

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Great Western Real Estate, 7801 Madison Ave. #400, Citrus Heights 95610
OWNER Forecast Corp., 4325 Auburn Blvd., Ste. 400, Sacramento, CA 95841
PLANS BY Great Western Real Estate
FILING DATE 1-3-90 **ENVIR. DET.** Neg. Dec. 5-14-90 **REPORT BY** JC:df
ASSESSOR'S-PCL. NO. 237-0390-090

- APPLICATION:
- A. Planning Director's Special Permit to allow a temporary sales trailer on a vacant lot totaling 0.17+ acres in the Single Family (R-1) zone.
 - B. Planning Director's Special Permit to allow an on-site subdivision marketing sign in the Single Family (R-1) zone. (P90-175)

LOCATION: Northwest corner Austin Street and Bell Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to allow a temporary sales trailer and a subdivision marketing sign on Lot 42 of Glenwood Park #8.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
1984 North Sacramento
Community Plan Designation: Low Density Residential (4-8 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, R-1	Front:	25'	73'
South: Single Family, R-1	Side(Int):	5'	15'
East: Vacant, R-1	Side(St):	12.5'	15'
West: Vacant, R-1	Rear:	15'	15'

Property Dimensions: 75' X 100'
Property Area: 0.17+ acres
Square Footage of Building: 576 sq. ft.
Height of Building: 12'
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a vacant corner parcel approximately 75' X 100' in the Single Family (R-1) zone. The General Plan designates the site as Low Density Residential (4-15 du/ac). The 1984 North Sacramento Community Plan designates the site as Low Density Residential (4-8 du/ac). The surrounding land uses and zoning are vacant, R-1 to the north, west and east; single family residential, R-1 to the south.

APPLICATION NO. P90-175

000300

- B. The applicant proposes to place a temporary sales trailer on Lot 42 Glenwood Park Unit #8 while the model homes in this subdivision are under construction. This will enable the applicant to sell the units under construction prior to their completion and allow the home buyers to move in without delay upon completion on the units.

The trailer is 12' X 48' and is constructed with T1-11 and a 30 gauge steel roof. The site plan indicates that the trailer will not encroach into the setback area, however, the dimensions shown on the plan do not fit the lot. The applicant will need to redesign the site plan, in order to assure that the setbacks will be met. The side street setback shall be a minimum of 12.5 feet and the interior side setback shall be a minimum of five feet. The applicant proposes to place the building on the gravel lot. Landscaping will not be provided. Adequate on street parking is available along Bell Avenue and Austin Street.

Staff has no objections to the gravel lot since this shall be a temporary sales office and shall be removed when the model home complex is completed. Staff does recommend that some type of barrier be erected around the lot to prevent cars from being parked on the site.

- C. The applicant also proposes to place a temporary subdivision identification sign on the site. The sign is proposed to be 8' X 8', 64 square feet. The Sign Ordinance states that a subdivision sign cannot exceed 8' X 4' in dimension and 32 square feet in area and shall not be placed in any setback areas. Staff recommends a redesign of the sign to comply with the Sign Ordinance with staff approval prior to issuance of a sign permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared.

RECOMMENDATION: Staff recommends the Planning Director take the following action:

- A. Approve the Special Permit to allow a temporary sales trailer on a vacant lot in the Single Family (R-1) zone subject to conditions and based upon findings of fact which follow; and
- B. Approve the Special Permit to allow an on-site subdivision marketing sign in the Single Family (R-1) zone subject to conditions and based upon findings of fact which follow.

Conditions:

1. The trailer shall adhere to the setbacks of the R-1 zone;
2. No subdivision flags or banners shall be placed around or near the subdivision site;
3. The subdivision marketing sign shall be redesigned to conform to the Sign Ordinance and shall be approved by staff prior to issuance of a sign permit;

APPLICATION NO. P90-175

000301

4. The subdivision marketing sign shall be located outside the setback areas;
5. A barrier, approved by staff, shall be placed around the site to prevent access by cars;
6. The trailer shall be removed from the lot no later than 30 days after the approval of the model home complex; and
7. The Special Permit shall expire one year from the date of approval. The Planning Director may renew the permit for an additional year upon receipt of an application submitted at least 30 days prior to expiration.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed sales trailer and sign will assist in marketing a previously approved residential subdivision; and
 - b. the trailer and sign is a temporary use.
2. The project, as conditioned, will not be detrimental to the public health or safety in that adequate setbacks and parking are provided.
3. The project, as conditioned, is consistent with the City's General Plan and 1984 North Sacramento Community Plan in that the site is designated residential and the proposed sales trailer and sign conforms to the plan designation.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Planning Technician II

June 18, 1990
Date

Recommendations Approved By:

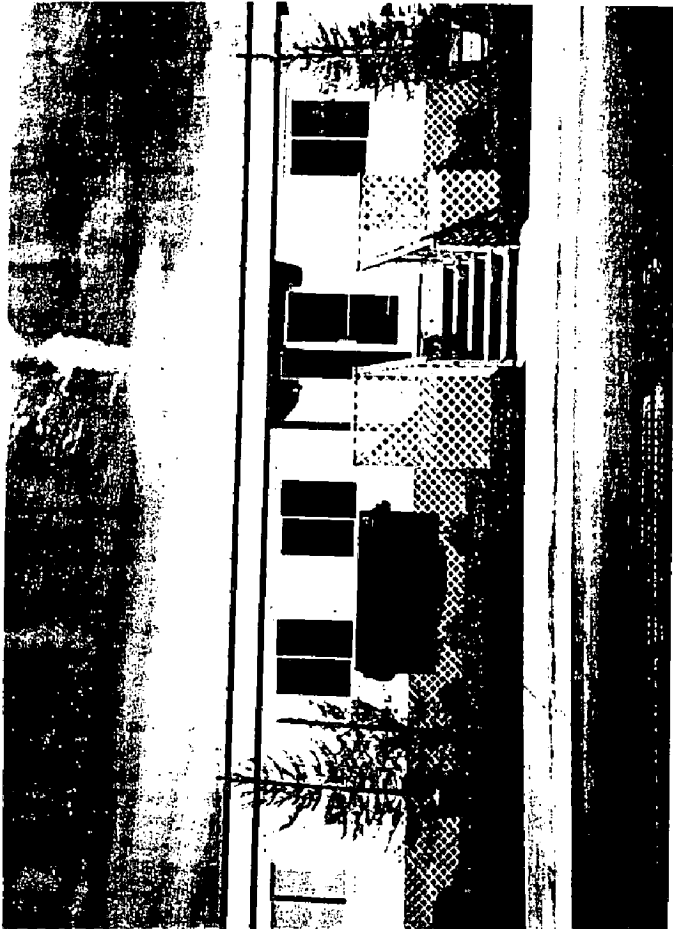
for *Joy Peterson*
Marty Van Duyn, Planning Director

June 21, 1990
Date

APPLICATION NO. P90-175

000302

EXHIBIT C
ELEVATIONS



000306

P90-175