

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

**ACTION OF THE ZONING ADMINISTRATOR**

On February 10, 2006, at the request of the applicant, the Zoning Administrator withdrew an application that was for a Tentative Map to divide one (1) parcel into four (4) parcels and subdivision modifications to create three (3) new deep lots in the Standard Single-Family (R-1) zone, for the project known as **Z05-299**.

**Project Information:**

The proposed project was for a tentative map to subdivide one vacant parcel into four parcels. The existing lot is a deep lot of over 160 feet deep therefore the project also required subdivision modifications to create three new deep lots. The parcel is in the Standard Single-Family (R-1) zone, however the both the South Sacrament Community Plan (11-20 dwelling units per net acre) and the General Plan (16-29 dwelling units per net acre) support a higher residential density than the current zoning allows for.

In 1992 a similar application was for a tentative map was filed to subdivide this parcel into four parcels. (The property had an existing home at that time). That application was not supported by staff; do to its inconsistency with both the Community Plan and General Plan. In addition, Bruceville Road is a major arterial roadway, and staff would not support four separate driveways, which was the proposal. P92-152 was withdrawn by the applicant.

The issues with the previous application remain with this application. Also, there is the potential for a future light rail extension along Bruceville Road, which would cause additional property access issues. The applicant and property owner were not aware of the previous application.

Staff held a meeting with the applicant and property owner to discuss the issues with the project and informed them that the application would require substantial changes to be supportable. The applicant and property owner chose to withdraw the current application until a new proposal for the property could be prepared.

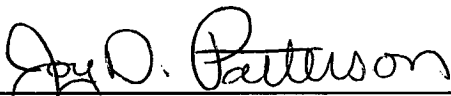
Location: 8576 Bruceville Road (District 8, Area 2)

Assessor's Parcel Number: 117-0140-002

Applicant: Steve Norman, CNA Engineering, 2575 Valley Road Sacramento, CA 95821

Property Owner: Paul Tang, 8667 Falmuth Way, Sacramento, CA 95823

Project Planner: Robert W. Williams

  
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Joy D. Patterson  
Zoning Administrator

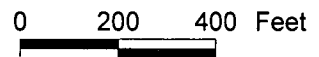
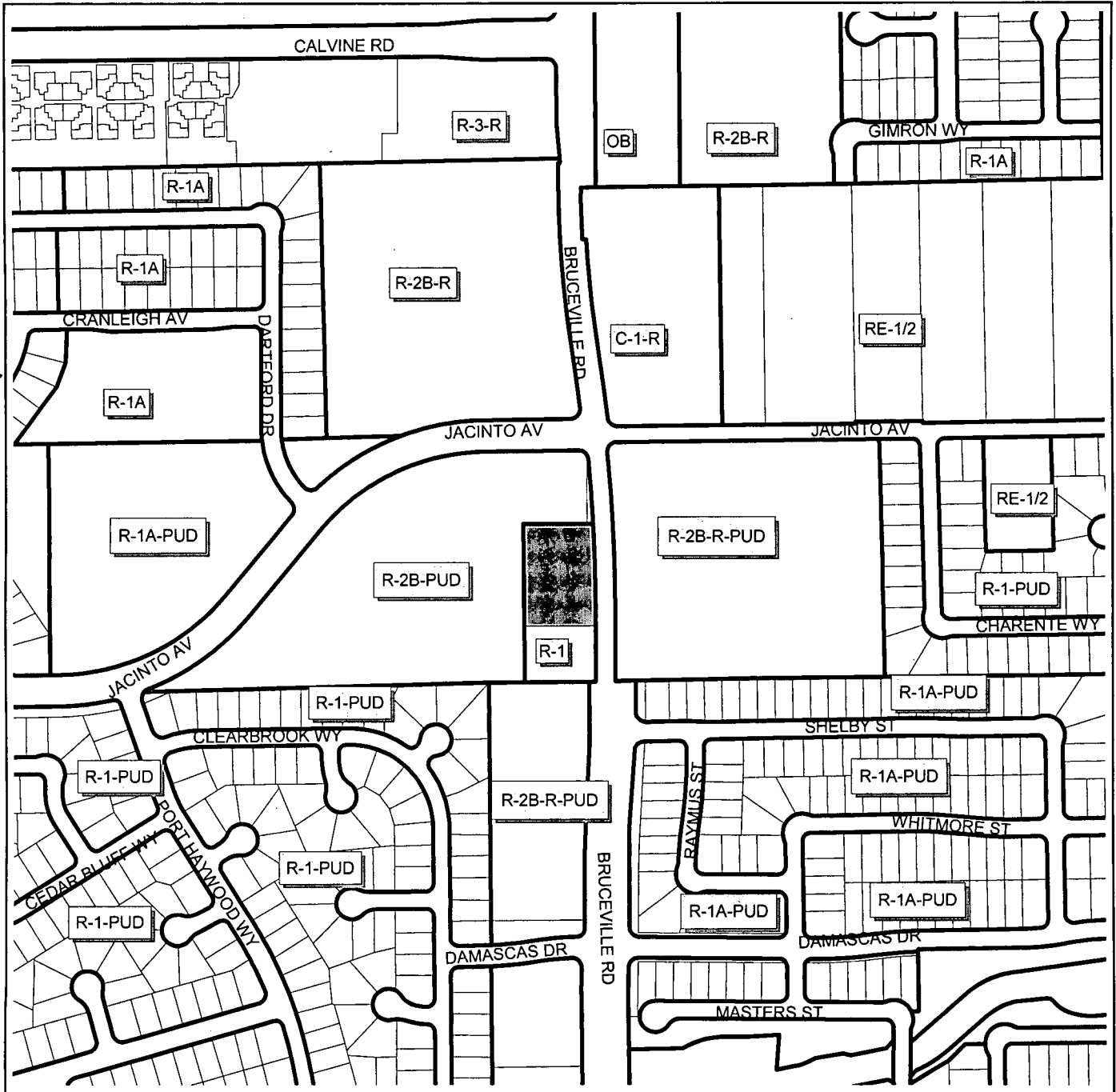
cc: ZA Log Book (original)


File

**Z05-299**

**(Withdrawn)**

**Z05-299**




 Development Services  
 Department  
  
 Geographic  
 Information  
 System

8576 Bruceville Road  
 117-0140-002



Z05-299

(Withdrawn)

