

Planning Commission
Sacramento, California

Members in Session

Subject: Section 65402(a) Review, General Plan Consistency for an alley abandonment between D & E Streets, 20th Street and Union Pacific Railroad lines.

Summary: The applicant is requesting to abandon the alley between D & E Streets, 20th Street and Union Pacific Railroad lines in order to allow continued operations for the Shasta Linen Supply Company located on both sides of the alley.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
1980 Central City
Community Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Alley

Surrounding Land Use and Zoning:

North: Warehouse/Industrial; C-4
South: Warehouse; C-4
East: Single Family & Office; R-1B
West: RR Lines, Warehouse, Barber Shop & Residential; C-4, R-3A

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a 20 foot wide alley, 80 feet in length between D & E Streets, 20th Street and the Union Pacific Railroad line for a total of 0.03± acres. The General Plan designates the site as heavy commercial or warehouse. The 1980 Central City Community Plan designates the site as heavy commercial. The surrounding land uses and zones are warehouse/industrial, C-4 to the north and south; single family residential and office, R-1B to the east; and railroad lines, warehouse, barber shop and residential, C-4 and R-3A to the west.

B. General Plan Consistency

California Government Code, Section 65402(a), requires the City Planning Commission to make a finding of general plan consistency with regard to the proposed alley abandonment. Staff has reviewed the proposed abandonment for consistency with the City's General Plan. The subject abandonment is consistent with the plan in that the proposed alley to be abandoned is not designated as a major arterial.

D. Agency Comments

The proposed alley abandonment was reviewed by City Flood and Sewer Division, City Water Division, City Electrical Division, City Traffic

APPLC. NO. P92-005 MEETING DATE February 13, 1992

ITEM NO. 328

Engineering, City Fire Department, City Police Department, Pacific Bell, Pacific Gas & Electric, SMUD, and Sacramento Cable Television. The following comments were received.

Traffic Engineering

No objections to the proposed alley abandonment provided the following conditions are met:

-Owner shall remove existing alley intersection and construct standard curb, gutter and sidewalk in its place.

-If a driveway is appropriate it shall be constructed as a standard city driveway, through normal driveway permit process.

Electrical Division

No objections to the proposed abandonment provided an easement be retained for the existing overhead fire alarm cable located in the alley.

Flood Control and Sewer Division

No objections to the proposed abandonment provided the full alley right-of-way be retained as an easement and no structures be constructed over or within the easement.

Water Division

No objections to the proposed abandonment provide an the full alley right-of-way be retained as an easement and no structures, gates, fences or facilities be constructed over or within the easement.

Police Department

No objections to the proposed abandonment.

Fire Department

No objections to the proposed abandonment provided that the following conditions are met:

-Fire Department sprinkler connections must be moved prior to abandonment as follows:

- (1) South Building: move sprinkler connection from north wall to east wall near alley.
- (2) North Building: move sprinkler connection from west wall to east wall near alley.

Pacific Bell

No objection to the abandonment of the alley.

SMUD

The District is presently occupying this portion of the alley with overhead and underground electrical facilities. However, SMUD does not object to the abandonment provided the District reserves the right to construct, reconstruct, operate and maintain electrical facilities overhead and underground.

Pacific Gas & Electric

PG&E has no facilities within this area and has no objections to the proposed abandonment.

Sacramento Cable

No objections to the abandonment provided rights are reserved to maintain aerial facilities on pole lines.

Environmental Determination: The project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15061(b-3).

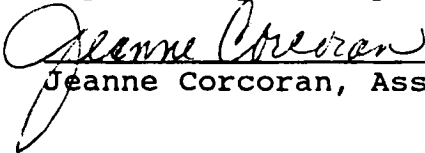
Recommendation Staff recommends the Planning Commission approve the staff report and find the abandonment consistent with the General Plan and transmit the above agency comments to the Public Works Department for transmittal to the City Council.

Respectfully Submitted,



Joy Patterson, Senior Planner

Report Prepared By:

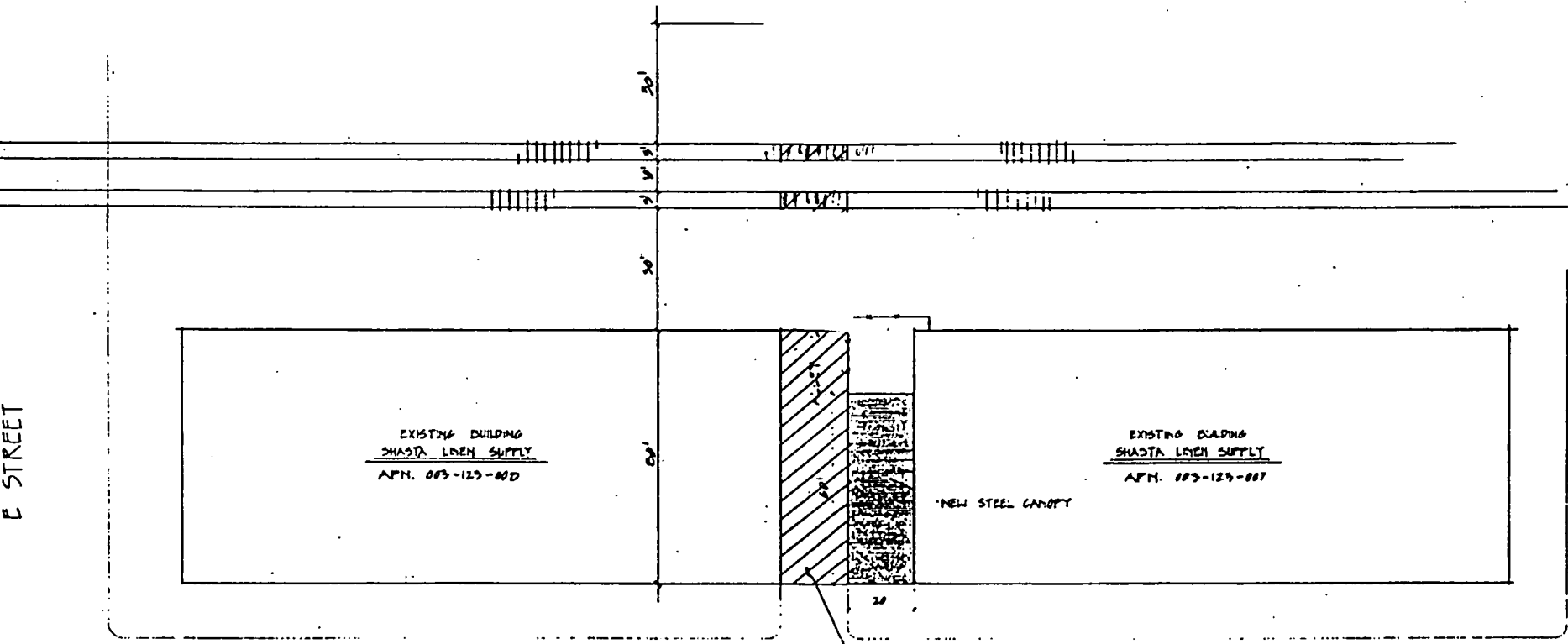


Jeanne Corcoran, Assistant Planner

001916

E STREET

D STREET



20TH STREET

SUBJECT ABANDONMENT

PLOT PLAN

SCALE 3/64" = 1'-0"



SACRAMENTO CITY PLANNING DIVISION

Application Information

Application taken by/date: _____

Project Location between D & E Sts., 20th St. & Union Pacific RR lines
 Assessor Parcel No. 003-0123-007,008
 Owners City of Sacramento Phone No. _____
 Address _____
 Applicant Shasta Linen Supply Phone No. _____
 Address 1931 E St. Sacramento CA 95814

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

| | Commission date | Council date |
|---|--------------------------------------|--------------|
| <input type="checkbox"/> Environ. Determination _____ | _____ | _____ |
| <input type="checkbox"/> General Plan Amend _____ | _____ | _____ |
| _____ | _____ | Res. _____ |
| <input type="checkbox"/> Community Plan Amend _____ | _____ | _____ |
| _____ | _____ | Res. _____ |
| <input type="checkbox"/> Rezone _____ | _____ | _____ |
| _____ | _____ | Ord. _____ |
| <input type="checkbox"/> Tentative Map _____ | _____ | _____ |
| _____ | _____ | Res. _____ |
| <input type="checkbox"/> Special Permit _____ | _____ | _____ |
| _____ | _____ | _____ |
| <input type="checkbox"/> Variance _____ | _____ | _____ |
| _____ | _____ | _____ |
| <input type="checkbox"/> Plan Review _____ | _____ | _____ |
| _____ | _____ | _____ |
| <input type="checkbox"/> PUD _____ | _____ | _____ |
| _____ | _____ | _____ |
| <input type="checkbox"/> Lot Line Adjustment _____ | _____ | _____ |
| _____ | _____ | _____ |
| <input checked="" type="checkbox"/> Other <u>Section 65402(a) Review of General Plan consistency of an alley abandonment between D & E Sts., 20th St. & Union Pacific RR lines.</u> | <u>Approved staff report 2-13-92</u> | <u>_____</u> |

Sent to Applicant: 3-19-92
Date

By: Suzanne Alimstad
Sec. to Planning Commission

Key to Entitlement Actions:

- | | | |
|------------------------------------|---------------------------------------|---|
| R — Ratified | D — Denied based on Findings of Fact | RMC — Recommend Approval W/amended conditions |
| A — Approved | RD — Recommend Denial | IAF — Intent to Approve based on Findings of Fact |
| AC — Approved W/conditions | RA — Recommend Approval | AFF — Approved based on Findings of Fact |
| AA — Approved W/amended conditions | RAC — Recommend Approval W/conditions | PDAC — Planning Director Approved with Conditions |

EXPIRATION

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of one year unless a building permit is obtained within the variance term.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established the Special Permit shall be deemed to have expired.

TENTATIVE MAP: Failure to record a final map within 2 years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

P 92-005