

Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Section 65402(a) Review for General Plan consistency for the abandonment of Madrone Avenue west of Redding Avenue consisting 0.4± acres in the Light Industrial (M-1) zone.

SUMMARY: The applicant is requesting to abandon the public right-of-way on Madrone Avenue to allow an existing parking area to remain and to provide for a future access for an existing office.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Parking lot

Surrounding Land Use and Zoning:

North:	Industrial; M-1
South:	Industrial; M-1
East:	Industrial; M-1
West:	Industrial; M-1

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.4± acres developed with a parking lot. The General Plan designates the site Heavy Commercial or Warehouse (see Exhibit A). The surrounding land use is all industrial. The surrounding zoning is M-1 to the north, south, east, and west.

B. Proposal

The applicant is requesting an abandonment of Madrone Avenue west of Redding. The area has not been used as a public right-of-way for many years and is currently being used as access for an existing parking lot.

C. General/Community 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 street and alley abandonments. Staff has reviewed the proposed abandonment for consistency with the City's General Plan. The subject abandonment is consistent with the General Plan. The proposed street abandonment will not impact the existing area traffic flow. Furthermore, access is provided to the area users and

APPLC. NO. P92-176

MEETING DATE July 14, 1992

ITEM NO. 13

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congestion will not occur.

D. Agency Comments

The proposed project was reviewed by City Utilities Planning Division, City Electrical Design Engineering, City Traffic Engineering, City Fire Department, City Police Department, Pacific Bell, Pacific Gas and Electric, SMUD, and Sacramento Cable Television. The following comments were received:

City Utilities Planning Division

1. The Water Division has no objections to the proposed abandonment.
2. The Division of Flood Control and Sewers has no utilities in this Avenue and has no objection to the proposed abandonment.

City Electrical Design Engineering

No objection to the proposed abandonment.

City Traffic Engineering

No objection to the proposed abandonment provided an easement is retained. The abandonment of Madrone Avenue will create land locked parcels (APN 015-0023-006, 008). A reciprocal access easements to these parcels shall be provided to the satisfaction of the City Traffic Engineer.

City Fire Department

No objection to the proposed abandonment.

City Police Department

No objection to the proposed abandonment.

Pacific Bell

Pacific Bell presently maintains underground communication facilities within Madrone Avenue and does not approve the requested abandonment.

Pacific Gas & Electric Company

PG&E has no facilities within the subject area and has no objection to the proposed abandonment without reservation.

SMUD

This District is presently occupying subject portion of Madrone Avenue with underground 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 all electrical facilities, we will not object to the abandonment.

Sacramento Cable Television

No objection to the proposed abandonment.

ENVIRONMENTAL DETERMINATION: 65402(a) reviews by the Planning Commission are not discretionary actions, therefore, the California Environmental Quality Act (CEQA) does not apply.

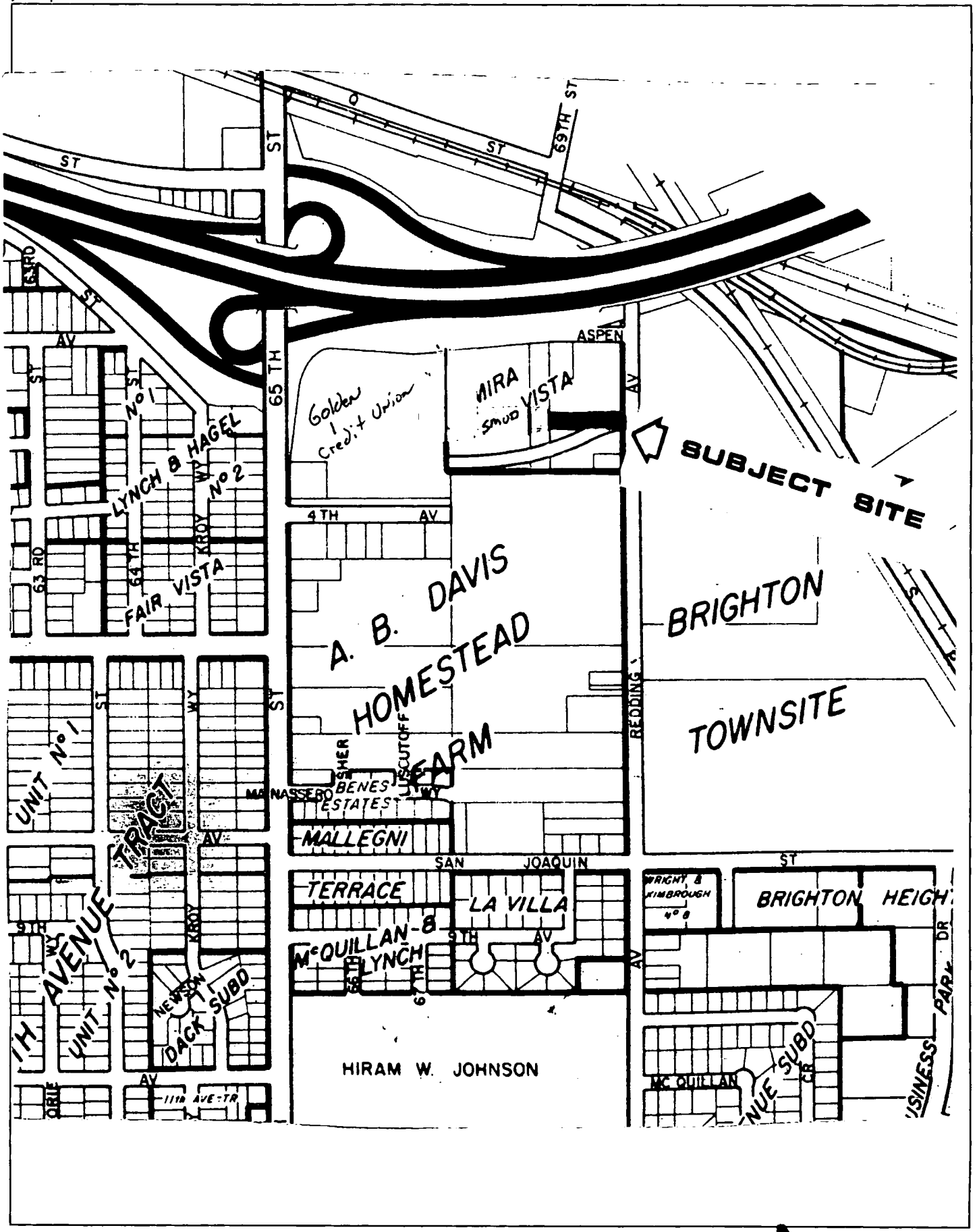
RECOMMENDATION: Staff recommends the Planning Commission approve the staff report and find the abandonment consistent with the General Plan and forward the above agency comments to Public Works for City Council approval.

Respectfully Submitted,

Joy Patterson
Senior Planner

Report By:

Sandra Yope
Assistant Planner



VICINITY MAP

002013

ASPEN

AVE.

8

4

9

5

INDUSTRIAL

OFFICE
COMPLEX

SAUD FACILITY

M-1

MADRONE AVE.

AVE.

300'

031

INDUSTRIAL

6

2

300'

023

INDUSTRIAL

7

3

4

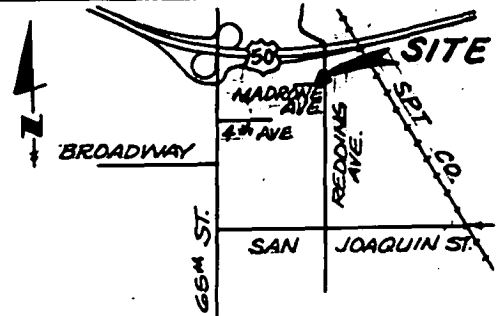
1

REDDING

300'

LAND USE & ZONING MAP

EXHIBIT A



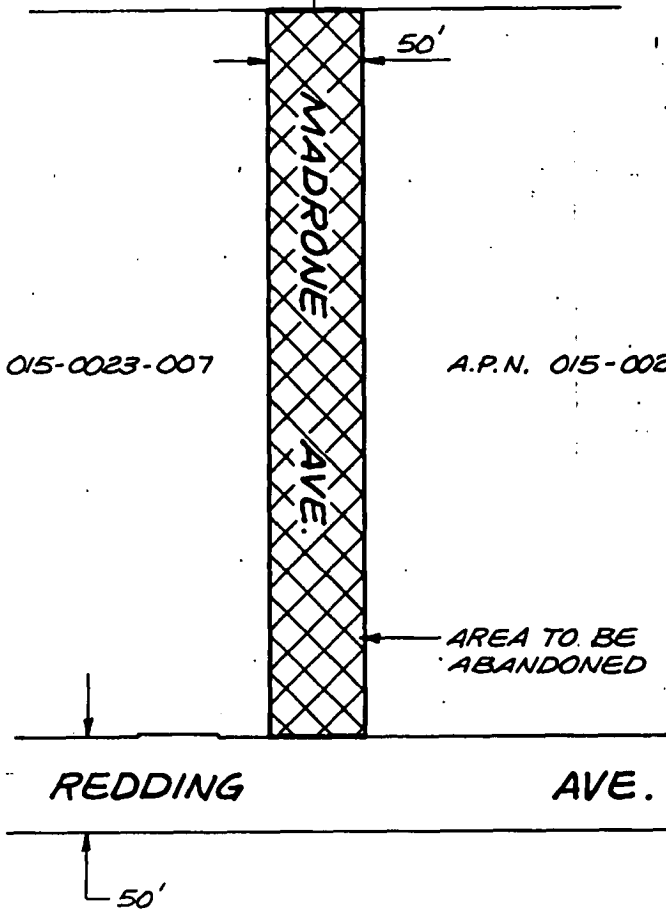
VICINITY MAP
1" = 2400'

A.P.N. 015-0023-006

A.P.N. 015-0023-008

A.P.N. 015-0023-007

A.P.N. 015-0023-009



RECEIVED

JUN 15 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P 92 176

**JTS ENGINEERING
CONSULTANTS**

1808 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

DRAWN *GT*
SCALE 1" = 100'
F.B.P.g.
JOB No. 91-159

**ABANDONMENT EXHIBIT
MADRONE AVE.**

SACRAMENTO, CALIFORNIA

P92-176

JULY 31, 1992

#13



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: ABANDONMENT OF MADRONE AVENUE WEST OF REDDING AVENUE

PROPERTY OWNER'S NAME: Patsy Van Onwerkerk, Wagner Corporation, Donald Wanland
Mailing Address: c/o Downey, Brandy Seymour & Rohwer, 555 Capital Mall Zip Code 95814
Telephone: Business (916) 441-0131 Home () _____

APPLICANT'S/AGENT'S NAME: JTS ENGINEERING CONSULTANTS, INC.
Mailing Address: 1808 J Street, Sacramento, CA Zip Code 95814
Telephone: Business (916) 441-6708 Home () _____
Contact Person's Name: Javed T. Siddiqui Phone () _____

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location: MADRONE AVENUE WEST OF REDDING AVENUE
Property Assessor Parcel Number(s): 015-0023-009
Property Dimensions: +/- 370' x 50'
Property Area: Square Footage (gross) +/- 18,500 (net) _____
Acreage (gross) +/- 0.425 (net) _____
Land Use: Undeveloped/Vacant _____ Developed (give bldg. sq. ft.) Por. of parking
Existing Zoning of Project Site: M1 Proposed Zoning: M1 ^{tot}

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	M1	Industrial
South	M1	Industrial
East	M1	Industrial
West	M1	Industrial

FOR OFFICE USE ONLY

P No.: P 92 176 Date Rec'd: 6-5-92 By: IND
General Plan Design: _____ Rezone _____
Amend To: _____ Tent. Map _____
Com. Plan Area: _____ Spec. Permit _____
Existing Design: _____ Variance _____
Amend To: _____ Sub. Mod. _____
Other Plan Design: _____ LLA _____
Amend To: _____ Other _____

Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____
By: _____, Date _____