



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

SEP 30 1981

MARTY VAN DUYN
PLANNING DIRECTOR

September 30, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Post Subdivision Modification in Order to Modify Street Design for an Approved Tentative Map for Oak Brook Village Subdivision. (P-8599)

LOCATION: North side of San Juan Road, approximately 1,500 feet west of Truxel Road

SUMMARY

This is a request to modify the street pattern for Oak Brook Village Subdivision. The modified street pattern is necessary because of the subsequent approval of the adjacent condominium project to the west. There is no objection to the request.

BACKGROUND INFORMATION

The subject Tentative Map (Oak Brook Village) was approved by the City Council in July, 1979. The map was designed with a stub street to the west in order to allow future development of the adjacent site for single family units. This is illustrated on attached Exhibit A.

Subsequently, the Planning Commission and City Council approved a condominium project for the adjacent property to the west. The approval of this project eliminated the need for the stub street. Therefore, the applicant is requesting modification of the approved Tentative Map for Oak Brook Village.

Staff has no objection to the requested modification. It is a minor modification and will not significantly affect the overall circulation. The modification will allow one additional lot.

APPROVED
BY THE CITY COUNCIL

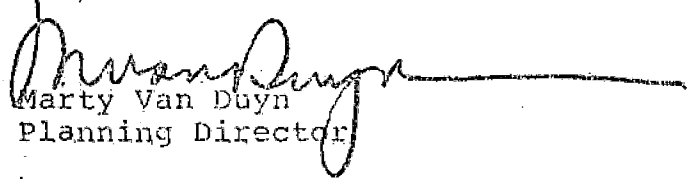
Page OCT - 6 1981

OFFICE OF THE
CITY CLERK

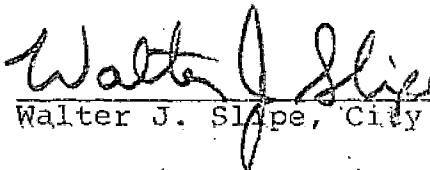
RECOMMENDATION

The staff recommends that the City Council approve the request for Post Subdivision Modification to eliminate the stub street to the west as shown on Exhibit A and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slape, City Manager

MVD:HY:jm
Attachments.
P-8599

October 6, 1981
District No. 1

RESOLUTION NO. 81-734

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCTOBER 6, 1981

ADOPTING FINDINGS OF FACT AND APPROVING A POST
SUBDIVISION MODIFICATION FOR OAK BROOK VILLAGE
SUBDIVISION (P-8599)

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on October 6, 1981, hereby finds and determines as follows:

- a. That there are such special circumstances or conditions affecting the property that is 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 General Plan and with all other applicable Specific Plans of the City.

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

That the Post Subdivision Modification to eliminate the stub street (C-C Street) to the west, as shown on Exhibit A, be approved.

MAYOR

ATTEST:

.....

CITY CLERK

P-8599

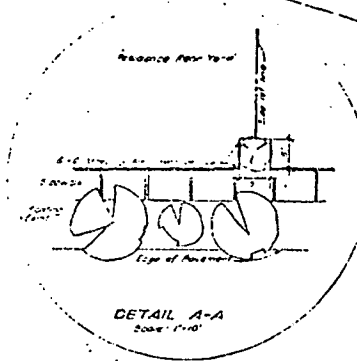
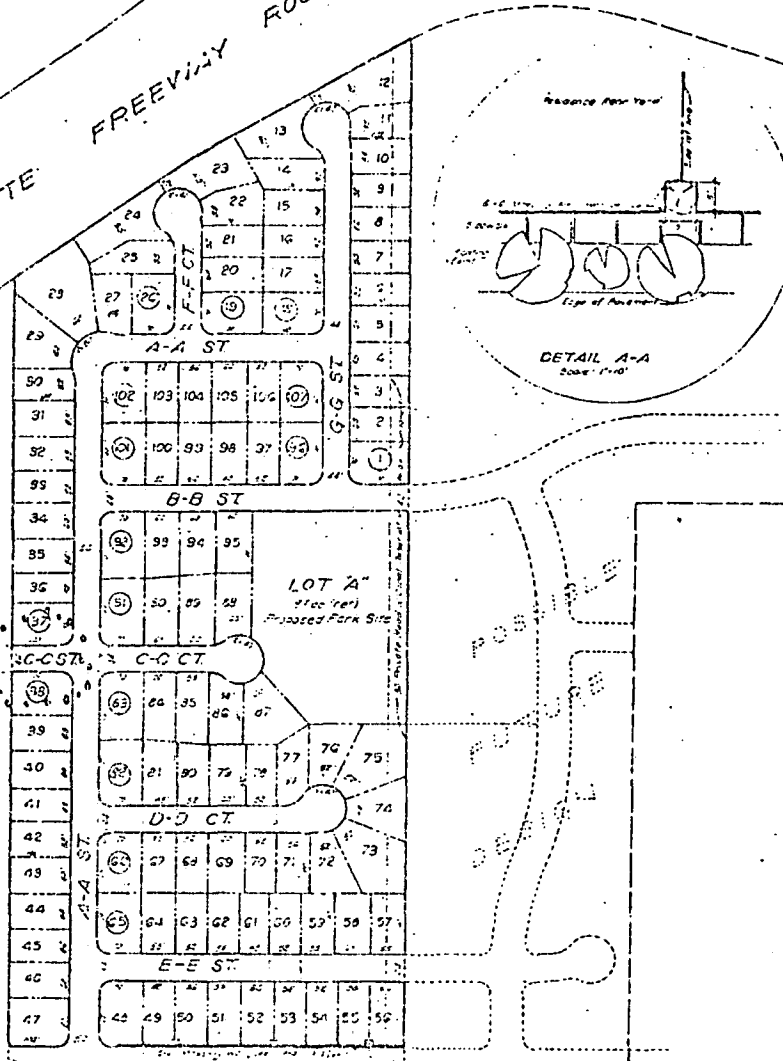
APPROVED
BY THE CITY COUNCIL

OCT - 6 1981

OFFICE OF THE
CITY CLERK



INTERSTATE FREEWAY ROUTE 680



RECORD OWNER & SUBDIVIDER:

Lee C. Johnson & Son
36 Union St.
Newport Beach California 92660

EXISTING USE:

Vacant

EXISTING ZONE:

A (Agricultural)

PROPOSED USE:

31 Single Family lots

1 Lot A (Park Site)

PROPOSED ZONE:

A (Agricultural) - R1 (Single Family)

WATER SUPPLY:

Public Utilities

SEWAGE DISPOSAL:

S.S. - Sewers

ACREAGE:

2.21 (approx)

ASSESSOR'S PARCEL NO.:

225-01-010

AVERAGE LOT SIZE:

52-50 sq. ft. (center)
70-80 sq. ft. (corner)
21 lots have a front setback of 12-20

NOTE:

○ - Sewer Serves lots

EXHIBIT 'A'

TENTATIVE MAP

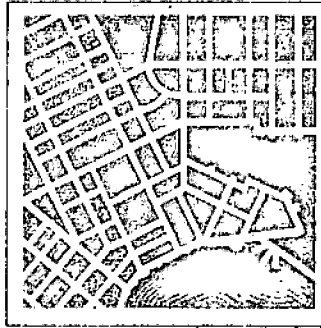
OAK BROOK VILLAGE

City of Sacramento, California
April 1979

Revised vs. prev. SRC meeting May 3, 1979.

APPROVALS				THE SPINK CORPORATION PROFESSIONAL PLANNING, ENGINEERING, ARCHITECTURE, SURVEYING, MAPPING, SYSTEMS

Corporate Headquarters
4153 Northgate Boulevard
Sacramento, California 95834
916-929-7100



Orange County Office
1900 B of A Tower
One City Boulevard West
Orange, California 92668
714-978-3118

September 4, 1981

RECEIVED

SEP - 8 1981

CITY PLANNING COMMISSION

927 10th
City of Sacramento
City Planning Department
725-J Street
Sacramento, California 95814

Ref: 9351-01

Attention: Tom Miller

Subject: Oak Brook Village (P-8599)

Dear Mr. Miller:

This is a request for a Post Subdivision Modification. Enclosed is the \$136.00 application fee.

The reason for the request is to satisfy a condition requested by the City regarding tentative map approval for Smoketree Condominiums (P-8999) which is the project adjacent and west of Oak Brook Village. This is condition No. 8 of the approved tentative map for Smoketree which states that the applicant shall delete the stub street from the approved subdivision to the east (Oak Brook Village) prior to recordation of the map. In place of the stub street an additional lot could be created in Oak Brook Village.

Since the Smoketree tentative map expires December 10 of this year, it is critical that we process this request prior to that expiration date.

In addition to the application fee, enclosed for your use are:

1. Agents' authorization from the owner of Oak Brook Village
2. 8½" x 11" reduction of 300' radius map (2 copies)
3. 2 copies of property ownership list
4. Reduced copy of Smoketree tentative map
5. Copy of conditions of approval for Smoketree tentative map. (note condition 8)

Thank you for your consideration of this request. Please call the undersigned if you need further information.

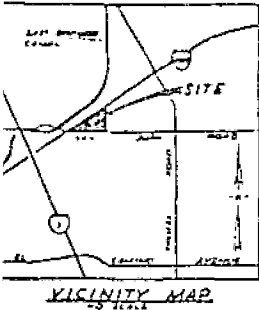
Very truly yours,

JUSTICE + ASSOCIATES, INC.

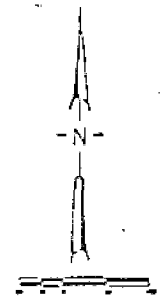
Lauren Kotaska
Lauren Kotaska

Enclosures

- 5 -
JUSTICE + ASSOC. INC.
Consulting Civil Engineers



TENTATIVE MAP
SMOKETREE CONDOMINIUMS
 CITY OF SACRAMENTO, CALIFORNIA *



OWNER AND SUBMITTER: SACRAMENTO DEVELOPMENT COMPANY
 2000 MARKET STREET, SUITE 100
 SACRAMENTO, CA 95811

ENGINEER: JUSTICE & ASSOCIATES
 1100 N. HAN STREET
 SACRAMENTO, CA 95811

PURPOSE OF USE: RESIDENTIAL

PROPOSED AND: RESIDENTIAL CONDOMINIUMS

EXISTING ZONING: R

PROPOSED LOT AREA: 4.0 AC

WATER SUPPLY: CITY OF SACRAMENTO

SEWERAGE AND SANITATION: CITY OF SACRAMENTO

LOCAL JURISDICTION: CITY OF SACRAMENTO

NO. OF UNITS: 50

RECORDS: 17-117

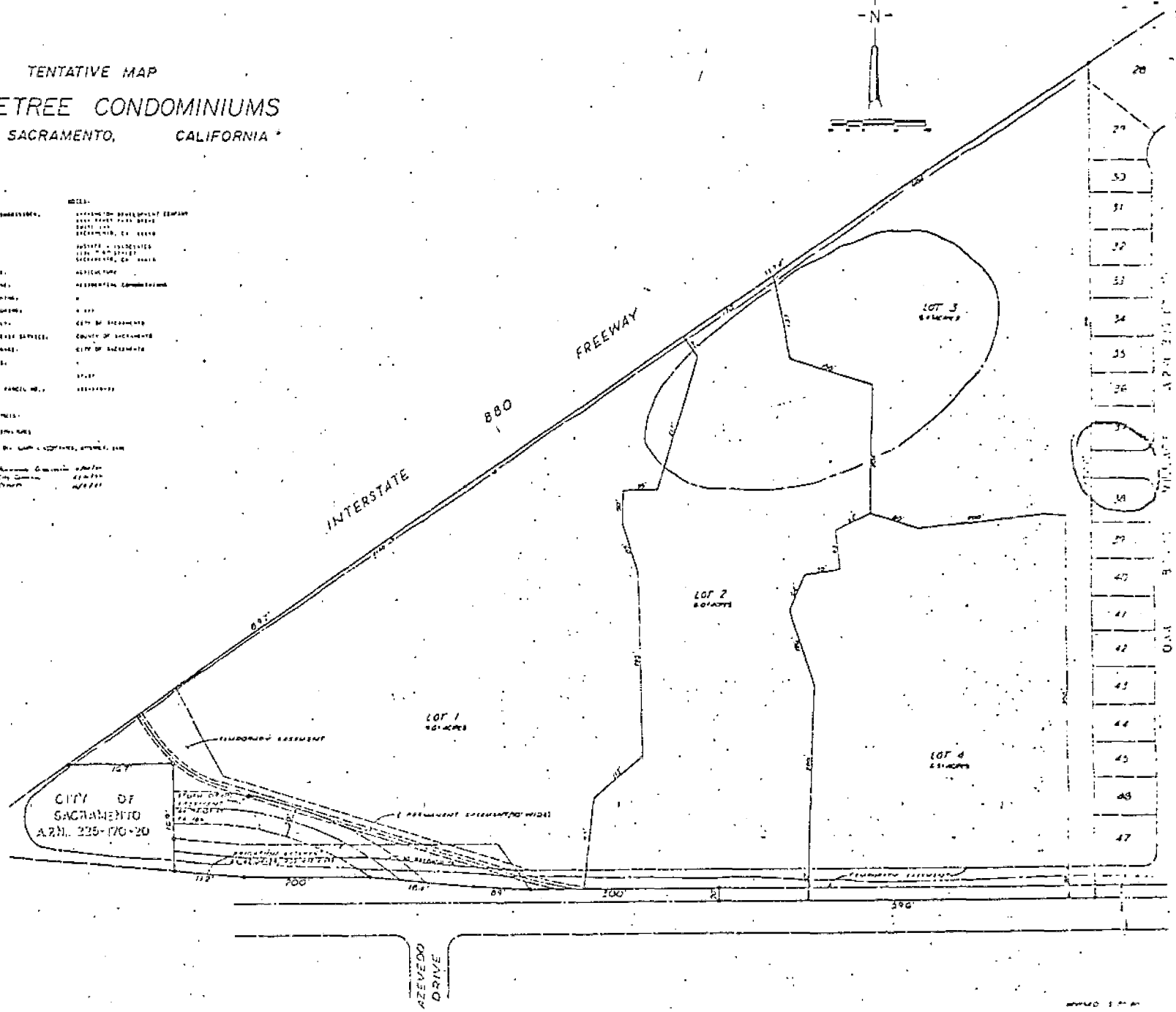
ASSESSOR'S PARCEL NO.: 001-001-001

NO EXISTING UTILITIES

NO EXISTING ENCUMBRANCES

DATE PLANNED BY: JUNE 1, 1970

APPROVED BY: SACRAMENTO DEVELOPMENT COMPANY
 Eng. License No. 44787
 Survey License No. 10000



1-9

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4153 Northgate Boulevard
Sacramento, California 95834
916-929-7100



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1900 B of A Tower
One City Boulevard West
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Very truly yours,

JUSTICE + ASSOCIATES, INC.

Lauren Kotaska
Lauren Kotaska

Enclosures

JUSTICE + ASSOC. INC.
Consulting Civil Engineers

AGENT'S AUTHORIZATION
POST SUBDIVISION MODIFICATION PROCESSING

TO: CITY COUNCIL, CITY OF SACRAMENTO

I, the undersigned, say that I am (one of) the owner(s) of the proposed subdivision of land proposed on the approved tentative map entitled: Oak Brook Village (P-8599) located north side of San Juan Road approximately 1500 feet west of Truxel Road. I do hereby authorize and empower Warmington Development Company and their Engineer Justice + Associates, Inc. ^(Agent) to act on my behalf on all matters relating to the requested Post Subdivision Modification Processing by the Sacramento City Council, its boards and commissions, officers, employees and agents. I shall not revoke this authorization without first giving prior written notice of said revocation to the City of Sacramento by delivery to the City Clerk. Said Post Subdivision Modification is requested to delete the stub street at the west boundary of Oak Brook Village and to add one lot in its place. Said lot shall be within the guidelines of the approved tentative map.

Dated: May 4, 1981

Lee C. Summit
Owner

94 Linda Isle
Address
Newport Beach, Calif 92660
714-675-3590
Phone

or 714-549-2146



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

October 7, 1981

Lee Sammis
94 Linda Isle
Newport Beach, CA 92660

Dear Mr. Sammis:

On October 6, 1981, the Sacramento City Council adopted a resolution adopting Findings of Fact and approving a Post Subdivision Modification to delete the stub street at the west boundary of Oak Brook Village and to add one lot in its place, location North side of San Juan Road, approximately 1,500 feet west of Truxel Road (P-8599).

Enclosed, for your records, is a copy of said resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/28
Enclosure

cc: Planning Dept.
Spink Corporation