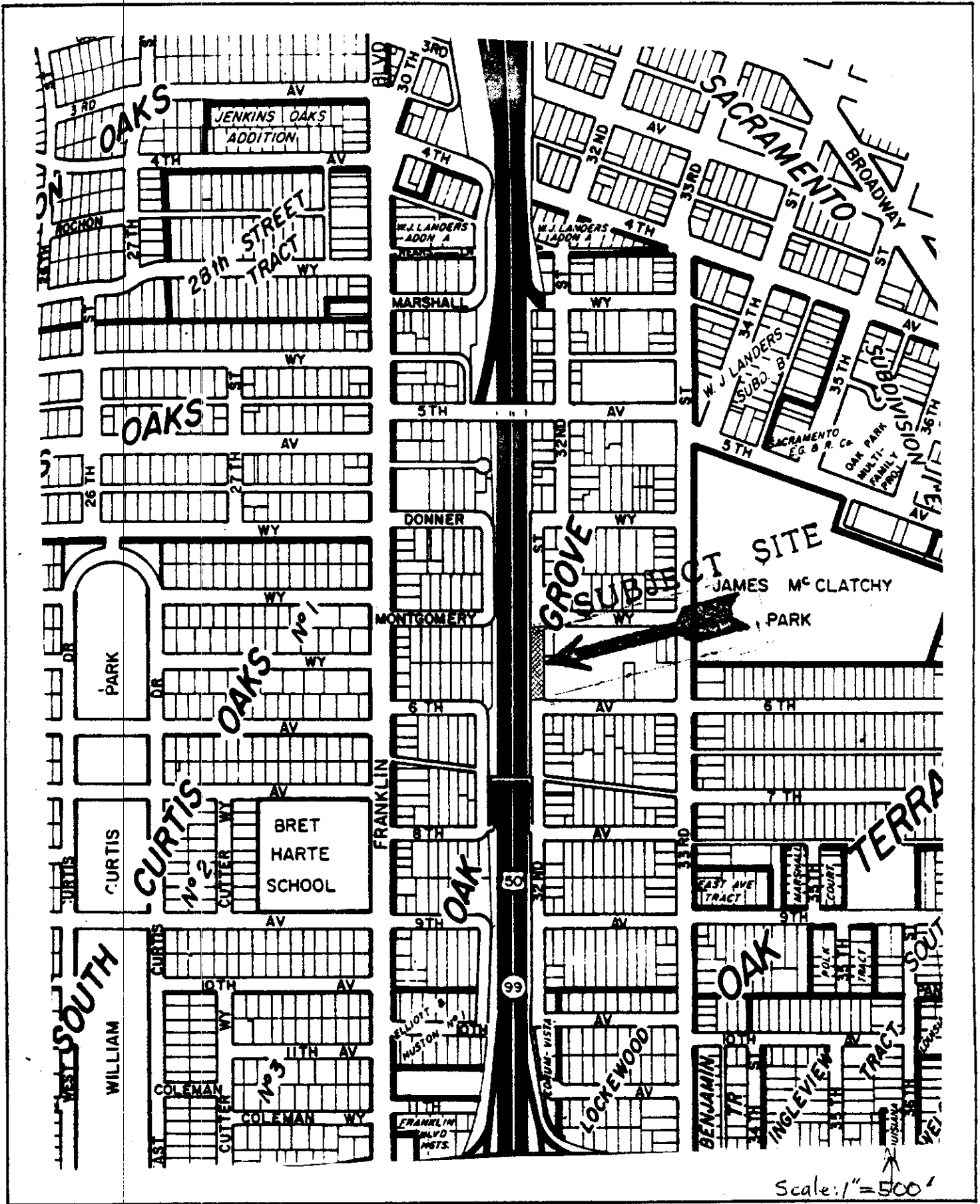
RECOMMENDATION: Staff recommends the following actions:

- 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 1985 Oak Park Redevelopment Area Plan as required by Section 65402(a) of the Government Code.

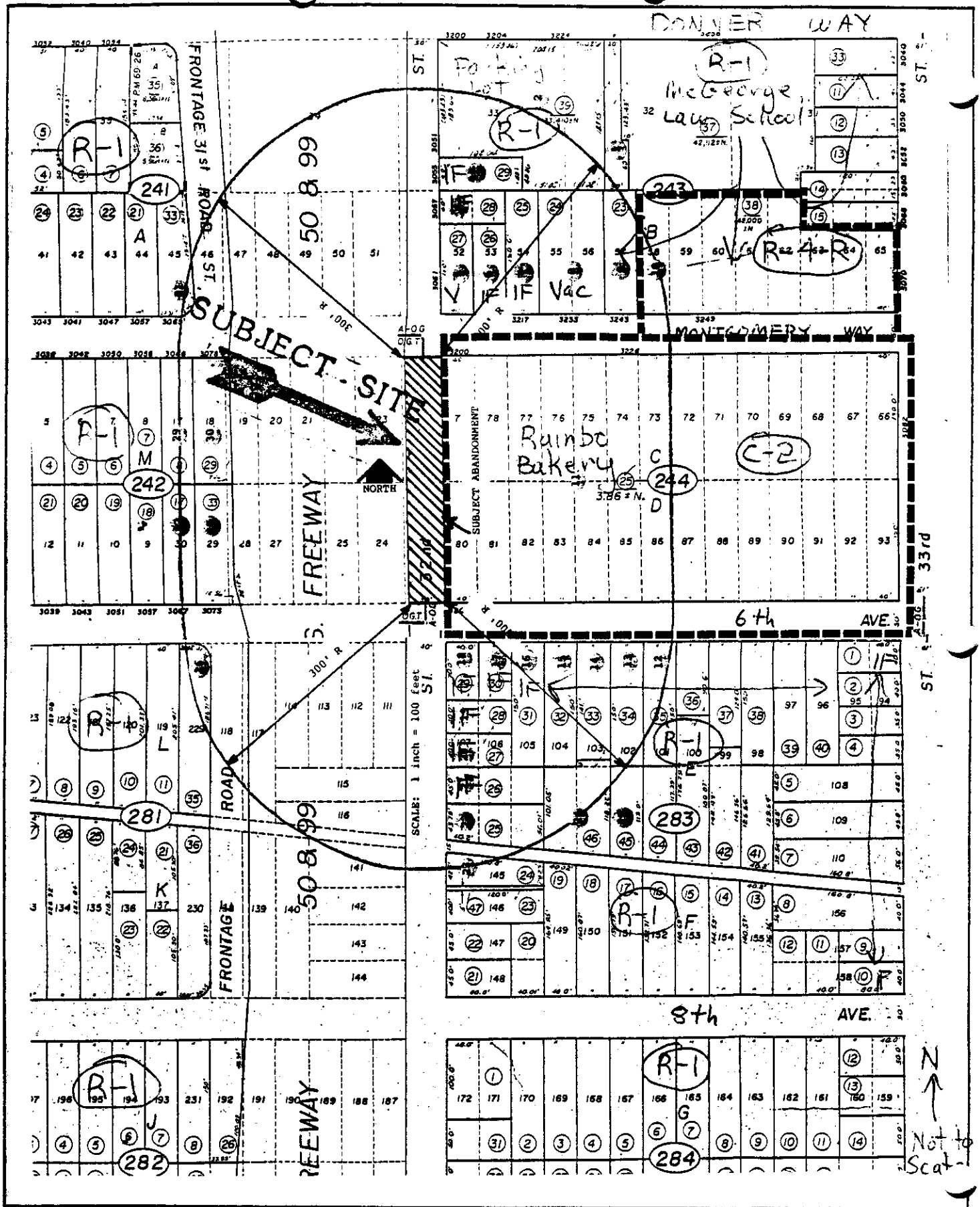
Respectfully submitted,

Wilfred Weitman
Senior Planner

WW:ds



VICINITY MAP



LAND USE & ZONING MAP

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:

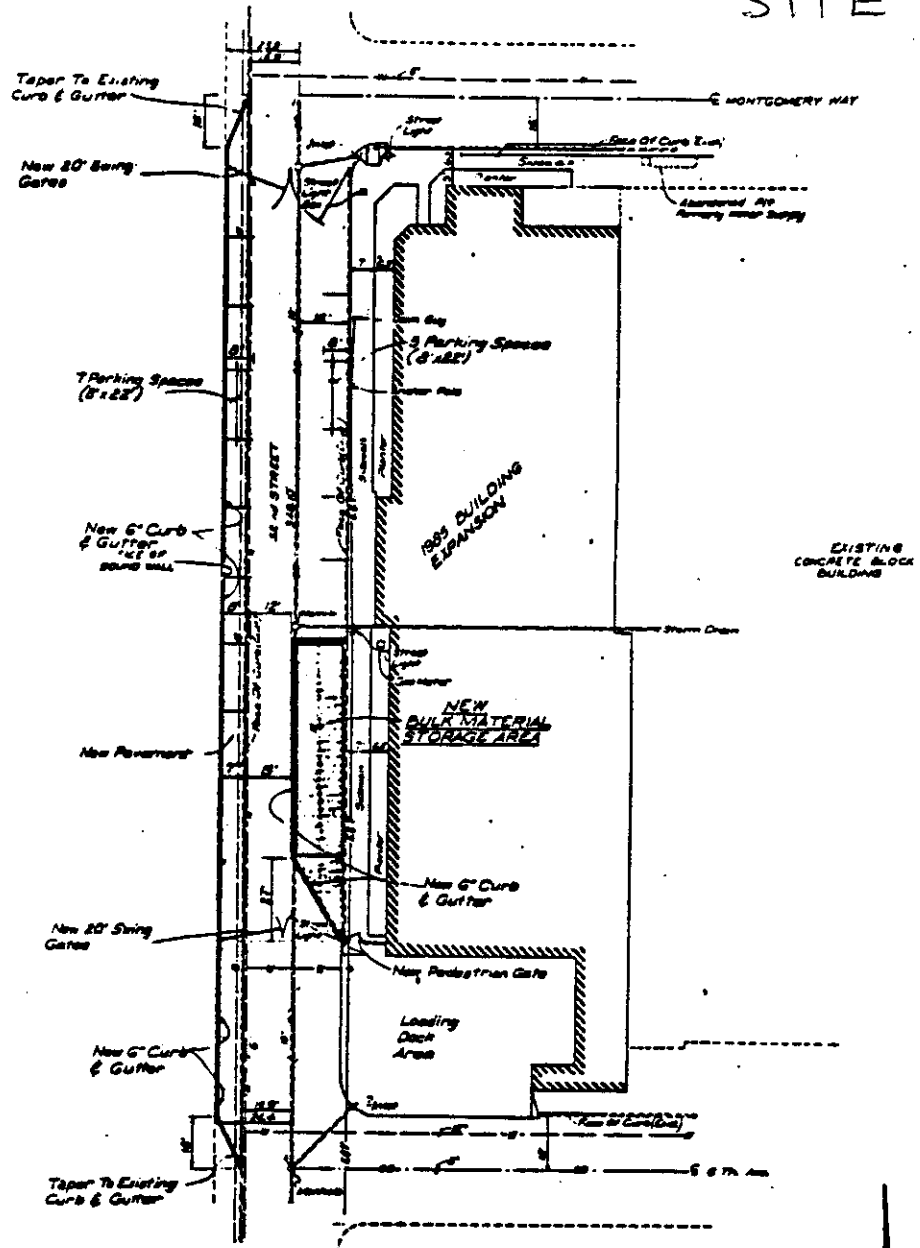
OFFICE OF THE
CITY CLERK

M-86-075 CITY CLERK

October 23, 1986

item 26

EXHIBIT B SITE PLAN



LEGEND

- Electric & Telephone
- Water
- Gas
- Storm Drain
- Force
- Curb & Gutter

ANHEUSER-BUSCH/RAINBO BAKING CO.:

Proposed closure of 32nd Street between
6th Avenue and Montgomery Way.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3

P.O. BOX 911, MARYSVILLE 95901

Telephone (916) 741-4016



September 2, 1986

03-Sac-99

Parcel 009014-01-01, et al

03400 - 911038

City of Sacramento
City Department of Real Estate
915 I Street, Room 207
Sacramento, California 95814

Subject: Application for Abandonment of 32nd Street between Montgomery Way and 6th Avenue, City of Sacramento by Campbell Taggart, Inc./Anheuser-Busch Companies, Inc.

Gentlemen:


The Department of Transportation is currently the owner of record of 7.980+ s.f. of underlying fee within 32nd Street between Montgomery Way and 6th Avenue, City of Sacramento (see attached map).

The Department of Transportation anticipates entering into an agreement with Campbell Taggart, Inc./Anheuser-Busch Companies, Inc. in the near future for the sale of this property. An easement for vehicular access and maintenance will be reserved to the State adjacent to State Route 99.

It is the desire of the Department that the 32nd Street between Montgomery Way and 6th Avenue be abandoned by the City.

Campbell Taggart, Inc., et al, will use this property for parking, unloading of Rainbo Baking Company supplies, and a new bulk material storage area.

Very truly yours,


Peter O. Laney
Senior Right of Way Agent
Chief, Excess Lands Branch

Attachment

cc Anheuser-Busch Companies, Inc.
1451 River Park Dr. Ste 126
Sacramento, CA 95815

Diepenbrock, Wulff, Plant & Hannegan
300 Capitol Mall, 17th Floor
Sacramento, CA 95814

SACRAMENTO



MONTGOMERY

OAK

BLK M

6 TH

BLK L

STATE HWY RTE 99

To Stockton

To Downtown Sacramento

775 780 783

009019-01-01
 009018-01-01
 009017-01-01
 009015-01-01
 009014-01-01

sound wall 1.5'± west of RW line

S 02°51'35"W - 45.10'
 S 00°37'35"E - 345.01'

ST

32 ND 85'± DM'T FOR ST ACCESS & MAINTENANCE

BLK B

WAY

7,980 S.F.

BLK C

AVE

TRACT

BLK E

ACCESS PROHIBITED

Par No DK-009014-01-01 (009015-01-01, 009017-01-01, 009018-01-01, 009019-01-01)

DIST CO BTE PG SCALE
 03 SAC 99 23.5 1"=100'



CITY OF SACRAMENTO

DEPARTMENT OF FIRE

FIRE ADMINISTRATION

William R. Powell
Fire Chief

ABANDONMENT FORM LETTER

TO: Karen L. Diepenbrock 300 Capitol Mall, Seventeenth Floor
applicants name Sacramento, California 95814
mailing address

FROM: Dennis Smith Fire Department

ABANDONMENT OF: 32nd Street between 6th Avenue and Montgomery Way
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

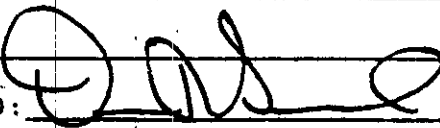
- No objection to the proposed abandonment.
- No objection to the proposed abandonment provided an easement be retained.
- Not approved, see comments below.

COMMENTS: _____

1. A minimum twenty (20) foot wide fire lane easement shall be required along 32nd Street between 6th Avenue and Montgomery Way. This fire lane easement to be located on the west side of 32nd Street.

2. No parking or storage to be allowed within the area of the dedicated fire lane.

3. If the proposed gates are kept locked at any time, keys to the locks are to be placed in a knox box (security system) for Fire Department use.

SIGNED:  DATE: 9-5-86

3707 Kings Way, Sec. B-21
P.O. Box 15038
Sacramento, CA. 95851

EXHIBIT F

PACIFIC BELL

A Pacific Telesis Company

M86075

August 29, 1986

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

SEP 03 1986

Honorable City Council:

This is in reference to a letter dated August 27, 1986 from Diepenbrock, Wulff, Plant & Hannegan, Attorneys for Anheuser-Busch Companies, regarding the proposed vacation of 32nd Street between Montgomery Way and 6th Avenue in the City of Sacramento, County of Sacramento, State of California.

Communication facilities are located within that portion of the above mentioned vacation which must be retained for service to the area and beyond. This company, therefore, requests the following language be incorporated in any resolution or ordinance of vacation of 32nd Street between Montgomery Way and 6th Avenue.

"EXCEPTING AND RESERVING THEREFROM PURSUANT TO THE PROVISIONS OF Section 8340 of the Street and Highways Code and for the benefit of Pacific Bell, the permanent easement and the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduit, cable, wire, poles and other convenient structures, equipment and fixtures for the operation of telegraphic and telephone lines and other communication facilities, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of 32nd Street between Montgomery Way and 6th Avenue abandoned."

Upon receipt of a certified copy of the vacating ordinance or resolution to the address above, which should include the foregoing language, this company shall have no objection to the proposed vacation.

Sincerely,

R. A. Beemer
R. A. Beemer
Public Works Coordinator

M86-075

10-23-86

Item 26

