

AMENDED BY STAFF 10-7-91

CITY PLANNING COMMISSION

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

APPLICANT	Ed Drennon 2430 Grand Avenue Sacto. CA 95838
OWNER	Ed Drennon 2430 Grand Avenue Sacto. CA 95838
PLANS BY	Task Engineering 11292 Coloma Rd. Ste. A Rancho Cordova CA 95670
FILING DATE	2-28-91
ENVIR. DET.	Neg. Dec.
REPORT BY	hw
ASSESSOR'S PCL. NO.	252-152-034, 035, 037; 252-151-035; 252-201-034; 252-252-05;

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to subdivide 15 parcels into three new lots on 10.60± partially developed acres in the Heavy Commercial-Review (C-4-R) zone.
- C. 65402(a) Review - Street Abandonment for a portion of four different right-of ways and easements.

LOCATION: 2410 Grand Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to properly abandon several right-of-way and easements and readjust property lines between 15 lots in order to establish three new lots for future development.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	C-4-R
Existing Land Use of Site:	Partially developed w/industrial/warehouse sales

Surrounding Land Use and Zoning:

North: State Facilities/ Vacant; C-4-R
 South: Railroad Lines/Park; R-1
 East: Railroad Lines/Park; R-1
 West: Light Rail/Single Family; R-1

Property Dimensions:	Irregular
Property Area:	10.60± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

On September 4, 1990, the City Council approved various entitlements on the subject site which included a General Plan and Community Plan Amendment from Low Density Residential to Heavy Commercial or Warehouse and Industrial respectively, and a Rezone from Multi-Family and Standard Single Family to Heavy Commercial Review (C-4-R). The approved entitlements also allowed the construction of four industrial/warehouse buildings ranging from 6,000 square feet to 14,000 square feet on 10.60+ partially developed acres. A Lot Line Adjustment to relocate common property lines between 15 lots for the construction of the proposed industrial development was also approved. Subsequent to the approval, the applicant was informed by the Public Works Department that a better way to logically merge the 15 lots and abandon various right-of-ways would be through a Tentative Map and 65402 Abandonment request. The applicant is, therefore, requesting a Tentative Map and 65402 Abandonment per the Public Works Department request.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 4, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 15 partially developed parcels on 10.60+ acres in the Heavy Commercial (C-4-R) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land use and zoning includes state facilities and a vacant lot to the north, zoned C-4-R; railroad lines and a park site to the south, in the R-1 zone; railroad lines and a park to the east, in the R-1 zone; and the light rail line and single family units to the west, zoned R-1.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide 15 parcels into three newly established lots and construct four new industrial buildings. The applicant is also requesting the abandonment of portions of existing right-of-ways. The applicant, at the request of the Public Works Department, is requesting the various entitlements in order to construct future heavy commercial and industrial buildings on the vacant lots and clearly identify right-of-ways serving the subject site.

C. Tentative Map

The submitted site plan indicates three newly created lots with sizes ranging from 1.9+ acres to 7.0+ acres (Parcel 1 is 1.9+ acres, Parcel 2 is 3.5+ acres and Parcel 3 is 7.0+ acres). Winters Street currently provides frontage to Parcels 1 and 2 as indicated on the site plan. The site plan indicates an access easement road proposed for access to Parcel 3. An industrial building is currently located on Parcels 1 and 2. Parcel 3 is currently vacant. Parcel 3 will contain future heavy commercial and industrial development. Staff finds the proposed Tentative Map to be compatible with the surrounding industrial subdivisions in the immediate area. The Tentative Map will readjusts existing property lines between 15 parcels in order to clearly delineate three new proposed parcels with adequate street frontage (see Exhibit A).

D. Abandonment - 65402(a) Review

As part of the Tentative Map proposal, abandonment of several right-of-ways are necessary in order to eliminate the remnant portions of right-of-ways remaining from the establishment of Light rail lines. The submitted site plan indicates four portions of right-of-ways which will be eliminated (see Exhibit B). Abandonment of the right-of-ways depicted on the submitted site plan will allow for better access to the future lot and eliminate those right-of-ways no longer a part of the circulation pattern in the immediate vicinity.

The proposed abandonment is before the Planning Commission for General Plan consistency findings as required by Section 65402(a) of the California Government Code. Staff supports the closure of the right-of-ways outlined in Exhibit B since three adequately sized industrial lots will be established and sufficient circulation patterns will be clearly defined in the area.

Planning staff has reviewed the proposed abandonment and finds it consistent with the City's General Plan and the 1984 North Sacramento Community Plan. In addition, the abandonment of the right-of-ways are not designated for improvements as part of the circulation element of the General Plan.

E. Agency Comments

The proposed right-of-way abandonment has been reviewed by the City Traffic Engineer, Electrical Design, Pacific Bell, SMUD, P.G. & E., City Police Department, Fire Department, Flood Control and Sewer Departments, Water Division, and the Sacramento Cable Television. There were no objections to the proposed abandonment. Flood Control also supports the street abandonment but recommended that no structures, gates, fences or facilities be constructed over or within the existing easement any existing drainage easements be retained.

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.

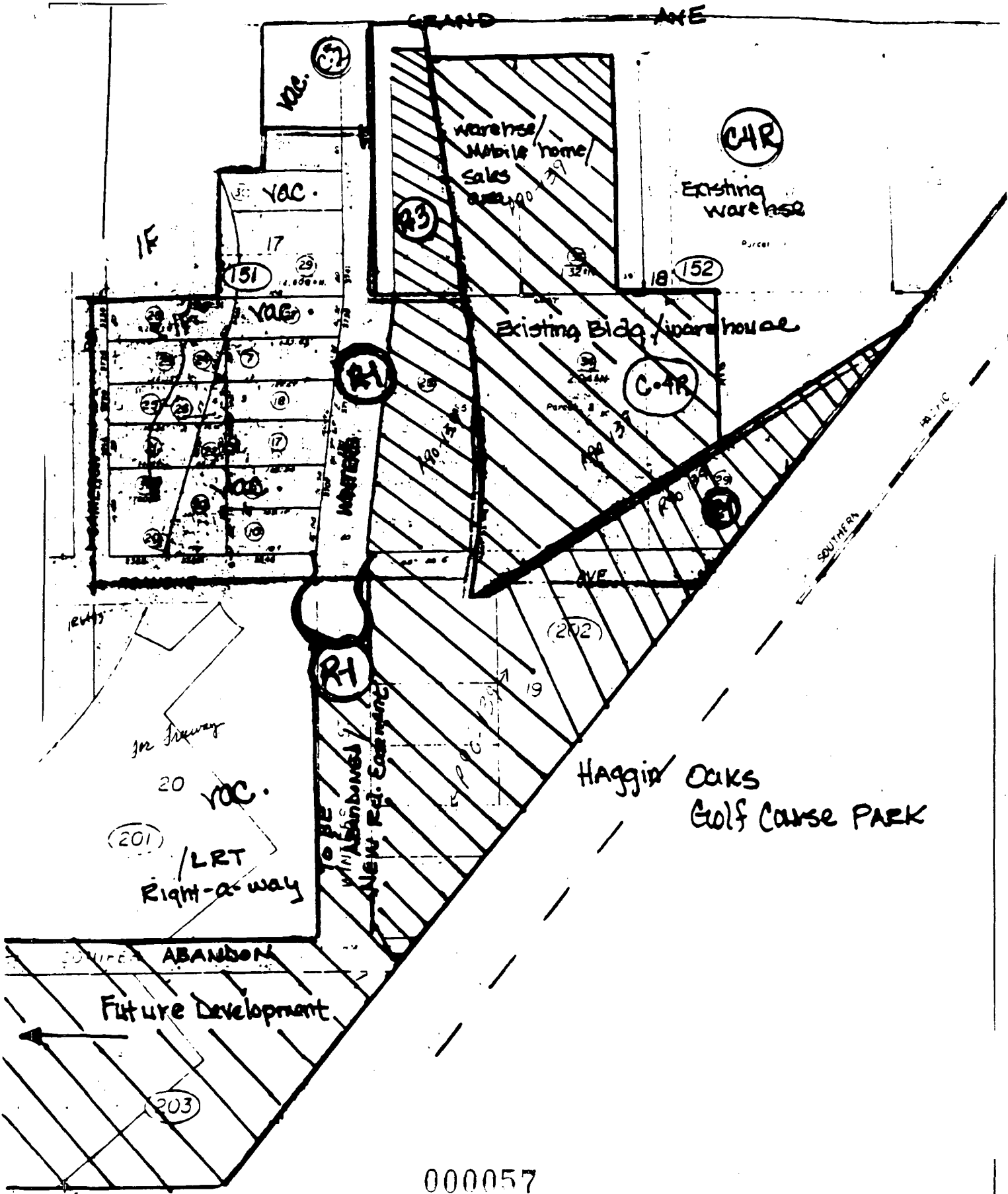
RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions which follow and forward to City Council; and
- C. Find the proposed street abandonment consistent with the City's General Plan as depicted on Exhibit B.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

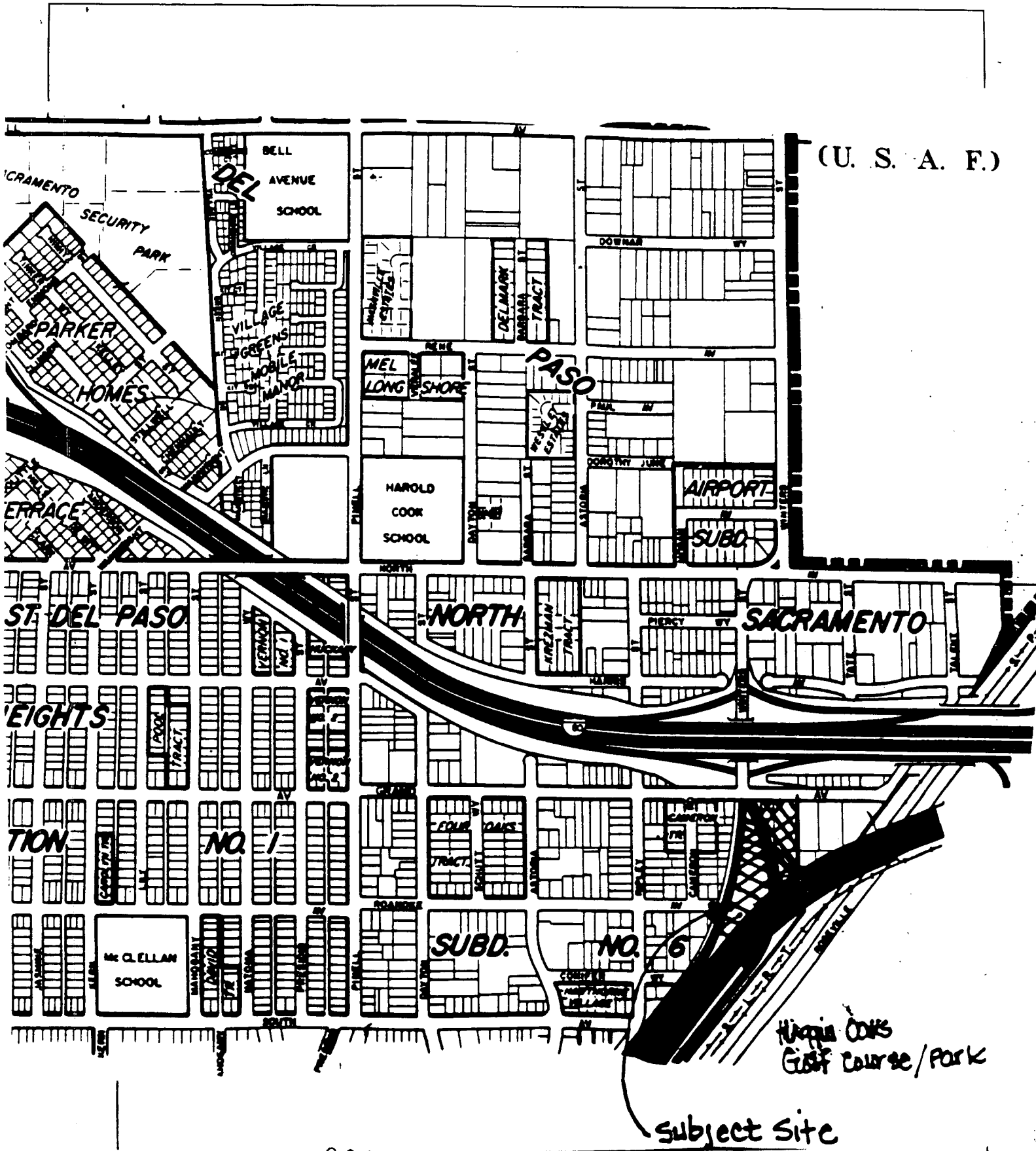
1. Prepare a water, sewer and drainage study for the review and approval of the Public Works Department;
2. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Grand Avenue and Winters Street;
3. Provide separate sewer and metered water services for each developed lot as required prior to filing final map. A new water main in Winters Street may be required to serve Parcels 2 and 3;
4. Place note on final map: Separate sewer and metered water services and fire services for each undeveloped lot shall be purchased and installed at time of obtaining building permits. Private offsite easements will be required at owners expense;
5. Abandon unused portions of Hudson Way, Del Paso Blvd, South Avenue, and Winters Street within the boundary of this map prior to recordation of a final map;
6. Right-of-way study is required on Winters Street. Dedicate right-of-way as indicated;
7. Show reciprocal access easements on final map;
8. Show all existing easements;
9. Provide street lights to the satisfaction of the Public Work's Department. Coordinate with the Electrical Section of the Engineering Division;
10. Provide a minimum ~~40~~ 30 foot wide easement centered over the 60" drain pipe to the satisfaction of the Public Work's Department; (amended by staff)
11. Provide a minimum 20 foot wide easement centered over the 24" drain pipe to the satisfaction of the Public Work's Department;
12. Provide a minimum 10 foot wide easement centered over the 6" sewer main, to the satisfaction of the Public Work's Department, unless the main is no longer in service. Contact the Flood Control and Sewer Division to have the 6" sewer main tested. If 6" sewer main is no longer in service it shall be appropriately abandoned;
13. Access easements off of Winters Street shall be dedicated as a P.U.E.



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LAND USE & ZONING MAP





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VICINITY MAP



LLI-177

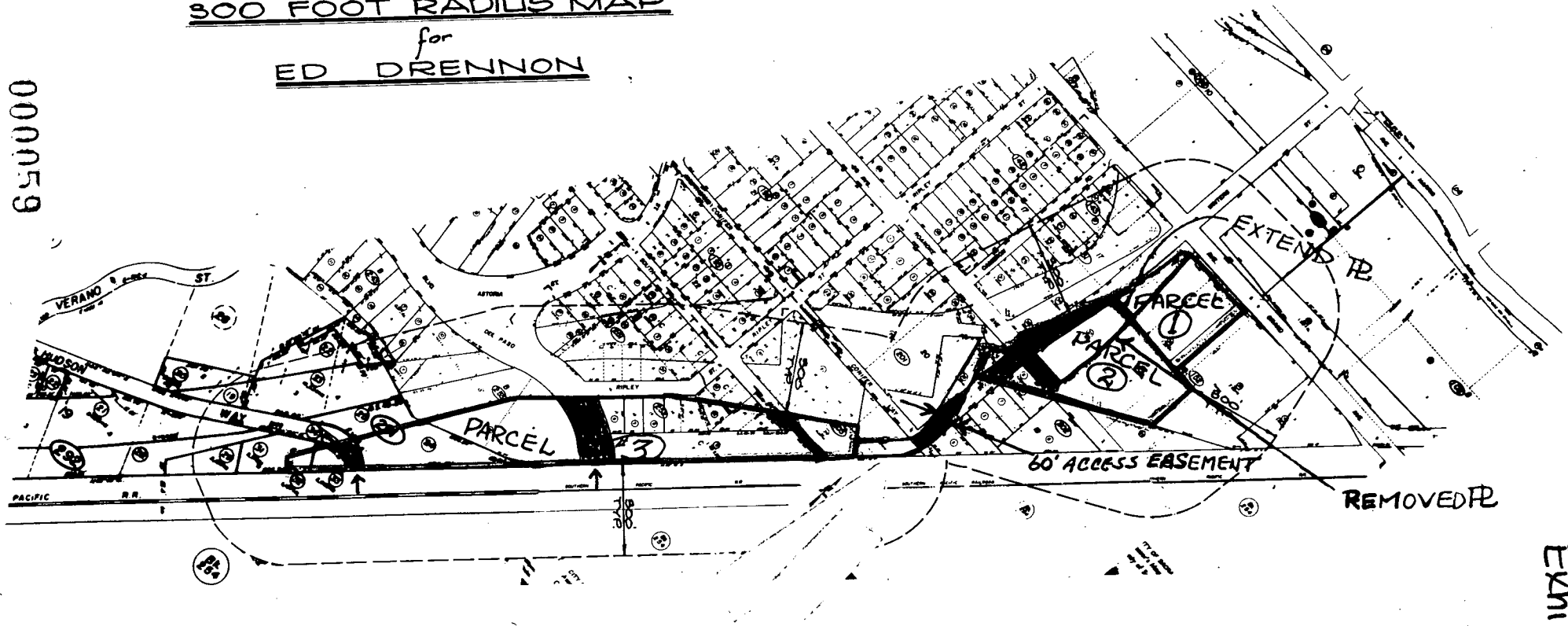
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10-10-91

Item No. 14

300 FOOT RADIUS MAP
for
ED DRENNON



INDICATES PROPOSED R.O.W. ABANDONMENT

Exhibit B

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90002

SUMMARY ABANDONMENT
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING A PORTION OF ROANOKE STREET AND WINTERS STREET, FORMERLY TWENTYFOURTH STREET, AS SHOWN ON THAT PARTICULAR PLAT ENTITLED "PLAT OF SUBDIVISION NO. 6 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 13 OF MAPS, MAP NO. 31 AND BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THAT PORTIONS OF THE ABOVE MENTIONED STREETS THAT FALL WITHIN PARCEL 2 OF THAT PARTICULAR DIRECTOR'S DEED ON FILE IN BOOK 90-04-18 AT PAGE 130 SACRAMENTO COUNTY OFFICIAL RECORDS.



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10-10-91

Item No. 14

SUMMARY ABANDONMENT
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF HUDSON WAY, FORMERLY ARCADE BOULEVARD, AS SHOWN ON THAT PARTICULAR PLAT ENTITLED "MAP OF SUBDIVISION NO. 3 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 11 OF MAPS, MAP NO. 34, AND A PORTION OF DEL PASO BOULEVARD AS SHOWN ON THAT PARTICULAR PLAT ENTITLED "MAP OF HAGGIN WOOD SUBDIVISION NO. 5 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 11 OF MAPS, MAP NO. 36, AND A PORTION OF SOUTH AVENUE AS SHOWN OF THAT PARTICULAR PLAT ENTITLED "PLAT OF SUBDIVISION NO. 6 NORTH SACRAMENTO" ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 13 OF MAPS, MAP NO. 31, AND BEING FUTHER DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THE ABOVE MENTIONED WAY, BOULEVARD, AND AVENUE LYING WITHIN PARCEL 1 OF THAT PARTICULAR DIRECTORS DEED ON FILE IN BOOK 90-04-18 AT PAGE 130 SACRAMENTO COUNTY OFFICIAL RECORDS.



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