

CITY PLANNING COMMISSION

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

APPLICANT	Bob McCabe, 1809-19th Street, Sacramento, CA 95814		
OWNER	Charles Jones, P.O. Box 22214, Sacramento, CA 95822		
PLANS BY	Bob McCabe, 1809-19th Street, Sacramento, CA 95814		
FILING DATE	2-4-83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	2-18-83	EIR	ASSESSOR'S PCL. NO. 014-161-18,19
			014-191-46,48

- APPLICATION:
1. Negative Declaration
  2. Variance to locate 13 parking spaces required in connection with expansion of an existing mortuary off-site on a vacant General Commercial (C-2) lot, 0.13 ac. in size.
  3. Lot Line Adjustment to merge two existing parcels

LOCATION: Northwest corner of 43rd Street and Broadway

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1963 Oak Park Redevelopment  
 Plan Designation: Medium Density Residential  
 Existing Zoning of Site: C-2  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:  
 North: Residential; R-1  
 South: Mortuary; C-2  
 East: Residential; C-2  
 West: Residential; C-2

Parking Required: 13 spaces  
 Ratio Required: 1/6 seats  
 Parking Provided: 13 spaces  
 Ratio Provided: 1/6 seats  
 Property Dimensions: 62' x 91'  
 Property Area: 5,642 sq. ft./0.13 ac.  
 Street Improvements/Utilities: Existing  
 Topography: Flat

BACKGROUND INFORMATION: The mortuary building site is located on the south side of Broadway between 42nd and 43rd Streets. The site presently consists of the main chapel and mortuary building facing 42nd Street; a one-story residence facing 43rd Street (structure approved for office use on August 26, 1980, P-9068), a two-story office/garage structure located between the chapel and residential building (approved on April 9, 1981, P-9301). The subject site provides 16 on-site parking spaces, with four more spaces located on the ground floor of the two-story office/garage building.

The applicant proposes to expand the chapel building by 1,227± square feet and increase the chapel seating capacity by 79 seats. The parking requirement is 13 spaces, based on the proposed number of seats. The applicant is proposing to develop a 13 space parking lot across Broadway to the north, and is requesting a variance to provide off-site parking.

001413

STAFF EVALUATION: Staff has the following comments concerning this project:

1. The subject parking lot site is a vacant corner lot with property dimensions of 62' x 91'. The lot is currently zoned General Commercial (C-2), but is designated Medium Density Residential according to the Oak Park Redevelopment Plan.
2. The applicant's project was reviewed by the Sacramento Housing and Redevelopment Agency staff and the Oak Park Project Area Committee. The agency staff acknowledges the incongruity between the land use designation and current zoning and consideration is being given to eliminating the strip C-2 zoning along this portion of Broadway in the Redevelopment Plan update. However, the agency staff is recommending approval of the applicant's off-site parking request (see attached letter). The recommendation of the Oak Park PAC will be made orally at the Commission meeting.
3. The Planning staff has some reservations concerning the development of a parking lot in an area surrounded on three sides with residential uses. However, given the site's location to Broadway, a major street, and the site's C-2 zoning, staff is recommending approval of the requested entitlements subject to modifications to improve the visual and safety aspects of the project. In order to improve security and aesthetics of the parking lot, staff recommends the following modifications:
  - a. The parking lot should be intensively landscaped with a variety of trees, shrubs, ground cover and evergreen climbing vines planted along the masonry wall. Plants shall be varied in size, including one, five and 15 gallon containers;
  - b. In addition to the masonry wall required along the north and west property lines, a six-foot high wrought iron (or similar type) fence with locking gates should be installed along the south and east property lines. Wrought iron fencing shall be installed within the three-foot high sections of the masonry wall to a total height of six feet. The use of the parking lot should be controlled to users of the mortuary and kept locked when the mortuary is closed. This will eliminate a potential congregation area for vehicles and persons after hours;
  - c. The parking lot should be lighted with the light fixtures directed away from adjacent residential properties to minimize glare problems.
4. The applicant proposes to combine the two vacant parcels in order to develop the subject parking lot. The proposal was reviewed by the offices of the Engineering, Water and Sewer and Planning Departments. There were no objections to the request. Staff recommends approval of the lot line merger with conditions which are stated in the attached resolution.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance, subject to conditions and based upon the Findings of Fact which follow;
3. Approval of the Lot Line Merger by adoption of the attached resolution.

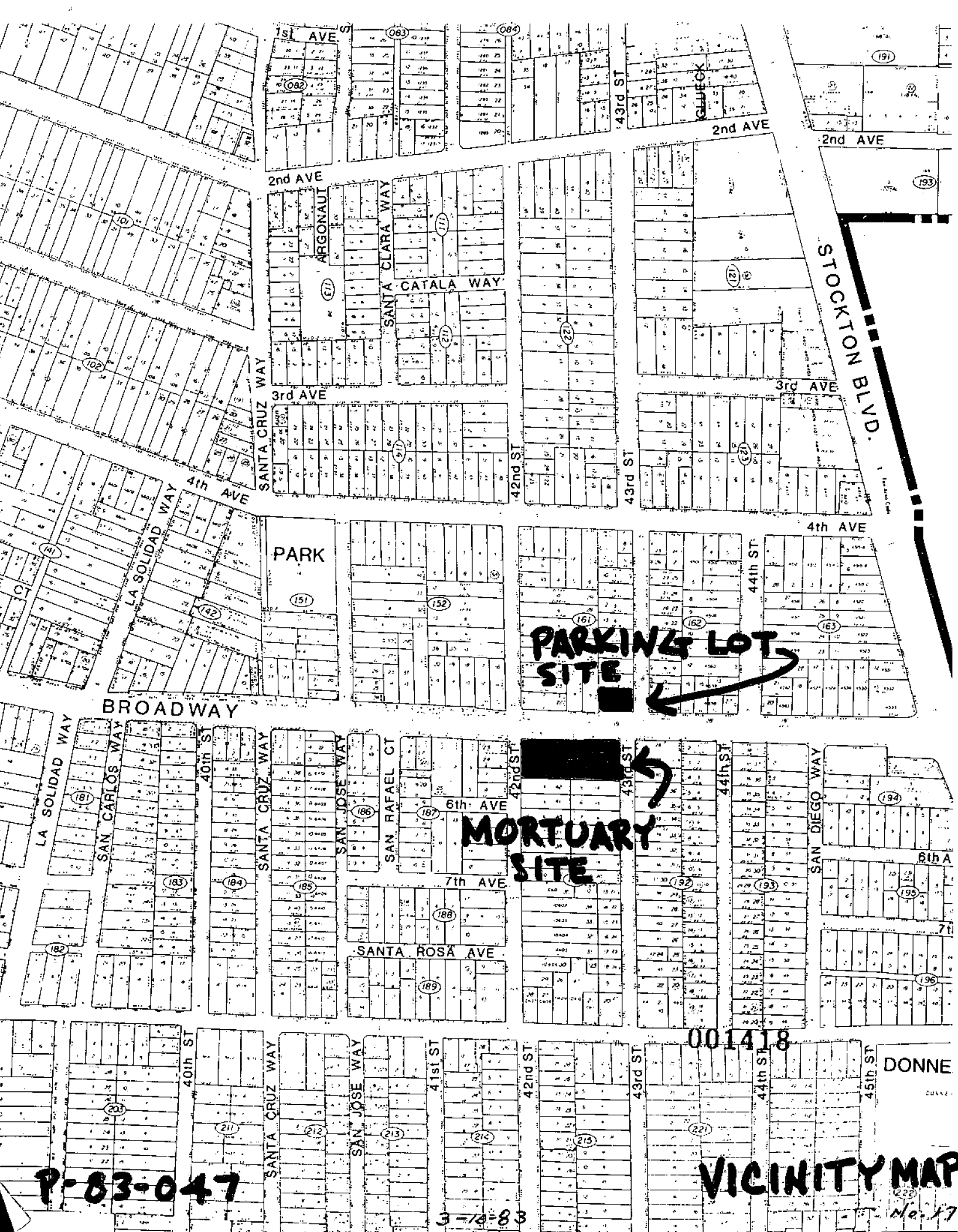
Conditions

- a. The applicant shall intensively landscape the planter areas of the parking lot with a variety of plants, including five gallon shrubs, 15 gallon trees, ground cover and climbing evergreen vines planted along the masonry wall. The applicant shall submit a detailed landscape, 50 percent shading and irrigation plans to the Planning staff for review and approval prior to the issuance of building permits;
- b. The applicant shall install a six-foot high decorative wrought iron (or similar type) of fencing with locking gates along the south and east property lines. Wrought iron fencing shall be installed within the three-foot high sections of the masonry wall to a total height of six feet. The parking lot shall be locked when the mortuary is closed for business. The revised plans shall indicate the design and location of the wrought iron fencing and shall be submitted to the Planning staff for review and approval prior to the issuance of building permits;
- c. The applicant shall install lights within the parking lot with a minimum illumination level of three average maintained foot candle measured at the surface level. The darkest area of the parking lot shall not be less than one-fourth of the average illumination, and the orientation of the light fixtures shall be directed away from adjacent residential properties to minimize glare. The revised plans shall indicate the specifications and locations of the light standards and shall be submitted to the Planning staff for review and approval, prior to the issuance of building permits;
- d. The applicant shall install a sign at the entrance of the parking lot stating that the lot is for Morgan Jones mortuary parking only. The revised plans shall indicate the design, dimensions and location of the sign and shall be submitted to the Planning staff for review and approval prior to issuance of building permits.

Findings of Fact

- a. The variance, as conditioned, does not constitute a special privilege extended to one individual in that it is not physically possible to provide for the parking on site and the applicant has located the required parking within close proximity to the mortuary building site;
- b. The variance, as conditioned, is not injurious to the public welfare nor to property in the vicinity in that:
  - 1) adequate off site parking is provided;
  - 2) the parking lot is intensively landscaped and buffered by a solid decorative masonry wall;
  - 3) adequate security measures are provided with wrought iron fencing, lighting and controlled use.
- c. The variance, as conditioned, is consistent with the General Plan policy to:  
Encourage the development of better landscaping and beautification standards for all streets....in Sacramento.

001415



1st AVE

2nd AVE

2nd AVE

2nd AVE

ARGONAUT  
SANTA CLARA WAY

CATALA WAY

3rd AVE

3rd AVE

4th AVE

4th AVE

PARK

**PARKING LOT SITE**

BROADWAY

**MORTUARY SITE**

6th AVE

7th AVE

SANTA ROSA AVE

001418

DONNE

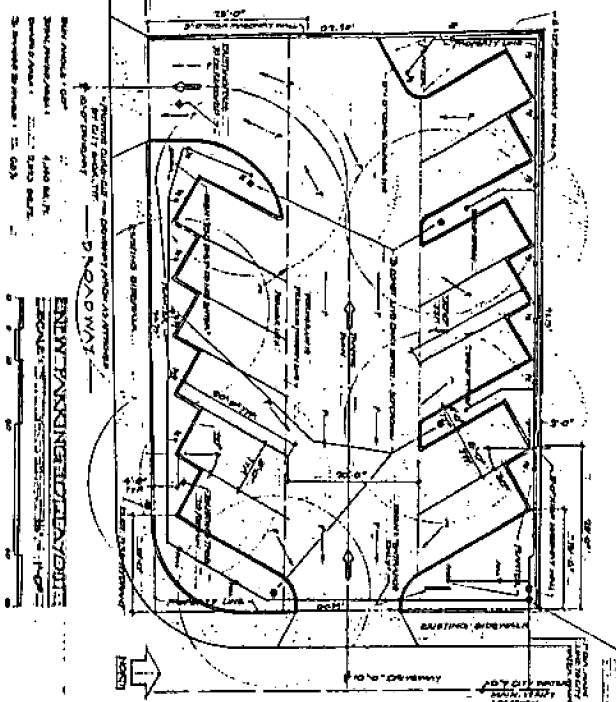
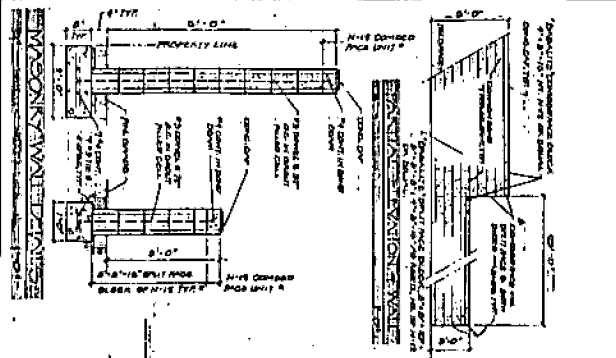
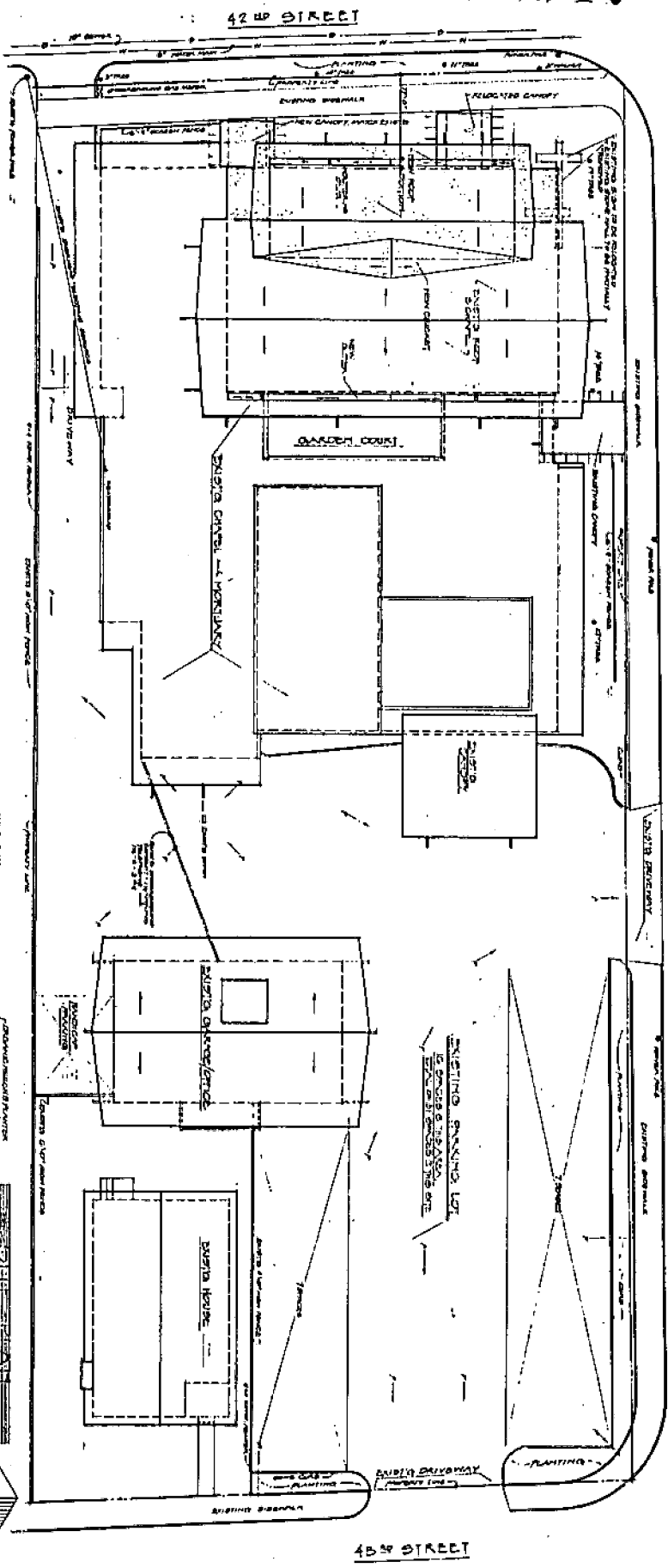
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**VICINITY MAP**

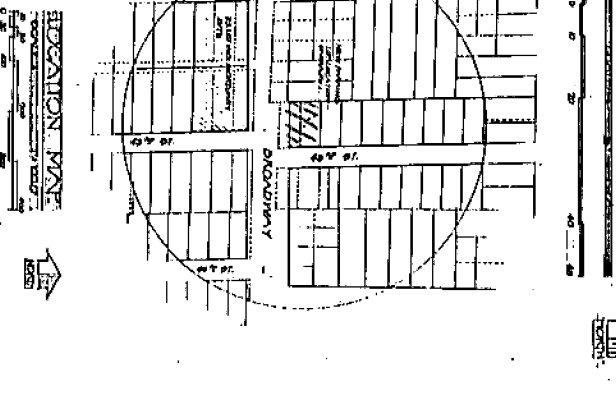
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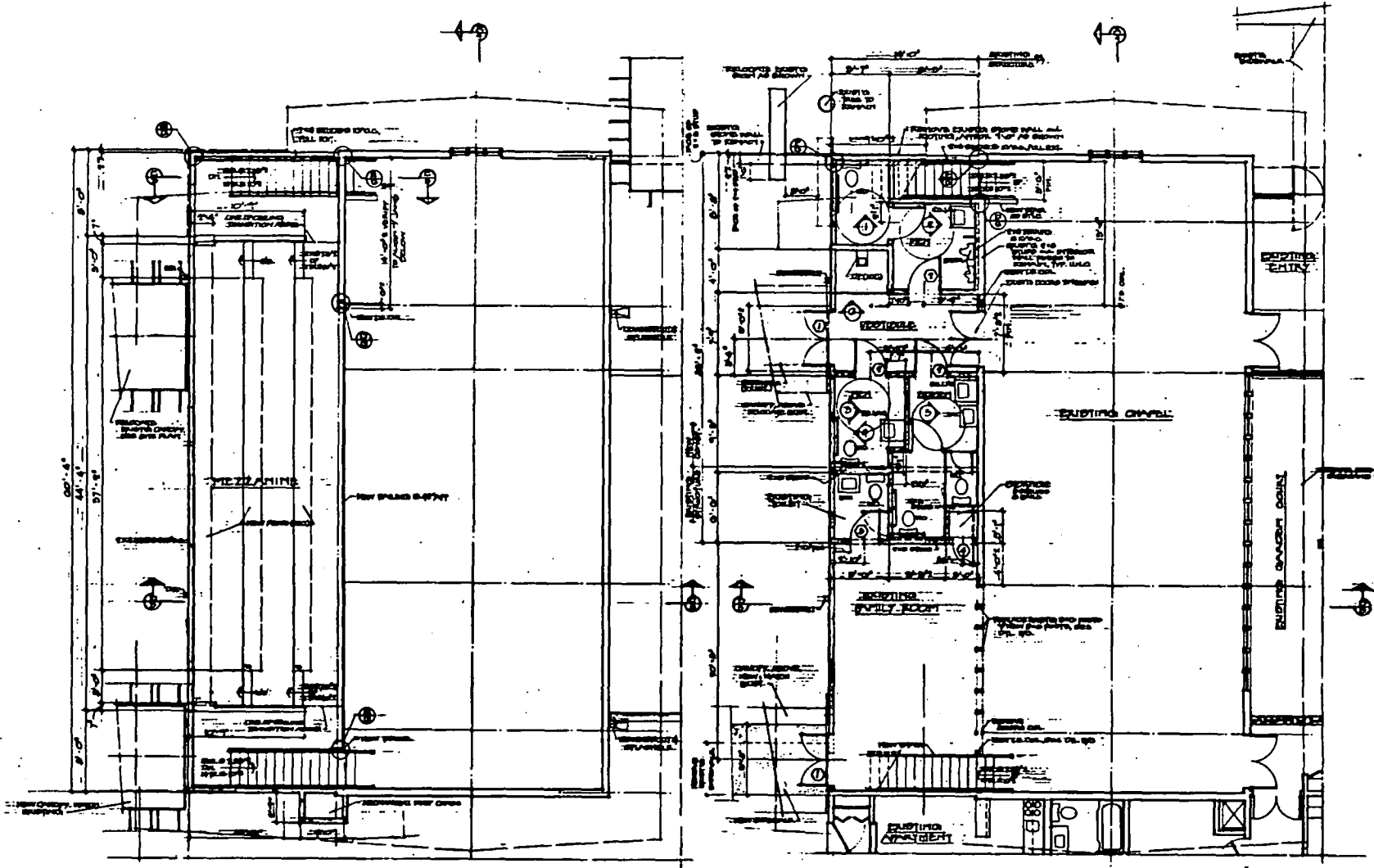
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- GENERAL NOTES:**
1. ALL dimensions are in feet and inches.
  2. ALL materials and finishes are to be as specified in the contract documents.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SACRAMENTO.
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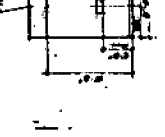
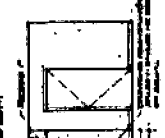
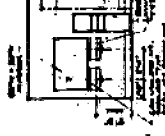
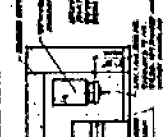
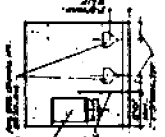
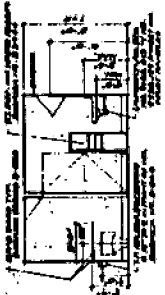
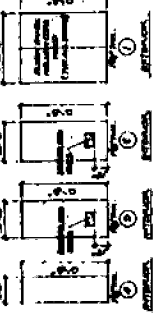


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LEGEND  
 DASHED CONDT. TO REMAIN  
 SOLID CONDT. TO BE REMOVED  
 THICK SOLID CONDT. NEW CONDT.

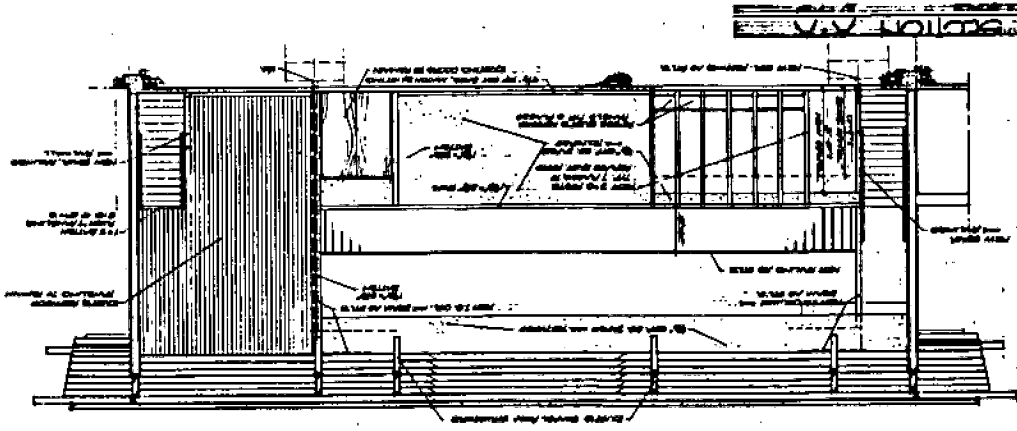
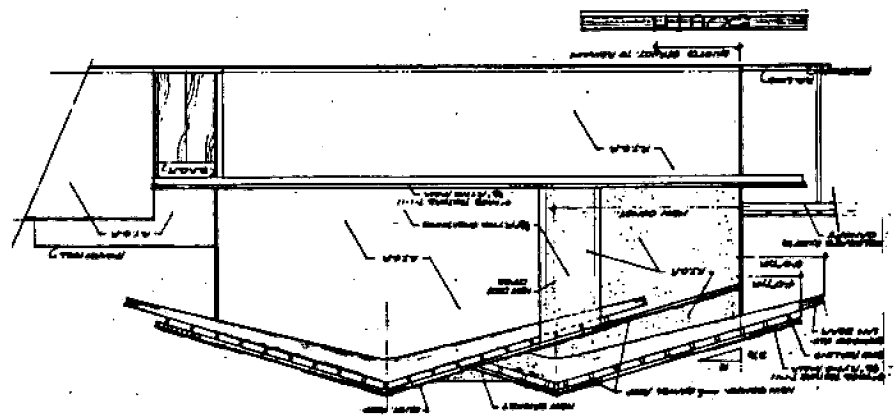
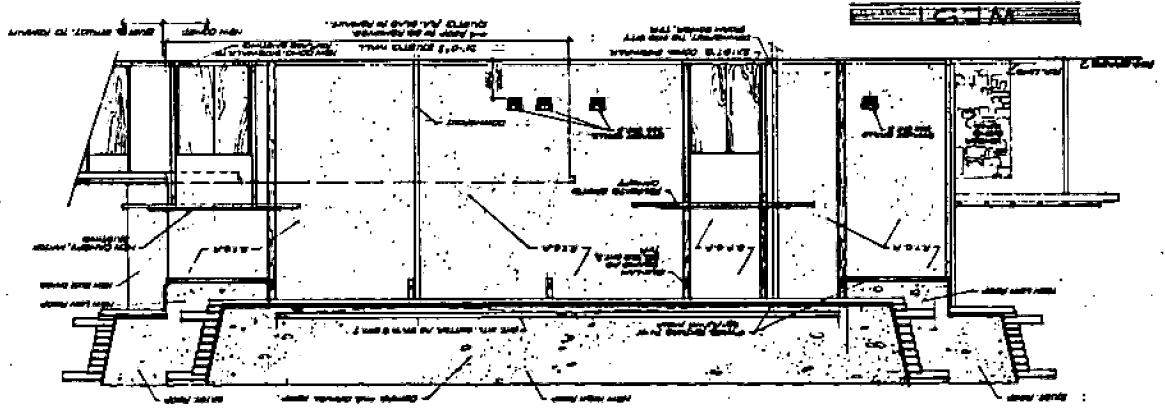
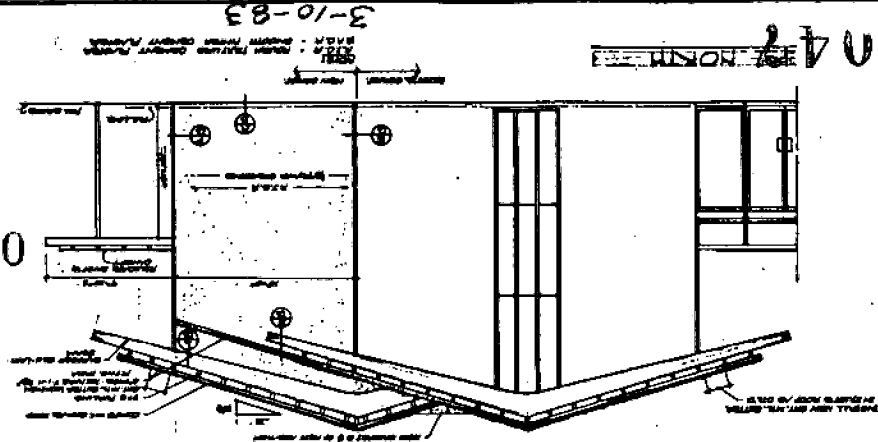
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SECTION THROUGH ELEVATION

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EX B

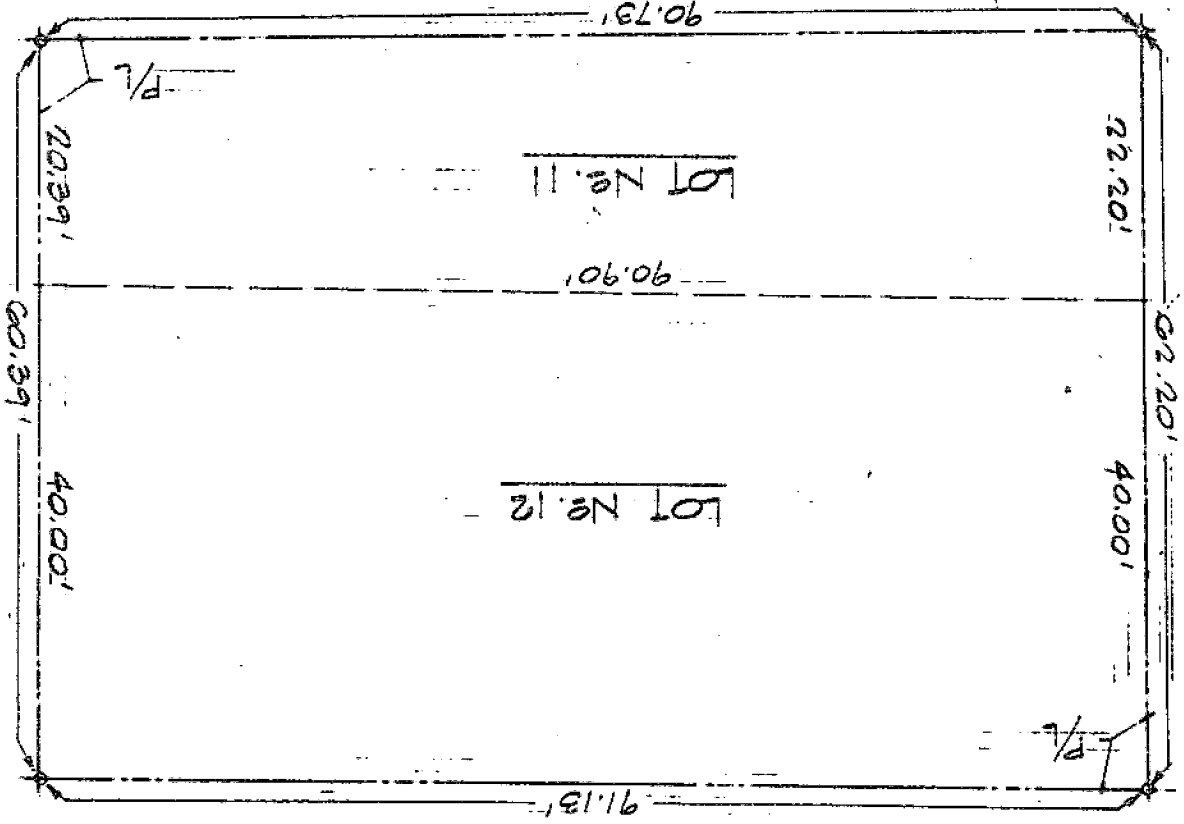
LOT NO. 9, 11 and 12 : STRAWBERRY HILL  
SCALE 1/4" = 1'-0"  
LOT LINE ADJUSTMENT

001422

BROADWAY



43<sup>RD</sup> ST.



No. 17

3-10-83

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