

SACRAMENTO CITY PLANNING COMMISSION  
SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, R.L. Rathfon 12/14/65

TYPE OF MAP: City Tentative  
SUBDIVISION NAME: Valley Hi Village #1, Et. Seq.  
LOCATION: Valley Hi & Grandstaff Drives  
SUBDIVIDER: Charles F. Krueger  
APPLICANT: Spink Engineering Co  
NO. LOTS: 207 RESIDENTIAL: 186 R-1, 14 R-2, 2 multiple-family  
OTHER: 1 Cabana Club site, 1 commercial site, 1 school site, 2 parkstrips

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This is a resubmission of a tentative map previously approved by the Planning Commission. It is recommended that this map be approved subject to the following conditions:

1. Concerning the two parkstrips shown on this map, the subdivider is referred to the City Council's adopted policy statement concerning development of open park space in new subdivisions. The pedestrian parkstrip shown south of the commercial area should not be in public ownership as it is not a part of a continuous park strip.

The parkstrip on Center Parkway and the adjoining four lots shall be developed in accordance with the City Council's adopted policy statement. This requires that these lots have the same lot width as corner lots, provide 12.5' side yard setbacks abutting on the parkstrip, and prohibits fencing beyond the side yard setback lines.

To comply with the lot width requirement, the applicant can reduce the widths of the other lots in order to widen the lots abutting on the parkstrip, or, the width of the parkstrip may be reduced to not less than the 67' minimum, and thus widen these lots.

2. The subdivider is advised to contact the City Council Recreation Committee concerning the City's acquisition of the recreation site, so that a review of priorities and allocation of funds may be established.
3. The center line of the stub street shown between Center Parkway and Grandstaff Drive should line up with that of the 60' street approved on the west side of Center Parkway.
4. The applicant is requested to submit revised street names for the proposed streets in this subdivision.

THE SUBDIVIDER IS ADVISED THAT PRIOR TO PROCEEDING TO FINAL MAP STAGE, HE IS HEREBY REFERRED TO THE REAL ESTATE OFFICE AND STREET ASSESSMENT DIVISION OF THE CITY ENGINEER'S OFFICE FOR INFORMATION RELATIVE TO THE METHOD TO BE USED FOR FINANCING OF PUBLIC IMPROVEMENTS IN SAID TRACT.