

City Planning Commission
Sacramento, CA

Members In Session:

Subject: A. Environmental Determination
B. Section 65402(a) Review - Alley Abandonment between 13th and 14th, B and C Streets

Summary: The applicant is requesting abandonment of the public right-of-way for an alley located between 13th and 14th Streets, between B and C streets. Amador Stage Lines owns the majority of adjacent parcels and intends to utilize the alley for private use.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Alley

Surrounding Land Use and Zoning:

North:	Bus Parking; M-1
South:	Office, Bus repair, Brake shop, Parking; M-1
East:	Warehouse & Machinery; M-1
West:	Vacant, Theatrical Warehouse, Single Family; M-1

Property Dimensions:	Alley: 20' wide x 320' long
Property Area:	.15+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The proposed abandonment of the alley will not landlock any buildable adjacent parcels. Amador Stage Lines owns all property to the north of the alley and two of the parcels south of the alley. 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. Sacramento Cable Television - retain public utility easements;
 2. City Traffic Engineer - the alley intersection must be removed and curb, gutter and sidewalk installed;

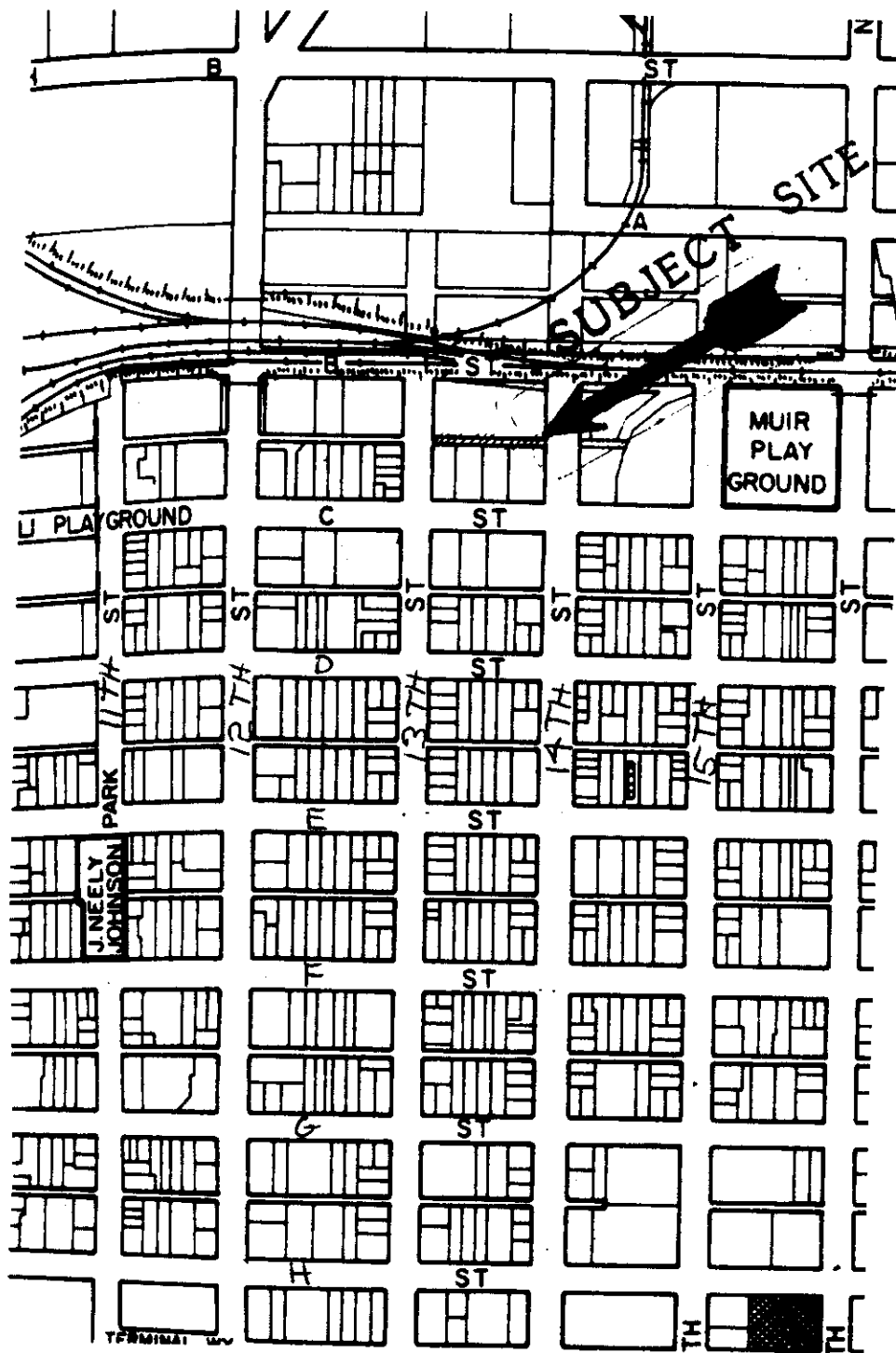
3. City Water and Sewer - No objections to the proposed abandonment provided the alley right-of-way be retained as an easement for water and sewer utilities or the existing water and sewer mains be relocated to the satisfaction of the Public Works Department at the owner's expense.
 4. Pacific Gas and Electric - no objection to the proposed abandonment without reservation;
 5. SMUD - See Exhibit A
 6. Pacific Bell - see Exhibit B
 7. City Electric - no comment
 8. City Fire - no objection
 9. City Police - 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 C). Staff finds the proposed abandonment consistent with the 1980 Central City Community Plan in that the alley is not reserved or indicated as a major or minor street essential for the development of the property.
- 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:

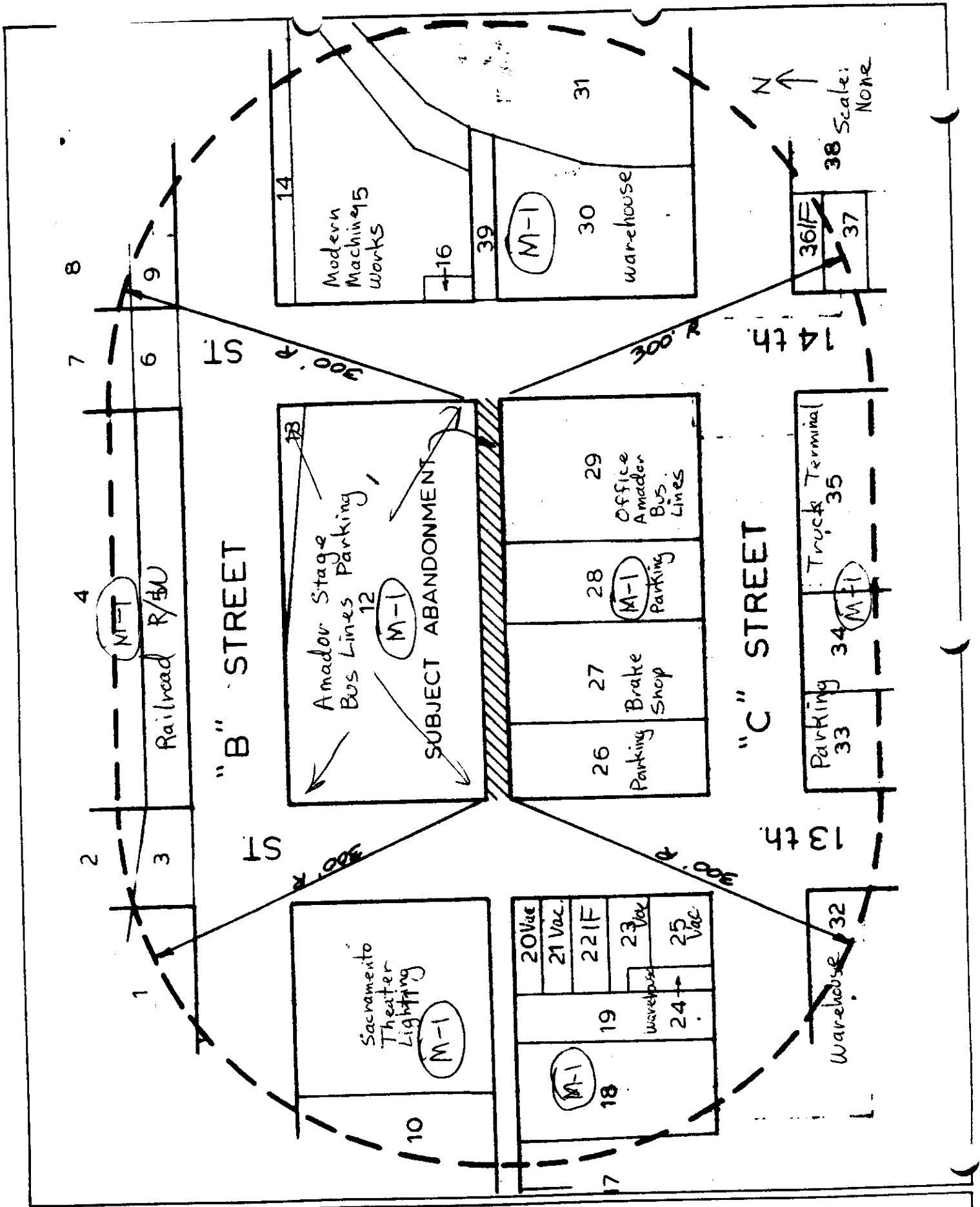
- A. Ratify the Negative Declaration;
- B. Find the proposed abandonment in conformance with the City's Discretionary Interim Land Use Policy for the 1974 General Plan and the 1980 Central City Community Plan as required by Section 65402(a) of the Government Code.

Respectfully submitted,

Wilfred Weitman
Senior Planner



VICINITY MAP



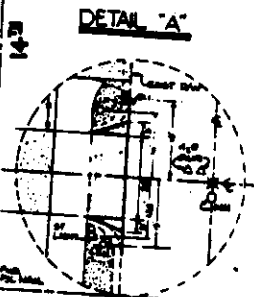
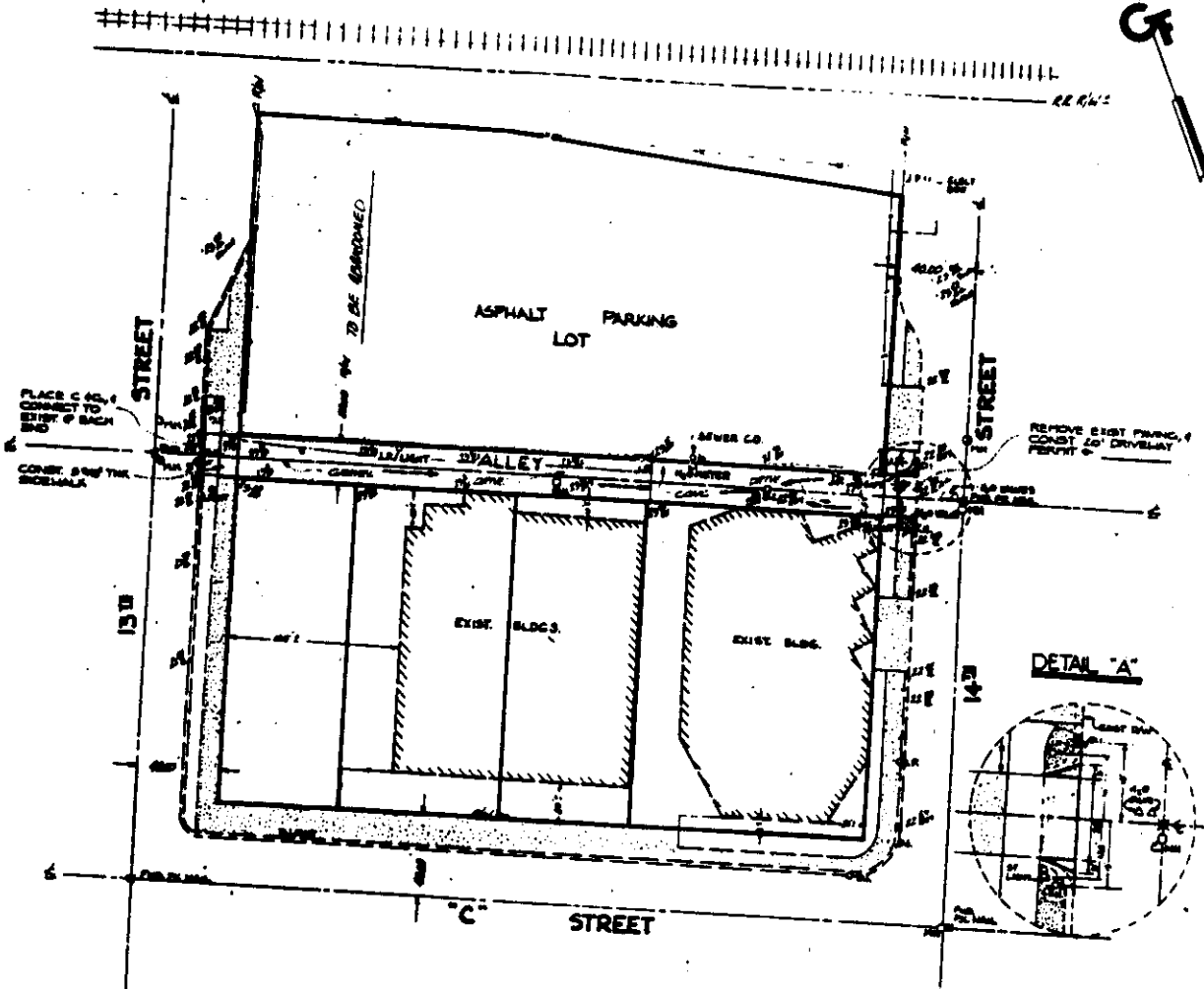
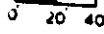
LAND USE & ZONING MAP

ALLEY ABANDONMENT FOR

SACRAMENTO, CALIFORNIA
APRIL, 1986 SCALE 1"=40'



(916) 482-6177
2832 Garfield Avenue
Carmichael, Ca. 95608



LOCATION MAP



SCALE 1"=800'

PROJECT DATA

RECORD OWNER & SUBDIVIDER ALEXANDER & RACHELE ALLEN
ADDRESS: C/O GARDNER-FEUSI COMPANY
2532 GARFIELD AVE, CARMICHAEL, CAL. 95608

PROPOSED USE SAME AS EXISTING
EXISTING USE 015-TRUCK TERMIN, DISTRIBUTION/WHS, VEHICLE
PROPOSED ZONING M1
EXISTING ZONING M1
PROPOSED IMPROVEMENTS NONE
ASSESSORS PARCEL NO: 2-083-13456
LEGAL DESCRIPTION LOTS 1-8 OF O.D.CITY
ACREAGE: 2.5
SEWAGE DISPOSAL CITY
WATER SUPPLY CITY

JOB NO: 86-034

1:40 4-21-86

1-22-87

11-27

LEGAL DESCRIPTION
ALLEY TO BE ABANDONED

'B' and 'C' Alley between 13th and 14th Streets, City of Sacramento.

M 86-108

1-22-87

#32



EXHIBIT A

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

JUNE 9 1986

SMUD FILE PWC/C 479

CITY COUNCIL
CITY OF SACRAMENTO
CITY HALL
SACRAMENTO CA 95814

The Gardner-Feusi Company has informed us of the proposed abandonment of the alley in the block bounded by B and C, 13th and 14th Streets in the City of Sacramento.

This District is presently occupying said alley with 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 said electric power facilities, we will not object to the abandonment.

Keith D. Shorey
Supervisor Land Acquisition
Land Department

cc: Gardner-Feusi Company

M-86-108

1-22-87
DISTRICT HEADQUARTERS □ 6201 S Street, Sacramento CA 95817-1899

item 37

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



EXHIBIT B

June 11, 1986
File: 170.300

City of Sacramento
Department of Public Works
City Hall
915 I Street, Rm. 300
Sacramento, CA. 95814-2684

Attention: Thomas M. Finley, Engineering Division Manager

This is in reference to your letter dated April 23, 1986 regarding the proposed vacation of the 'B' & 'C' Street Alley between 13th and 14th Streets in the City of Carmichael, 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 the 'B' & 'C' Alley between 13th and 14th Streets.

"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 'B' & 'C' Alley between 13th and 14th Streets 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,

RAB
R. A. Beemer
Public Works Coordinator

RESOLUTION NO. 82-509

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

July 20, 1982

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 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

M-86-108

1-22-87

item 32