



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

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

MARTY VAN DUYN PLANNING DIRECTOR

March 4, 1981

City Council Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Post Subdivision Modification for Westwind Townhouse Development (P-8685)

LOCATION: Northwest corner of Bell and Norwood Avenues

SUMMARY

For financing purposes the applicant is requesting approval to allow construction of the 75-unit townhouse development in three phases.

BACKGROUND INFORMATION

In may 1980, the City Planning Commission approved a special permit to allow a 75-unit townhouse development on 5+ acres. In June 1980, City Council approved a tentative map to allow 75 townhouse-condominium lots and a common lot.

Staff does not object to the proposed phasing. Phase I abuts public street frontage and includes the development's recreation area.

The applicant shall note that standard improvements for the entire development will be required with Phase I. Additionally, the applicant shall provide reciprocal maintenance, access, sewer, water and storm drainage easements.

RECOMMENDATION

Staff recommends that the City Council approve the post subdivision modification subject to the conditions on the attached resolution and adopt the attached resolution.

Respectfully submitted,

Marty Van Duyn Planning Director APPROVED BY THE CITY COUNCIL

FOR CITY COUNCIL INFORMATION WALTER J. SLIPE CITY MANAGER

MAR 10 1981

MVD:DP:bw Attachments P-8685

March 10, 1981 District No. 2 OFFICE OF THE CITY CLERK

RESOLUTION No. 81-174

Adopted by The Sacramento City Council on date of

March 10, 1981.

ADOPTING FINDINGS OF FACT AND APPROVING A
POST SUBDIVISION MODIFICATION FOR A TENTA-
TIVE MAP FOR WINDWOOD TOWNHOUSE DEVELOPMENT
(P-8685) (APN: 237-304-10)

WHEREAS, the Council of the City of Sacramento considered a request to develop the 75-unit condominium project in three phases; and

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on March 10, 1981, hereby finds and determines as follows:

1. That there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of the original lot layout;
2. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
3. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
4. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
5. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City;

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

That the post subdivision modification be approved as illustrated on Exhibit "A" and subject to the following condition:

The applicant shall provide reciprocal access, maintenance, sewer, water and storm drainage easements. Said easements shall be indicated on the final map.

MAYOR

ATTEST:

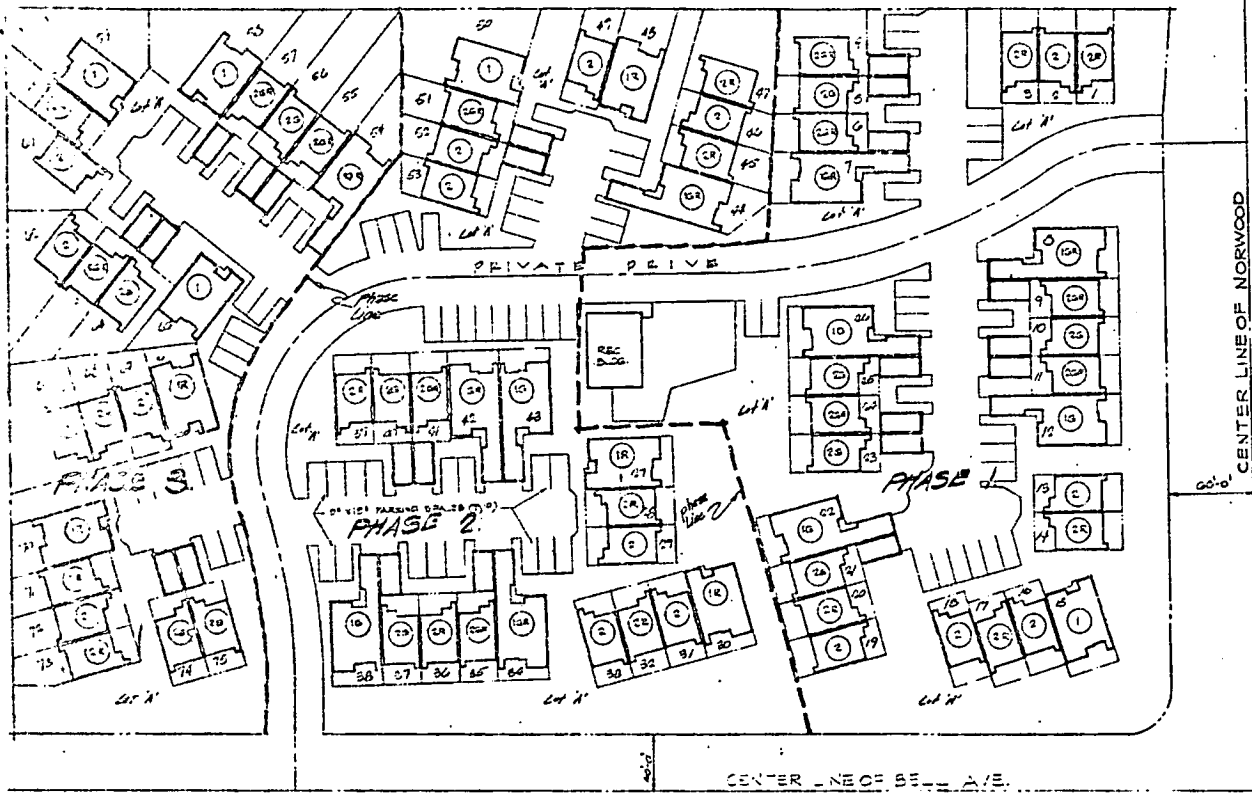
CITY CLERK

P-8685

APPROVED
BY THE CITY COUNCIL

MAR 10 1981

OFFICE OF THE
CITY CLERK

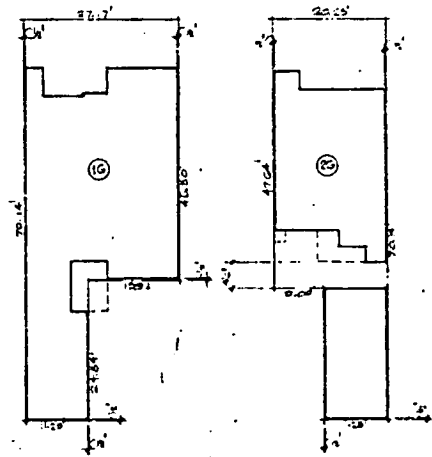


SITE PLAN

EXHIBIT - 'A' - TO THE TENTATIVE MAP
WESTWIND TOWNHOMES

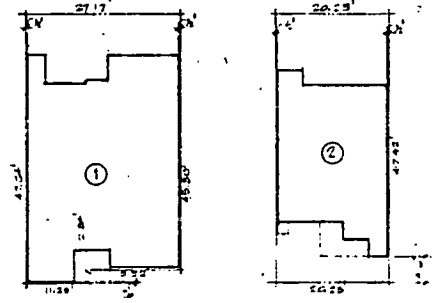
LEGEND

- INDICATES THAT THE RUN IS BE REFERRED FROM S.D. TO S.C. FROM THE WAY IT IS SHOWN ON THE FLOOR PLAN.
- INDICATES THAT THE UNIT HAS A GARAGE.
- INDICATES THE UNIT NUMBER



UNIT #1
NO GARAGE

UNIT #2
NO GARAGE



UNIT #1
NO GARAGE

UNIT #2
NO GARAGE

PLOT PLANS

WESTWIND TOWNHOMES
 TOWNHOUSE DEVELOPMENT

Sacramento, Calif.

DATE: 11/11/81
 DRAWN BY: J. J. BROWN
 CHECKED BY: J. J. BROWN
 APPROVED BY: J. J. BROWN



THE SPINK CORPORATION

720 F STREET • P.O. BOX 2511 • SACRAMENTO, CA 95811 • (916) 444-8170

OVER FIFTY YEARS OF SERVICE

December 10, 1980

Sacramento City Council
Sacramento, California

Subject: TENTATIVE MAP P-8685
WESTWIND TOWNHOUSE DEVELOPMENT

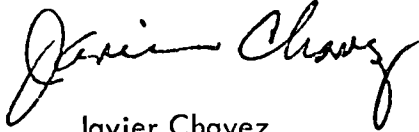
Honorable Members:

We respectfully request an approval of a post-subdivision modification of the Tentative Map entitled Westwind Townhouse Development to include three (3) phases of construction as outlined in the attached revised exhibits.

Thank you for your kind consideration of this matter.

Sincerely,

THE SPINK CORPORATION



Javier Chavez

JC:mo
Enclosure

CITY OF SACRAMENTO
PAID - PLANNING
DEC 9 1980

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • AERIAL PHOTOGRAPHY • PHOTOGRAMMETRY

Robert E. Young, P.E., S.E., M.E.
Theodore J. D'Amico, P.E.
Robert C. Hall, P.E.
James W. Edwards, L.S.
Edward R. Baird, P.E.

Gerald S. Smith, P.E.
Francis T. Koo, A.I.A., A.I.P.
Quentin W. Holmes
Robert A. Mello, L.S.

Robert D. Ness, L.S.
Ronald W. Smith, P.E.
Ted A. Smith, P.E.

H. F. McChristy, Controller
James J. Nixon
Eugene A. Pearson, P.E.
Leonard A. Rea, M.E.

Harold A. Wecker, L.S.
Donald B. Hess, A.I.A.
Michael F. Neils, P.E.
William F. Carbone, P.E.
Charles B. Seters, P.E.

Joseph F. Spink, C.E. (1889-1959)





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 11, 1981

Real Estate Development
234 East 17th Street, Suite 106
Costa Mesa, California 92627

Gentlemen:

On March 10, 1981, the City Council approved the following for property located at the Northwest corner of Bell Avenue and Norwood Avenue: (P-8685).

Tentative map for Windwood Townhouse Development
(APN: 237-304-10)

Enclosed find certified copy of resolution adopted on the above date.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Planning Department
Spink Corp.

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