

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, JOSEPH AVENA.

TYPE OF MAP: City Tentative

DATE January 24, 1967

SUBDIVISION NAME: Lake Greenhaven Shores Unit #3

LOCATION: Riverside Blvd. & Florin Road

SUBDIVIDER: L & P Land & Development Co., Inc.

APPLICANT: R. W. Siegfried & Associates

NO. LOTS: 132

RESIDENTIAL: 113 Single Family; 13 multiple family
OTHER: 1 Shopping Center Site; 5 park strips

The General Plan of this development was presented to the Planning Commission on August 9, 1966. The overall concept was generally approved subject to further investigation and detailing of its various elements. The proposed realignment of Florin Road was approved subject to conditions.

The submitted tentative map is a refinement of the approved General Plan of this development. It is recommended that this map be approved subject to the following conditions:

1. The Florin Road alignment is approved subject to concurrent dedication and improvement by the abutting property owner when a final map of the development is filed.
2. The submitted plan indicates the exchange of two parcels on the southwest side of Florin Road. This exchange must be completed prior to the filing of a final map of this area.
3. Responsibility for maintenance of the small park and landscaped strip along Riverside Boulevard shall be determined prior to filing a final map of this area. If it is determined that these areas will be privately owned and maintained, provisions for permanent maintenance shall be incorporated in the recorded tract restrictions of this development, and plans for its development must be submitted to the staff for its approval.
4. The recorded tract restrictions for this subdivision shall incorporate provisions for maintenance of the beach strip indicated along Lake Greenhaven, as has been done with previous units of this development.