

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	City of Sacramento, Parks Dept., 1231 I Street, Ste #400, Sacramento, CA 95814				
VNER	City of Sacramento, 927 10th Street, Sacramento, CA 95814				
PLANS BY	City of Sacramento, Parks Dept., 1231 I Street, Ste #400 Sacramento, CA 95814				
FILING DATE	4-18-91	ENVIR. DET.	Negative Declaration	REPORT BY	DTH
ASSESSOR'S PCL. NO.	275-0134-001-0000, 275-0134-002-0000 & 275-0134-009-0000				

- APPLICATION:
- A. Negative Declaration
  - B. General Plan Amendment to redesignate .58± vacant acres from Parks, Recreation and Open Space to Transportation Utilities.
  - C. North Sacramento Community Plan Amendment to redesignate .58± vacant acres from Parks, Parkways, Open Space to Transportation.
  - D. 65402 (a) Review for the sale of surplus City Property.

LOCATION: Arden Way between Canterbury Road and Oxford Street

PROPOSAL: The applicant is requesting the necessary entitlements to abandon a portion of an existing City Park (Woodlake Park) in order to develop a surface parking lot for an existing light rail station.

PROJECT INFORMATION:

General Plan Designation:	Open Space, Park, Recreation & Transit System Corridor
North Sacramento Community Plan Designation:	Parks and Open Space
Existing Zoning of Site:	Single Family (R-1)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Light Rail; C-2  
South: Park and Single Family; R-1  
East: Park and Single Family; R-1  
West: Fire Station; C-2 & R-3

Property Dimensions:	Irregular
Property Area:	.58± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

M91-019

July 25<sup>th</sup>, 1991

Item No. 1215

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

A. Land Use and Zoning

The subject site consists of .58± vacant acres located in the Standard Single Family (R-1) zone. The site is designated for Open Space, Park, Recreation and Transit System Corridor in the General Plan and Parks and Open Space in the North Sacramento Community Plan. Surrounding land uses and zoning include a light rail station and commercial, zoned General Commercial (C-2) to the north; a park and single family residences to the south and east zoned Standard Single Family (R-1) and a fire station zoned General Commercial (C-2) and Multiple Family (R-3) to the west.

B. Applicant's Proposal

The applicant is proposing to sell off a 25,350± square foot portion of an existing City Park. The subject site consists of 3.58± acre vacant parcel which is owned by the City of Sacramento Department of Parks and Community Services. The portion of the park which is proposed to be sold to Regional Transit will be utilized in developing a parking lot for an existing light rail station.

C. Policy Considerations

The proposed use of property is consistent with General Plan policies regarding making land use decisions supportive of light rail transit. However, the property is designated parks and recreation, therefore, in order to ensure consistency with the proposed land use the General Plan and the North Sacramento Community Plans should be amended as follows:

- 1) The General Plan currently designates the site for open space, park, recreation and transit system corridor this should be amended to designate the site as transportation/utilities.
- 2) The 1984 North Sacramento Community Plan currently designates the site for parks and open space this should be amended to designate the site as transportation/utilities.

D. Sale of City Property

Section 65402 (a) of the California Government Code requires the City Planning Commission to determine whether the proposed sale of City owned property is consistent with the City's adopted General Plan and Community Plans. The sale of the City property will result in the ability to provide a parking lot for an existing light rail station which is consistent with policies in the General Plan and North Sacramento Community Plan encouraging uses which support the light rail transit system.

E. Agency Comments

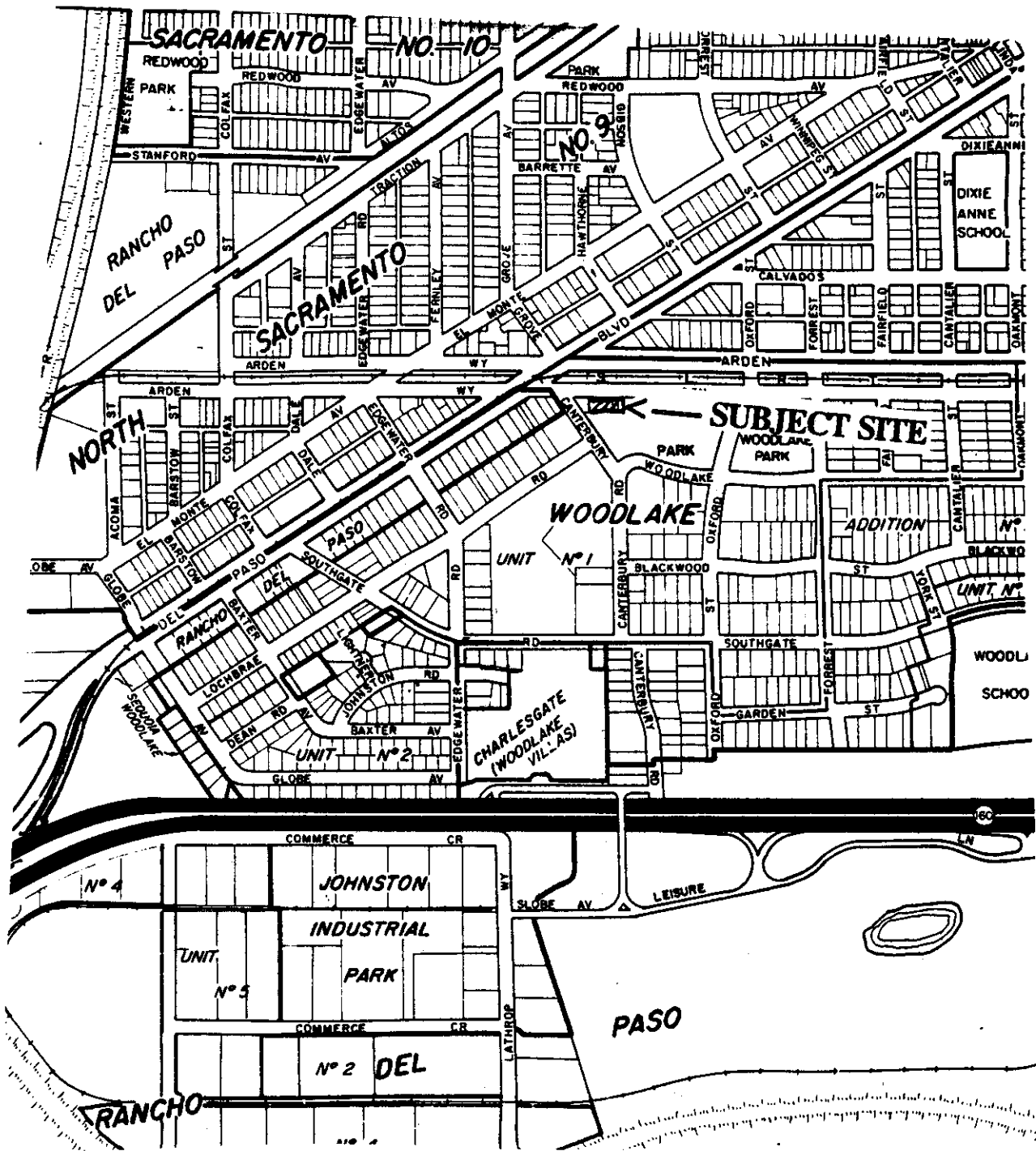
The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Water and Sewer Division, and the Woodlake Neighborhood Association. No comments were received.

**ENVIRONMENTAL DETERMINATION:**

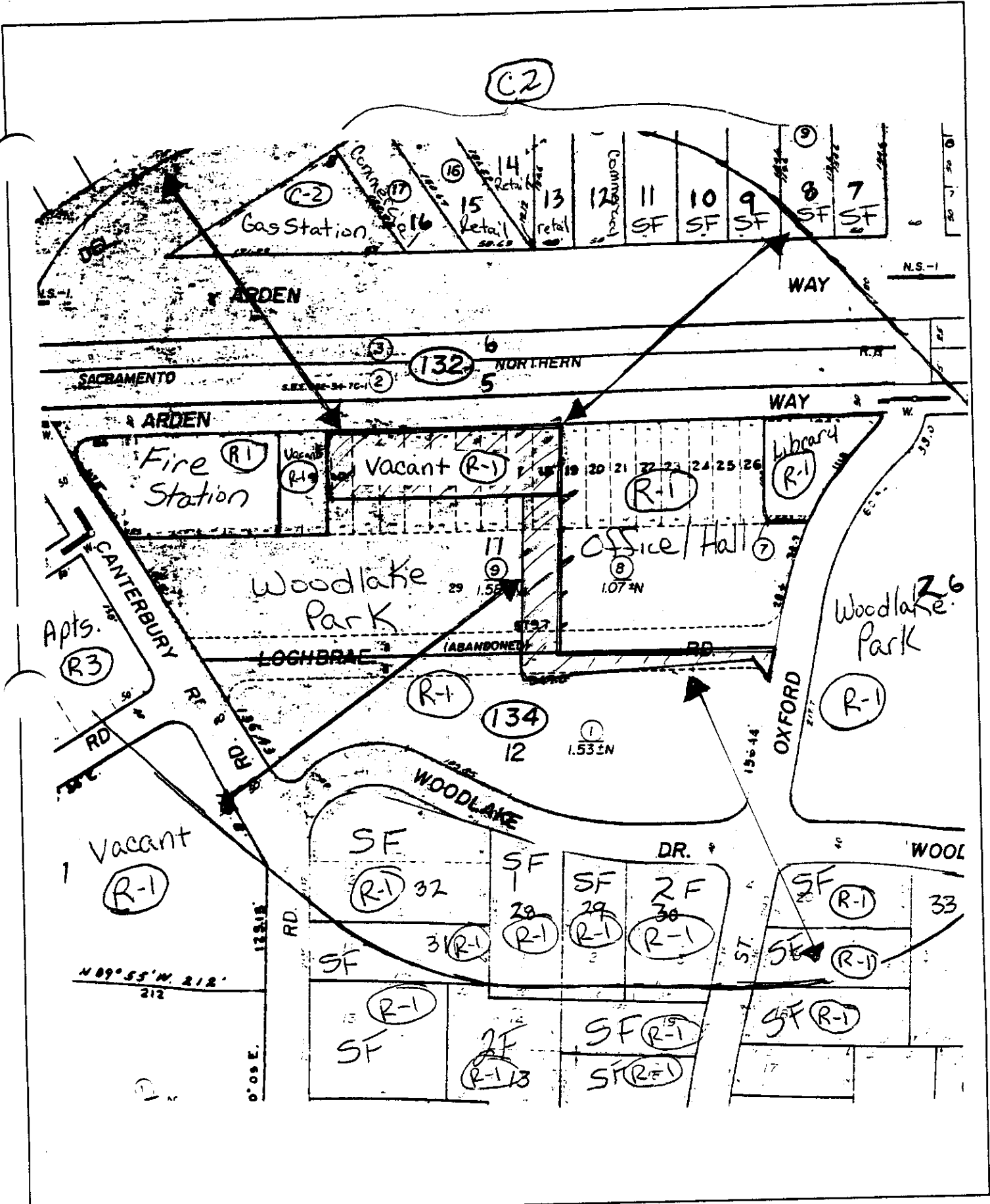
The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment from Parks, Recreation and Open Space to Transportation Utilities and forward to City Council.
- C. Recommend approval of the North Sacramento Community Plan Amendment to redesignate .58± vacant acres from Parks, Parkways, Open Space to Transportation and forward to City Council.
- D. Approve and find the proposed sale in conformance with the General Plan and the 1984 North Sacramento Community Plan as required by Section 65402 (a) of the Government Code.



VICINITY MAP

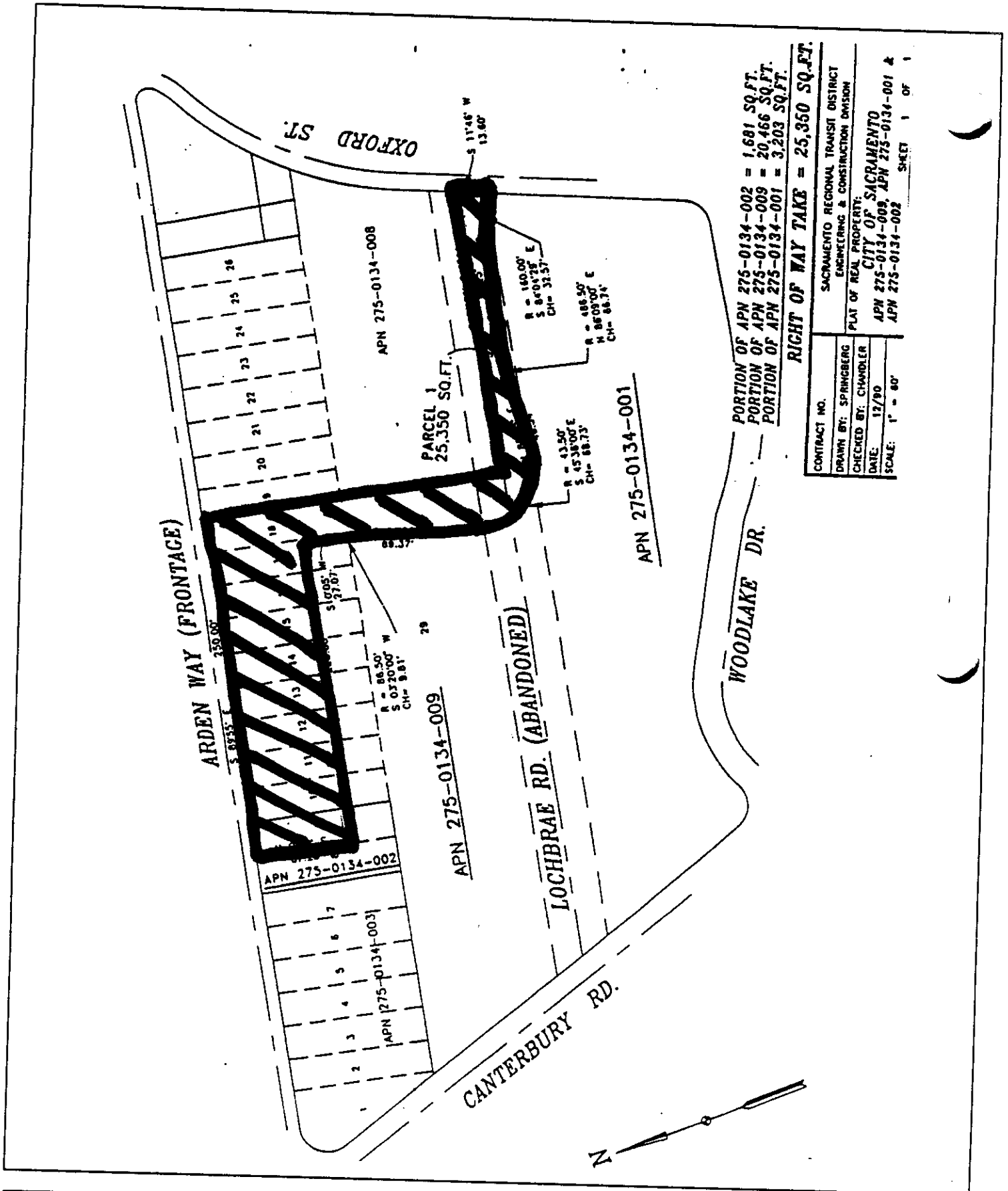


**LAND USE & ZONING MAP**

25  
July 21, 1991

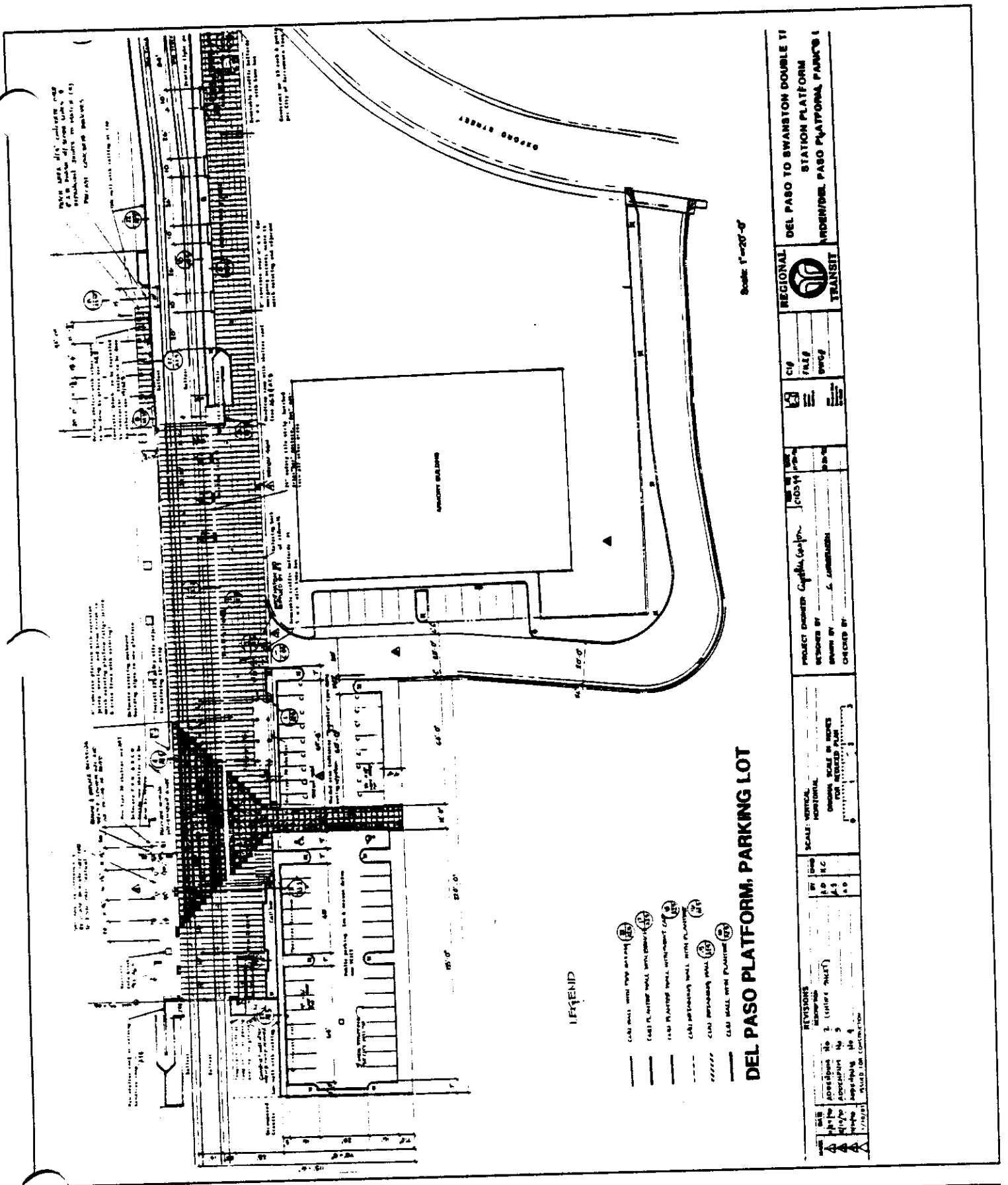
Item No. **1725**

# EXHIBIT - A



## SITE PLAN

# EXHIBIT - B



## DEL PASO PLATFORM, PARKING LOT

### LEGEND

- (A) WALL WITH TOP FINISH (A)
- (B) PLATFORM WALL WITH FINISH (B)
- (C) PLATFORM WALL WITH FINISH (C)
- (D) PLATFORM WALL WITH FINISH (D)
- (E) PLATFORM WALL (E)
- (F) WALL WITH FINISH (F)

NO.	DATE	REVISIONS
1	1/10/91	ISSUED FOR CONSTRUCTION
2	1/10/91	REVISIONS
3	1/10/91	REVISIONS
4	1/10/91	REVISIONS
5	1/10/91	REVISIONS
6	1/10/91	REVISIONS

SCALE: HORIZONTAL 1"=20'-0"

SCALE: VERTICAL 1"=10'-0"

PROJECT: DEL PASO TO SWANSTON DOUBLE TRACK STATION PLATFORM

DESIGNED BY: CAPITAL CONSTRUCTION

DRAWN BY: S. JENSEN

CHECKED BY:

CITY: PASO

DATE: 1/10/91

REGIONAL TRANSIT

## PROPOSED DEVELOPMENT PLAN