

PLANNING DIRECTOR'S SPECIAL PERMIT
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Great Western Real Estate, 7801 Madison Ave. #400, Citrus Heights, CA 95610		
OWNER	Forecast Corp., 4325 Auburn Blvd., Ste. 400, Sacramento, CA 95841		
PLANS BY	Great Western Real Estate		
FILING DATE	01-03-90	ENVIR.DET	Ex. 15303(c)
		REPORT BY	JC:ei
ASSESSOR'S PCL. NO.	117-0211-016, 019		

APPLICATION: Planning Director's Special Permit to allow a temporary sales trailer and an on-site subdivision marketing sign in the single family, planned unit development (R1(PUD)) zone. (P90-071)

LOCATION: Northeast corner Port Haywood Way and Clearbrook Way

PROPOSAL: The applicant is requesting the necessary entitlement to allow a temporary sales trailer and a subdivision marketing sign on Lot 136 of Laguna Parkway.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/ac)
Community Plan Designation:	Low Density Residential (4-8 du/ac)
Existing Zoning of Site:	R1(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R2B(PUD), R1A	Front:	25'	25'
South: Vacant; R1(PUD)	Side(INT):	5'	5'
East: Vacant; R1(PUD, R2B(PUD))	Side(ST):	12.5'	12.5'
West: Vacant; R1(PUD)	Rear:	15'	15'

Parking Required:	1
Parking Provided:	5
Property Dimensions:	68' X 108'
Property Area:	0.16± acres
Density of Development	6 units p/ac
Square Footage of Building	564 sq. ft.
Height of Building	16'
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 68' X 108' in the single family planned unit development (R1(PUD)) zone. The General Plan designates the site as low density residential (4-15 du/ac). The

1986 South Sacramento Community Plan designates the site as single family residential (4-8 du/ac). The surrounding land uses and zoning are vacant, R1 and R2B (PUD) to the north and east; vacant, R1(PUD) to the south and west.

- B. The applicant proposes to place a temporary sales trailer on Lot 136 of Laguna Parkway while the model homes are under construction. There will be a gravel walkway and parking lot providing 5 parking spaces. The applicant proposes to landscape 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', 150 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: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(c)).

RECOMMENDATION: Staff recommends the Planning Director Special Permit be approved with conditions and based upon findings of fact which follow:

Conditions:

1. Landscaping shall be in prior to issuance of electrical permit for the sales trailer.
2. The trailer shall adhere to the setbacks of the R1 zone.
3. No subdivision flags or banners shall be placed around or near the subdivision site.
4. 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.
5. The subdivision marketing sign shall be located outside the setback areas.
6. All fencing must comply with the Fence Ordinance.
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.

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3. The project, as conditioned, is consistent with the City's General Plan and the 1986 South 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

1-31-90
Date

Recommendations Approved By:

Walter Westman Senior Planner
for Marty Van Duyn, Planning Director

2-1-90
Date

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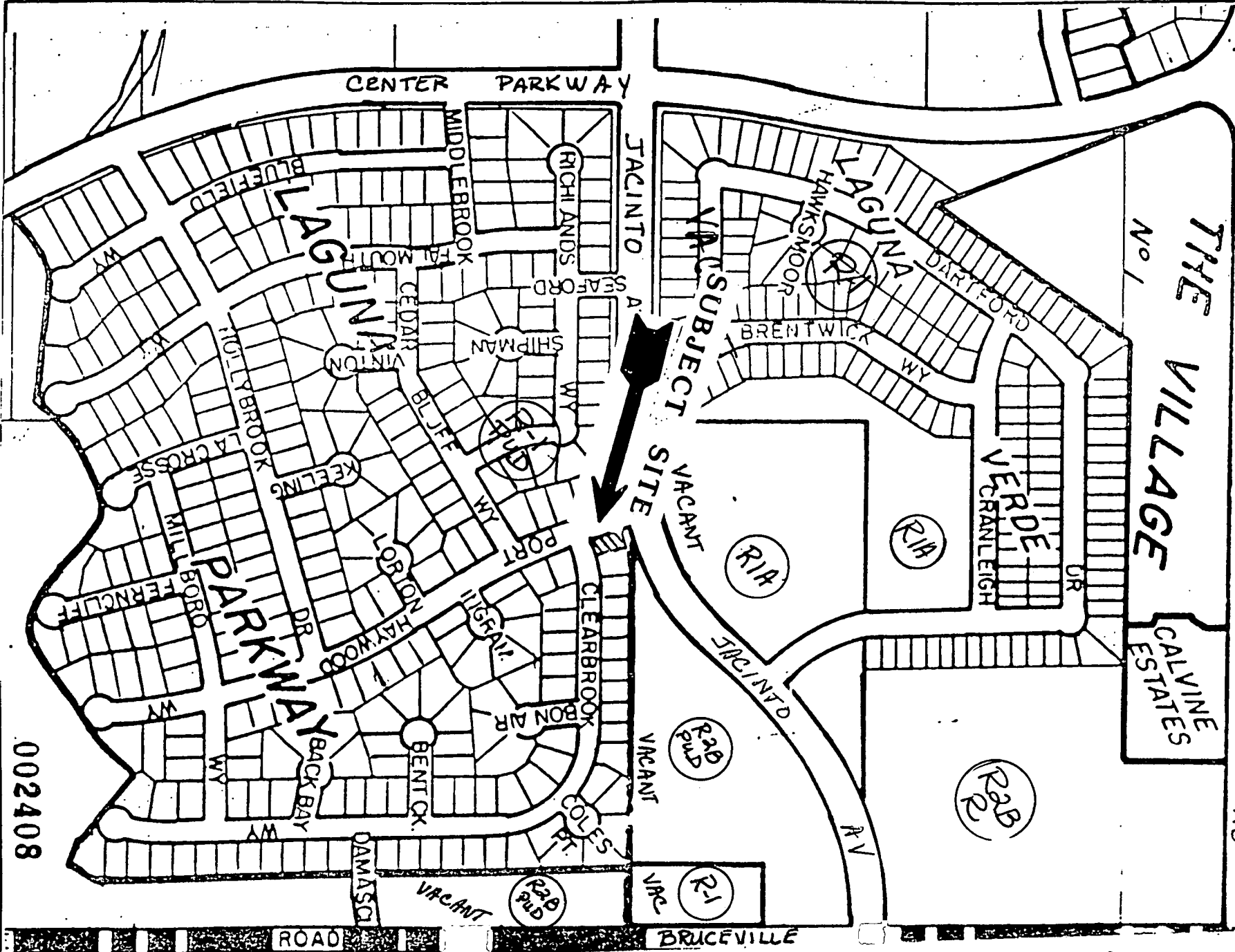
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CALVINE

THE VILLAGE
No. 1

CALVINE
ESTATES

RD



002408

VICINITY - LAND USE - ZONING

P90-071

DATE	1-2-90
BY	10-1-0
PROJECT	EMPIRE CREEK
LOT	LOT 136

EMPIRE CREEK
LOT 136

Ronald J. Allison
Landscape Architects
7447 Antelope Road, Suite 201
Citrus Heights, CA, 95621
(916) 971-0272

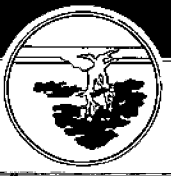
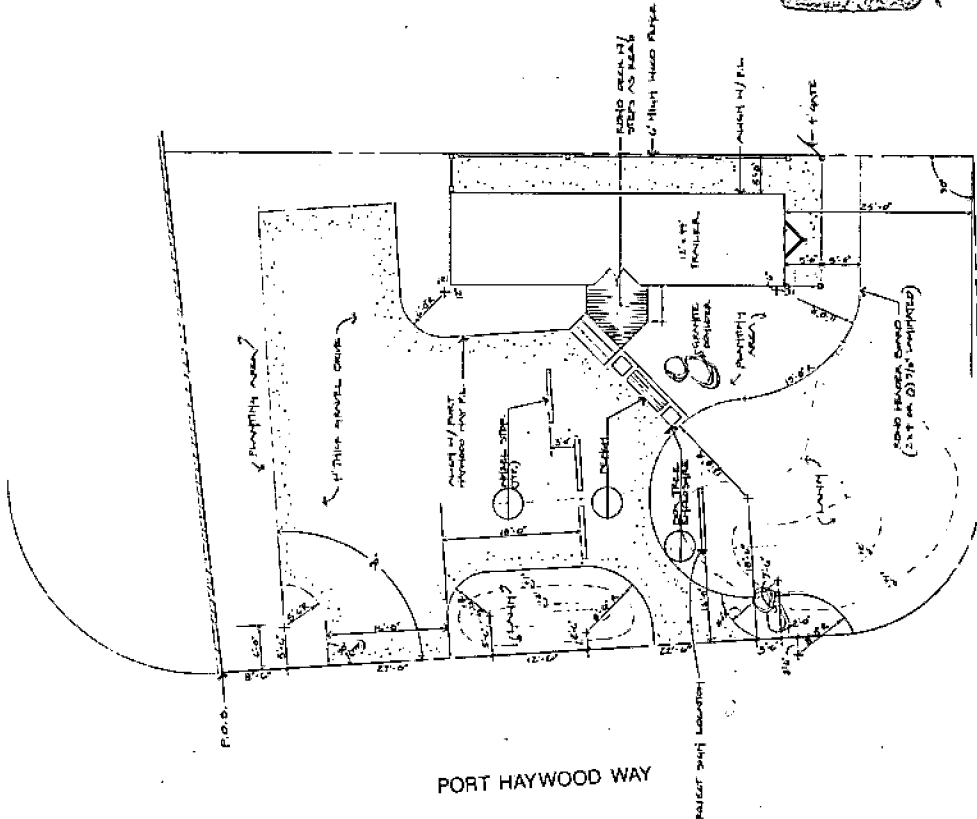


EXHIBIT A

JACINTO AVE.



CLEARBROOK WAY

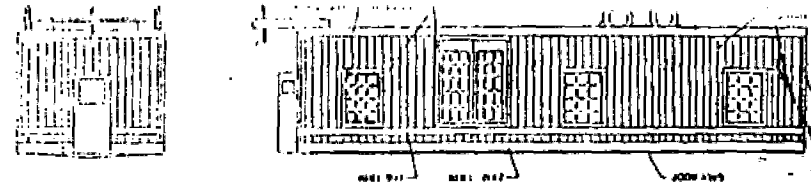
PORT HAYWOOD WAY

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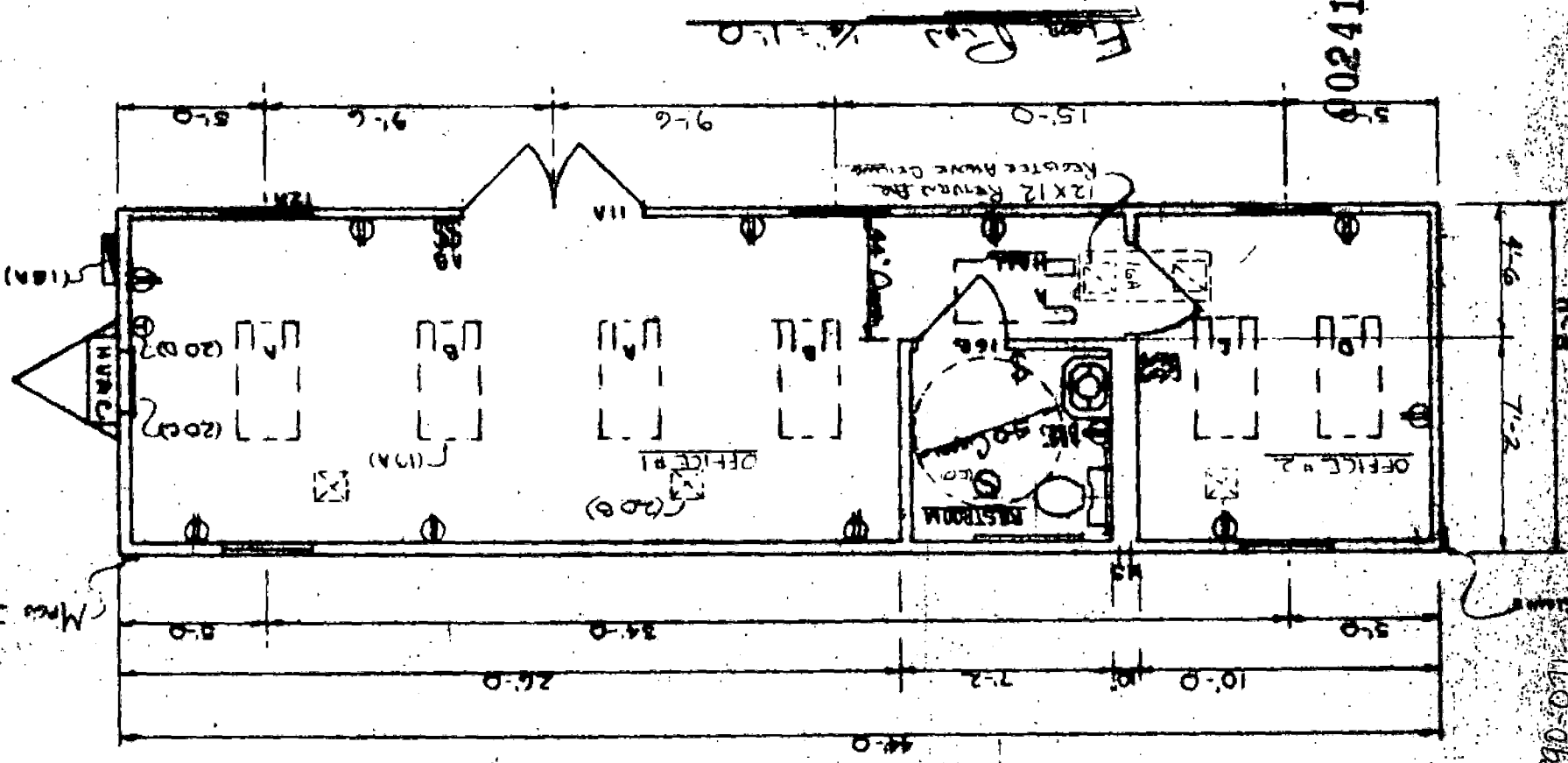


EXHIBIT B



Ext. Colon Schedule:
 EXTENSION BASE COLON (Plywood Gypsum)
 FOR FOLLOWING S/S: 1
 EXTENSION BASE COLON (Sand Plaster)
 FOR FOLLOWING S/S: 2

Tim. Doors: (Responsible Tim.)
 Tim. Sills: Tim. Application
 2X12: Frame G. Sills + Rafters
 1X6: Above Doors + Window Headers, Tim. Recessed
 1X4: Above Doors + Windows, And All (4) Casings
 1X8: At Base
 See Below



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CITY PLANNING DEPARTMENT

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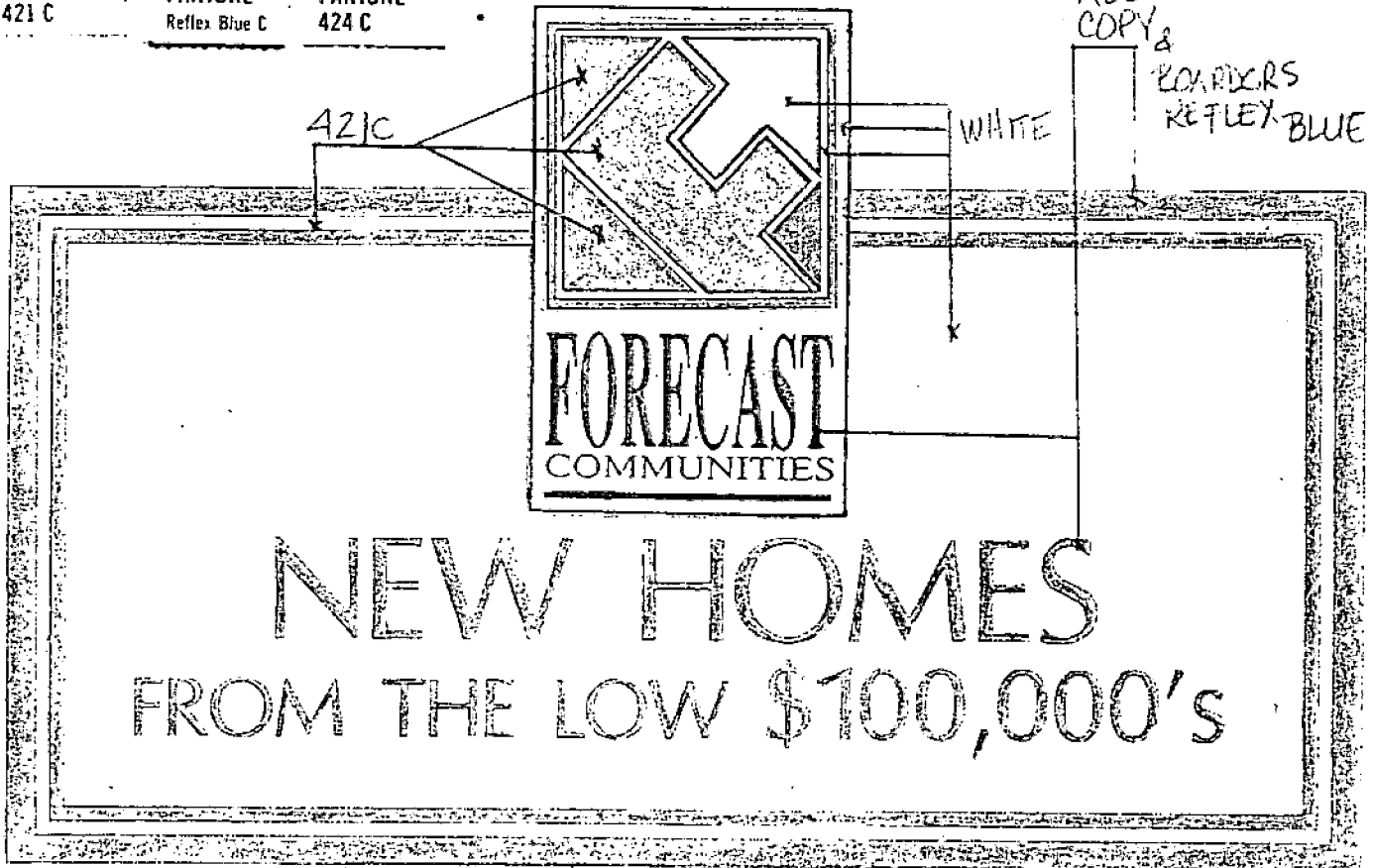
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