

2. The proposal does not constitute a "use variance" in that a cemetery is allowed in the Standard Single Family (R-1) zone with an approved special permit.
3. The proposal, as conditioned, will not be injurious to the public welfare not to property in the vicinity in that the expansion is within the ownership and master plan configuration for the cemetery and appropriate landscaping will be provided.
4. The project is consistent with the General Plan which designates the site Parks, Recreation, Open Space.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved subject to the following conditions:
  - a) The project shall be constructed as indicated on the site plan/ master plan for the cemetery (Exhibit C-1). Any changes to the site plan/ master plan, shall require Zoning Administrator review such as a Minor Deviation or Special Permit as determined appropriate by the Zoning Administrator.
  - b) All required building permit(s) shall be secured prior to the use of the new mausoleums structures.
  - c) The Lot Line Merger shall be recorded prior to the issuance of the final building permits.
  - c) Landscape and irrigation plans and an installation schedule shall be submitted for staff review and approval prior to the issuance of any final building permit(s). Landscape plans shall be consistent with the existing landscaping at the cemetery.
  - d) Provide street lights to match those in surrounding area.
  - e) Grading and drainage plans shall be submitted for review and approval by the Permit Services Division prior to issuance of the final building permit.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION

**RESOLUTION NO. 1790**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION  
ON DATE OF JULY 27, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT AND VARIANCE FOR  
PROPERTY LOCATED AT 6700 21ST AVENUE (APN: 023-  
0010-020 and 022) (P95-057)

WHEREAS, the City Planning Commission on July 27, 1995, held a public hearing pertaining to the request for approval of a Special Permit to expand the existing Saint Mary's Cemetery by adding three mausoleum structures (805 s.f., 1216 s.f., and 1552 s.f.) and, a Variance to waive the required masonry wall along the easterly property line on a 58.38± parcel in the Standard Single Family (R-1) zone.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the Special Permit:

1. Granting the Special Permit is based on sound principles of land use.
2. Granting the project would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the property is zoned for cemeteries with an approved Special Permit,
  - b. the structures are located within an existing cemetery, and
  - c. landscaping will be consistent with the existing landscaping.
3. The project is consistent with the General Plan which designates the site Parks, Recreation, Open Space.

WHEREAS, the Planning Commission adopts the following findings of fact for the Variance:

1. Granting the Variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.