



4.5

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

December 11, 1990

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

City Council  
Sacramento, California

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

Honorable Members in Session:

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

SUBJECT: 1. ENVIRONMENTAL DETERMINATION  
2. ZONING ORDINANCE AMENDMENT REGARDING  
MODEL HOME COMPLEXES/TEMPORARY SALES OFFICES  
(M90-031)

LOCATION: Citywide

SUMMARY

The proposed Zoning Ordinance Amendment amends Section 2 of the Zoning Ordinance regarding the processing of model home complexes/temporary sales offices for the marketing of subdivisions. The amendment changes the permit from a Planning Director's Special Permit to Planning Director's (administrative) Review and establishes guidelines for development of model home complexes/temporary sales offices.

The Planning Commission and Planning staff recommend adoption of the Ordinance Amendment by the City Council. This item was considered by the City's Transportation and Community Development Committee at its meeting of November 20, 1990.

BACKGROUND INFORMATION

On October 25, 1990, the Planning Commission recommended approval of the attached Zoning Ordinance Amendment regarding model home complexes/temporary sales offices. The Transportation and Community Development Committee, on November 20, 1990, also recommended approval by the City Council.

The Zoning Ordinance currently requires a Planning Director's Special Permit for the development of a model home, temporary building or real estate sales office in connection with the marketing of a new subdivision. This amendment allows approval with a Planning Director's (administrative) Review. The amendment also incorporates guidelines for development of a model home complex/temporary sales office which standardizes the Planning Director Review. The permit is also extended from a one (1) year time limit to a two (2) year time limit with the possibility of the Planning Director granting extensions.

The development guidelines include the applicant submitting site plans, floor plans, and elevations of each unit to be used as a model or sales office. Parking is not required, however, if any is proposed, the parking area should be included on the plans. No gravel lots will be allowed. Also required, if a parking lot is proposed, is a minimum four foot landscaped planter for any parking area adjacent to a public right-of-way. A submittal of a Sign Program is also required. The sign program may be approved along with the model home complex/temporary sales office as long as the signage meets the requirements of the Sign Ordinance. The amendment also specifies the removal of any parking, signage and the conversion of any garages used for office areas after the models are sold for occupancy.

The Transportation and Community Development Committee had concerns regarding the paving of the parking area. Staff has discussed the possibility of allowing gravel lots with the Public Works Department. The Public Works Department is opposed to allowing gravel parking lots. Gravel will end up on the streets and in the gutters, the parking lot also will not have proper drainage and could result in puddling of surface water. Other cities such as Galt, Folsom, Roseville, Vacaville and Sacramento County require paving of parking areas for model homes.

Staff also researched the possibility of using a double chip seal over the four inches of rock base as an alternative to the paving. It was found, however, this chip seal softens during hot weather and would be a nuisance in tracking loose asphalt into the model homes. Staff contacted several developers and builders who agree that paving of the parking areas per City standards is more appropriate than ground or chip seal.

#### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

#### VOTE OF THE PLANNING COMMISSION

On October 25, 1990, the Planning Commission voted eight ayes to recommend adoption of the Zoning Ordinance Amendment regarding model home complexes/temporary sales offices in the City of Sacramento.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

Not applicable.

MBE/WBE

Not applicable.

RECOMMENDATION

It is recommended that the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendment regarding model home complexes/temporary sales offices.

Respectfully submitted,



MICHAEL M. DAVIS  
Director of Planning and Development

RECOMMENDATION APPROVED

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WALTER J. SLIPE  
CITY MANAGER

December 11, 1990  
All Council Districts

Contact Person:

Will Weitman, Principal Planner  
Cindy Gnos, Assistant Planner  
(916) 449-5604

MMD:WW:CG:vr  
M90-031.CC  
Rev/12.11  
Attachments

**STAFF AMENDED**

**ORDINANCE NO. 90-063**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE DELETING SECTION 2-G-7 AND ADDING SECTIONS 2-B-15 AND SECTION 2-E-48 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO MODEL HOME COMPLEXES / TEMPORARY SALES OFFICES (M90-031)**

**APPROVED**  
BY THE CITY COUNCIL  
**DEC 11 1990**  
OFFICE OF THE  
CITY CLERK

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

**SECTION 1.**

Section 2-G-7 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance 2550, Fourth Series, as amended) is hereby repealed.

**SECTION 2.**

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-B-15 to read as follows:

*B. RESIDENTIAL (SEE ORDINANCE NO. 3382 - FOURTH SERIES-SECTION 1) (ORDINANCE NO. 4388 - FOURTH SERIES EFFECTIVE JULY 4,*

USE	R	R	R 1	R 1	R 2	R 2	R 3	R 3	R 4	R 4	R O	R H	S C	C C	C C	C C	M1	M2		A	M	S	M							
	E	1	A	B	2	A	B	3	A	4	A	5	B	O	C	C	1	2	3	4	(S)	(S)	A	F	S	H	P	X	D	C
15. Model Home Complex/ Temporary Sales Office	48	48	48	48	48	48	48	48	48	48																				

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**SECTION 3.**

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-E-48 to read as follows:

E. **SPECIAL CONDITIONS:** The following special conditions apply to the land use indicated by corresponding number in the Land Use Charts.

48. Model Home Complex/Temporary Sales Office for a new subdivision is allowed, subject issuance of a model home complex permit by the Planning Director. This permit shall be obtained prior to operation of the model home complex/temporary sales office.

a. **Application:** The applicant shall submit the following documents to the Planning Director for review:

1. Overall site plan and landscape plan of the complex, including floor plans and elevations of each unit to be used as a model or sales office shall be submitted for review, along with a copy of the Subdivision Map. If lighting is proposed for the model home complex/temporary sales office, it shall be indicated on the plans.
2. A Sign Program shall be submitted which meets the requirements of the City of Sacramento Sign Ordinance.
- \* 3. If on-site parking is proposed, it shall be indicated on the site plans. Any parking area shall be paved to the standards in Section 6-D-3 of the Zoning Ordinance. No gravel lots will be allowed. Shading of any temporary parking area associated with the model home complex/temporary sales office is not required, however, if the parking area is adjacent to the public right-of-way, a four foot landscaped planter is required.

b. **Conditions:** The Planning Director may include in the permit such conditions as may be necessary to carry out the intent and purpose of this Ordinance or to protect the public health, safety or welfare. Any person dissatisfied with the conditions imposed by the Planning Director may appeal that determination pursuant to the provisions of Section 18-K of this Ordinance.

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- c. Term: The model home complex/temporary sales office permit shall be valid for two (2) years from the date of its issuance. The Planning Director may renew the permit for up to additional one-year periods upon written application at least 30 days prior to expiration.
- d. Compliance With Other Requirements:
  - 1. All buildings and structures permitted hereunder shall comply with all height and area requirements of the district in which it is located.
  - 2. Each site shall be located so as to be easily accessible from existing improved streets during construction of the model home. In no event shall model home sites be located more than 300 feet from the nearest existing source of water supply for fire-fighting purposes.
- e. Restoration: Upon expiration of the model home complex/temporary sales office permit or upon completion of the use of the model unit(s) for display or as a sales office, all pavement used for a parking area shall be removed, all signage associated with the marketing of the subdivision shall be removed, and any garage of a model home or model unit used for a sales office shall be restored to a garage.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M90-031

\* Staff amended 12/10/90

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



4.5

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

December 11, 1990

**APPROVED**  
BY THE CITY COUNCIL

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

City Council  
Sacramento, California

DEC 11 1990

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. ZONING ORDINANCE AMENDMENT REGARDING  
MODEL HOME COMPLEXES/TEMPORARY SALES OFFICES  
(M90-031)

LOCATION: Citywide

SUMMARY

The proposed Zoning Ordinance Amendment amends Section 2 of the Zoning Ordinance regarding the processing of model home complexes/temporary sales offices for the marketing of subdivisions. The amendment changes the permit from a Planning Director's Special Permit to Planning Director's (administrative) Review and establishes guidelines for development of model home complexes/temporary sales offices.

The Planning Commission and Planning staff recommend adoption of the Ordinance Amendment by the City Council. This item was considered by the City's Transportation and Community Development Committee at its meeting of November 20, 1990.

BACKGROUND INFORMATION

On October 25, 1990, the Planning Commission recommended approval of the attached Zoning Ordinance Amendment regarding model home complexes/temporary sales offices. The Transportation and Community Development Committee, on November 20, 1990, also recommended approval by the City Council.

①

The Zoning Ordinance currently requires a Planning Director's Special Permit for the development of a model home, temporary building or real estate sales office in connection with the marketing of a new subdivision. This amendment allows approval with a Planning Director's (administrative) Review. The amendment also incorporates guidelines for development of a model home complex/temporary sales office which standardizes the Planning Director Review. The permit is also extended from a one (1) year time limit to a two (2) year time limit with the possibility of the Planning Director granting extensions.

The development guidelines include the applicant submitting site plans, floor plans, and elevations of each unit to be used as a model or sales office. Parking is not required, however, if any is proposed, the parking area should be included on the plans. No gravel lots will be allowed. Also required, if a parking lot is proposed, is a minimum four foot landscaped planter for any parking area adjacent to a public right-of-way. A submittal of a Sign Program is also required. The sign program may be approved along with the model home complex/temporary sales office as long as the signage meets the requirements of the Sign Ordinance. The amendment also specifies the removal of any parking, signage and the conversion of any garages used for office areas after the models are sold for occupancy.

The Transportation and Community Development Committee had concerns regarding the paving of the parking area. Staff has discussed the possibility of allowing gravel lots with the Public Works Department. The Public Works Department is opposed to allowing gravel parking lots. Gravel will end up on the streets and in the gutters, the parking lot also will not have proper drainage and could result in puddling of surface water. However, if the parking lot is surfaced with double chip seal over four inches of rock with soil preparation, similar to the requirement for the temporary parking lots, staff and the Public Works Department could support this alternative to the standard paving requirements. Staff recommends, therefore, that any parking provided be surfaced to City temporary parking lot standards.

#### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

#### VOTE OF THE PLANNING COMMISSION

On October 25, 1990, the Planning Commission voted eight ayes to recommend adoption of the Zoning Ordinance Amendment regarding model home complexes/temporary sales offices in the City of Sacramento.



FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

Not applicable.

MBE/WBE

Not applicable.

RECOMMENDATION

It is recommended that the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendment regarding model home complexes/temporary sales offices.

Respectfully submitted,



MICHAEL M. DAVIS  
Director of Planning and Development

RECOMMENDATION APPROVED



WALTER J. SLUPE  
CITY MANAGER

December 11, 1990  
All Council Districts

Contact Person:

Will Weitman, Principal Planner  
Cindy Gnos, Assistant Planner  
(916) 449-5604

MMD:WW:CG:vr  
M90-031.CC

Attachments

③

AMENDED

APPROVED BY THE CITY COUNCIL

ORDINANCE NO. 90-063

DEC 11 1990

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE CITY CLERK

ON DATE OF \_\_\_\_\_

AN ORDINANCE DELETING SECTION 2-G-7 AND ADDING SECTIONS 2-B-15 AND SECTION 2-E-48 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO MODEL HOME COMPLEXES / TEMPORARY SALES OFFICES (M90-031)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 2-G-7 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance 2550, Fourth Series, as amended) is hereby repealed.

SECTION 2.

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-B-15 to read as follows:

B. RESIDENTIAL (SEE ORDINANCE NO. 3382 - FOURTH SERIES - SECTION 1) (ORDINANCE NO. 4388 - FOURTH SERIES EFFECTIVE JULY 4,

USE	R	R	R	R	R	R	R	R	R	R	O	H	S	C	C	C	C	M1	M2	A	M	S	M							
	E	1	A	B	2	A	B	3	A	4	A	5	B	O	C	C	1	2	3	4	(S)	(S)	A	F	S	H	P	X	D	C
15 Model Home Complex/ Temporary Sales Office	48	48	48	48	48	48	48	48	48	48																				

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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**SECTION 3.**

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-E-48 to read as follows:

E. **SPECIAL CONDITIONS:** The following special conditions apply to the land use indicated by corresponding number in the Land Use Charts.

48. Model Home Complex/Temporary Sales Office for a new subdivision is allowed, subject issuance of a model home complex permit by the Planning Director. This permit shall be obtained prior to operation of the model home complex/temporary sales office.

a. **Application:** The applicant shall submit the following documents to the Planning Director for review:

1. Overall site plan and landscape plan of the complex, including floor plans and elevations of each unit to be used as a model or sales office shall be submitted for review, along with a copy of the Subdivision Map. If lighting is proposed for the model home complex/temporary sales office, it shall be indicated on the plans.
2. A Sign Program shall be submitted which meets the requirements of the City of Sacramento Sign Ordinance.
3. If on-site parking is proposed, it shall be indicated on the site plans. Any parking area shall be paved to the standards in Section 6-D-20-b of the Zoning Ordinance (temporary parking lot surfacing). No gravel lots will be allowed. Shading of any temporary parking area associated with the model home complex/temporary sales office is not required, however, if the parking area is adjacent to the public right-of-way, a four foot landscaped planter is required.

b. **Conditions:** The Planning Director may include in the permit such conditions as may be necessary to carry out the intent and purpose of this Ordinance or to protect the public health, safety or welfare. Any person dissatisfied with the conditions imposed by the Planning Director may appeal that determination pursuant to the provisions of Section 18-K of this Ordinance.

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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- c. Term: The model home complex/temporary sales office permit shall be valid for two (2) years from the date of its issuance. The Planning Director may renew the permit for up to additional one-year periods upon written application at least 30 days prior to expiration.
- d. Compliance With Other Requirements:
1. All buildings and structures permitted hereunder shall comply with all height and area requirements of the district in which it is located.
  2. Each site shall be located so as to be easily accessible from existing improved streets during construction of the model home. In no event shall model home sites be located more than 300 feet from the nearest existing source of water supply for fire-fighting purposes.
- e. Restoration: Upon expiration of the model home complex/temporary sales office permit or upon completion of the use of the model unit(s) for display or as a sales office, all pavement used for a parking area shall be removed, all signage associated with the marketing of the subdivision shall be removed, and any garage of a model home or model unit used for a sales office shall be restored to a garage.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
**MAYOR**

ATTEST:

\_\_\_\_\_  
**CITY CLERK**

M90-031

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

November 9, 1990

Transportation and Community Development  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Zoning Ordinance Amendment Regarding Model Home  
Complexes/Temporary Sales Offices (M90-031)

LOCATION: Citywide

SUMMARY

The proposed Zoning Ordinance Amendment amends Section 2 of the Zoning Ordinance regarding the processing of model home complexes/temporary sales offices for the marketing of subdivisions. The amendment changes the permit from a Planning Director's Special Permit to Planning Director's (administrative) Review and establishes guidelines for development of model home complexes/temporary sales offices.

The Planning Commission and staff recommend approval of the Ordinance Amendment by the TCD Committee and adoption by the City Council.

BACKGROUND INFORMATION

On October 25, 1990, the Planning Commission recommended approval of the attached Zoning Ordinance Amendment regarding model home complexes/temporary sales offices.

The Zoning Ordinance currently requires a Planning Director's

7

Special Permit for the development of a model home, temporary building or real estate sales office in connection with the marketing of a new subdivision. This amendment allows approval with a Planning Director's (administrative) Review. The amendment also incorporates guidelines for development of a model home complex/temporary sales office which standardizes the Planning Director Review. The permit is also extended from a one (1) year time limit to a two (2) year time limit with the possibility of the Planning Director granting extensions.

The development guidelines include the applicant submitting site plans, floor plans, and elevations of each unit to be used as a model or sales office. Parking is not required, however, if any is proposed, the parking area should be included on the plans and requires standard surfacing as defined in Section 6 of the Zoning Ordinance. No gravel lots will be allowed. Also required, if a parking lot is proposed, is a minimum four foot landscaped planter for any parking area adjacent to a public right-of-way. A submittal of a Sign Program is also required. The sign program may be approved along with the model home complex/temporary sales office as long as the signage meets the requirements of the Sign Ordinance. The amendment also specifies the removal of any parking, signage and the conversion of any garages used for office areas.

#### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

#### VOTE OF THE PLANNING COMMISSION

On October 25, 1990, the Planning Commission voted eight ayes to recommend adoption of the Zoning Ordinance Amendment regarding model home complexes/temporary sales offices in the City of Sacramento.

#### FINANCIAL DATA

Not applicable.

#### POLICY CONSIDERATION

Not applicable.

#### MBE/WBE

Not applicable.

RECOMMENDATION

It is recommended that the Transportation and Community Development Committee recommend that the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendment regarding model home complexes/temporary sales offices.

Respectfully submitted,

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Michael M. Davis  
Director of Planning and Development

RECOMMENDATION APPROVED:

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David Martinez  
Deputy City Manager

M90-031

Citywide  
November 20, 1990

Contact Person:  
Cindy Gnos, Assistant Planner  
449-5604

ORDINANCE NO.  
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**AN ORDINANCE DELETING SECTION 2-G-7 AND ADDING SECTIONS 2-B-15 AND SECTION 2-E-48 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO MODEL HOME COMPLEXES / TEMPORARY SALES OFFICES (M90-031)**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

**SECTION 1.**

Section 2-G-7 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance 2550, Fourth Series, as amended) is hereby repealed.

**SECTION 2.**

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-B-15 to read as follows:

	R	R	1	1	R	2	2	R	3	R	4	R	O	R	H	S	C	C	C	C	M1	M2		A	M	S	M			
USE	E	1	A	B	2	A	B	3	A	4	A	5	B	O	C	C	1	2	3	4	(S)	(S)	A	F	S	H	P	X	D	C
15 Model Home Complex/ Temporary Sales Office		48	48	48	48	48	48	48	48	48																				

**SECTION 3.**

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-E-48 to read as follows:

E. **SPECIAL CONDITIONS:** The following special conditions apply to the land use indicated by corresponding number in the Land Use Charts.

48. Model Home Complex/Temporary Sales Office for a new subdivision is allowed, subject issuance of a model home complex permit by the Planning Director. This permit shall be obtained prior to operation of the model home complex/temporary sales office.

a. **Application:** The applicant shall submit the following documents to the Planning Director for



review:

1. Overall site plan and landscape plan of the complex, including floor plans and elevations of each unit to be used as a model or sales office shall be submitted for review, along with a copy of the Subdivision Map. If lighting is proposed for the model home complex/temporary sales office, it shall be indicated on the plans.
  2. A Sign Program shall be submitted which meets the requirements of the City of Sacramento Sign Ordinance.
  3. If on-site parking is proposed, it shall be indicated on the site plans. Any parking area shall be paved to the standards in Section 6-D-20-b of the Zoning Ordinance (temporary parking lot surfacing). No gravel lots will be allowed. Shading of any temporary parking area associated with the model home complex/temporary sales office is not required, however, if the parking area is adjacent to the public right-of-way, a four foot landscaped planter is required.
- b. Conditions: The Planning Director may include in the permit such conditions as may be necessary to carry out the intent and purpose of this Ordinance or to protect the public health, safety or welfare. Any person dissatisfied with the conditions imposed by the Planning Director may appeal that determination pursuant to the provisions of Section 18-K of this Ordinance.
- c. Term: The model home complex/temporary sales office permit shall be valid for two (2) years from the date of its issuance. The Planning Director may renew the permit for up to additional one-year periods upon written application at least 30 days prior to expiration.
- d. Compliance With Other Requirements:
1. All buildings and structures permitted hereunder shall comply with all height and area requirements of the district in which it is located.
  2. Each site shall be located so as to be easily accessible from existing improved streets during construction of the model home. In no event shall model home sites be located more

(10)

than 300 feet from the nearest existing source of water supply for fire-fighting purposes.

- e. Restoration: Upon expiration of the model home complex/temporary sales office permit or upon completion of the use of the model unit(s) for display or as a sales office, all pavement used for a parking area shall be removed, all signage associated with the marketing of the subdivision shall be removed, and any garage of a model home or model unit used for a sales office shall be restored to a garage.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

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MAYOR

ATTEST:

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CITY CLERK

City Planning Commission  
Sacramento, California

Members in Session:

- Subject:       A.    Environmental Determination;  
                  B.    Zoning Ordinance Amendment regarding model home  
                          complexes/temporary sales offices.

SUMMARY: The proposed Zoning Ordinance Amendment addresses the processing of model home complexes/temporary sales offices for the marketing of subdivisions. The amendment changes the permit from a Planning Director's Special Permit to Planning Director's (administrative) Review and establishes guidelines for model home complex/temporary sales office development. Staff recommends the Planning Commission recommend adoption of the attached Zoning Ordinance Amendment to the City Council.

BACKGROUND INFORMATION: The Zoning Ordinance currently requires a Planning Director's Special Permit for the development of a model home, temporary building or real estate sales office in connection with the marketing of a new subdivision. This Planning Director's Special Permit is valid for a period of one (1) year and may be extended for additional one-year periods by the Planning Director. The proposed amendment eliminates the need for a Planning Director's Special Permit and allows approval with only Planning Director Review. The amendment incorporates guidelines for development of a model home complex/temporary sales office to standardize the Planning Director's Review. The time of the permit is also extended from a one (1) year limit to a two (2) year time limit also with the possibility of extensions.

The guidelines for the model home complex/temporary sales office development include the applicant submitting site plans, floor plans, and elevations of each unit to be used as a model or sales office. Parking is not required for a model home complex/temporary sales office, however, if any is proposed, the parking area should be included on the submitted plans. The parking area, though temporary, requires standard surfacing as defined in Section 6 of the Zoning Ordinance. No gravel lots will be allowed. A minimum four foot landscaped planter is required for any parking area adjacent to a public right-of-way.

A sign program for the marketing of the subdivision should be submitted with the application if any signage is proposed. The sign program may be approved along with the model home complex/temporary sales office as long as the signage meets the requirements of the Sign Ordinance. The Sign Ordinance is also being amended to require only Planning Director Review instead of a Planning Director's Special Permit.

The guidelines for the model home complex/temporary sales office also include the submittal of an agreement between the applicant and the Planning Director. This agreement would consist of: converting the sales office back into a garage, if the garage of a model home is used as an office; removing any pavement for the parking area; and removing all signage associated with the marketing of the subdivision. The agreement would indicate the removal of these items at the time of expiration of the two year permit to operate as a sales office, or when the subdivision has been sold and the sales office is no longer necessary.

The Zoning Ordinance Amendment deletes Section 2-G-7 which requires a Planning Director's Special Permit and adds a model home complex/temporary sales office to the list of uses in the Land Use Chart, Section 2-B-15. The Land Use Chart will refer to footnote 46 which has been created to address the process for approval of a model home complex/temporary sales office.

The purpose of this change is to streamline the process for model home complexes/temporary sales offices from approximately four months to three weeks. The subdivision in which the model home complex/temporary sales office is located, generally, has already been reviewed under a Tentative Map application. The guidelines should be adequate to assist the Planning Director in his review of the model home complex/temporary sales office.

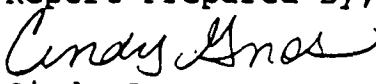
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the attached Zoning Ordinance Amendment and forward to the City Council.

Respectfully Submitted,

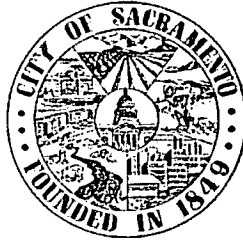
  
Will Weitman  
Principal Planner

Report Prepared By,  
  
Cindy Gnos  
Assistant Planner

APP.# M90-031

MEETING DATE October 25, 1990

ITEM # 26



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

Nov 29 10 31 AM '90

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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

December 4, 1990

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

City Council  
Sacramento, California

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 12-11-90

ECONOMIC DEVELOPMENT  
ROOM 300  
95814-2987  
916-449-1223

Honorable Members In Session:

NUISANCE ABATEMENT  
ROOM 301  
95814-3982  
916-449-5948

SUBJECT: ORDINANCE DELETING SECTION 2-G-7 AND ADDING  
SECTIONS 2-B-15 AND 2-E-46 OF THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SACRAMENTO  
(ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO MODEL  
HOME COMPLEXES/TEMPORARY SALES OFFICES (M90-031)

**SUMMARY**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

**BACKGROUND INFORMATION**

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

**RECOMMENDATION**

It is recommended that the item be passed for publication of title and continued to December 11, 1990.

Respectfully submitted,

MICHAEL M. DAVIS  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

December 4, 1990  
All Council Districts

MMD:WW:vr  
M90-031.PFP  
Attachment

①

RECEIVED  
GENERAL INVESTIGATIVE  
DIVISION OF FBI  
MAY 10 1961

ORDINANCE NO.  
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE DELETING SECTION 2-G-7 AND ADDING SECTIONS 2-B-15 AND SECTION 2-E-46 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO MODEL HOME COMPLEXES / TEMPORARY SALES OFFICES (M90-031)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

**SECTION 1.**

Section 2-G-7 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance 2550, Fourth Series, as amended) is hereby repealed.

**SECTION 2.**

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-B-15 to read as follows:

USE	R	R	R	R	R	R	R	R	R	O	H	S	C	C	C	C	M1	M2	A	M	S	M									
	E	1	A	B	2	A	B	3	A	4	A	5	B	O	C	C	1	2	3	4	(S)	(S)	A	F	S	H	P	X	D	C	
15. Model Home Complex/ Temporary Sales Office		46	46	46	46	46	46	46	46	46																					

**SECTION 3.**

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-E-46 to read as follows:

E. **SPECIAL CONDITIONS:** The following special conditions apply to the land use indicated by corresponding number in the Land Use Charts.

46. Model Home Complex/Temporary Sales Office for a new subdivision is allowed, subject issuance of a model home complex permit by the Planning Director. This permit shall be obtained prior to operation of the model home complex/temporary sales office.



- a. Application: The applicant shall submit the following documents to the Planning Director for review:
1. Overall site plan and landscape plan of the complex, including floor plans and elevations of each unit to be used as a model or sales office shall be submitted for review, along with a copy of the Subdivision Map. If lighting is proposed for the model home complex/temporary sales office, it shall be indicated on the plans.
  2. A Sign Program shall be submitted which meets the requirements of the City of Sacramento Sign Ordinance.
  3. If on-site parking is proposed, it shall be indicated on the site plans. Any parking area shall be paved to the standards in Section 6 of the Zoning Ordinance. No gravel lots will be allowed. Shading of any temporary parking area associated with the model home complex/temporary sales office is not required, however, if the parking area is adjacent to the public right-of-way, a four foot landscaped planter is required.
- b. Conditions: The Planning Director may include in the permit such conditions as may be necessary to carry out the intent and purpose of this Ordinance or to protect the public health, safety or welfare. Any person dissatisfied with the conditions imposed by the Planning Director may appeal that determination pursuant to the provisions of Section 18-K of this Ordinance.
- c. Term: The model home complex/temporary sales office permit shall be valid for two (2) years from the date of its issuance. The Planning Director may renew the permit for up to additional one-year periods upon written application at least 30 days prior to expiration.
- d. Compliance With Other Requirements: All buildings and structures permitted hereunder shall comply with all height and area requirements of the district in which it is located.
- e. Restoration: Upon expiration of the model home complex/temporary sales office permit or upon completion of the use of the model unit(s) for



display or as a sales office, all pavement used for a parking area shall be removed, all signage associated with the marketing of the subdivision shall be removed, and any garage of a model home or model unit used for a sales office shall be restored to a garage.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

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MAYOR

ATTEST:

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CITY CLERK

APP.# M90-031

MEETING DATE October 25, 1990

ITEM # 26

