

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, JOSEPH AVENA.

TYPE OF MAP: City Tentative. Date: May 23, 1967

SUBDIVISION NAME: Glenbrook Unit #9

LOCATION: LaRiviera Drive & Waterglen Circle

SUBDIVIDER: Besco

APPLICANT: Spink Corporation

NO. LOTS: 148      RESIDENTIAL: 148 Single Family

The Planning Commission approved the tentative map of Glenbrook Unit #8 et. seq. on July 12, 1966. On May 8, 1967, the Staff was asked to review and approve a final map (renumbered as Unit #9) for a portion of the previously approved tentative map. Approval was not granted as the final map did not conform to the approved tentative map. The applicant was advised that a new tentative map for Unit #9, would have to be considered by the Planning Commission, particularly on that feature of the design not included in the previous tentative map approval.

The design feature in question is the proposed subdivision of 69 feet of the adjacent transmission tower easement on the west boundary of Subdivision as part of the abutting single family lots. None of the other recorded subdivisions or approved tentative maps in this area have subdivided this tower easement (totalling 200 feet in width) as part of the abutting residential development.

The nature of the development of this 200 foot wide tower easement will affect not only the abutting lots, but the balance of the community, as well. It is believed a policy decision is required regarding the development of such easements before fragmentation into small parcels is considered.

It is therefore recommended that this map be referred to the Staff for further study and discussion with other public agencies regarding this easement.

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.