

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR -- R. L. RATHFON  
Date: 11-9-65

TYPE OF MAP: City Tentative

SUBDIVISION NAME: Southvale Terrace

LOCATION: 19th Street & 71st Avenue

SUBDIVIDER: R. P. Watt

APPLICANT: Robert U Grant Civil Engineering Co.

NO. LOTS: 57

RESIDENTIAL 57 R-1

OTHER - 0

The subject tentative map points up a problem which should be considered by the Commission in their review of tentative maps. The problem occurs whenever subdivision is not programmed to link up with all existing street stubs, and this restricts full circulation within the development area.

In this proposed subdivision, street connections with existing stubs on the north and east are provided, but not on the west. Development of this subdivision as submitted would mean that the two dead-end stubs of 71st Avenue would be separated by an undeveloped strip of land barely 260 feet in width, consisting of two lots of normal depth and a minor street. This undesirable condition may continue for an extended period of time, depending upon the development plans of the owner of the strip. In the meantime, residents of the area and service vehicles would be faced with the aggravating position of having to take a circuitous route due to the lack of full street connections.

This problem has shown itself most frequently where tentative maps covering large areas are approved. These overall maps are most often split into smaller segments for final subdivision map development. Approval of final subdivision maps is now an administrative procedure, being referred to the Planning Staff by the City Engineer to check for compliance with the previously approved tentative map.

It is suggested the Commission adopt the following policy statement with reference to this problem:

1: In the review of tentative maps, the continuity of development will be a factor in their consideration. It is desirable that subdivision development progress, unit by unit, in such a manner as to provide for

adequate and progressive circulation patterns. Developments which leave unsubdivided portions of an area surrounded by, but not adequately connected to existing circulation patterns should be seriously considered as not acceptable.

2. Approval of tentative maps for developments that are to be staged through the filing of more than one final map should, as a condition to approval thereof, be required to show the boundaries and sequence of such final maps in order that interrupted circulation patterns may be avoided. Departure from the approved boundaries or sequence of units to be subject to staff review and approval.

If the Commission concurs in this recommendation, or some modification thereof, the staff will prepare a suitable resolution for your subsequent consideration.

It is recommended, because the subject map has been previously approved (1962) and engineered that it not be penalized by this policy consideration at this time. Rather, it is suggested the applicant be advised of the problem and encouraged to voluntarily modify his development to provide for adequate connection of 71st Avenue.

In all other respects, it is recommended this map be approved subject to the changes indicated thereon.