

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of a vacant lot totaling .14 ± acres. The site is zoned Single Family Residential (R-1) and is surrounded on the north, south and east by single family (under construction) zoned Single Family (R-1) and Single Family Alternative (R-1A) and on the west by vacant land zoned Single Family (R-1). The subdivision consists of four different house plans ranging from 1,192 to 1,717 square feet and will consist of one story and two story designs.

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit to use a temporary trailer (Exhibit B) as a residential sales office in order to market a new single family subdivision. The temporary trailer is proposed to be located on Lot 45 (Exhibit A) and will be used as a sales office until the Laguna Park Unit #2 subdivision is completely sold. This development consists of a total of 48 single family residences and the applicant has already received over 160 inquiries. Due to the amount of interest that has been shown towards these units the applicant is not planning on developing any of the units as a model home complex. The trailer will be open from 9 a.m. until 7 p.m., Monday through Sunday.

The applicant has submitted plans for one on-site subdivision identification sign (Exhibit C). The sign is to be located adjacent to the sales trailer and will be outside of the required setbacks. The sign will be four feet by eight feet, will be double sided and will be constructed of half inch plywood. The sign ordinance allows on-site marketing signs provided that the sign is not more than eight feet in height and does not exceed 32 square feet in sign copy. Staff has no objections with the proposed sign provided that the applicant meets the sign ordinance requirements.

C. Staff Analysis

The applicant is not proposing a parking lot as part of this request as there is adequate parking available along Carlin Avenue and Silver Shadow Circle. The site plan which was submitted as part of this application indicates a gravel area to the rear of the proposed trailer. Staff has been informed by the applicant that they have constructed a fence around the front and side property lines of the subject site in order to keep vehicles from being parked on the site.

The applicant should be aware that the special permits for the trailer and the signage will both expire one year from the date of approval. A one year time extension can be granted, if the applicant submits a request at least one month prior to the special permit's expiration. A sales office is necessary in order to market a residential subdivision, therefore, staff has no objections to the proposed use.

ENVIRONMENTAL REVIEW: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303 a).

RECOMMENDATION: Staff recommends that the Planning Director take the following actions based upon conditions and findings of fact which follow:

- A. Approve the special permit to allow a temporary trailer as a residential sales office; and
- B. Approve the special permit to allow an on-site subdivision identification sign.

Conditions

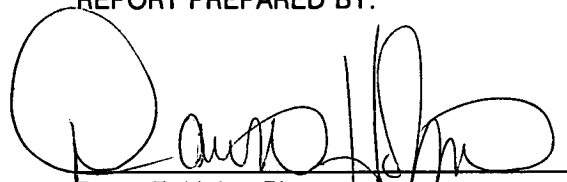
1. No subdivision flags or banners shall be placed around or near the temporary trailer or within the subdivision. The banners which are existing around the parking lot need to be removed;

2. All fences shall comply with the Fence Ordinance;
3. The trailer needs to meet all of the minimum building setbacks for the Single Family (R-1) zone as required by Section 3-B-2 of the City of Sacramento Zoning Ordinance;
4. Hours of operation for the trailer shall be from 9 a.m. until 7 p.m., Monday through Sunday;
5. No parking shall be allowed on the subject site; and
6. The special permit for the temporary sales trailer and the special permit for the subdivision identification sign, shall expire one year from the date of approval. The Planning Director may renew the permits for an additional year upon receipt of an application submitted at least 30 days prior to expiration.

Recommendation

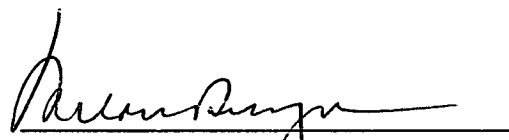
1. The project, as conditioned, is based upon sound principles of land use in that the proposed office and sign will assist in marketing a previously approved residential subdivision.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare in that adequate setbacks and parking are provided.
3. The temporary sales trailer and subdivision identification sign, as conditioned, are a residential use consistent with the City's General Plan in that the site is designated for residential use by the 1986 South Sacramento Community Plan and the proposed residential sales office and subdivision identification sign conform with the plan designation.

REPORT PREPARED BY:


Dawn T. Holm, Planner

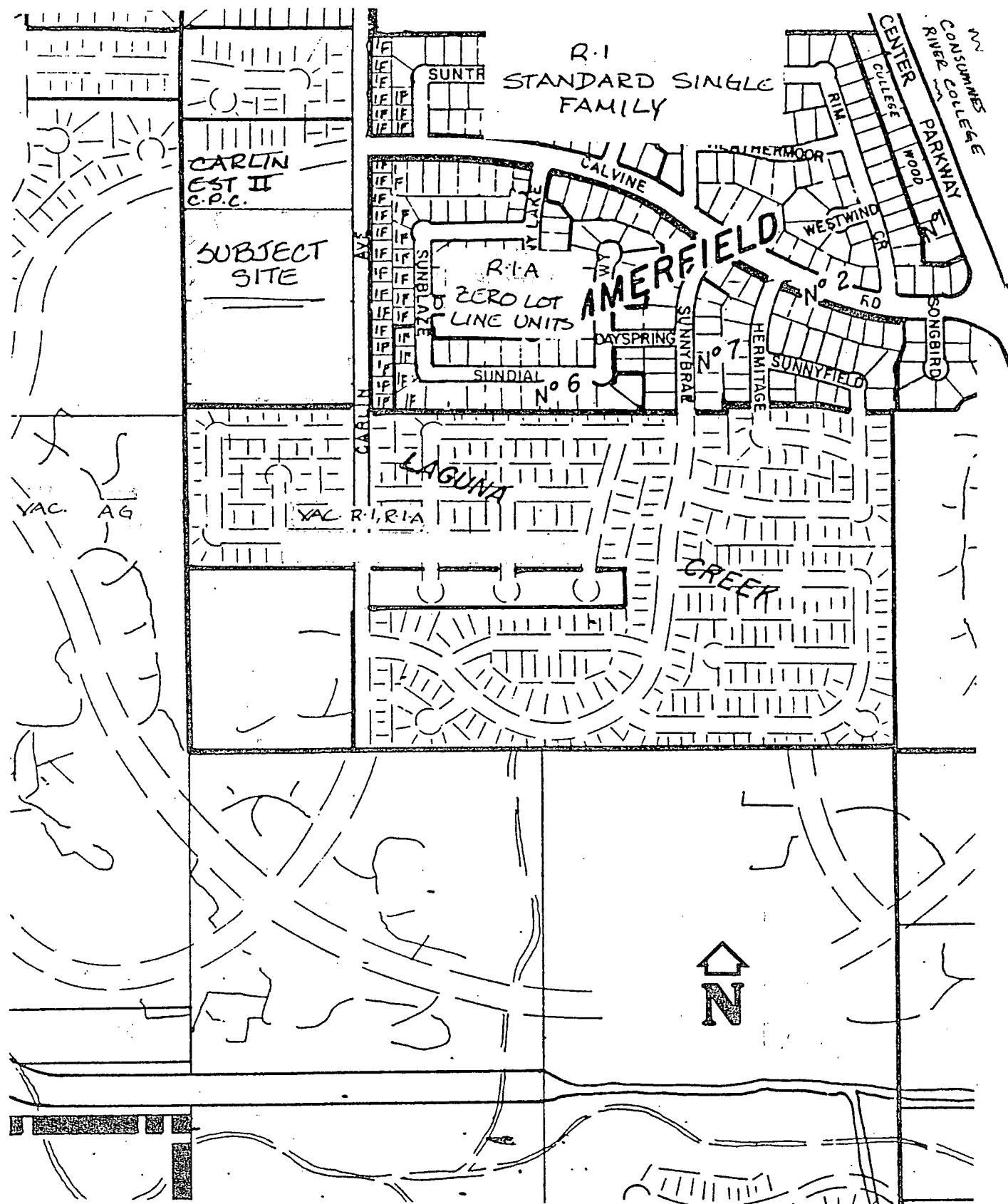
4-2-90
Date

REPORT APPROVED BY:


Marty Van Duyn, Planning Director

7-3-90
Date

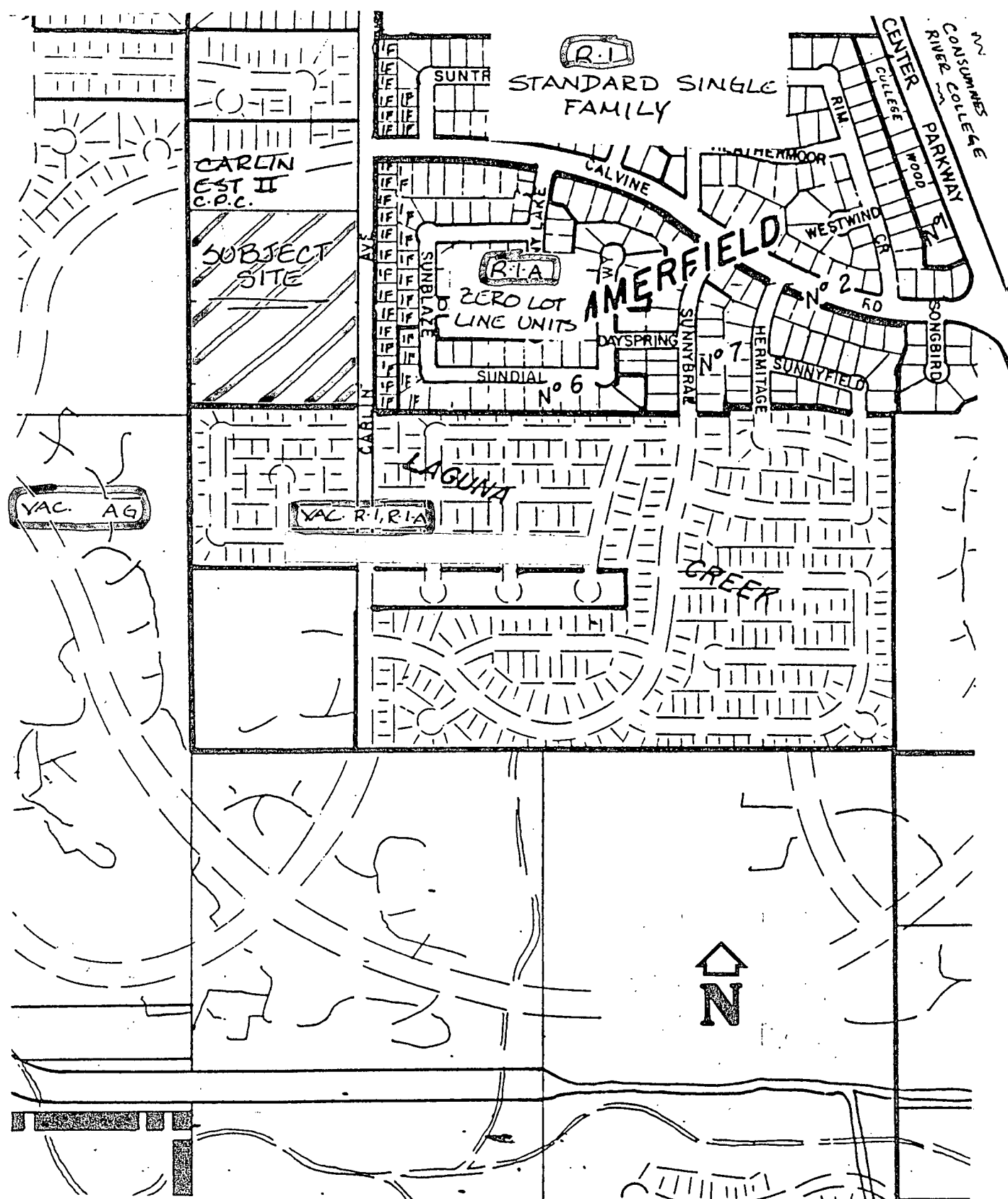
VICINITY, LAND USE and ZONING



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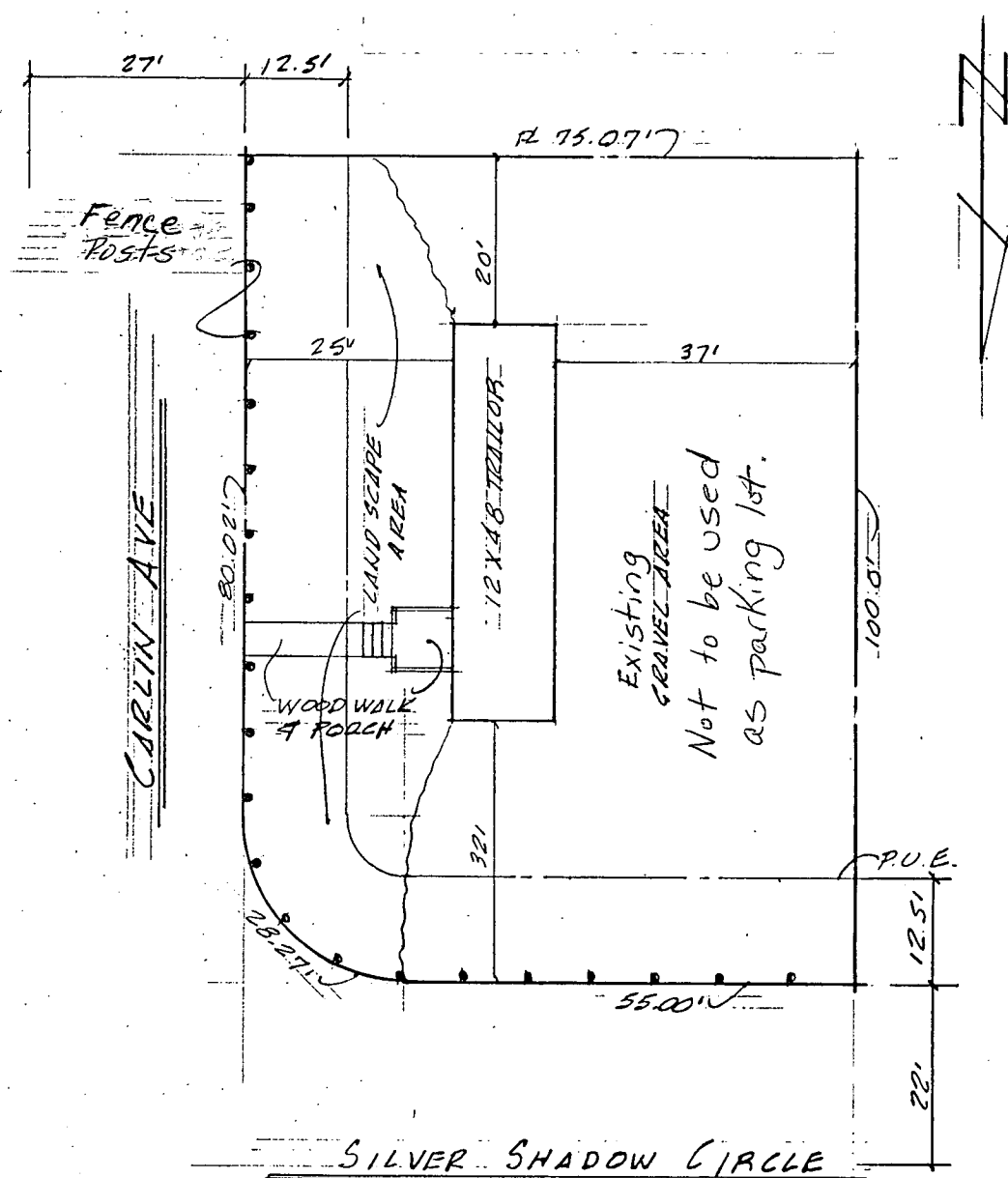
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EXHIBIT A SITE PLAN

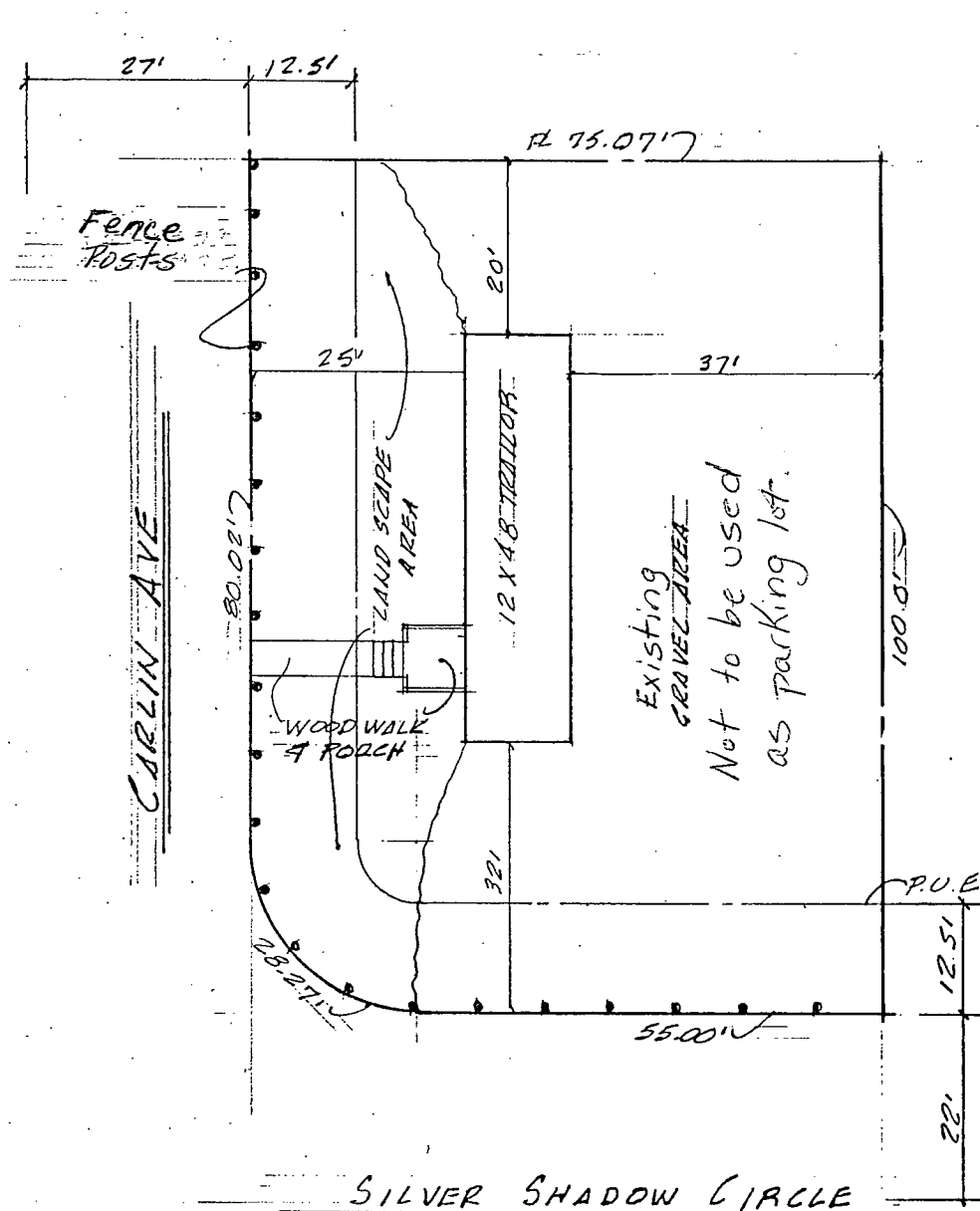


PLOT PLAN

SCALE 1/16" = 1'-0"

LOT NO "45" OF LAGUNA PARK
UNIT NO "2"
PLAN " ELEVATION " 000781

EXHIBIT A SITE PLAN



PLOT PLAN

SCALE 1/16" = 1'-0"

LOT NO "45" OF LAGUNA PARK
UNIT NO "2"

PLAN " ELEVATION "

000781

EXHIBIT B
ELEVATIONS



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