



CITY OF SACRAMENTO

32

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
Aegean Gardens Townhouse Development (P-8900).

LOCATION: Southside of Brookfield Drive, approximately
1,800 feet west of Franklin Boulevard.

SUMMARY

For purposes of financing, the applicant is requesting approval to develop the 145 unit townhouse-condominium development in five phases.

BACKGROUND INFORMATION

In early 1980, the applicant secured a special permit from the City Planning Commission to allow development of 145 townhouse-condominium units. In February, 1980 the City Council approved a tentative map to create 145 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 will be required for the entire development with the first phase. Additionally, the applicant shall provide reciprocal access, maintenance, sewer, water and storm drainage easements.

APPROVED
BY THE CITY COUNCIL

MAR 10 1981

OFFICE OF THE
CITY CLERK

City Council

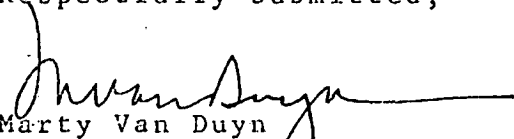
-2-

March 4, 1981

RECOMMENDATION

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

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:mm
Attachments
P-8900

March 4, 1981
District No. 6

RESOLUTION No. 81-173

Adopted by The Sacramento City Council on date of

MARCH 10, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A POST SUBDIVISION MODIFICATION FOR A TENTATIVE MAP FOR AEGEAN GARDENS TOWNHOUSE-CONDOMINIUM DEVELOPMENT (P-8900) (APN: 119-070-25)

WHEREAS, the Council of the City of Sacramento considered a request to develop the condominium project in five phases;

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:

- a. 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;
- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
- d. 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:

APPROVED
BY THE CITY COUNCIL

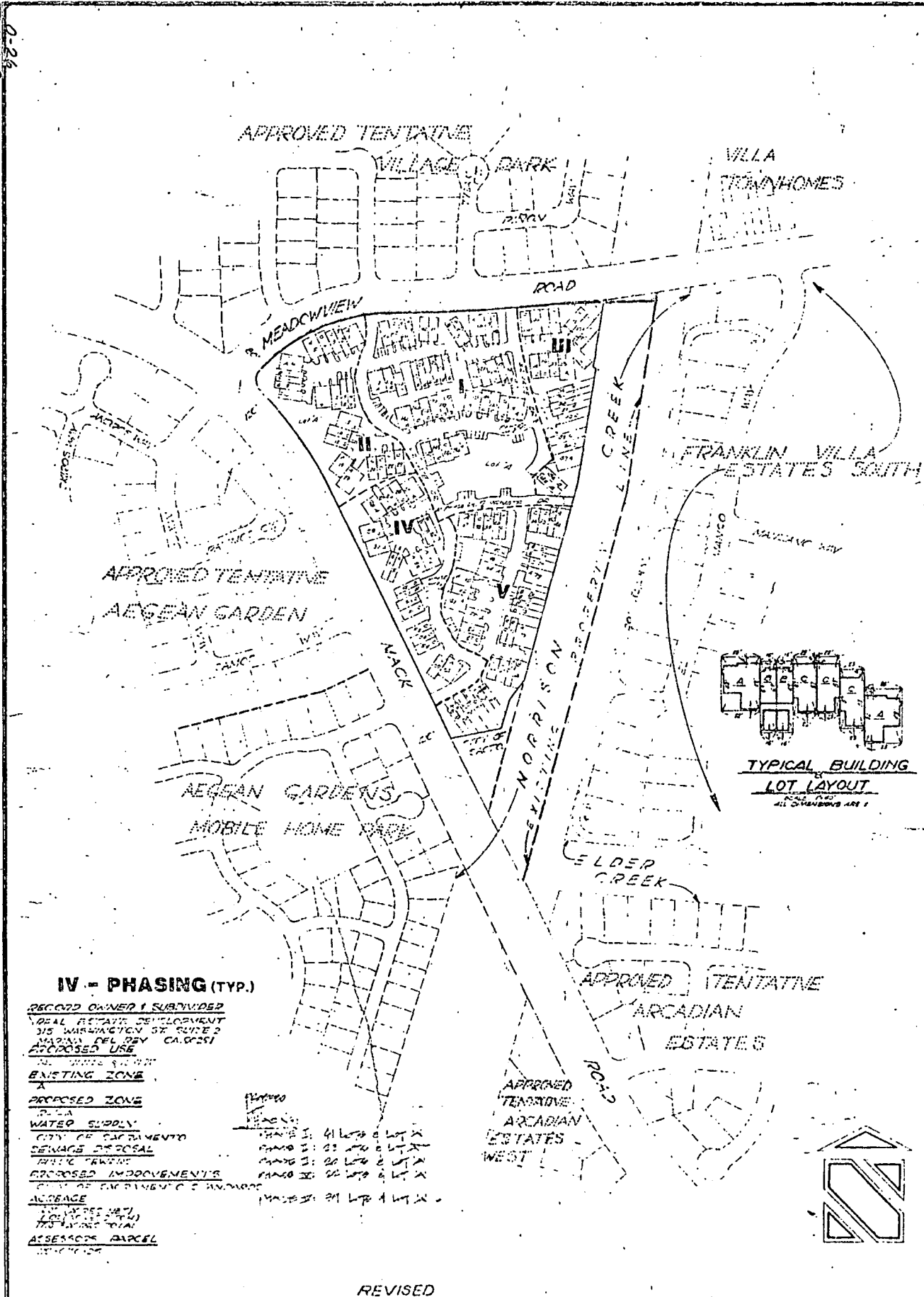
MAR 10 1981

CITY CLERK

OFFICE OF THE
CITY CLERK

P-8900

7-1553
0-24



IV - PHASING (TYP.)

- RECORD OWNED & SUBDIVIDED
- IDEAL RETAIN DEVELOPMENT
- 315 WASHINGTON ST. SUITE 2
- MADISON FEL DEV. CALIF. 92511
- APPROVED USE
- NO. 10000 1/2 1/2
- EXISTING ZONE
- A
- PROPOSED ZONE
- R-1A
- WATER SUPPLY
- CITY OF SACRAMENTO
- SEWAGE DISPOSAL
- PUBLIC TRUNK
- PROPOSED IMPROVEMENTS
- CITY OF SACRAMENTO'S STANDARD
- ACCESS
- NO. 10000 1/2 1/2
- NO. 10000 1/2 1/2
- ASSESSOR'S PARCEL
- NO. 10000 1/2 1/2

- PHASE I: 41 LOTS & LOT X
- PHASE II: 23 LOTS & LOT X
- PHASE III: 20 LOTS & LOT X
- PHASE IV: 20 LOTS & LOT X
- PHASE V: 20 LOTS & LOT X

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION							<p>APPROVALS</p> <p>_____ _____ _____</p>	<p>THE SPINK CORPORATION ENVIRONMENTAL PLANNING, ENGINEERING, ARCHITECTURE, SURVEYING, MAPPING, SYSTEMS</p>
NO.	DATE	DESCRIPTION										



D. 0000

JANUARY 24.80

FRANKLIN VILLA ESTATES

ITEM # 20

SUBJECT SITE

TERRACE

UNIT No. 1

DETROIT

RD

BROOKFIELD

PARK

PARK

MEADOWGA

VILLA TOWNE HOMES

ESTATES

VILLA

FRANKLIN

UNIT No. 1



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-8900
AGEAN GARDENS TOWNHOUSE DEVELOPMENT

Honorable Members:

We respectfully request an approval of a post-subdivision modification of the Tentative Map of Agean Gardens Townhouse Development to include five (5) phases of construction as outlined in the attached revised exhibit.

Thank you for your kind consideration of this matter.

Sincerely,

THE SPINK CORPORATION



Javier Chavez

JC:mo
Enclosure

CITY OF SACRAMENTO
PAID-PL

DEC 9 1980

PLANNING

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. I. McChristy, Controller
James F. Nixon
Eugene A. Pearson, P.E.
Leonard A. Rea, M.L.

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

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

SACRAMENTO • ROSVILLE • SAN FRANCISCO • REDWOOD CITY • RENO



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 South side of Meadowview Road, west of Franklin Boulevard: (P-8900).

Tentative Map for Aegean Gardens Townhouse-Condominium development (APN: 119-070-25)

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

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Planning Department
Spink Corp.