

Planning Commission
Sacramento, California

MEMBERS IN SESSION:

SUBJECT: A. Environmental Determination

B. Request to abandon a portion of B Street, east of 29th Street, west of I-80 (M89-003) (Section 65402(a) Review).

SUMMARY: The applicant is requesting abandonment of the southern 40 feet of B Street, between 29th Street and I-80 to accommodate a future parking area for a proposed building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial
1980 Central City Community Plan	
Designation:	Industrial
Existing Zoning of Site:	TC
Existing Land Use of Site:	Unimproved Street

Surrounding Land Use and Zoning:

North:	State of California/Industrial; C-4/M-2
South:	Vacant; TC
East :	Business 80 Freeway/Industrial; TC
West :	Industrial; M-1

Street dimensions to be abandoned: Approximately 180' x 40'
Acres: 0.17±

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.17± acres in the Transportation Corridor (TC) zone. The site to be abandoned is the southern 40 feet of B Street, between 29th Street and Business 80. The General Plan designates the site Community/Neighborhood Commercial. The 1980 Central City Community Plan designates the site Industrial.

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Surrounding land uses and zones are State of California/Industrial (C-4/M-2) to the north; vacant (TC) to the south; Business 80 Freeway/Industrial (TC) to the east; and Industrial (M-1) to the west.

B. Applicant's Proposal

The applicant has requested that the southern 40 feet of B Street right-of-way, lying easterly of 29th Street and westerly of the right-of-way of State of California Freeway 80, be abandoned to accommodate a future parking area for a proposed building. The applicant intends to remove two existing maple trees and possibly a cottonwood tree to accommodate the future development of a portion of a ground floor parking area and 26,000 square foot office building. The north half of the existing subject right-of-way area would be retained by its owner, Caltrans. Retention of fee title and use of the north-half of the proposed abandoned right-of-way has been requested by Caltrans.

The proposed office building associated with this request for street abandonment requires a special permit issued by the City Planning Commission because the subject site is located in the Transportation Corridor (TC) zone. Also required is review by the Design Review/Preservation Board. The southerly portion of the abandoned B Street would revert to the adjacent parcel to the south (APN: 003-0105-001).

C. General Community Planning Consistency

California Government Code, Section 65402 (a) requires the City Planning Commission to make a finding of general and community plan consistency with regards to the proposed street abandonment. Staff has reviewed the proposed abandonment for consistency with the City's General Plan and 1980 Central City Community Plan. The subject site is designated Community/Neighborhood Commercial in the City's General Plan and Industrial in the 1980 Central City Community Plan, which is consistent with the applicant's request. All existing lots affected by the proposed street abandonment front on existing improved public streets. In addition, the Central City Community Plan does not indicate an extension of the street because of the existing I-80 Freeway.

D. Review Guidelines for Street Closures

Staff has reviewed the proposed abandonment in light of the review guidelines for street closures (Exhibit C) and has found that the subject request is consistent with the guidelines. The proposed abandonment will not eliminate public street access for adjacent lots nor will it result in the disruption of land uses neighboring the subject site.

E. Other Agency Comments

The proposed street abandonment was reviewed by Traffic Engineering, Electrical Design Engineering, Utilities Planning, Fire Department, Police Department, California Department of Transportation (Caltrans), SMUD, Sacramento Cable Television, Pacific Bell, P. G. & E. The following comments were received:

1. Traffic Engineering - No objection.
2. Electrical Design Engineering - No objection.
3. Utilities Planning - Reserve right-of-way at 29th and R Streets where existing sewer is.
4. Fire Department - No objection.
5. Police Department - No objection.
6. Caltrans - No objection to the proposed abandonment of B Street, East of 29th and West of I-80 provided: (a) Caltrans retains title to the use of the north half; (b) Caltrans incurs no processing costs; and (c) Caltrans incurs no costs in adjusting or relocation existing utility facilities, if any.
7. SMUD - No objection.
8. Sacramento Cable Television - No objection.
9. Pacific Bell - No objection.

10. P. G. & E. - No objection.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a negative declaration. The site was assessed for development susceptibility in the 29th Street Alhambra Boulevard Corridor Program EIR. As any development on the site will be reviewed through a Special Permit process, specific environmental impacts relating to both development and the EIR will be independently assessed at that time.

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

- A. Ratify the Negative Declaration; and
- B. Recommend approval of the street abandonment to the City Council subject to compliance with all agencies of jurisdiction and as depicted on Exhibits A and B.

Respectfully Submitted,



Wilfred Weitman
Senior Planner