

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
915 I Street, Sacramento, CA 95814**

ACTION


On September 9, 2005, the project known as **Z04-386**, a request to subdivide one parcel into two parcels, was denied due to failure to process in a timely manner. Please see attached letters.

Project Information

Location: 5920 71st Street

Assessor's Parcel Number: 027-0311-002

Applicant: Hassan Pejuhesh
629 Commons Drive
Sacramento, CA 95825



Joy D. Patterson
Zoning Administrator

cc: File
ZA Binder



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

915 I STREET
SUITE 3000
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

PLANNING
916-808-5656
FAX 916-808-7185

September 9, 2005

Hassan Pejuhesh
629 Commons Drive
Sacramento, CA 95825

SUBJECT: 5920 71st Street Tentative Map (Z04-386)

Dear Hassan,

On August 8, 2005, the City mailed a letter to you requesting that you respond by either withdrawing your application or contesting the Planning Director's determination of failure to process in a timely manner. Since the City has not received any additional information for the continued processing of your application, a letter of withdrawal or notice of contesting the Planning Director's determination of failure to process in a timely manner, **your application has been denied**. An application which is denied for failure to process in a timely manner is subject to a one year restriction of resubmittal of an application pursuant to Division VII of Title 17 of the City Code.

An accounting of time will be made on this project, any outstanding fees not used in processing your application, will be refunded to you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lindsey Alagozian".

Lindsey Alagozian
Associate Planner

cc: Carol Shearly, Planning Director
David Kwong, Principal Planner, Current Planning
Joy Patterson, Senior Planner



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

PLANNING
916-808-5656
FAX 916-808-5543

August 8, 2005

Hassan Pejuhesh
629 Commons Drive
Sacramento, CA 95825

SUBJECT: 5920 71st Street Tentative Map (Z04-386)

Dear Hassan,

You submitted an application for the project noted above on November 17, 2004. We have had several meetings within the last few months regarding this project and have requested that you submit revised tentative maps that extends 39th Street along the south side of the parcel creating three lots instead of two. A letter was sent to you dated February 17, 2005 requesting the revised maps and the necessary information in order to process the project.

To date this additional information has not been submitted and the Planning Director has determined that your application is not being processed in a timely manner. Chapter 17.196.030 of the City Code (Zoning Ordinance) provides the process for denying an application if the applicant does not respond within thirty days of the mailing date of the written request. The Planning Director has determined that you are not processing your application in a timely manner and will deny your project, unless, within 15 days from the date of this letter you withdraw your application or contest the Planning Director's determination. **If you do not withdraw this application or contest the Planning Director's determination within 15 days (August 23, 2005) your application will be deemed denied.**

Should the Planning Director determine that your project is denied, you may appeal his determination to the Planning Commission within 10 calendar days (September 2, 2005). (If the applicant does not withdraw the project, a letter will need to be sent to the applicant at the end of the 15 day process informing the applicant that the project was denied). An application which is denied for failure to process in a timely manner shall be considered a denial subject to the one year restriction on resubmittal of application pursuant to Division VII of Title 17 of the City Code. If the project is withdrawn, any available fees will be refunded to you.

Sincerely,

Lindsey Alagozian
Associate Planner

Cc: Carol Shearly, Planning Director
Joy Patterson, Senior Planner

From: "Lily Cheng" <lcheng@accela.com>
To: <rheins@cityofsacramento.org>
Date: 9/1/05 5:45PM
Subject: System Configuration Document Review with Richard Heins - Follow-up items

Hi Richard,

Based on our meeting on 8/30, please provide the information for the following items -

1. Provide the Checklist for Technical Review and Process workflow tasks. The Checklist will be used for the intake process of Commercial, Pool, Building Demolition, Minor.
2. Review the different disciplines for the Triage process and determine which of these disciplines require a body to sign-off versus the checklist for Commercial.
 - a. Structural
 - b. Life Safety
 - c. Mechanical
 - d. Plumbing
 - e. Electrical
 - f. Site
 - g. Design Review
 - h. Preservation
 - i. Fire
 - j. DEF
3. Provide the list of standard Conditions for Deferred Submittals: (i.e. Deferred application initialization until the drawings are submitted.)

Thank you.

Lily Cheng
Implementation Consultant

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Dublin
CA, 94568

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<http://www.accela.com/> > <<http://www.accela.com
<http://www.accela.com/> >>

CC: "Bridgette Williams" <BWilliams@cityofsacramento.org>, "Kimberlee Alling - Sacramento" <kalling@cityofsacramento.org>, "Maureen McAleer" <MMCALEER@cityofsacramento.org>