

File ID: 2026-01099

6/9/2026

Summary Vacation of Public Alley at 1901 Broadway, Proceeding No. VAC26-0001

File ID: 2026-01099

Location: 1901 Broadway, District 4

Recommendation: Adopt a **Resolution** vacating a 104 square foot portion of the existing public alley.

Contact: Thomas Adams, Project Manager, (916) 808-7929, tadams@cityofsacramento.org; Chad Copeman, Supervising Engineer, (916) 808-1158, ccopeman@cityofsacramento.org; Ofelia Avalos, Engineering Services Manager, (916) 808-5054, oavalos@cityofsacramento.org; Department of Public Works

Presenter: None

Attachments:

1-Description/Analysis

2-Resolution

3-Exhibit A - Legal Description of Public Alley Area to be Vacated

4-Exhibit B - Plat/Map of Public Alley Area to be Vacated

Description/Analysis

Issue Detail: An application has been filed with the Department of Public Works to vacate a remnant portion of alley at 1901 Broadway. The other portions of the original alley were previously abandoned. The remaining portion of the public alley is roughly 104 square feet and will be utilized as part of the hardscape for the recently constructed five-story, 146,400 square foot, mixed-use building with 3,360 square feet of commercial and 140 dwelling units on a 1.25-acre project site located west of 19th Street between X Street and Broadway. The small area to be vacated will benefit the approved mixed-use housing development project (DR20-077).

Policy Considerations: The action recommended in this report is consistent with the Sacramento 2040 General Plan and in compliance with the California Streets and Highways Code, Section 8334 (a) in that the excess right-of-way of a street or highway is not required for street or highway purposes.

Economic Impacts: None.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this vacation/abandonment of the existing public alley located at 1901 Broadway and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alteration in Land Use Limitation. The project consists of the minor alteration in land use limitations with an average slope of less than 20%, which does not result in any changes in land use or density.

Sustainability: Not applicable.

Commission/Committee Action: None.

Rationale for Recommendation: Adoption of the attached Resolution to vacate the remaining 104-square-foot portion of the public alley will help facilitate the recently constructed mixed-use housing development project by removing an area that is no longer needed for public use. A public utility easement will be reserved over the area being vacated to preserve existing utility services and provide continued access for maintenance and operation of the facilities.

Financial Considerations: The estimated cost to process this vacation request is approximately \$5,000. The applicant is responsible for all fees required to process this application at no cost to the City.

Local Business Enterprise (LBE): Not applicable.

RESOLUTION 2026-XXXX

Adopted by the Sacramento City Council

June 9, 2026

Summary Vacation of Public Alley at 1901 Broadway, Proceeding No. VAC26-0001

BACKGROUND

- A. An application has been filed with the Department of Public Works to vacate a remaining 104-square-foot portion of the public alley as shown on the map entitled “Map of Sacramento City & West Sacramento” filed in Book 1 of Maps, at Page 3, Sacramento County Records. The remaining portion represents a small segment of the original alley, with the adjoining portion previously abandoned as recorded in Book 1372 at Page 338, Official Records of Sacramento County.
- B. The reservation of a public utility easement will remain in place over the area being vacated to preserve access for the operation, maintenance, repair, replacement, and protection of existing utility facilities serving the adjacent mixed-use housing development project (DR20-077).
- C. The City of Sacramento’s Planning Director reviewed this vacation proceeding pursuant to Sacramento City Code 17.912.030 and State of California Government Code Section 65402 and concluded that this vacation is consistent with the City of Sacramento’s 2040 General Plan.

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

SECTION 1.

Based upon substantial evidence present in the record of the proceedings regarding this matter, City Council hereby makes the following findings:

- A. The public alley, more specifically described in Exhibit A and Exhibit B of this Resolution, is unnecessary for present or prospective public use and is vacated.

SECTION 2.

The vacation of the public alley, more specifically described in Exhibit A and Exhibit B, is made pursuant to the State of California Streets and Highways Code, Division 9, Part 3, Chapter 1-3, Sections 8300-8336 particularly Section 8334(a) in that the excess right-of-way of a street or highway is not required for street or highway purposes.

SECTION 3.

Pursuant to Streets and Highways Code Section 8306 and 8340, the City of Sacramento reserves a Public Utilities Easement which is more specifically described in Exhibits 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 4.

The City Council finds that the vacation has been submitted to and reported on by the City of Sacramento's Planning Director and finds that the vacation is consistent with the City of Sacramento's 2040 General Plan.

SECTION 5.

Once this Resolution has been approved the City Clerk shall cause a certified copy of this Resolution, attested by City Clerk under seal to be recorded. The vacation shall be effective when a City designee records this Resolution in the Office of the Sacramento County Recorder.

SECTION 6.

Exhibit A and Exhibit B are attached and are a part of this Resolution.

TABLE OF CONTENTS:

Exhibit A – Legal Description of Public Alley Area to be Vacated

Exhibit B – Plat/Map of Public Alley Area to be Vacated

EXHIBIT 'A'

**LEGAL DESCRIPTION FOR
ALLEY VACATION**

A PORTION OF THAT CERTAIN ALLEY IN THE BLOCK BOUNDED BY "X" AND BROADWAY, 19TH AND 20TH STREETS OF THE CITY OF SACRAMENTO, AS SHOWN ON THE MAP ENTITLED "MAP OF SACRAMENTO CITY & WEST SACRAMENTO", FILED IN BOOK 1 OF MAPS, AT PAGE 3, SACRAMENTO COUNTY RECORDS, SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF SAID MAP, ALSO BEING THE SOUTHEAST CORNER OF PARCEL TWO, AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT# 202305300861, OF SACRAMENTO COUNTY OFFICIAL RECORDS; THENCE FROM SAID **POINT OF BEGINNING**, ALONG THE EASTERLY LINE OF SAID PARCEL TWO, NORTH 08°55'09" WEST, A DISTANCE OF 22.51 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2 OF SAID MAP; THENCE ALONG SAID SOUTHERLY LINE OF LOT 2, SOUTH 71°34'55" EAST, A DISTANCE OF 10.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE WESTERLY LINE OF PARCEL 6, AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #199912140574, SAID OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE, SOUTH 18°28'15" WEST, A DISTANCE OF 20.00 FEET TO SAID **POINT OF BEGINNING**.

CONTAINING 104 SQUARE FEET, MORE OR LESS.

RESERVING THEREFROM A PUBLIC UTILITY EASEMENT THEREON

SEE EXHIBIT 'B', PLAT TO ACCOMPANY DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, AS DEFINED BY THE NATIONAL GEODETIC SURVEY'S 1983 NORTH AMERICAN DATUM, AS SHOWN ON THE RECORD OF SURVEY ENTITLED, "GPS STATIC SURVEY IN THE CITY OF SACRAMENTO...", FILED IN BOOK 63 OF SURVEYS, AT PAGE 29, SACRAMENTO COUNTY RECORDS. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

MAY 8, 2026

END OF DESCRIPTION

PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA



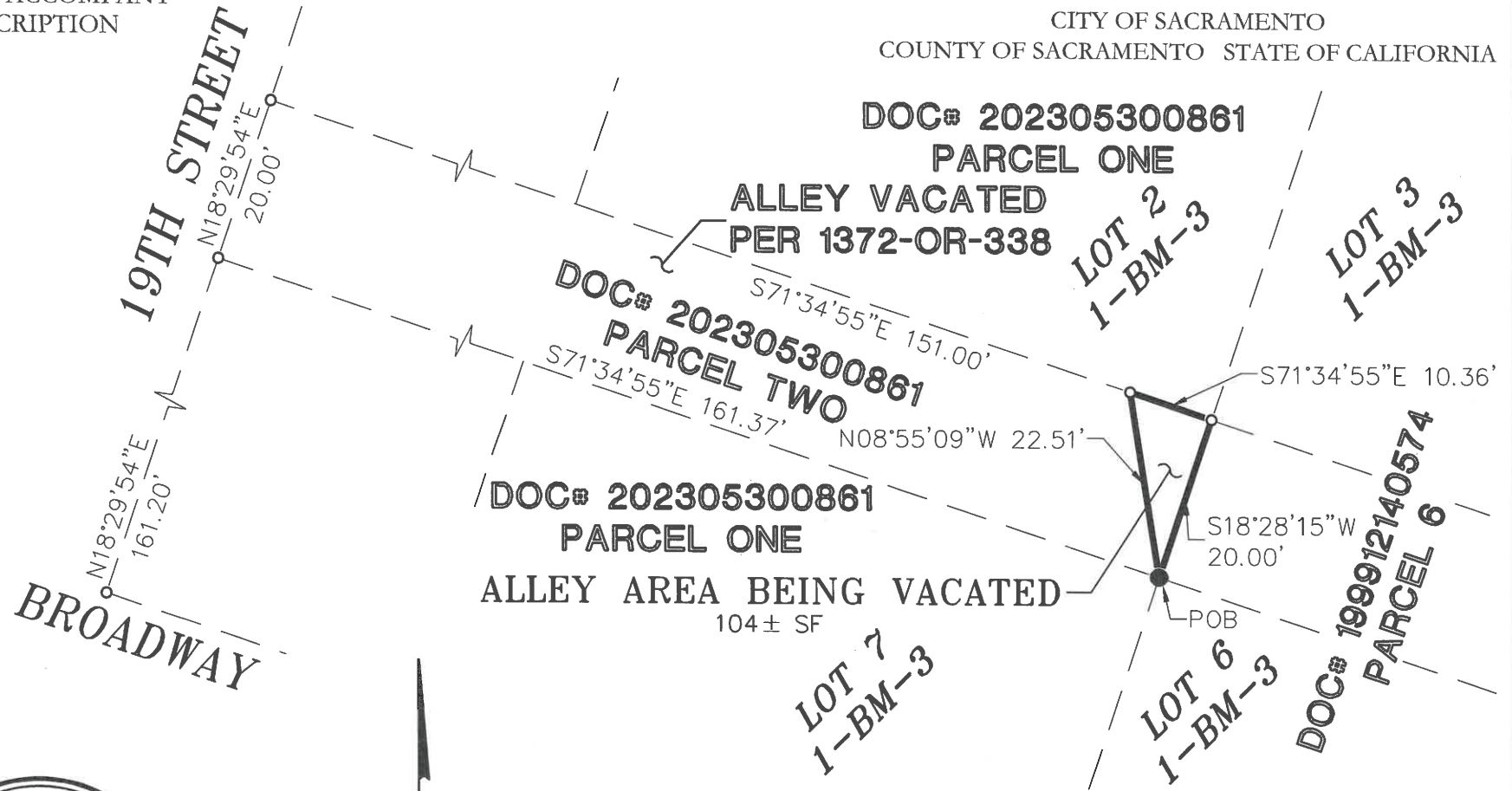
5/14/26

EXHIBIT 'B'

PLAT TO ACCOMPANY
DESCRIPTION

1901 BROADWAY
ALLEY VACATION

CITY OF SACRAMENTO
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



5/14/26



SCALE: 1" = 20'

LEGEND:

- BM BOOK OF MAPS
- DOC# DOCUMENT NUMBER
- OR OFFICIAL RECORDS
- POB POINT OF BEGINNING
- SF SQUARE FEET



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MAY 8, 2026 2912.001 SHEET 1 OF 1