



# City of Isleton

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## PERMIT FOR CONDITIONAL USE APPLICATION

The Planning Commission is empowered to grant or deny applications for use permits and to impose reasonable conditions upon the granting of those permits. **In order for this application to be filed, the applicant must pay a planning fee of \$250.00 to \$1,000 depending on planning time required to process application.**

Name of Applicant:		Date:
Address of Applicant:		
Address or Description and Parcel Number of Property:		
Email:	Phone:	
Plan for Conditional Use: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

## **REQUIRED INFORMATION:**

Additional information necessary for consideration by the Planning Commission and the application's potential approval:

1. A drawing of the site and the surrounding area for a distance of at least three hundred (300) feet from each boundary of the site showing the existing locations of streets and property lines and a list of the names and last known addresses of the recorded legal owners, as shown on the latest adopted assessment roll of Sacramento County, of all properties shown on the drawing. County Assessor's maps may be used for this purpose.
2. Preliminary floor plans and front, side and areas elevations of proposed structures, if available.
3. Prints of a site plan, drawn to scale, which shall indicate clearly and with full dimensions, the information prescribed by the Building Official. Such information may include, but shall not be limited to, the following:
  - A. Lot or site dimensions.
  - B. All buildings and structures: location, size, height, proposed use.
  - C. Yards and space between buildings.
  - D. Walls and fences: location, height and materials.
  - E. Off-street parking and off-street loading: location, number of spaces and dimensions of parking and loading areas, internal circulation pattern.
  - F. Access: pedestrian, vehicular, service; points of ingress and egress, internal circulation.
  - G. Signs: location, size, height and type of illumination, including hooding devices.
  - H. Lighting: location and general nature; hooding devices.
  - I. Street dedications and improvements.
  - J. Landscaping: location and type.
  - K. Refuse containers: location and type.

- L. North arrow and scale of the drawing.
  - M. Such other data as may be required by the Planning Commission to make the required findings.
4. The site plan shall fulfill all requirements of Article 15 of the Zoning Ordinance, and shall be so prepared by the applicant to enable the Planning Commission to make the following findings:
- A. All applicable provisions of this ordinance are complied with.
  - B. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected and there will no adverse effect on surrounding property:
    - i. All facilities and improvements.
    - ii. Vehicular ingress, egress and internal circulation.
    - iii. Setbacks.
    - iv. Height of buildings.
    - v. Location of utilities and other services.
    - vi. Walls.
    - vii. Landscaping, including screen landscaping and street trees.
    - viii. Drainage of site.
    - ix. Trash enclosures and refuse pickup.
  - B. Proposed lighting is so arranged as to deflect the light away from adjoining properties and adjacent streets.
  - D. Proposed signs will comply with all applicable provisions of Article 12 of the Zoning Ordinance.

## **PROCEDURE FOLLOWING APPLICATION:**

Once application has been submitted with the accompanied fee, Planning Commission shall give notice and hold a public hearing in accordance with the provisions of Section 1904, Article 19 of the Zoning Ordinance.

At the public hearing, the Commission shall review the application and the statement and drawings submitted therewith, and shall receive pertinent evidence and testimony concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 1407, Article 14 of the Zoning Ordinance.

The Planning Commission shall act on the application within thirty (30) days following the closing of the public hearing. The Commission may grant an application for a conditional use permit as the use permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the Commission makes all of the following findings:

- A. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
- B. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
- C. That the proposed use will comply with each of the applicable provisions of this ordinance.

Within five (5) days following a decision of the Commission, the Secretary of the Commission shall transmit to the City Clerk the use permit application, the scale drawings of the site and surrounding area and all other data filed therewith, the minutes of the public hearing, staff reports, the findings of the Commission and its decision on the application.

At the first regular meeting of the City Council held more than ten (10) days after a decision on a use permit application by the Planning Commission, the City Council shall review the decision. The Council may affirm, reverse or modify a decision of the Planning Commission, provided that if a decision denying a use permit is reversed, or a decision granting a use permit is modified, the Council shall, on the basis of the record transmitted and such additional evidence as may be submitted, make the findings prerequisite to the granting of a use permit prescribed in Section 1407.

A use permit shall become effective immediately after it is granted by resolution of the City Council.