



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 20, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for The Village (P-8462)

LOCATION: Southeast corner of Center Parkway and Calvine Road

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on March 20, 1979 and is scheduled to lapse on September 20, 1980. The applicant is seeking a 12-month extension in order to allow additional time to complete the final map.

The project contains 82 townhouse condominium lots and a common lot on approximately eight acres. The applicant has indicated that the primary reason for not filing the final map within the 18-month period was the lack of availability of financing during the first three quarters of 1980.

RECOMMENDATION

The staff recommends that the City Council grant a one-time, one-year extension for the tentative map. Said extension will lapse on September 20, 1981.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

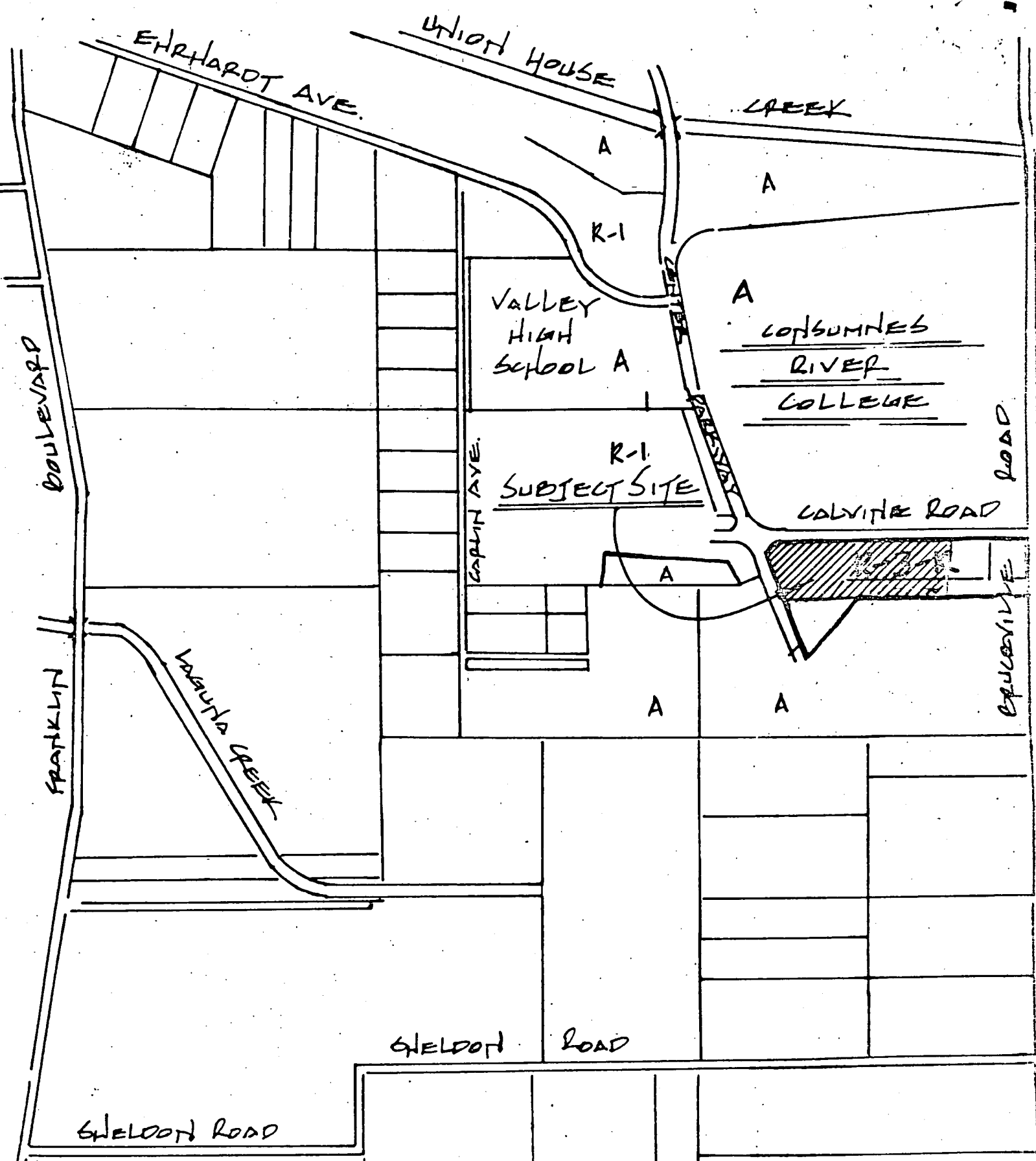
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Attachments
P-8462

APPROVED
BY THE CITY COUNCIL

OCT 28 1980

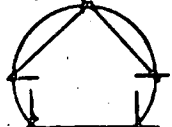
OFFICE OF THE
CITY CLERK

October 28, 1980
District No. 8



LOCATION PLAN

NOT TO SCALE



P-2462

ITEM # 6

RESOLUTION NO. 79-167

Adopted by The Sacramento City Council on date of

MAR 20 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR THE VILLAGE SUBDIVISION
(APN 117-140-21) (P-8462)

OFFICE OF THE
CITY CLERK

MAR 20 1979

APPROVED
BY THE CITY COUNCIL

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for the Village Subdivision located at the southeast corner of Calvine Road and Center Parkway.

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on March 20, 1979 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Valley Hi Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved as shown on Exhibit "A" and subject to the following conditions:
 - 1. Applicant shall connect the two private drives at the pool recreation area for fire access;
 - 2. Applicant shall provide a 26-foot wide private street where there is perpendicular parking;
 - 3. Applicant shall pay in full all existing assessments, prior to recordation of the final map;
 - 4. A note shall be placed on the final map that no building permits shall be issued on Lot B until Lot B is within an assessment district;
 - 5. Applicant shall provide separate water, sewer, electricity, and gas hookups for each unit;
 - 6. Applicant shall meet all the building code requirements for construction of condominiums;
 - 7. Applicant shall provide an ownership organization for this development for review by the Planning Director;
 - 8. Applicant shall relocate any existing street lights if they are in conflict with proposed driveways.

~~PHILLIP L. ISENBERG~~
MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

• bw

P-8462

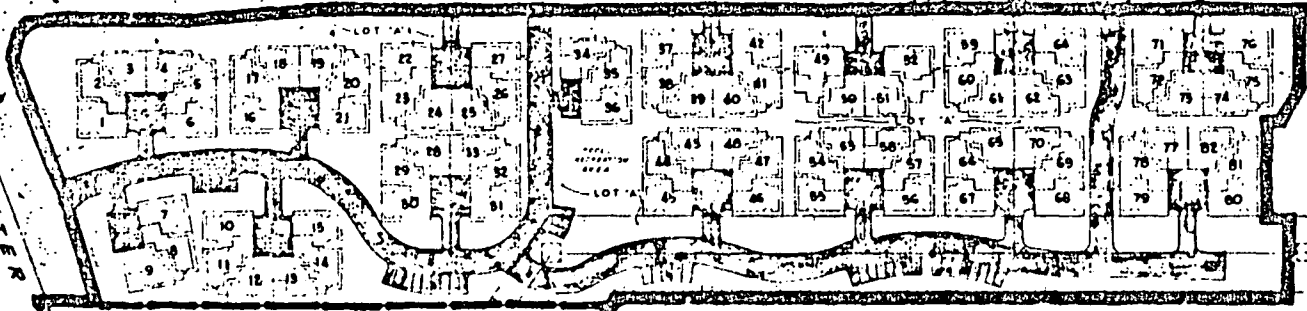
CERTIFIED AS TRUE COPY
of Resolution No. 79-167

MAR 1 1979

DATE CERTIFIED
Harry's Day
Deputy City Clerk

CONSUMERS RIVER COLLECTOR

CALVINE ROAD



CENTER PARKWAY

PARCEL D

EXHIBIT "A"



SCALE: 1"=60'

LOT 'B'

RECORD OWNER & DEVELOPER
Coley & Joseph Developers, Inc.
822 Madison Hill Road
Sacramento, CA 95818

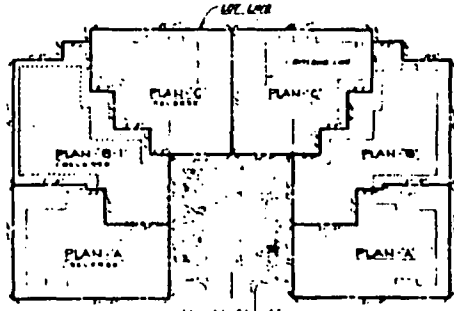
PROPOSED USE:
21 Units (including units)
41 Units (including units)
24 Units (including units) @ 150 sq ft per unit
1000 sq ft (including units)
1.5 Units (including units) (LOT 'B')

EXISTING ELEV:
11000' ASL

WATER SUPPLY & SEWAGE DISPOSAL:
Public facilities

ACREAGE:
116.7 ACRES

ENVIRONMENTAL CONSIDERATION:
100' at the NW Corner & North-South Orientation



TYPICAL CLUSTER UNIT

(REVISED PER SRC HEARING)
Tentative Map • ASSESSOR'S PARCEL NO
117-140-01

THE VILLAGE

PARCEL 'D', 17-PM-14 (pin. NW 1/4 Sec 22, T1N, R5E, M0B & M.)
City of Sacramento, California — January, 1979

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTURE SURVEYING MAPPING SYSTEMS
 1704 J STREET, SACRAMENTO, CALIFORNIA 95811

DATE: 1/17/79
PAGE: 1 OF 2



CITY OF SACRAMENTO

P. 8462

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 7 9 55 AM '80

CITY PLANNING DEPARTMENT

725 "J" STREET SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 3, 1980

~~HRG~~ HRG: 10-28-80

FCA: ~~7-11-80~~
11-5-80

Van Duyn
Carstens
Miller
Yee

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearings

Please schedule the following Tentative Map Time Extensions for public hearings. All necessary support material is attached.

- 1. Tentative Map Time Extension for The Village.
Location: Southeast corner Center Parkway and Calvine Road.
(P-8462) (D8)
- 2. Tentative Map Time Extension for Elder Creek Ranch No. 4.
Location: East side 65th Street Expressway and Faro Drive.
(P-8488) (D6)
- * 3. Tentative Map Time Extension for Sequoia Village.
Location: North side Marin, between 73rd and 76th Streets.
(P-8504) (D6)
- 4. Tentative Map Time Extension for Meadowvale Estates.
Location: West side 24th Street, north of Meadowview Road.
(P-8516) (D8)
- 5. Tentative Map Time Extension for Greenmont.
Location: East side Pocket Road, 3,400+ feet north of Garcia Bend Park. (P-8526) (D8)

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: RI

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from R-3 to R-2A
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other EID

Assessors Parcel No. 117 - 140 - 21 Address SE corner of Center Parkway & Calvin Rd.

Request(s) 1) Environmental Impact Determination 2) Rezone 8+ ac. from R-3 to R-2A
3) Special Permit to develop 82 unit condominium complex 4) Tentative Map to
divide 8+ ac. into 82 condominium lots & 1 common lot

Owner(s) Casey & Jacquot Dev., Inc. - 582 Blossom Hill Rd., San Jose, CA 95123 Phone No. (408)629-3344

Applicant Spink Corp. - P.O. Box 2511, Sacramento, CA Phone No. 444-8170

Signature William E. Jacquot Filing Fee \$75 + 955 + 570 + 1207 = Receipt No. #4501 RL 2/7/79

C.P.C. Meeting Date February 22, 1979

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions SP Approved Based on Find. of Fact Due _____

Rec. Approval RZ to R-1A-R Rec. Approval w/Conditions TM Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant 2-26-79

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P No 8462

Phil-Mar Real Estate Investments, Inc.

1919-21st STREET, SUITE 211
SACRAMENTO, CALIFORNIA 95814
(916) 739-8798

August 15, 1980

City Council, City of Sacramento
City Hall
Sacramento, California

Subject: Extension of Tentative Map,
"The Villages"

Ladies and Gentlemen of the City Council:

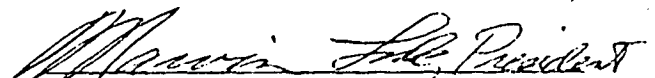
The purpose of this letter is to respectfully request an extension of ninety(90) days for the submission of the information and forms necessary for final map approval for the 82 unit cluster housing project known as The Villages. The reasons for this request are as follows:

1. Engineering changes had to be made on our final map.
2. Lack of availability of financing during the first three quarters of 1980 required to proceed with the project, and which are now eminent, caused a severe hardship on development proceedings.
3. Phil-Mar Real Estate did not get involved in the development of this project until early this year, when the original developers experienced difficulty in putting the project together and it has taken longer than originally anticipated to straighten this out and put the project on sound ground.

We trust the Council recognizes the extremely adverse conditions and climate affecting new development during the late months of 1979 and 1980 to date and will grant our request for an extension of time.

Sincerely,

PHIL-MAR REAL ESTATE INVESTMENTS, INC.


By Marvin Losk, President

P-8462



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

October 29, 1980

Casey and Jacquot Dev. Inc.
582 Blossom Hill Road
San Jose, CA 95123

Gentlemen:

On October 28, 1980, the Sacramento City Council granted a time extension on the tentative map for property located at the Southeast corner of Center Parkway and Calvine Road (P-8462).

The extension is granted one-time only and will lapse on September 20, 1981.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/37

cc: Phil-Mar Real Estate Investments, Inc
Planning Department