



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5004

FEB 21 1980

Marty Van Duyn
[Redacted]
PLANNING DIRECTOR

February 21, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8900)

LOCATION: South side of Brookfield Drive, approximately 1,800 feet west of Franklin Boulevard

SUMMARY

This is a request for entitlements necessary to develop a 145 unit townhouse condominium project on a 17+ acre site located within the R-1A zone. The Planning Commission and staff recommend approval of the request subject to conditions. The Planning Commission also approved a Special Permit for the townhouse-condominium units.

BACKGROUND INFORMATION

Approximately one year ago, the Planning Commission and City Council approved the rezoning of this site from A to R-1A in order to permit the development of a 167 unit townhouse-condominium project.

The applicant is now requesting approval of a revised version of basically the same project. The difference between the two projects is that the current proposal involves a reduction of density to 145 units, the recreation areas have been consolidated into one larger location, and there is a greater distance between some structures. The townhouse-condominium concept remains the same.

The staff supports the reduction in density and has no objection to the consolidation of the recreational areas. Also, the proposed land use is suitable for the site because of its irregular shape, and the project is compatible to surrounding land uses.

APPROVED
BY THE CITY COUNCIL

FEB 25 1980

OFFICE OF THE
CITY CLERK

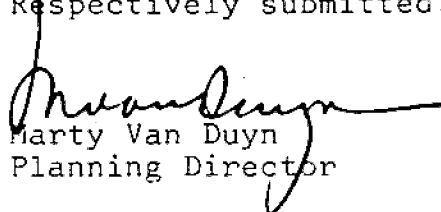
VOTE OF COMMISSION.

On January 24, 1980, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the Tentative Map subject to conditions.

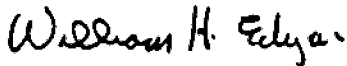
RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map subject to conditions and adopt the attached Tentative Map Resolution.

Respectively submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO COUNCIL:



Walter J. Slipes, City Manager

MVD:HY:jm
Attachments
P-8900

February 26, 1980
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 24, 1980
 ITEM NO. 266 FILE NO. P-8900
M-

- REZONING
- SPECIAL PERMIT
- VARIANCE
- SUBD. MOD.
- TENTATIVE MAP
- EIR DETERMINATION
- EXT. OF PERMIT
- OTHER

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: Ac side of Broadway Rd., 1,800 ±'
W of Franklin Blvd.

PROPOSERS	
NAME	ADDRESS
<u>Javier Chavez - 720 F Street</u>	

OPPOSERS	
NAME	ADDRESS

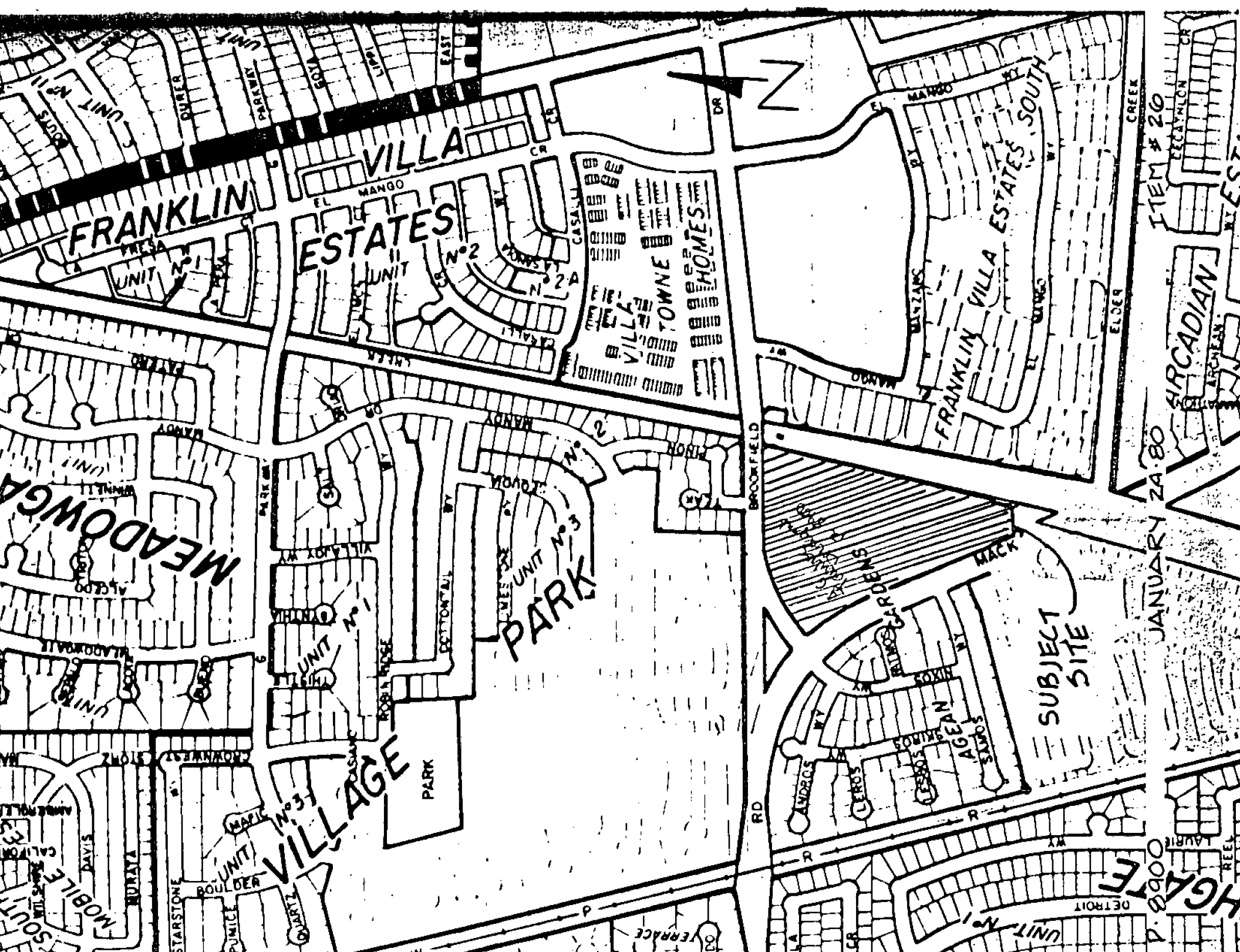
MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	<u>absent</u>			
Fong	✓		✓	
Goodin	✓			✓
Hunter	✓			
Muraki	✓			
Simpson P	✓			
Simpson S	✓			
Silva	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL, subject to a revised cert. of title. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



JANUARY 24 80

P. 8900

ITEM # 20

ARCADIAN

HIGHWAY

0-26
7-1553

APPROVED TENTATIVE

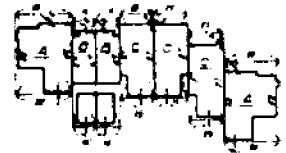
VILLAGE PARK

VILLA
TOWNHOUSES

MEADOWVIEW ROAD

APPROVED TENTATIVE
AEGEAN GARDEN

FRANKLIN VILLA
ESTATES SOUTH



TYPICAL BUILDING
LOT LAYOUT

AEGEAN GARDENS
MOBILE HOME PARK

ELDER CREEK

APPROVED TENTATIVE
ARCADIAN
ESTATES

APPROVED
TENTATIVE
ARCADIAN
ESTATES
WEST



RECORD OWNER & SUBDIVIDER
FRANKLIN VILLAGE DEVELOPMENT
315 WASHINGTON ST. SUITE 2
MADISON, WIS. 53703

PROPOSED USE
MOBILE HOME PARK

EXISTING ZONE
R-1

PROPOSED ZONE
R-1

WATER SUPPLY
CITY OF SACRAMENTO

SEWAGE DISPOSAL
CITY OF SACRAMENTO

PROPOSED IMPROVEMENTS
NONE

ACREAGE
1.00 (APPROX.)

ASSESSOR'S PARCEL
004-17-004

EXHIBIT "A"

P8900

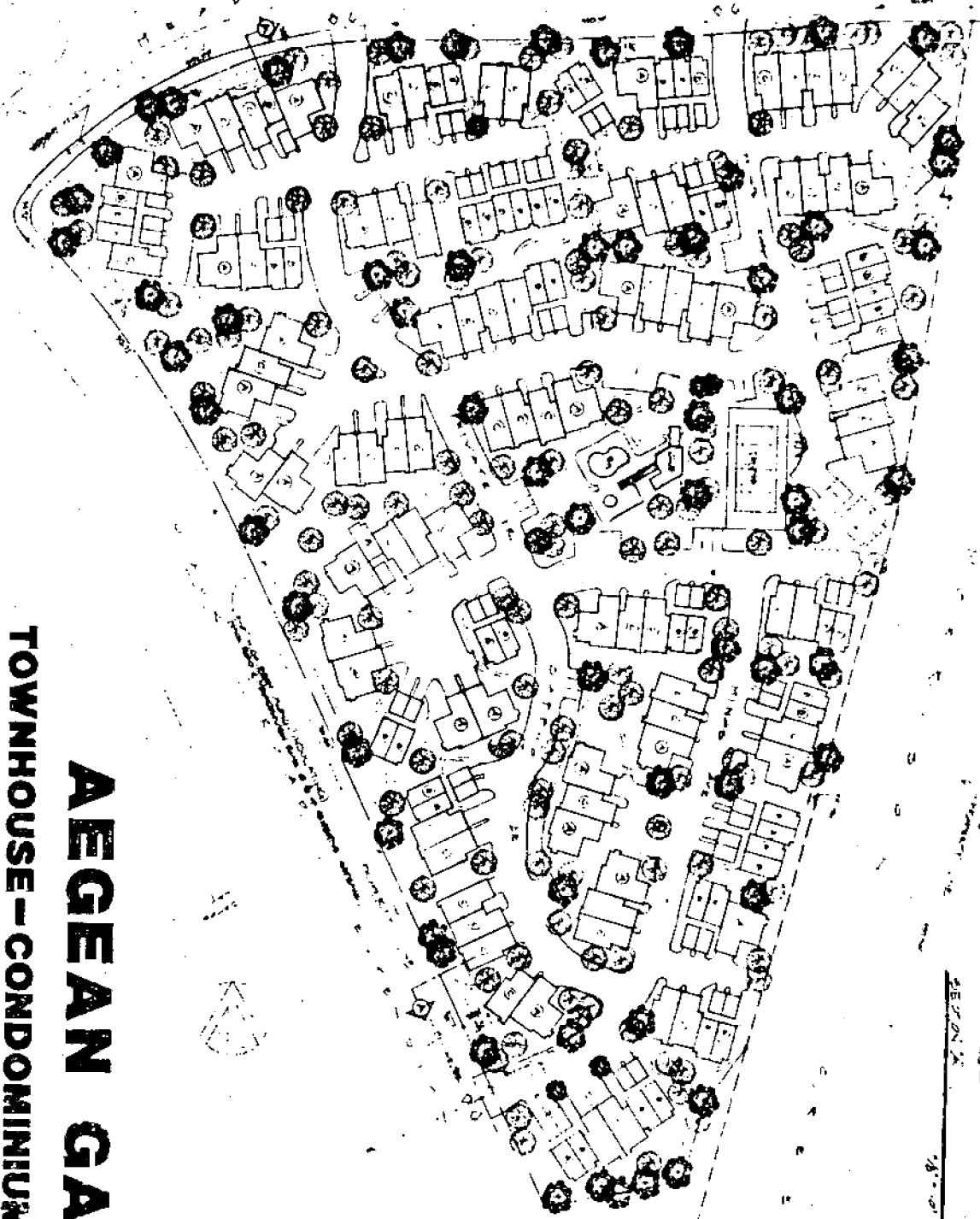
REVISED 1-24-80

1/24/80

DATE	BY	DESCRIPTION	APPROVALS	
			NAME	TITLE

TENTATIVE MAP OF
AEGEAN GARDENS
TOWNHOUSE DEV.
CITY OF SACRAMENTO, CALIF.
RECORDED 1980

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING, ENGINEERING,
ARCHITECTURAL SURVEYING, MAPPING, SYSTEMS
1000 J STREET, SACRAMENTO, CALIF. 95811



AEGEAN GARDENS TOWNHOUSE-CONDOMINIUM DEVELOPMENT

SITE PLAN

Scale 1/8" = 1'-0"



GENERAL NOTES:
1. SEE EXHIBIT "A" FOR SITE LOCATION.
2. ALL DIMENSIONS ARE AS SHOWN.
3. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. SEE SPECIFICATIONS FOR MATERIALS.
5. SEE CIVIL ENGINEERING DRAWINGS FOR UTILITY LOCATIONS.

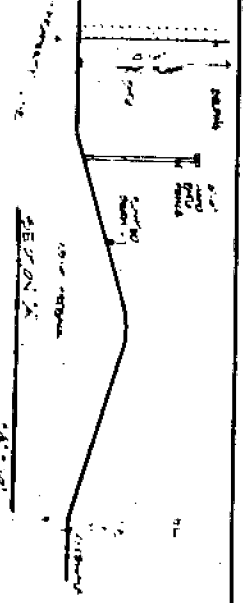


EXHIBIT "B"

1/28/60

P-8900

1-74-60

Item 20

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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APPROVALS

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING, ENGINEERING,
ARCHITECTURAL SERVICES, MAPPING SYSTEMS

STAFF REPORT AMENDED 1-24-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811				
OWNER	Real Estate Development - 234 E 17th St., Ste. 106, Costa Mesa, CA 92627				
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	12-21-79	50 DAY CPC ACTION DATE		REPORT BY	DP:SG
NEGATIVE DEC.	1-14-80	EIR		ASSESSOR'S PCL. NO.	119-070-25

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop 145 condominium units, a swimming pool, tennis court and a recreation room
 3. Tentative Map

LOCATION: On the south side of Brookfield Drive, approximately 1,800' west of Franklin Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to divide 17+ acres into 145 townhouse-condominium lots and a common lot.

PROJECT INFORMATION:

General Plan Designation:	Residential		
Southgate Community Plan Designation:	Light Density Multiple Family & Light Density Residential		
Existing Zoning of Site:	R-1A		
Existing Land Use of Site:	Vacant		
Surrounding Land Use and Zoning:			
North:	Vacant; R-1		
South:	Vacant; R-1		
East:	Vacant; R-3-R		
West:	Vacant; R-1		
Parking Required:	145 Spaces	Parking Provided:	293 Spaces
		2 Car Garages =	182 Spaces
		1 Car Garages =	54 Spaces
		Visitor =	57 Spaces
Ratio Required:	1:1	Ratio Provided:	1:2
Property Dimensions:	16.6+ Acres		
Density of Development:	8.7 DU/Gross Acre		
Square Footage of Building:	Average Per Unit = 1,000 Sq. Ft.		
Topography:	Flat		
Street Improvements:	To Be Provided		
Utilities:	Available to Site		
School District:	Elk Grove Unified School District		

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1980, by a vote of eight ayes, one absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. Provide standard subdivision improvements, including street lights, along Mack and Brookfield Roads pursuant to Section 40.811 of the Subdivision Ordinance.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.

(over)

APPLC. NO. P-8900

MEETING DATE January 24, 1980

CPC ITEM NO. 26

3. Name all private streets.
4. Check with the County Sanitation District and meet all requirements.
5. Pay off any existing assessments prior to filing the final map.
6. South driveway along Mack Road must be in direct center alignment with the entrance to the mobile home park or shall be offset by no less than 120 feet. The driveway must have at least 50 feet of tangent approach at a right angle to Mack Road.
7. An on-site water system must be installed to City standards and become part of the City water system for operation and maintenance by City forces.
8. A bus stop with a shelter shall be provided along Mack Road, 80 feet in length, immediately north of the exit point from the development. The applicant shall expand the sidewalk to 10 feet in width along the northern most 15 feet of the stop.
9. A bus stop 80 feet in length shall be located on Brookfield Road, immediately east of the intersection of Mack and Brookfield Roads.

STAFF EVALUATION:

1. The proposed project is a revision of the Aegean Gardens townhouse-condominium development tentatively approved by the Commission and City Council approximately one year ago. The applicant has reduced the number of proposed units from 167 to 145 as requested by FHA. In addition, the recreation area has been consolidated to one location on the site. The proposed floor plans and elevations remain the same as those reviewed and approved by the Architectural Review Board.
2. Since the Subdivision Review Committee meeting the applicant has submitted a revised map to address the concerns of Traffic Engineering with regard to aligning the south driveway along Mack Road. The revision is satisfactory to the City Traffic Engineer.
3. The applicant is proposing a three foot high berm and three foot high masonry sound wall along the perimeters of the site fronting Mack Road and Meadowview Road/Brookfield Drive. The wall is at the request of FHA which is concerned about both the exterior and interior noise levels.

Staff does not agree with FHA's requirement for a wall along the perimeter of the development. The wall would be long and continuous along both Mack Road and Meadowview Road. It would detract from the architectural design of the structures along the public streets and it would give the development a fortress type appearance. Also, it would limit the pedestrian access along both public streets and thereby discourage the use of public transit which will run along Mack Road. Furthermore, the volume of traffic along Brookfield Drive (formerly Meadowview Road) will decrease when the Mack Road extension is completed. Brookfield Drive will function as a collector type street with a lessor traffic volume. Finally, the volume of traffic along the future Mack Road will not be of the caliber of a

freeway or major highway where sound walls are normally required. Unlike freeways, the future major street will not carry a significant volume of truck traffic which generates the most intrusive noise. Staff suggests that a four foot high undulating berming with landscaping be provided instead of the berm-masonry wall combination. However, should the Commission favor the berm-masonry wall combination, staff recommends that a condition be placed on the special permit requiring undulating berming with intensive landscaping (trees and shrubs) shielding the wall from the public streets. Also, the wall should be designed in a meandering fashion or offset with tree/landscaping pockets in order to break the long and continuous appearance.

4. Staff has concerns regarding the noise level generated by the City of Sacramento pump station located at the southern boundary of the site. Due to the proximity of six units to the pump station, staff feels that a masonry sound wall may be necessary to attenuate the noise level created by the station. Staff recommends the applicant provide a sound study to determine the noise level of the station for the review and approval of the City/County Health Department and comply with the study's recommendations.
5. Regional Transit has reviewed the project and requests a bus shelter and a bus stop at the locations indicated on Exhibit B.
6. The Elk Grove Unified School District has indicated that physical capacity of the elementary schools is expected to be exceeded after the 1982-83 scholastic year and that, based on current funding methods, the district will be unable to provide additional classrooms after that date.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be ratified.
2. The special permit to develop 145 townhouse-condominium units and a common lot be granted subject to conditions.
3. The tentative map to divide 17+ acres into 145 townhouse-condominium lots and a common lot be approved subject to conditions:

Conditions - Tentative Map

- a. Provide standard subdivision improvements, including street lights, along Mack and Brookfield Roads pursuant to Section 40.811 of the Subdivision Ordinance.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- c. Name all private streets.
- d. Check with the County Sanitation District and meet all requirements.
- e. Pay off any existing assessments prior to filing the final map.

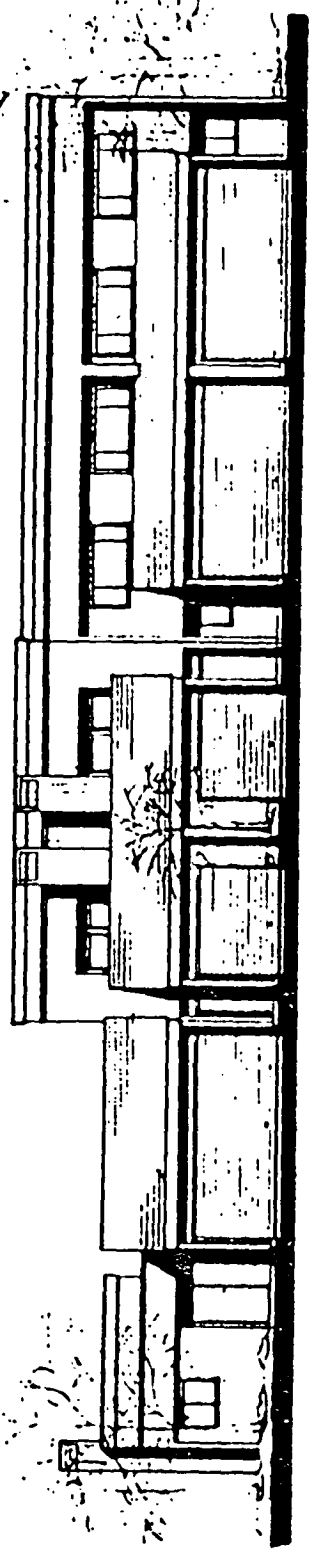
- f. An on-site water system must be installed to City standards and become part of the City water system for operation and maintenance by City forces.
- g. A bus stop with a shelter shall be provided along Mack Road, 80 feet in length, immediately north of the exit point from the development. The applicant shall expand the sidewalk to 10 feet in width along the northern most 15 feet of the stop.

Conditions - Special Permit

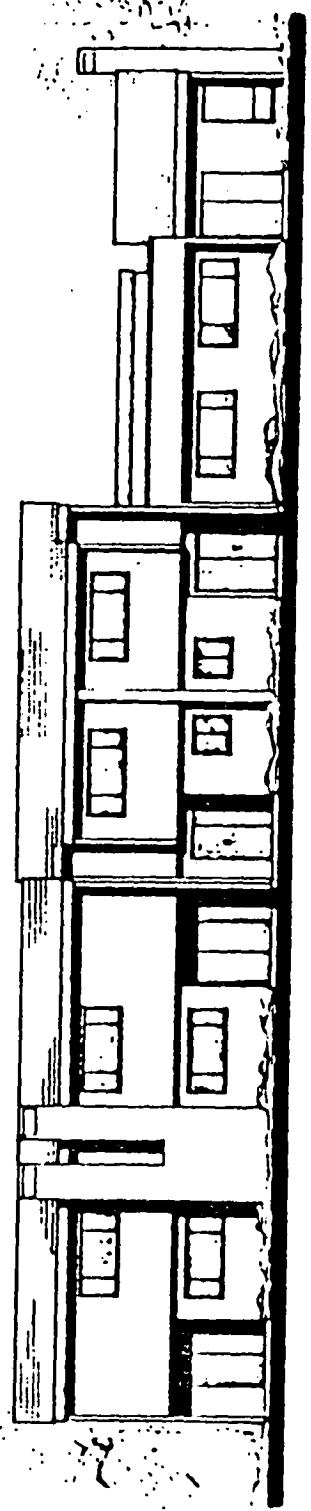
- a. The applicant shall submit a detailed landscaping and irrigation plan for the review and approval of the Planning staff.
- b. The applicant shall comply with the Architectural Review Board recommendations made February 7, 1979 as they apply to the revised site plan.
- *c. The applicant shall prepare a noise study as discussed in the staff report for the review and approval of the City/County Health Department and comply with the recommendations of the study issuance of building permits.

Planning Commission amended to:

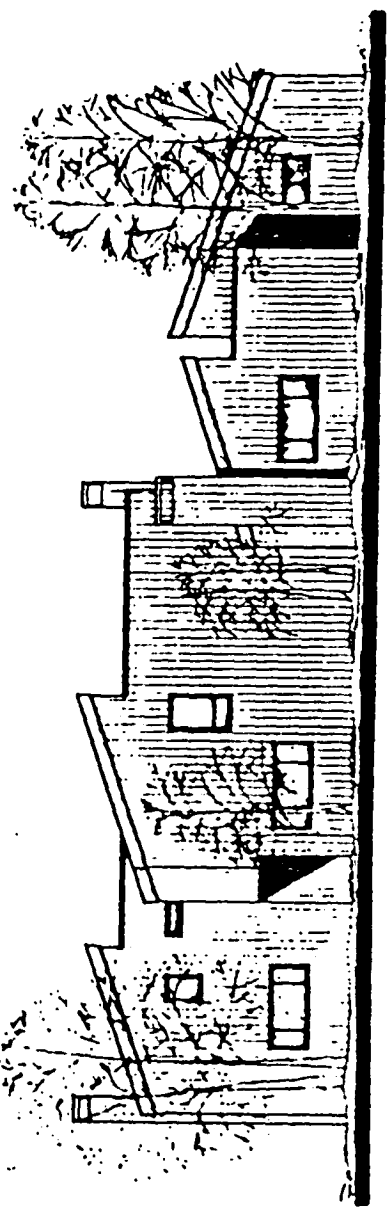
- *c. *The applicant shall prepare a noise study to determine the noise levels of the pump station located at the southern portion of the site. The report shall be reviewed and approved by the City and County Health Department and the applicant shall comply with the recommendations of the study prior to issuance of a building permit.*



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

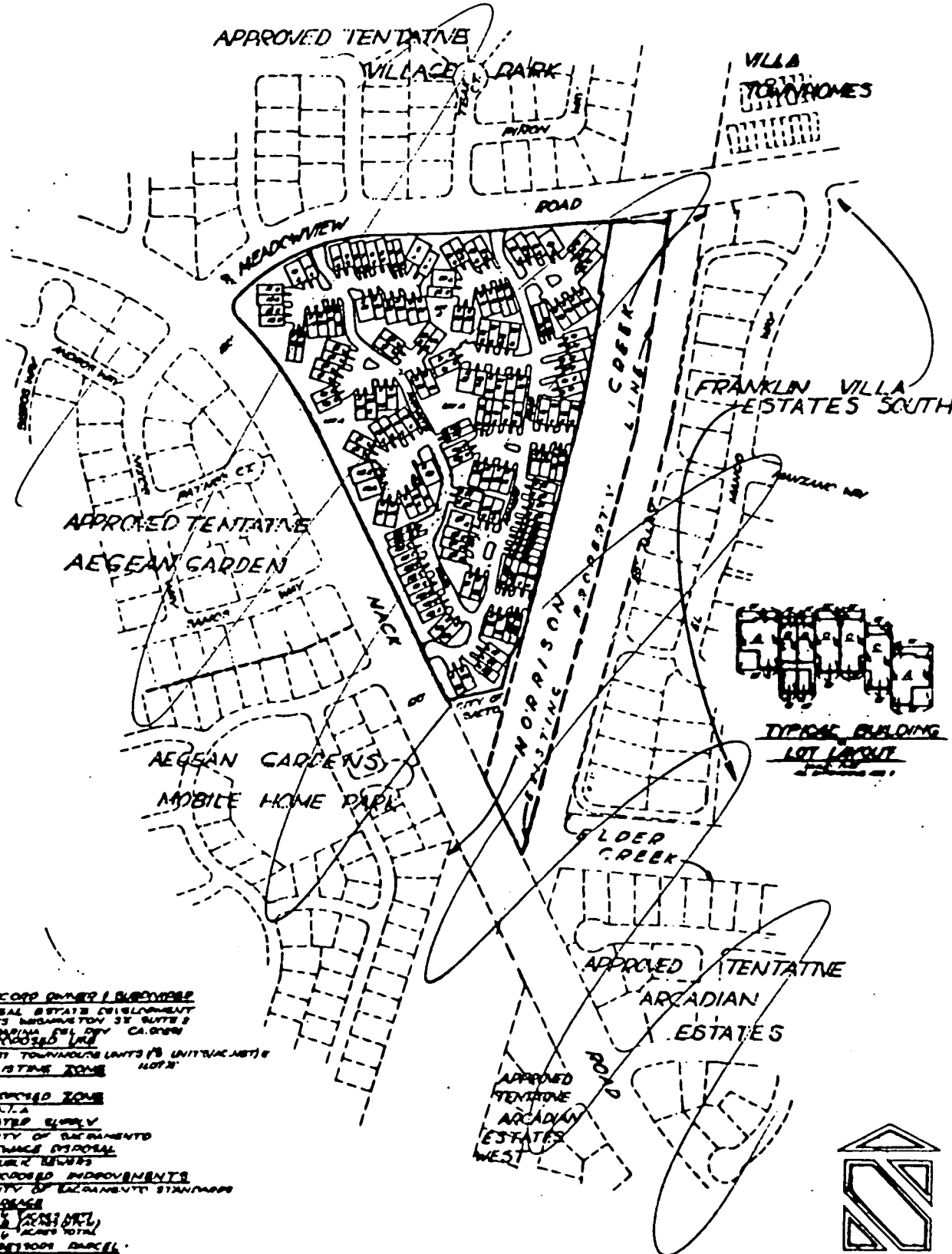
P-8404
12/14/78
Item #14

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APPROVED TENTATIVE

VILLAGE DARK

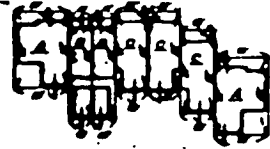
VILLA TOWNHOMES



APPROVED TENTATIVE
AEGEAN GARDEN

FRANKLIN VILLA
ESTATES SOUTH

AEGEAN GARDENS
MOBILE HOME PARK

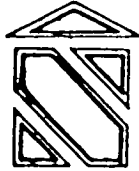


TYPICAL BUILDING
LOT LAYOUT

APPROVED TENTATIVE
ARCADIAN
ESTATES

APPROVED
TENTATIVE
ARCADIAN
ESTATES
WEST

RECORD OWNERS / SUBSEQUENT
REAL ESTATE DEVELOPMENT
375 BROADWAY ST SUITE 8
SAN FRANCISCO, CA 94104
APPROVED LOTS
181 TOWNHOUSE UNITS (8 UNITS/ACRE) @
DENSITY ZONE
X
APPROVED ZONE
D.T.A
UNITED GUILD
CITY OF SACRAMENTO
SUNSHINE DISTRICT
PLAT # 10000
PROPOSED IMPROVEMENTS
CITY OF SACRAMENTO STANDARDS
APPROVED
1.5 ACRES TOTAL
15.6 ACRES TOTAL
181 TOWNHOUSE UNITS
10/27/78



F-8404
12/14/78
Item #11

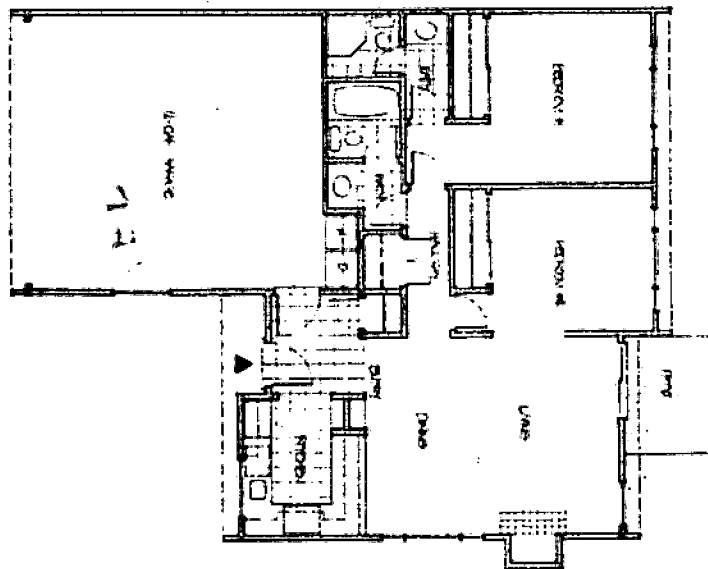
NO.	DATE	DESCRIPTION	BY

TENTATIVE MAP OF
AEGEAN GARDENS
TOWNHOUSE DEV.
CITY OF SACRAMENTO CA
28 FEBRUARY 1978 SCALE: 1"=40'

APPROVALS

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING ENGINEERING
ARCHITECTURE SURVEYING MAPING SYSTEMS
1001 STREET 10 SACRAMENTO, CALIFORNIA 95811

UNIT - A FLOOR PLAN



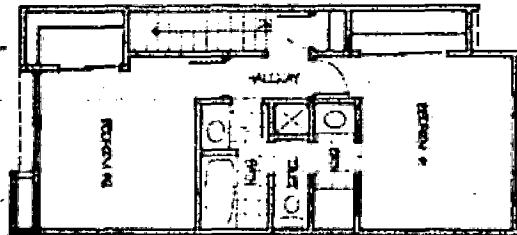
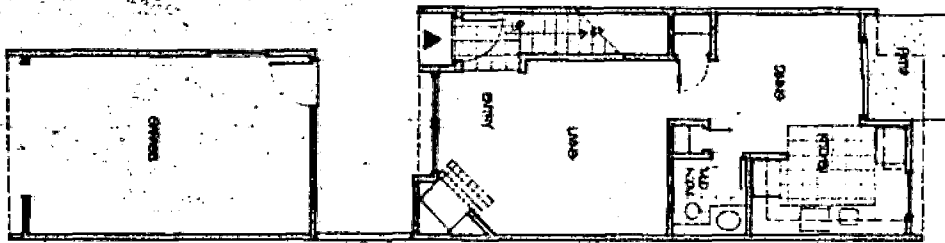
NO.	DATE	REVISION

PEBBLE GARDENS
TOWNHOUSE-CONDOMINIUM
DEVELOPMENT

APPROVALS

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTURE SURVEYING MAPPING SYSTEMS
 700 F STREET SACRAMENTO CALIFORNIA 95811 PHONE (916) 441-8100

UNIT - B FLOOR PLAN



NO.	DATE	DESCRIPTION	BY

PEGGAN GARDENS
TOWNHOUSE-CONDOMINIUM
DEVELOPMENT

APPROVALS

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING · ENGINEERING
ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS
700 F STREET, SAN FRANCISCO, CALIFORNIA 94104 PHONE (415) 398-1000



UNIT - C FLOOR PLAN

City Planning Commission
Sacramento, California

Members in Session:

Subject: Special Permit & Tentative Map, South side of Brookfield
Drive and 1,800+ feet West of Franklin Boulevard.

The staff report on this item is being prepared and will

be forwarded to you at the earliest possible time.

Respectfully submitted,



Marty Van Duyn,
Principal Planner

sg

RESOLUTION NO. 80-105

Adopted by The Sacramento City Council on date of

FEBRUARY 26, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP AEGEAN GARDENS TOWNHOUSE-
CONDOMINIUM DEVELOPMENT (P-8900) (APN: 119-070-25)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Aegean Gardens Townhouse-Condominium Development, located on the south side of Brookfield Drive, approximately 1,800 feet west of Franklin Boulevard (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 February 26, 1980, 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 Southgate 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.

APPROVED
BY THE CITY COUNCIL

FEB 26 1980

OFFICE OF THE
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

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 subject to the following conditions:
1. Provide standard subdivision improvements, including street lights, along Mack and Brookfield Roads pursuant to Section 40.811 of the Subdivision Ordinance.
 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 3. Name all private streets.
 4. Check with the County Sanitation District and meet all requirements.
 5. Pay off any existing assessments prior to filing the final map.
 6. An on-site water system must be installed to City standards and become part of the City water system for operation and maintenance by City forces.
 7. A bus stop with a shelter shall be provided along Mack Road, 80 feet in length, immediately north of the exit point from the development. The applicant shall expand the sidewalk to 10 feet in width along the northern most 15 feet of the stop.

MAYOR

ATTEST:

CITY CLERK

P-8900



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

February 11, 1980

Real Estate Dev.
234 E. 17th Street, Suite 106
Costa Mesa, CA 92627

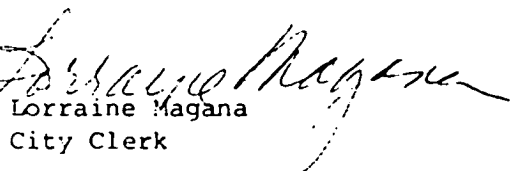
Gentlemen:

Notice is hereby given that a hearing date of February 26, 1980 has been set in the matter of TENTATIVE MAP to divide 17⁺ acres into 145 condominium lots and 1 common lot for property located at south side of Brookfield Drive, 1,800⁺ feet west of Franklin Boulevard. (P-8900)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

cc: The Spink Corporation (J. Chavez)
P-8900 Mailing List (3)
Planning Department