



City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 6/7/2012

Report Type: Public Hearing

Title: Vacation of the Public Alley Bounded by Alhambra Boulevard, 30th, F and G Streets
(Noticed 05-11-12 and 05-15-12; 05-24-12 & 06-04-12)

Report ID: 2012-00429

Location: East of Capital City Freeway between 30th and Alhambra Boulevard , District 3

Recommendation: Conduct a public hearing and upon conclusion, pass a Resolution vacating the public alley located west of Alhambra Boulevard between "F" and "G" Streets.

Contact: Thomas Adams, Engineering Technician, (916) 808-7929; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Transportation

Presenter: None

Department: Transportation Department

Division: Development Engineering

Dept ID: 15001151

Attachments:

- 1- Description/Analysis
- 2 - Background Information
- 3 - Location Map
- 4 - Resolution
- 5 - Exhibit A - Legal Description
- 6 - Exhibit B - Exhibit Plat Map of Area to be Vacated

City Attorney Review

Approved as to Form
Paul Gale
5/30/2012 3:53:16 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
5/29/2012 6:17:39 PM

Approvals/Acknowledgements

Department Director or Designee: Karen Shipley - 5/30/2012 9:33:29 AM



Description/Analysis

Issue: Greek Orthodox Church of the Annunciation, the adjacent property owner to the subject alley, has requested the City of Sacramento vacate the public alley (Named 'FAT Alley') located west of Alhambra Boulevard bounded between "F" and "G" streets. This area will be utilized as part of the site of a new Greek Church as a drive aisle to access the church and parking area. The subject area to be abandoned is currently utilized as public alley with no existing structures.

Policy Considerations: The Council action recommended in this report is consistent with the 2030 General Plan, and is in compliance with California Streets and Highways Code Section 8310-8325.

Environmental Considerations:

California Environmental Quality Act (CEQA): This vacation is exempt under Sections 15305 in which this project consists of the minor alteration of land use which does not result in any changes to land use or density.

Sustainability Considerations: None

Committee/Commission Action: None

Rationale for Recommendation: The subject alley area will be needed for the proposed development of the new church for access and maneuvering purposes. Staff, along with various agencies, supports this vacation.

Financial Considerations: The applicant is responsible for all fees required to process this application and there is no cost to the City.

Emerging Small Business Development (ESBD): None

Background

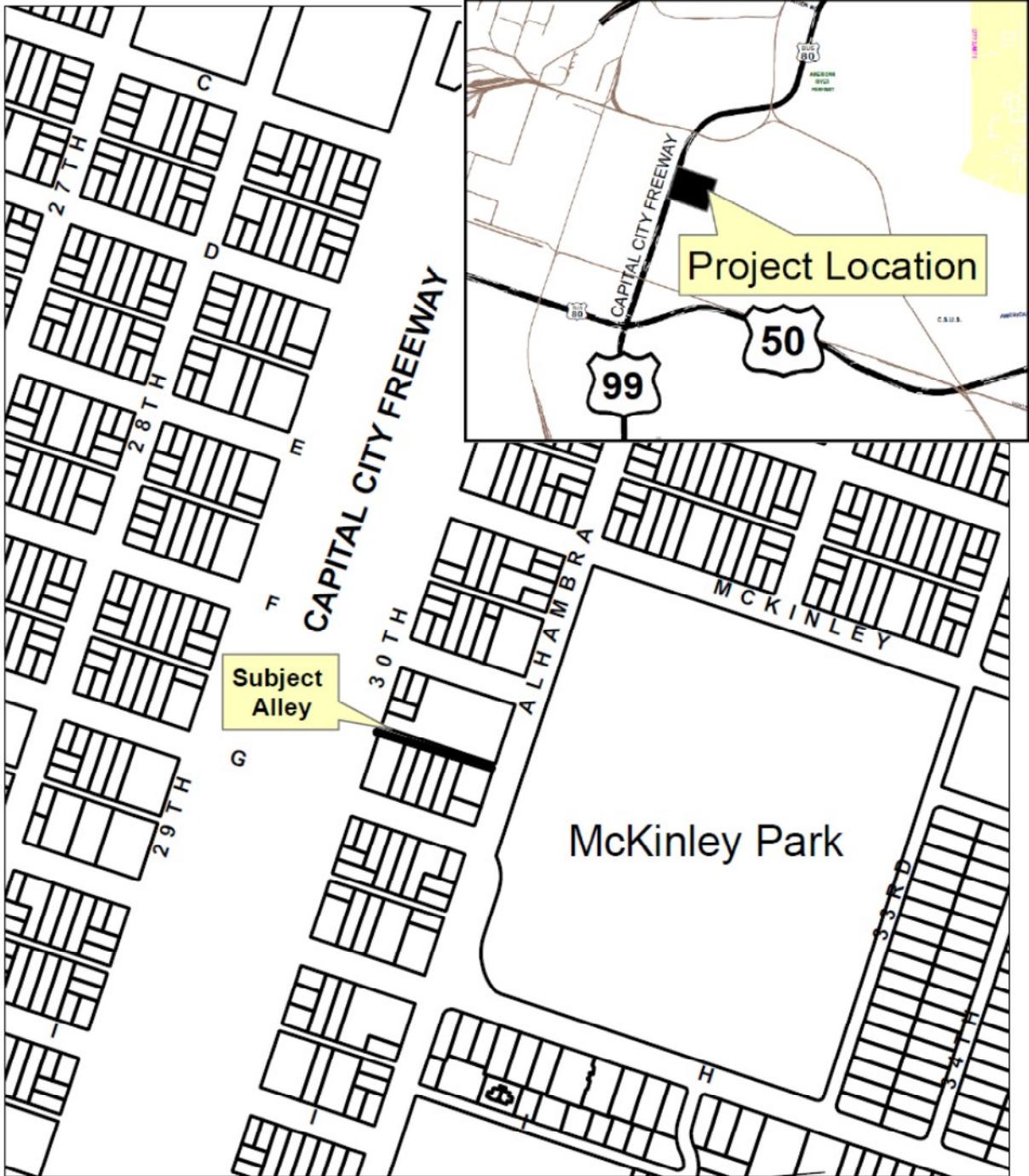
Greek Orthodox Church of the Annunciation, the adjacent property owners to the subject alley (Named 'FAT Alley') bounded between Alhambra Boulevard, 30th, "F" and "G" streets, has requested the vacation of the entire alley. The subject alley was previously approved for vacation in March 2001 pursuant to Resolution 2001-173, however the conditions were not satisfied within the required two years as stated in the Resolution. This request is being processed under the Streets and Highway Code (S&HC) Section 8310-8325 as a vacation for City Council approval.

Currently the subject alley is improved without any structures built within it. The owner wants to build a new church and utilize the subject alley area as a driveway and access aisle for the proposed parking lots. The proposed building plan does not show any permanent structures to be built within the subject area. A single restrictive gate is proposed at the Alhambra Boulevard entrance to the church. The scope of this project requires the reservation of a 20 foot Public Utility Easement for the existing 8-inch sewer, 6-inch water mains and drainage services. This easement reservation will allow unlimited and unrestricted access to the city facilities along with the other existing utility services along the entire abandoned area.

Staff finds that this request for vacation is in conformance with the State of California Streets and Highway Code (S&HC) Sections 8310-8325. The applicant requesting the vacation of this subject alley has submitted all documents required by the City of Sacramento's Department of Transportation to process this request.

Various City departments and utility companies have reviewed this request and support the proposed vacation. The City Clerk has published the Notice of Hearing of the proposed vacation, and the Notice of Hearing has been posted at the subject site as required by law pursuant to Streets and Highways Code Sections 8222 and 8223 respectively.

Map Location for Alley Abandonment 30th Street/Alhambra Boulevard/F and G Streets





RESOLUTION NO.

Adopted by the Sacramento City Council

VACATION OF THE PUBLIC ALLEY BOUNDED BY ALHAMBRA BOULEVARD, 30TH, “F” AND “G” STREETS WITHIN COUNCIL DISTRICT 3 VACATION PROCEEDING NO. VAC 11-0003

BACKGROUND

- A. Greek Orthodox Church of the Annunciation, has requested the vacation of the alley bounded by Alhambra Boulevard, 30th, “F” and “G” Streets.
- B. The City of Sacramento’s Planning Director reviewed this vacation proceeding pursuant to Sacramento City Code 2.112.080 and State of California Government Code Section 65402 and concluded that this vacation is consistent with the 2030 General Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The alley bounded by Alhambra Boulevard, 30th, “F” and “G” Streets within Council District 3, more specifically described in Exhibits A and B of this Resolution is unnecessary for present or prospective public use and is hereby ordered vacated subject to the reservation below in Section 2 and subject to the conditions specified in Section 4.
- Section 2. Pursuant to Streets and Highways Code Section 8306 and 8340, the City of Sacramento reserves a public service easement which is more specifically described in Exhibit A and B of this resolution, for all the purposes and reasons described in Streets and Highways Code Sections 8306 and 8340 including, but not limited to, the right at any time, or from time to time, to construct, maintain, operate, replace, remove, or renew any public service facilities in, upon, or over and across the subject property to be vacated.
- Section 3. The City Council finds that the said vacation has been submitted to and reported on by the City of Sacramento’s Planning Director and finds that the said vacation is consistent with the 2030 General Plan.
- Section 4. This vacation is subject to the following conditions:
 - a. A Fire Department approved Knox lock is required on the access gate along with Fire Lane striping along the subject area to the satisfaction of the Fire Department.

- b. The City of Sacramento's Department of Utilities requires that all service meters, valves and appurtenances be located outside of the gated area; along with an emergency shut off with a 24 hour contact phone number posted on the gate to meet the satisfaction of the Department of Utilities.

Section 5. The conditions specified in Section 4 of this Resolution must be completed within two years of the date of this Resolution. If the conditions are not completed within the two years specified, this Resolution approving the vacation shall become void, unless the City Council grants one or more time extensions.

Section 6. Once the conditions on Section 4 are met, the City Clerk shall cause a certified copy of this Resolution, attested by the City Clerk under seal, to be recorded. The vacation shall be effective when the City Clerk records this Resolution with the County Recorder.

Section 7. Exhibits A and B are incorporated into and made part of this resolution.

Table of Contents:

- Exhibit A: Legal Description
- Exhibit B: Exhibit Plat/Map of Area to be Vacated

EXHIBIT 'A'

Greek Orthodox Church of the Annunciation Alley Abandonment

LEGAL DESCRIPTION

A 20 foot wide alley (named FAT ALLEY) connecting Alhambra Boulevard (formerly 31st Street) and 30th Street and located in the block bounded by F Street, G Street, 30th Street and Alhambra Boulevard in the City of Sacramento.

RESERVING, however, a 20 foot wide Public Service Easement.

See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.

May 30, 2012

END OF DESCRIPTION

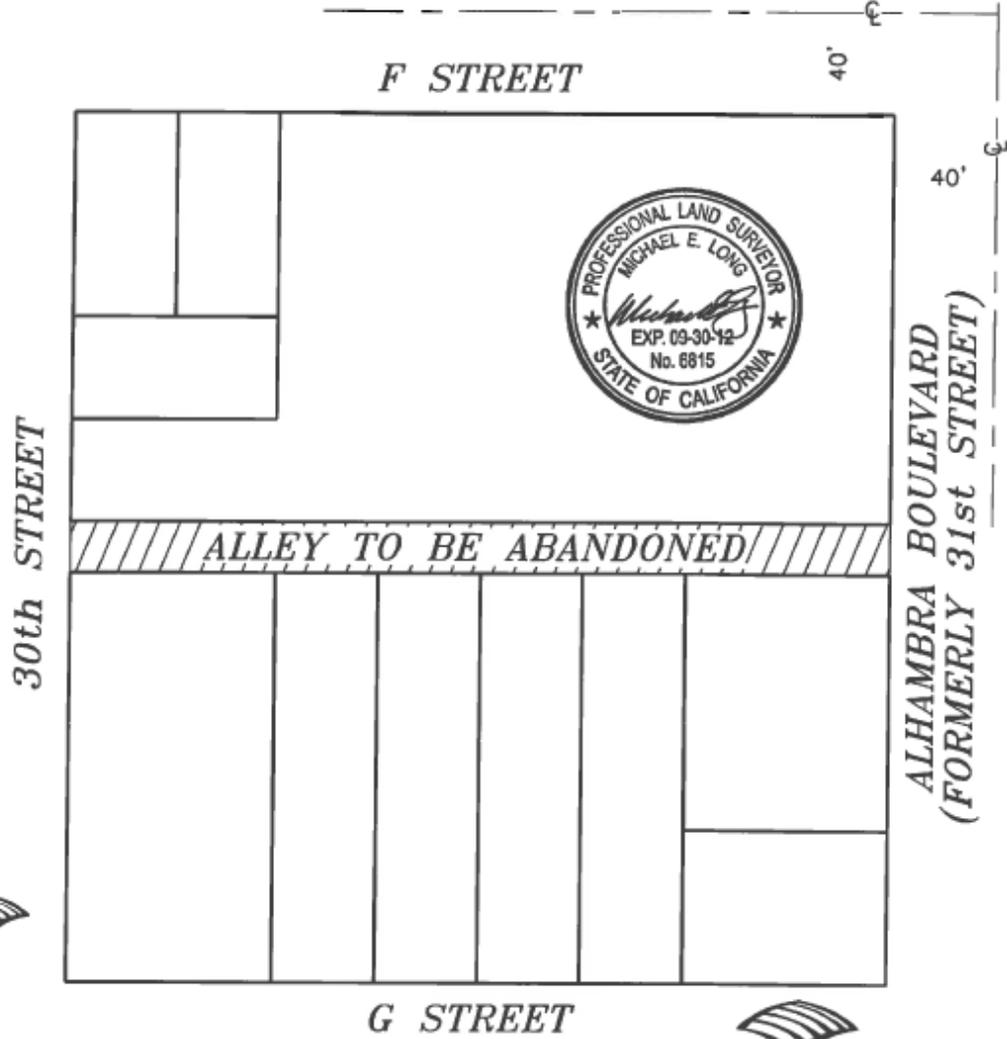




EXHIBIT B

PLAT TO ACCOMPANY
DESCRIPTION

GREEK ORTHODOX CHURCH
OF THE ANNUNCIATION
3022 F STREET
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



SCALE: 1"=60'

SEE DESCRIPTION FOR
COURSE INFORMATION

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

APRIL 12, 2011 PBN.006 SHEET 1 OF 1

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