

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Architects, McCabe-Herrlingsr, 1809-19th Street, Sacramento, CA 95814		
OWNER	Charles M. Jones, P.O. Box 22214, Sacramento, CA 95822		
PLANS BY	Architects, McCabe-Herrlinger, 1809-19th Street, Sacramento, CA 95814		
FILING DATE	8/10/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	8/3/84	EIR	ASSESSOR'S PCL NO. 014-191-05,46 & 48

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to expand a parking lot into the Single Family (R-1) zone (Sec. 2-B-28A)
  - C. Lot Line Adjustment to merge two parcels (Sec. 40.107 Sub. Ord.)

**LOCATION:** 3024-43rd Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand a parking lot with an additional 13 spaces in connection with the addition of 79 seats to an existing mortuary.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Shopping/Commercial and Residential
Existing Zoning of Site:	R-1, R-0 and C-2
Existing Land Use of Site:	Mortuary and Residence

**Surrounding Land Use and Zoning:**

North:	Residential and Vacant; C-2
South:	Residential; R-1
East:	Residential; R-1, C-2
West:	Residential; R-1, C-2

Parking Required:	13 spaces
Parking Provided:	33 spaces
Parking Ratio:	1:7 seats
Property Dimensions:	Irregular
Property Area:	.5+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

**BACKGROUND INFORMATION:** On March 10, 1983, the Planning Commission approved entitlements to locate 13 parking spaces off site in conjunction with the 79-seat expansion of a mortuary (P83-047). Off-site parking was to be provided north of the subject site across Broadway. Overall parking totaled 29 spaces, including 16 on-site spaces. This off-site parking, however, was never developed.

APPLC. NO. P84-309

MEETING DATE September 13, 1984

CPC ITEM NO. 19

000454

PROJECT EVALUATION: Staff has the following comments:

- A. The original portion of the site (previous approval P83-047) is designated and zoned for commercial uses. Since that approval, the applicant has acquired the 40' x 140' residential site to the south, facing 43rd Street. The site is designated for residential uses in the Oak Park Redevelopment Plan as well as the General and Community Plans.
- B. The applicant proposes to establish the 13 space parking lot adjacent to existing parking. This parking replaces the previously approved site across Broadway. Staff finds this a preferable situation, in that patrons will not be forced to cross a major street to attend services. In addition, parking will be located on the same site as the major land use it is intended to serve. Moreover, four additional parking spaces are now being provided. The parking site previously approved remains vacant. In addition, the applicant proposes to install a six-foot high masonry wall and an eight-foot wide planting strip along the south property line to create a noise and visual buffer for the adjacent residential use.
- C. A lot line adjustment has been requested to merge the newly acquired parcel with the existing mortuary site. Plans for the merger were reviewed by Traffic, Engineering, Water/Sewers, Real Estate and Building Divisions. There were no objections to the requested merger.
- D. The applicant has presented the proposed project to the Oak Park PAC for review. The PAC had no objections to the request, however, no vote was taken pending Planning Commission approval.
- E. The site plan indicates two Sycamore trees which are to be retained and will provide shading for the parking lot. There are two residential structures on the site which the applicant proposes to remove. In order to retain sound housing in the City, staff requests the structures be offered for relocation.
- F. The applicant should be aware that a parking facility permit must be obtained from the Planning Division prior to installation of the parking lot.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
- C. Approval of the Lot Line Adjustment by adopting the attached resolution.

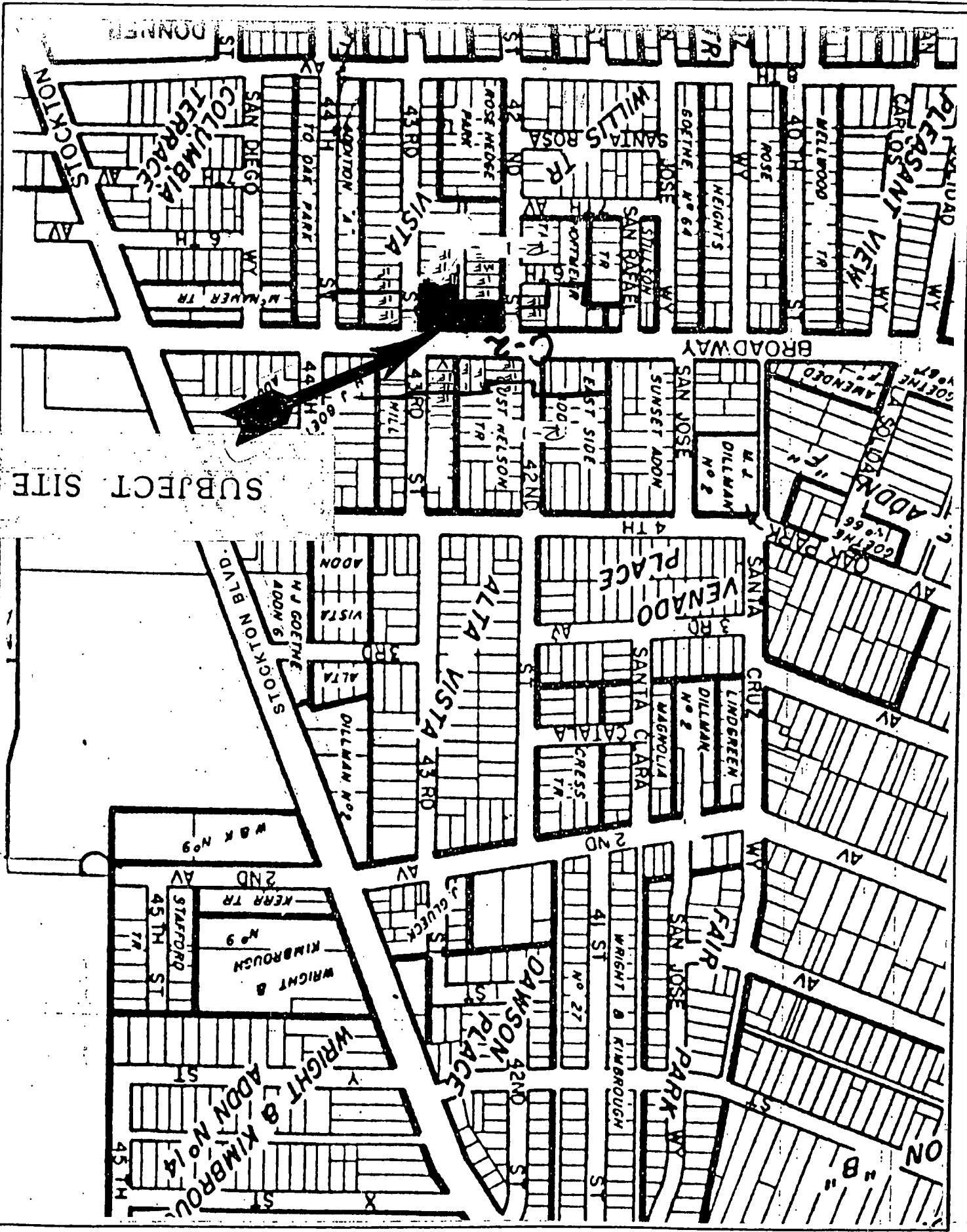
Conditions - Special Permit

1. The two Sycamore trees indicated on the site plan shall be retained;
2. The applicant shall, through advertising, offer the two residential structures located on the parking lot site up for relocation purposes and/or transfer the structures to an interested house mover for relocation to a holding site;
3. A detailed irrigation, landscaping and shading plan shall be submitted to staff for review and approval prior to issuance of a parking facility permit.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use, in that:
  - a. patrons of the mortuary will not be required to cross a major street to attend services;
  - b. the proposed use is a necessary accessory use to the existing use of the site.
2. The project, as conditioned, is not detrimental to public health, safety or welfare or create a nuisance, in that:
  - a. it will provide for the retention of existing viable housing stock;
  - b. a wall is proposed to buffer noise, light and fumes between the proposed parking lot and existing residential uses.
3. The project is compatible with the 1974 General Plan, 1963 Oak Park Community Plan and the Oak Park Redevelopment Plan in that:
  - a. the bulk of the site is designated for commercial uses;
  - b. parking lots are allowed in the R-1 zone with special permit approval.

# VICINITY - LAND USE - ZONING

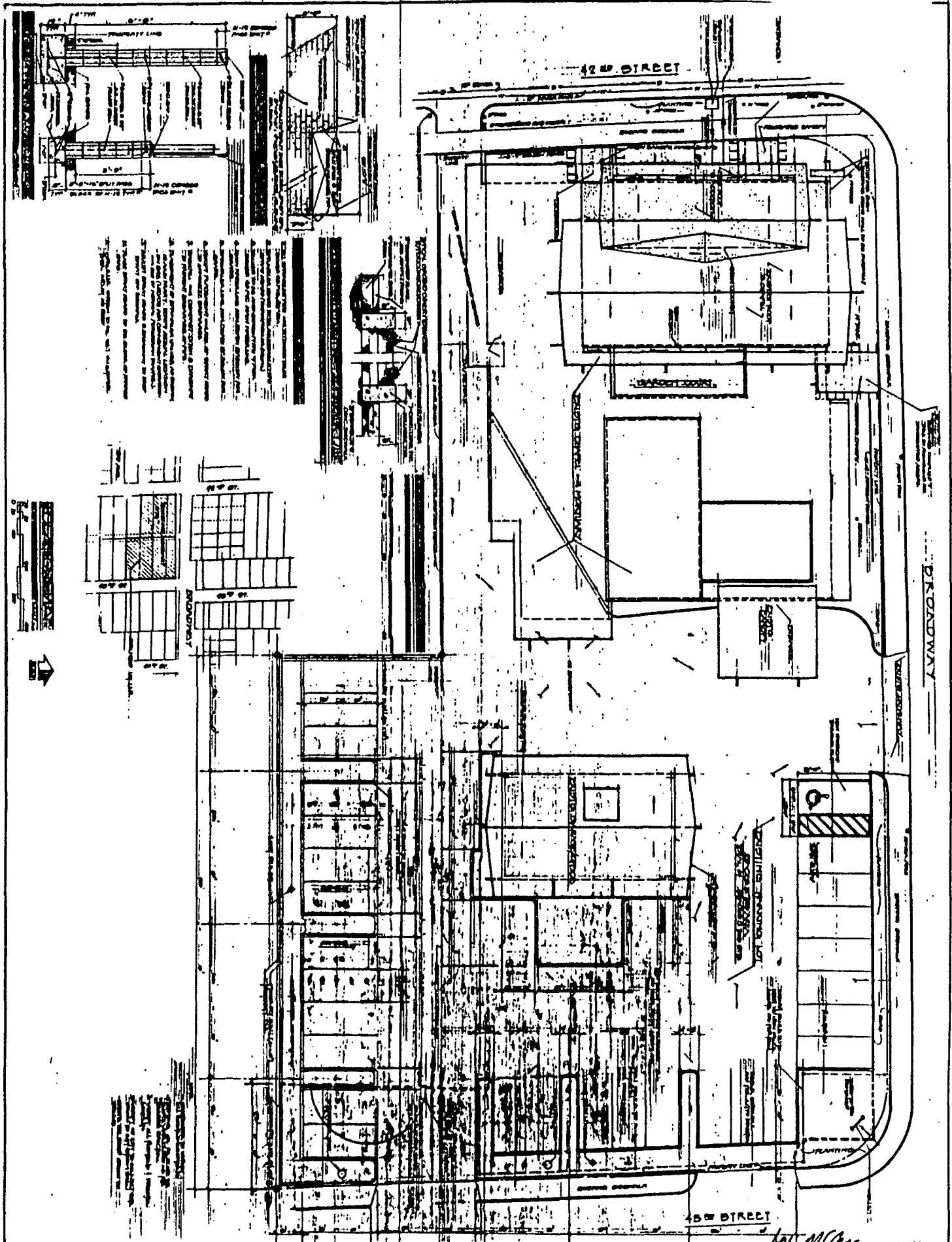


SUBJECT SITE

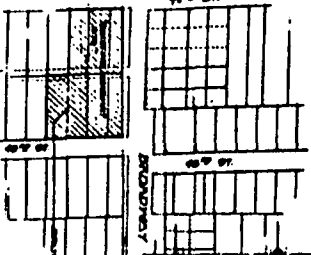
024-309 000453 9-13-82 No. 19

# SITE PLAN

000460



1. The proposed building shall be constructed in accordance with the requirements of the applicable zoning ordinance.
   
2. The proposed building shall be constructed in accordance with the requirements of the applicable building code.
   
3. The proposed building shall be constructed in accordance with the requirements of the applicable fire code.
   
4. The proposed building shall be constructed in accordance with the requirements of the applicable health code.
   
5. The proposed building shall be constructed in accordance with the requirements of the applicable safety code.
   
6. The proposed building shall be constructed in accordance with the requirements of the applicable accessibility code.
   
7. The proposed building shall be constructed in accordance with the requirements of the applicable environmental code.
   
8. The proposed building shall be constructed in accordance with the requirements of the applicable energy code.
   
9. The proposed building shall be constructed in accordance with the requirements of the applicable seismic code.
   
10. The proposed building shall be constructed in accordance with the requirements of the applicable wind code.



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PLAN 1

W. McCall C. 210

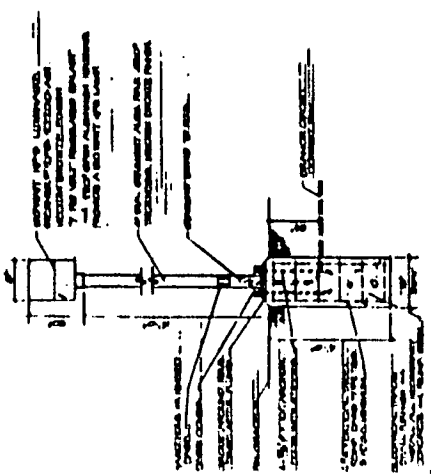
	ENGINEER'S SEAL AND SIGNATURE	ARCHITECT'S SEAL AND SIGNATURE	TITLE BLOCK WITH PROJECT NAME AND NUMBER
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P84-309

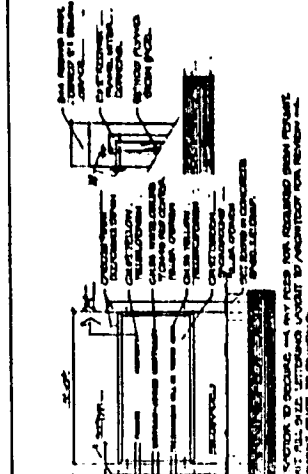
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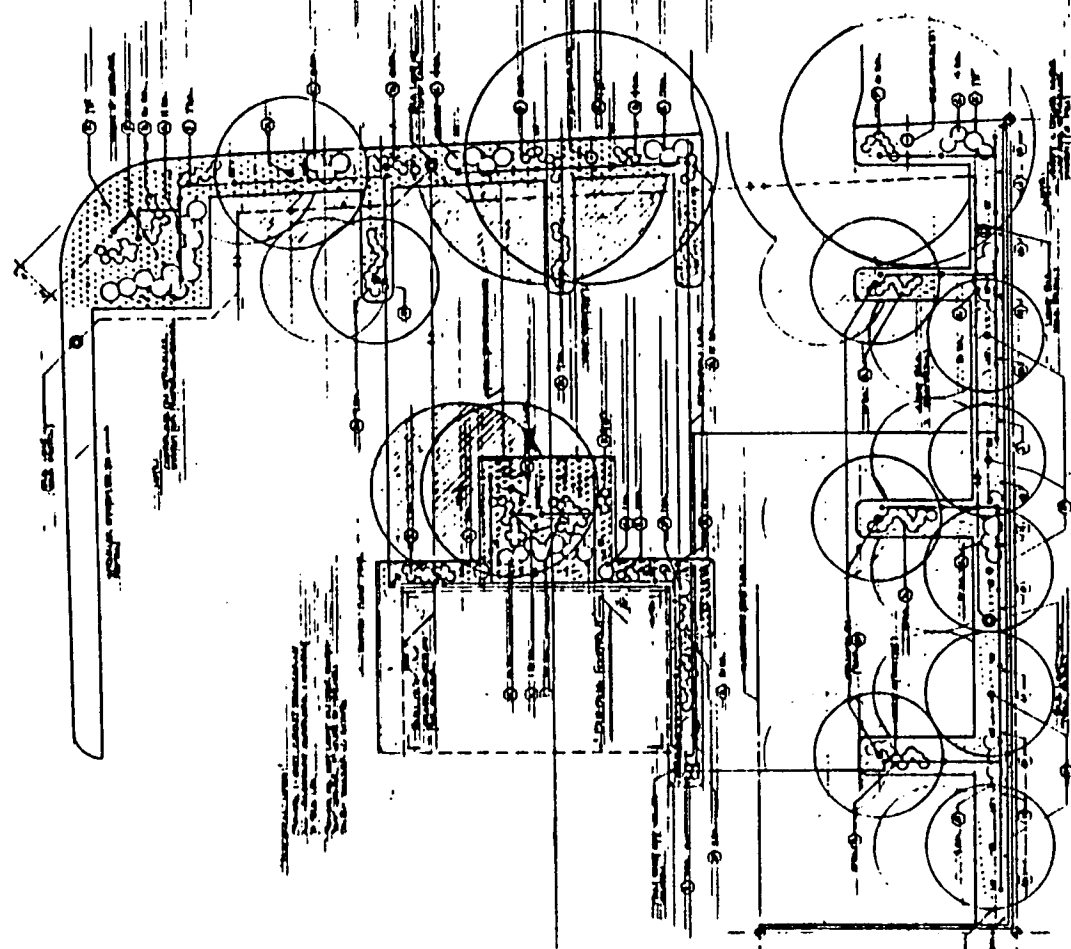
BRIDGE LIGHTING  
 ALTERNATIONS TO THE ORIGINAL DESIGN  
 ADDITIONS TO THE ORIGINAL DESIGN



1. PROVIDE IDENTIFICATION AND LABELING FOR ALL ELECTRICAL EQUIPMENT AND WIRING TO BE INSTALLED IN THE BRIDGE LIGHTING SYSTEM.  
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 3. PROVIDE IDENTIFICATION AND LABELING FOR ALL ELECTRICAL EQUIPMENT AND WIRING TO BE INSTALLED IN THE BRIDGE LIGHTING SYSTEM.



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Light Fixture	10	Each	100.00	1000.00
2	Dimmer Switch	10	Each	50.00	500.00
3	Electrical Connections	10	Each	20.00	200.00
4	Support Structure	10	Each	30.00	300.00
5	Control Wiring	10	Each	10.00	100.00
6	Electrical Control System	10	Each	10.00	100.00
TOTAL					2200.00



BRIDGE LIGHTING  
 ALTERNATIONS TO THE ORIGINAL DESIGN  
 ADDITIONS TO THE ORIGINAL DESIGN

LOT LINE ADJUSTMENT

EXHIBIT A

