

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dennis J. Shanagher, 67 Water Street, San Francisco, CA 94133		
OWNER	The Roman Catholic Bishop of Sacramento, 1119 'K' Street, Sacramento, CA 95814		
PLANS BY	Dennis J. Shanagher, 67 Water Street, San Francisco, CA 94133		
FILING DATE	2-2-83	50 DAY CPC ACTION DATE	REPORT BY:GM:bw
NEGATIVE DEC.	2-18-83	EIR	ASSESSOR'S PCL. NO. 023-010-18,20

- APPLICATION:
1. Negative Declaration
 2. Special Permit to erect two structures consisting of 2,200 square feet and 1,900 square feet to expand an existing mausoleum located on 59± acres in the Single Family (R-1) zone

LOCATION: Southeast corner of 65th Expressway and 21st Avenue

PROJECT INFORMATION:

1974 General Plan Designation: Major recreation and open space
1965 Colonial Community Plan Designation: Institutional
Existing Zoning of Site: R-1
Existing Land Use of Site: St. Mary's Cemetary

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Parking Provided: None
Property Area: 58.8 acres
Square Footage of Building(s): 2,200 and 1,900
Height of Building: 14 feet
Building Materials: Concrete and Marble
Street Improvements/Utilities: Existing
Topography: Flat

BACKGROUND INFORMATION AND STAFF EVALUATION: On May 10, 1979 the Commission approved a special permit to construct a 2,780 square foot mausoleum structure in addition to approval in concept of a master plan for the subject cemetary (P-8585).

The original master plan indicated future mausoleum structures along the perimeter of the cemetary's property. The current application proposes two mausoleum structures (2,200 sq. ft. and 1,900 sq. ft.) at an interior location adjacent to the main mausoleum building. Staff has no objection to the modification of the master plan and new location of the mausoleum structures. The subject structures will be constructed of concrete and marble, and the design is compatible with other marble and the design if compatible with other structures within the cemetary.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the special permit based upon Findings of Fact which follow.

001276

APPLC. NO. P83-043

MEETING DATE March 10, 1983

CPC ITEM NO. 10

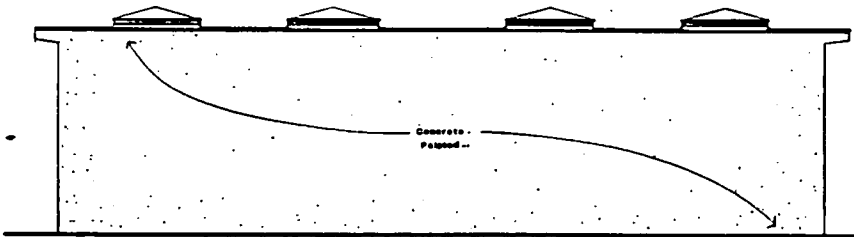
Findings of Fact

1. The project is based on sound principles of land use in that:
The project is based upon a master plan and will be reviewed for compliance with the Zoning Ordinance at each phase of construction.
2. The proposal will not be detrimental to the public health, safety or welfare in that:
 - a. The new construction will not generate unnecessary parking and traffic problems;
 - b. Each phase of the master plan will be approved by staff in order to ensure that the public welfare is protected.
3. The proposal is in harmony with the General Plan and Zoning Ordinance to locate religious facilities in residential areas, in a manner that will not constitute an intrusion of an incompatible use into a residential neighborhood.

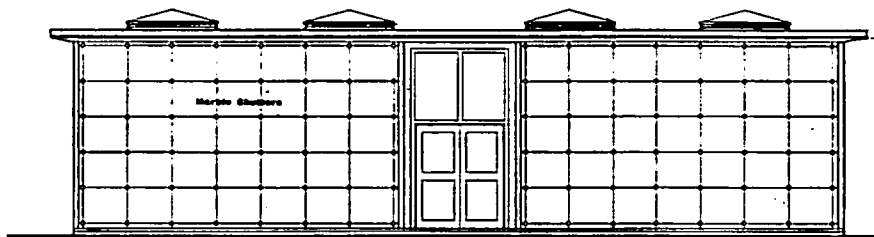
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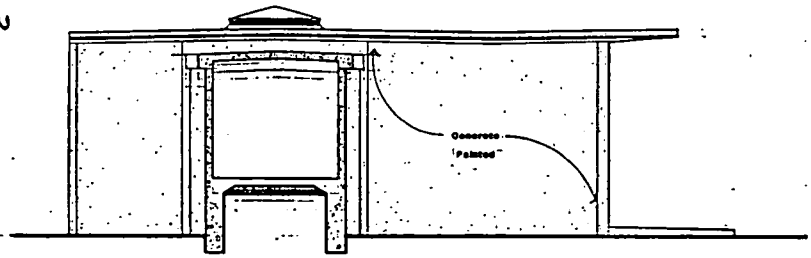


East Elevation

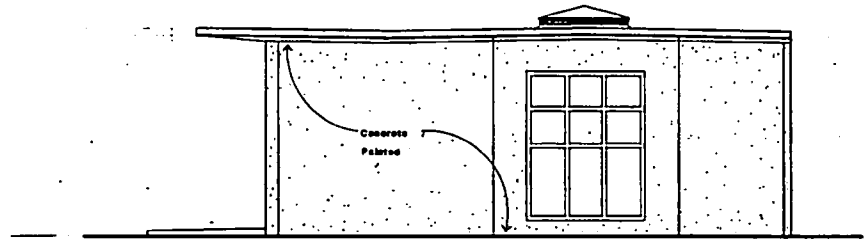


West Elevation

3-10-83



North Elevation



South Elevation

001282

PROPOSED MAUSOLEUM ADDITION
Court Crypt
ST. MARY'S CEMETERY
SACRAMENTO, CALIFORNIA.

Denis J. Shanagher A.I.A. Architect

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North Elevation

PROPOSED MAUSOLEUM ADDITION
 Garden Crypt
 ST. MARY'S CEMETERY
 SACRAMENTO, CALIFORNIA

Denis J. Shanagher A.I.A. Architect

001283

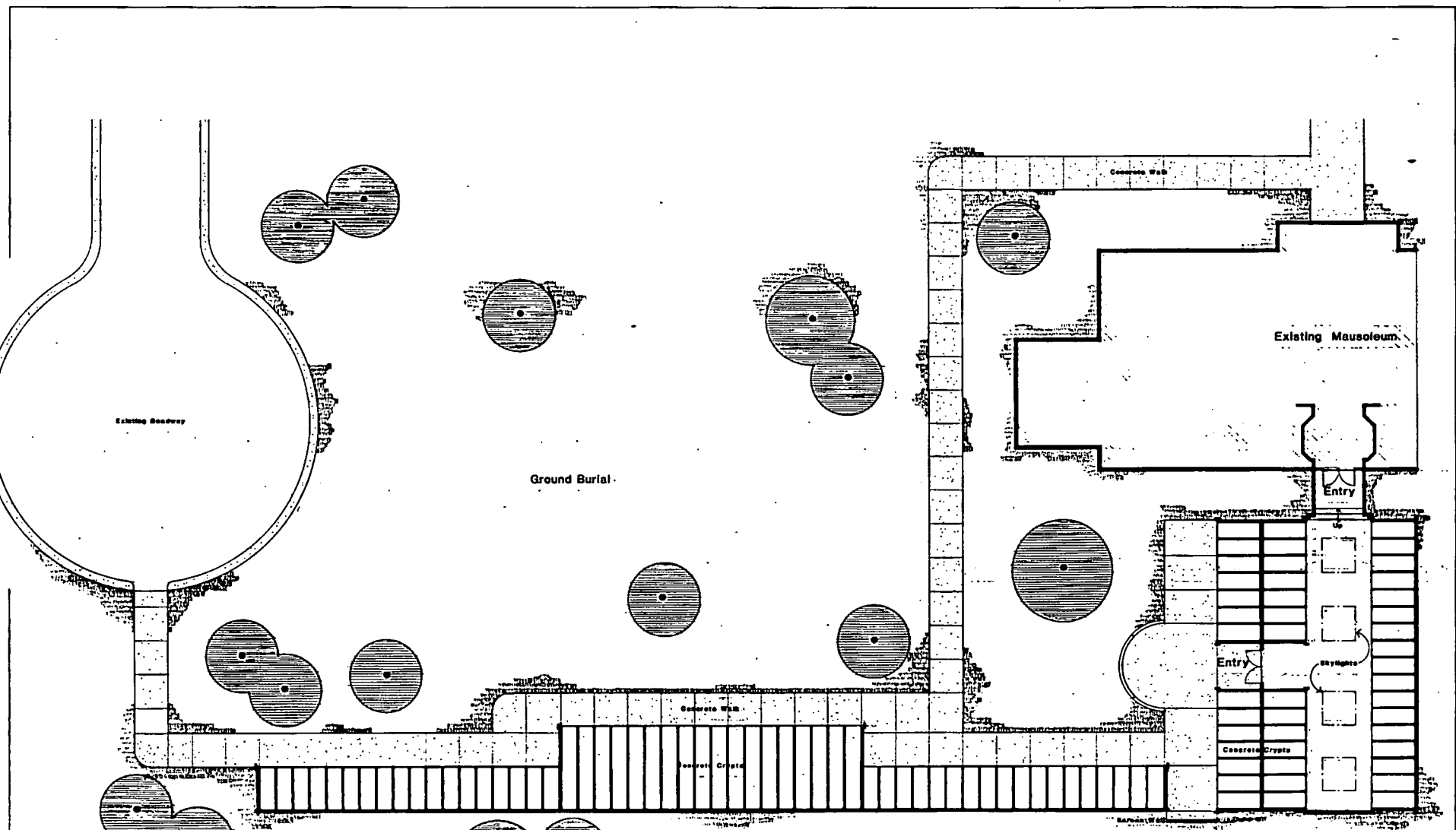
12/20/82 1/8" = 1'-0" of Blue Print for Project, License 4470 - Expires 12/31/83

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PROPOSED MAUSOLEUM ADDITION

ST. MARY'S CEMETERY
SACRAMENTO, CALIFORNIA

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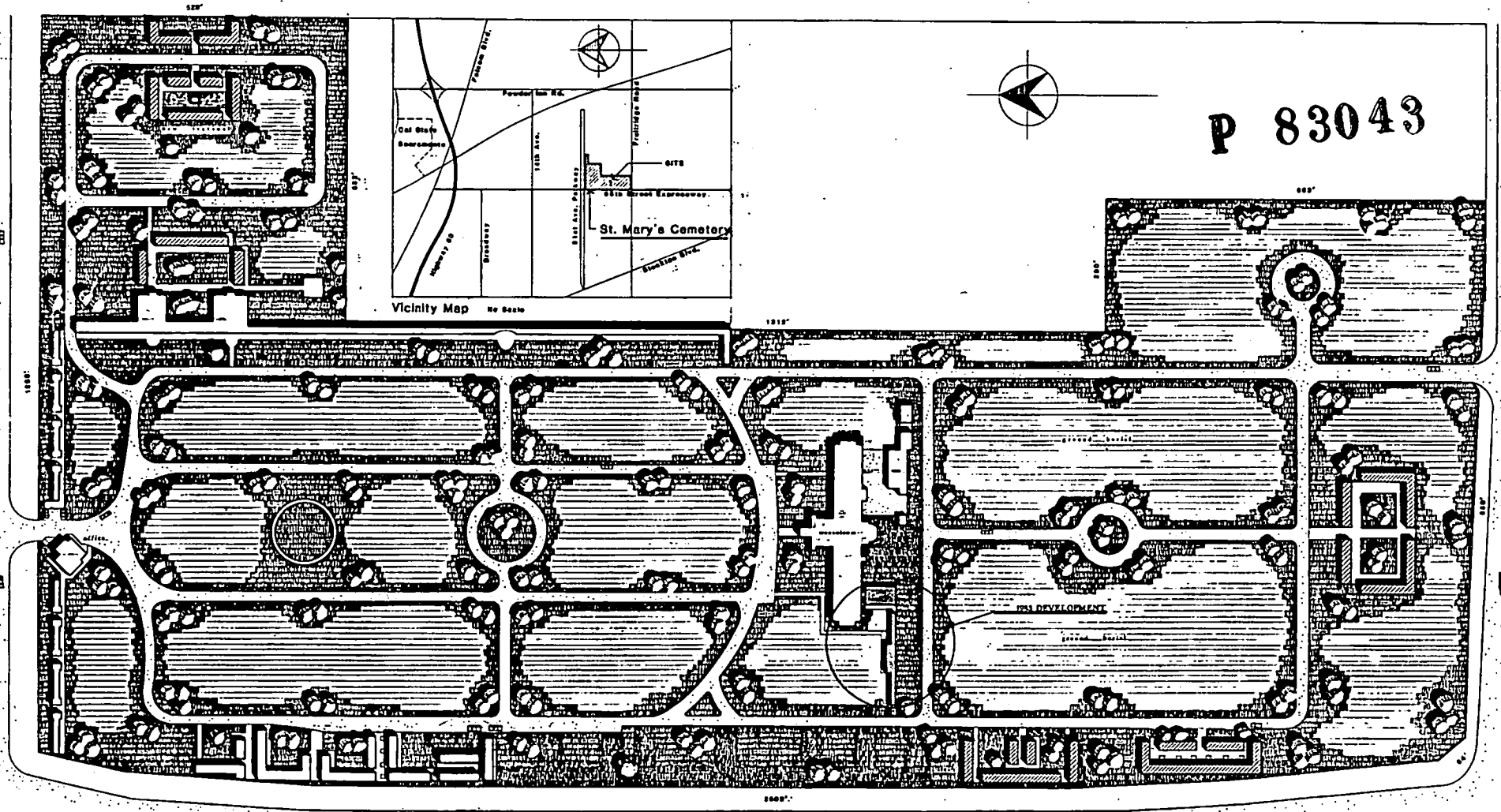
12/28/82

Denis J. Shaugher A.I.A. - Architect

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15TH STREET

MASTER PLAN & SITE DEVELOPMENT
1"=80'-0"

001281

ST. MARY'S CEMETERY
SACRAMENTO CALIFORNIA

DENIS J. SHANAGHER A.L.A. ARCHITECT
67 Water Street San Francisco 94133
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December 23, 1982