

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	REDEVELOPMENT AGENCY, CITY & COUNTY OF SAC., P O Box 1834, Sac., CA 95812-1834				
OWNER	REDEVELOPMENT AGENCY, CITY & COUNTY OF SAC., P O BOX 1834, Sac., CA 95812-1834				
PLANS BY	REDEVELOPMENT AGENCY, CITY & COUNTY OF SAC., P O Box 1834, Sac., CA 95812-1834				
FILING DATE	3/18/88	ENVIR. DET.	Neg. Dec.	REPORT BY	DH:vf
ASSESSOR'S-PCL. NO.	006-0036-001 to 014; 006-0036-016 to 024				

- APPLICATION:
- A. Negative Declaration
 - B. Lot line adjustment to merge 22 developed lots into three lots totaling 2.5± acres in the Central Business District (CBD-SPD-C-3 zone).
 - C. Abandonment of alley located between 8th and 9th, I Street & J Streets

LOCATION: Block bounded by 8th, 9th, I and J Streets

PROPOSAL: The applicant is requesting the necessary entitlements to merge 22 lots into three lots and abandonment of an alley to allow construction of the downtown central library project.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial
1980 Central City Community Plan Designation:	Multiple Use
Existing Zoning of Site:	CBD - SPD (C-3)
Existing Land Use of Site:	Library, parking, hotel, commercial bldgs.

Surrounding Land Use and Zoning:

North: Federal Post Office Building; C-3
South: Commercial; C-3
East : Plaza Park; C-3
West : Bank & Commercial; C-3

Parking Required:	642 spaces
Parking Provided:	814 spaces
Property Dimensions:	321' x 341'
Property Area:	2.5± acres
Height of Building:	11 story office building; 8 story parking structure; 5 story library
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing - to be relocated in alley
Exterior Building Materials:	Glass, concrete, granite, metal
Proposed Building or Uses:	1. Office: 330,000 sq. ft. in 11 stories
	2. Library complex: 145,000 sq. ft. in 5 stories

- | | | |
|----|---------------------------|--|
| 4. | Parking Lot: | 279,000 sq. ft. for 815 cars in 8 stories |
| 5. | Existing Library: | 19,000± sq. ft. to be remodeled in 3 stories |
| 6. | Parking structure retail: | 2,700 sq. ft. |

PROJECT BACKGROUND: The subject site is proposed to be developed with a new central library, remodeled existing library, retail galleria, office building, ground floor retail and parking structure. The City Council Certified the Final Environmental Impact Report for the Library Plaza project on August 4, 1987 (Resolution No. 87-624).

The City Design Review Board reviewed the proposed project and approved the project subject to conditions on February 17, 1988 (DR88-118). The City Council, sitting as the Redevelopment Agency, has authorized the necessary agreements to pursue demolition and construction of the project. In order for the project to proceed, the alley is required to be abandoned and the 22 lots merged into one lot and redivided into three lots for the following uses:

- Parcel 1 - New 11 story office building
- Parcel 2 - New 8 story parking garage
- Parcel 3 - Remodeled and New Library - 5 stories

The City Redevelopment Agency is the project applicant and is the lead agency as required by the California Environmental Quality Act. The Planning Commission received an informational briefing on the Library Plaza Project during the summer of 1987, but has not been required to take any action on the project.

PROJECT EVALUATION: Staff has the following comments:

A. Abandonment of Alley

Staff has reviewed the proposed alley abandonment and have determined that with common ownership by the City of all parcels with access off the alley and review of 1980 Central City Community Plan, abandonment of the alley is consistent with the plan in that the following goals are pursued:

1. Education Goal - to maintain quality educational/vocational facilities and services for Central City residents.
2. Commercial Goal - to continue the revitalization of the Central Business District as a major commercial center in the region.
3. Commercial Goal - Continue to provide cultural and entertainment activities in the Central City.

4. Transportation Goal - use appropriate measures to require new developments to assist in transit improvements in lieu of major investments in parking facilities.
5. Transportation Goal - provide adequate off-street parking to meet the needs of shoppers, visitors and residents.
6. Transportation Goal - improve vehicular circulation and reduce traffic congestion in the CBD area without causing negative impacts on streets within residential areas.

In review of the circulation element, the alley is shown as an alley and not proposed for major, minor or local street designation. Adjacent streets of 8th & 9th, I & J, are shown as major streets on the plan. Since alleys have been abandoned in the past so that major developments were able to proceed, staff supports the proposed alley abandonment and finds it consistent with the Central City Community Plan.

B. Lot Line Adjustment

A total of 22 parcels and the alley comprise the subject site. The applicant proposes to merge the 22 parcels and alley and redivide the lot into three new parcels. Each lot will have a specific new structure located on it. Parcel 1 will contain the 330,000 sq. ft., 11 story office building with ground floor retail; Parcel 2 will contain the 279,000 sq. ft., 8 story parking structure and Parcel 3 will contain 165,000 sq. ft., 5 story library expansion and 19,000 sq. ft., 3 story existing library remodel.

Staff has reviewed the lot line adjustment and recommends approval subject to conditions as stated from agencies.

C. Agency Comments:

The abandonment and lot line adjustment was reviewed by the City Fire, Police, Utilities Planning Division, Traffic Engineering Division and Design Engineering Division. The proposal was also reviewed by Pacific Bell, SMUD, P.G. & E. and Sacramento Cable. These agencies had no objections, however, attached are comments. P. G. & E. indicates a six inch feeder main in the alley which will require relocation. City Water Division requests an easement or relocation of water mains and sewer line relocation. The City Traffic Engineer commented that the street intersections shall be removed and curb, gutter and sidewalk constructed in its place.

D. Street Closure Guideline Review:

Planning staff has reviewed the abandonment and finds it consistent with the Review Guidelines for street closures (Exhibit C). The abandonment is consistent with the General Plan in that the alley is not indicated as a major or minor street and the right-of-way proposed to be abandoned will not be needed by the City in the future.

ENVIRONMENTAL REVIEW: 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. Approve the lot line adjustment to merge 22 lots into three lots by adopting the attached resolution; and
- C. Recommend approval of the alley abandonment to the City Council and find it consistent with the City General Plan as depicted on Exhibit D.

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE 22 LOTS AND RECOMBINE THEM INTO THREE LOTS LOCATED IN THE BLOCK BOUNDED BY I AND J STREET, 8TH AND 9TH STREETS, CITY OF SACRAMENTO. (APN: 006-0036-001 TO 014; 006-0036-016 TO 024) (P88-199)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the block bounded by I, J and 8th and 9th Streets; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the block bounded by I and J Street and 8th and 9th Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Abandonment of the alley shall be approved by the City Council prior to recordation of Certificate of Compliance.
2. Pay off existing bonds or assessments, if any, or segregate them.
3. File Certificate of Compliance and waive parcel map prior to recordation of lot line adjustment.
4. Show all easements to be retained.

CHAIRPERSON

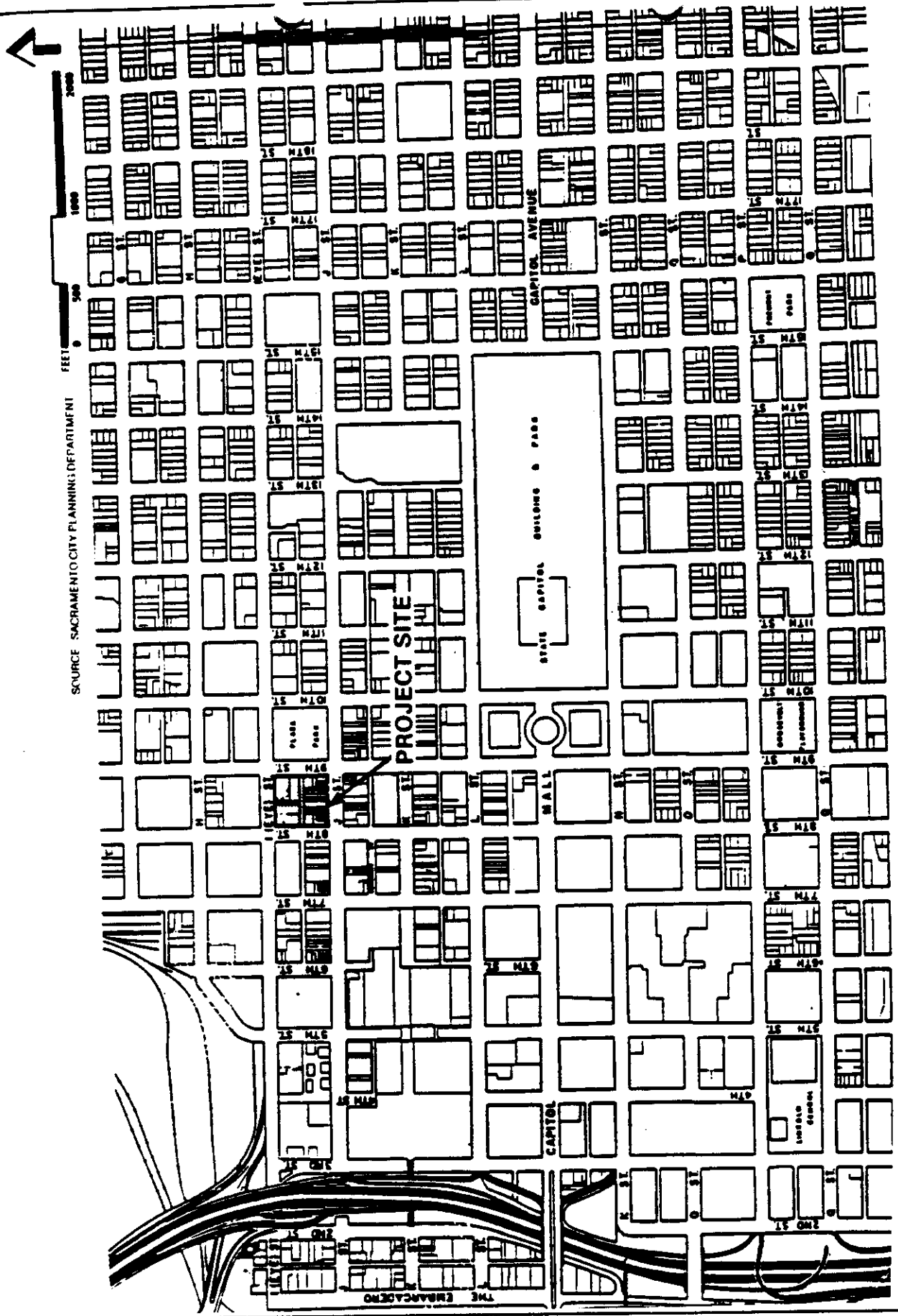
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

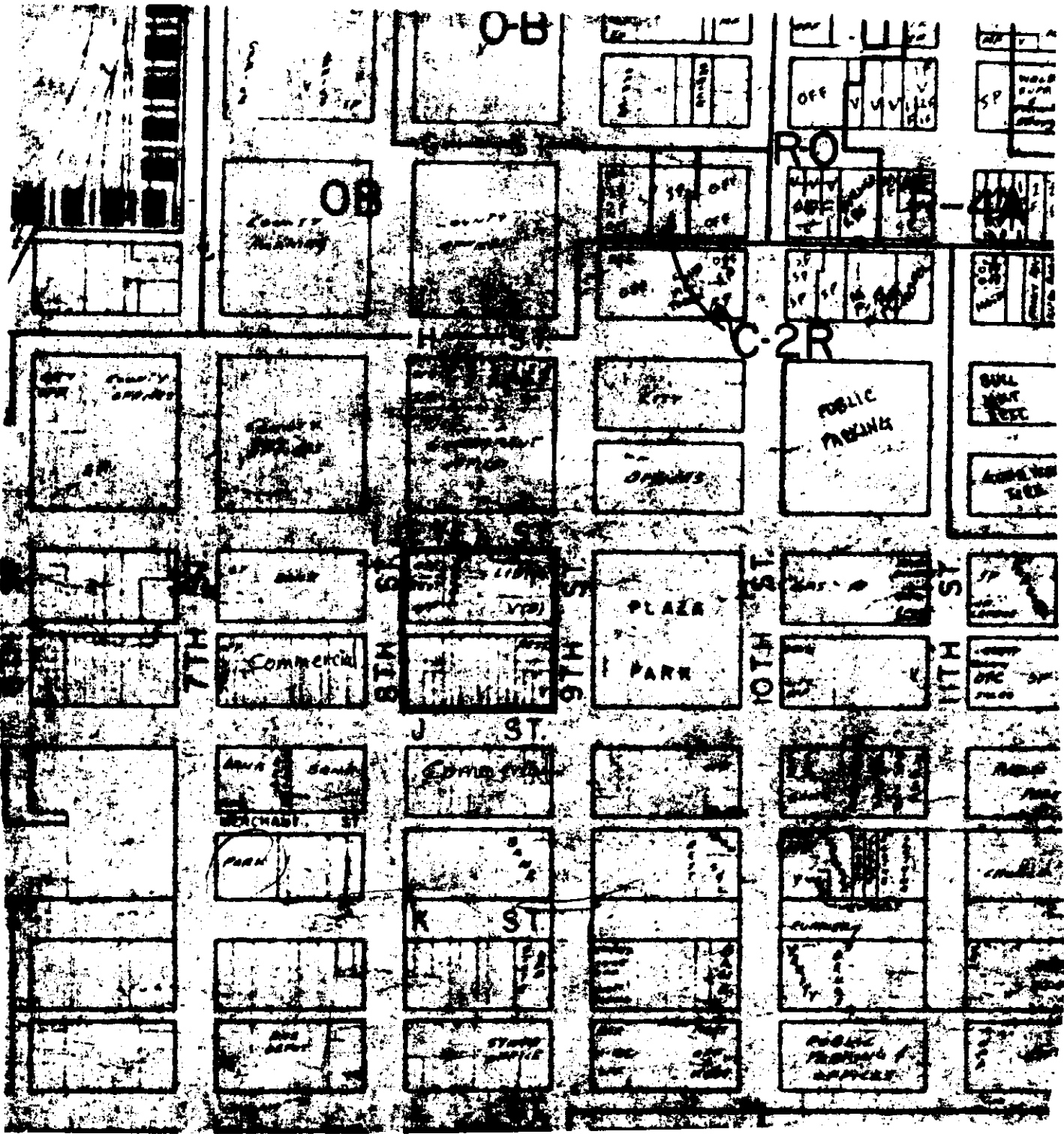
P88-199

June 9, 1988

Item # 35



VICINITY MAP



Scale: 1" = 300'

LAND USE & ZONING MAP

P88199

LEGAL DESCRIPTION FOR
LOT LINE ADJUSTMENT AND MERGER
FOR PARCELS SITUATE IN THE
BLOCK BOUNDED BY "I" AND "J"
AND 8TH AND 9TH STREETS,
CITY OF SACRAMENTO, CALIFORNIA

Parcel 1:

All that portion of the block bounded by "I" and "J" and 8th and 9th Streets situate in the City of Sacramento, County of Sacramento, State of California more particularly described as follows:

Beginning at the Southeast corner of said Block described hereinabove; thence from said Point of beginning along the South line of said Block, South $89^{\circ}59'27''$ West 150.00 feet; thence North $00^{\circ}00'33''$ West 205.17 feet; thence North $89^{\circ}59'27''$ East 150.03 feet to a point on the East line of said Block; thence along said East line, South 205.17 feet to the point of beginning.

Parcel 2:

All that portion of the Block bounded by "I" and "J" and 8th and 9th Streets situate in the City of Sacramento, County of Sacramento, State of California more particularly described as follows:

Beginning at a point on the South line of said Block described hereinabove which point bears South $89^{\circ}59'27''$ West 150.00 feet from the Southeast corner of said Block; thence from said Point of beginning along said South line of said Block, South $89^{\circ}59'27''$ West 171.18 feet to the Southwest corner of said Block; thence along the West line of said Block, North $00^{\circ}04'20''$ West 228.42 feet; thence North $89^{\circ}59'27''$ East 131.43 feet; thence South $00^{\circ}00'33''$ East 23.25 feet; thence North $89^{\circ}59'27''$ East 40.00 feet; thence South $00^{\circ}00'33''$ East 205.17 feet to the point of beginning.

Parcel 3:

The Block bounded by "I" and "J" and 8th and 9th Streets situate in the City of Sacramento, County of Sacramento, State of California.

EXCEPTING THEREFROM all that portion of said Block more particularly described as follows:

Beginning at the Southeast corner of said Block described hereinabove; thence from said Point of beginning along the South line of said Block, South $89^{\circ}59'27''$ West 150.00 feet; thence North $00^{\circ}00'33''$ West 205.17 feet; thence North $89^{\circ}59'27''$ East 150.03 feet to a point on the East line of said Block; thence along said East line, South 205.17 feet to the point of beginning.

Legal Description
Page 2

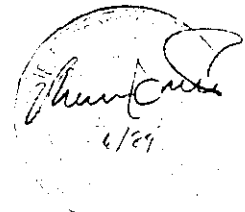
ALSO EXCEPTING THEREFROM all that portion of said Block more particularly described as follows:

Beginning at a point on the South line of said Block described hereinabove, which point bears South 89° 59' 27" West 150.00 feet from the Southeast corner of said Block; thence from said Point of beginning along said South line of said Block, South 89° 59' 27" West 171.19 feet to the Southwest corner of said Block; thence along the West line of said Block, North 00° 04' 12" West 228.42 feet; thence North 89° 59' 27" East 131.43 feet; thence South 00° 00' 33" East 23.25 feet; thence North 89° 59' 27" East 40.00 feet; thence South 00° 00' 33" East 205.17 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

April 6, 1988
97006



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

CITY CLERK _____

P-88-199

6-9-88

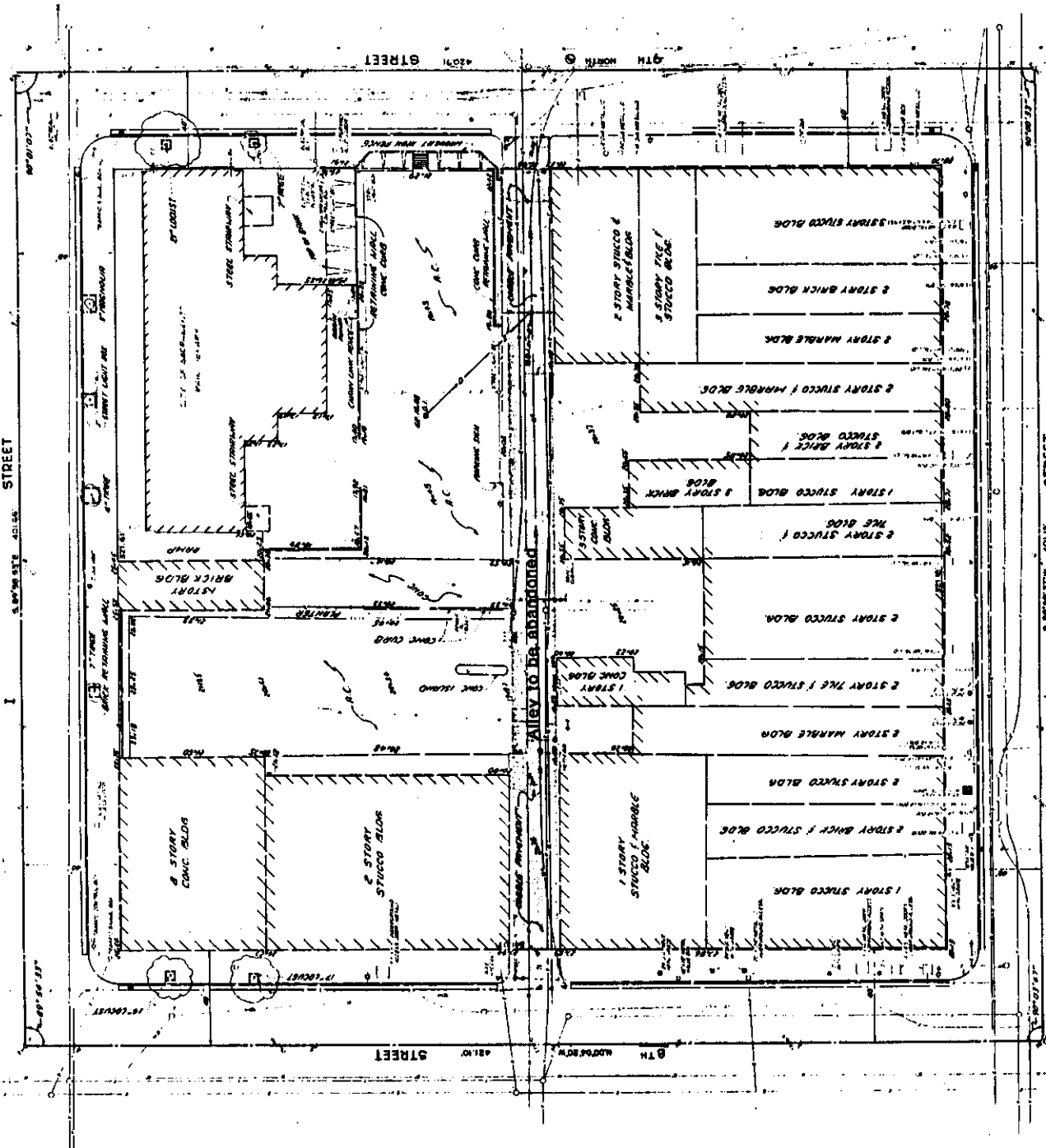
Item 25

ALLEY ABANDONMENT EXHIBIT D

Exhibit Map for Proposed Alley
Abandonment in Block bounded by
8th & 9th, I & J Streets

CITY OF SACRAMENTO, CALIFORNIA
MARCH, 1988 SCALE: 1" = 20'
MURRAY, SMITH AND ASSOCIATES

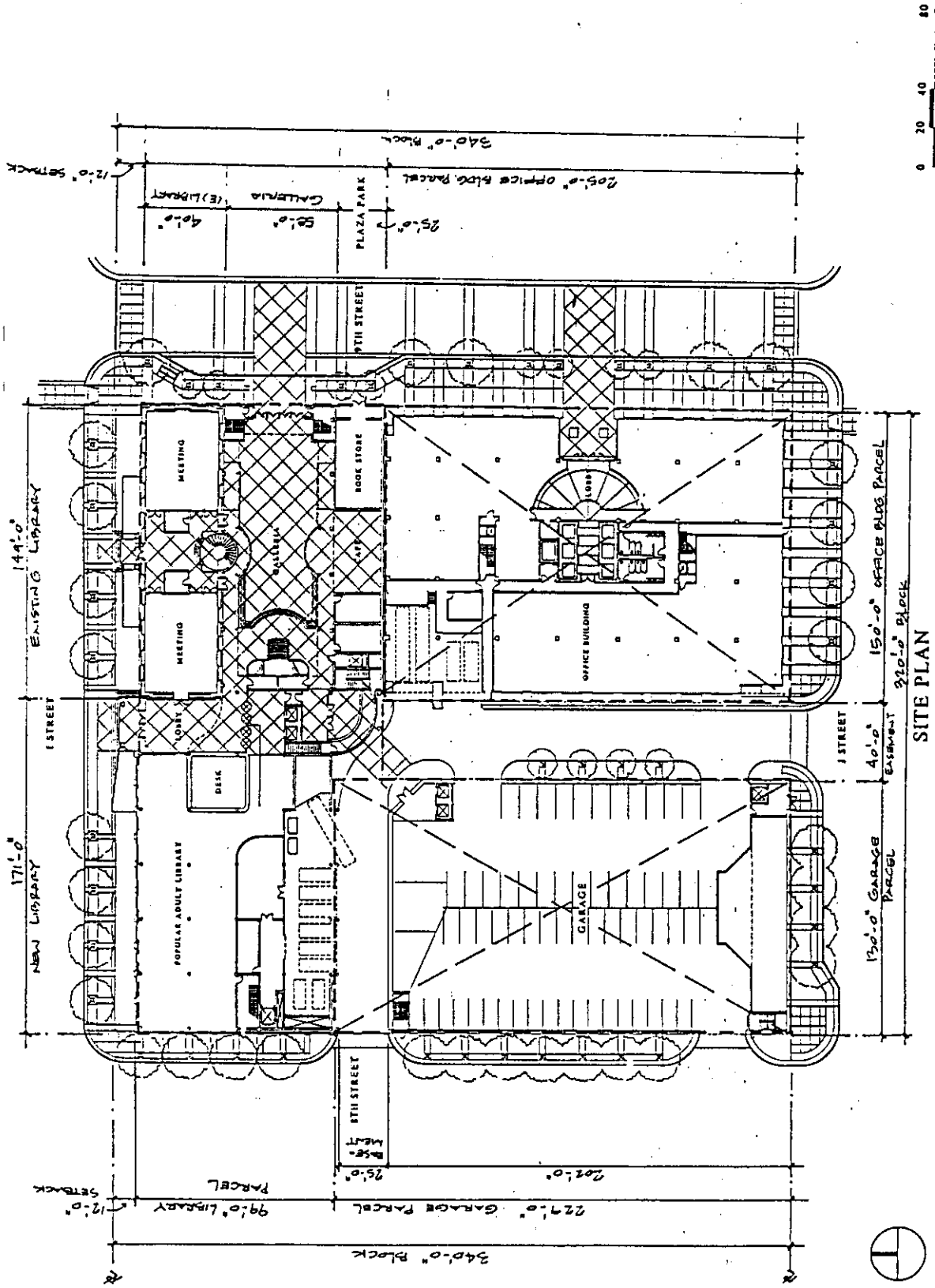
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SCALE: 1" = 20'

EXHIBIT E

MASTER LIBRARY SITE PLAN



LIBRARY PLAZA GROUP
DEVELOPERS

100199

LIBRARY PLAZA

KAPLAN McLAUGHLIN DIAZ
ARCHITECTS

D-88-199

6-9-88

item 25

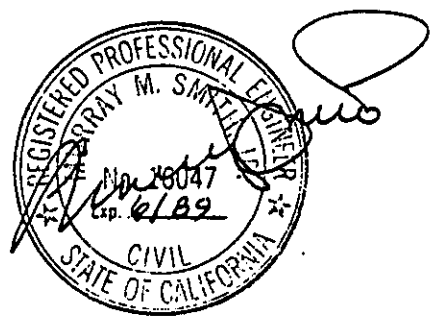
LEGAL DESCRIPTION FOR
LIBRARY PLAZA PROJECT
CITY OF SACRAMENTO, CALIFORNIA

All that certain real property situate, lying and being the in the City of Sacramento, County of Sacramento, State of California and being that certain alley in the Block bounded by "I" and "J", 8th and 9th Streets of said City of Sacramento according to the official map or plan thereof on file in the office of the Recorder of said County and State.

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Murray Smith & Associates
Engineering, Inc.

April 11, 1988
87006



Pacific Gas and Electric Company

5555 Florin-Perkins Road
P.O. Box 277444
Sacramento, CA 95826
916/383-4141



March 16, 1988

Library Plaza Abandonment
641

Murray Smith & Associates
3110 Gold Canal Drive
Rancho Cordova, CA 95670

Attention: Mr. Michael Himmelmann

Gentlemen:

Your letter of January 12, 1988 requested that we prepare a consent to the abandonment of the alley bounded by I, J, 8th and 9th Streets in the City of Sacramento.

We presently maintain a 6" feeder main and regulator site within the project. At such time as our gas line and regulator site are relocated to a mutually agreed upon location with the City and Redevelopment Agency, we will consent to the abandonment.

If you need any further assistance or have any additional questions, please call Mr. Bob Hamilton at 386-5281.

Sincerely,

D. W. METZLER
Support Services Manager

By: Debra L. Canadas
Debra L. Canadas
Land & Property
Maintenance Supervisor

REH:rdr

P88199

~~M88039~~

item 35

P-88-199

6-9-88



SMUD

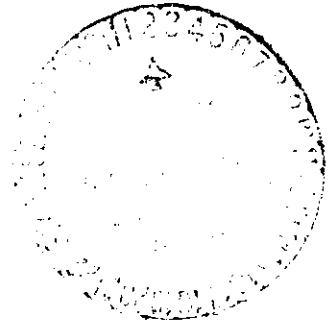
SACRAMENTO MUNICIPAL UTILITY DISTRICT □ P. O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

RRBLTR06

January 29, 1988

SMUD FILE: PWC/C 516

YOUR FILE: 87006



MIKE HIMMELMANN
MURRAY SMITH & ASSOCIATES ENGINEERING INC
3110 GOLD CANAL DRIVE
RANCHO CORDOVA CA 95670

We have reviewed your letter of January 12, 1988, requesting that we consent to the abandonment of the alley in the block bounded by "I", "J", 8th and 9th Streets in the City of Sacramento.

Because the business at 814 "I" Street is still being served from SMUD facilities located within the alley, we cannot consent to this abandonment at this time.

However, when this existing electrical service is no longer in use and we are ready to remove or abandon all our existing facilities in the alley, I will recommend that we consent to this abandonment.

Bob Bunge
BOB BUNGE
LAND AGENT
LAND DEPARTMENT
732-5199

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~~M83039~~

P-88-199

6-9-88

item 3



SACRAMENTO CABLE
TELEVISION



February 2, 1988

City Council
City of Sacramento
915 'J' Street
Sacramento, CA 95814

Honorable Council Members,

This is to inform The City Council and The City of Sacramento that Sacramento Cable has no objection to the abandonment of that certain alley situated in the block bounded by 'I' and 'J' and 8th and 9th Streets in the City of Sacramento. See attached legal description.

Respectfully,

Edwin W. Nelson
Right of Way Supervisor

EWV/ksw

cc: Dave Conkle
Director of Construction

F88199

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P-88-199

6-9-88

February 10, 1988

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

RE: Abandonment of I-J Alley between 8th and 9th Streets

Honorable Council Members:

The Pacific Bell Company has no objection to the abandonment of the following described property:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California and being that certain alley in the Block bounded by "I" and "J", 8th and 9th Streets of said City of Sacramento according to the official map or plan thereof on file in the office of the Recorder of said County and State.

Sincerely,



J. L. Worthington
Public Works Coordinator

JLW:mc

P-88-199

6-9-88

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