

CITY PLANNING COMMISSION
1231 STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Thomas Angelo - Oliver and Company
OWNER The Roman Catholic Bishop of Sacramento
PLANS BY Denis J. Shangher AIA
FILING DATE 6/10/88 ENVIR. DET. Ex. 15305 (a) REPORT BY BW:pe
ASSESSOR'S PCL. NO. 023-0010-022

APPLICATION: Special Permit to expand a cemetery with three mausoleum buildings totaling 1,664 sq. ft. on 46 ± developed acres in the Standard Single Family (R-1) Zone.

LOCATION: 6700 21st Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand a cemetery with three new mausoleum buildings.

PROJECT INFORMATION:

General Plan Designation: Parks, Recreation and Open Space
Existing Zoning of Site: Standard Single Family (R-1) Zone
Existing Land Use of Site: St. Mary's Cemetery

Surrounding Land Use and Zoning:

North: Residential, R-1
South: Residential, R-3/C-2
East: Cemetery, R-1
West: Residential, R-1/R-2AR

Property Dimensions: Irregular
Property Area: 46.2± acres
Square Footage of Building: 1,683 sq. ft. / Total three buildings
Height of Building: 13' - 6"
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Painted concrete and block
Roof Material: Class A tar and gravel

PROJECT EVALUATION: Staff has the following comments;

A. Land Use and Zoning

The subject site consists of one parcel totaling 46± partially developed acres in the Standard Single Family (R-1) zone. The site is designated for Parks, Recreation and Open Space use in the City's General Plan. Surrounding land uses and zoning include residential to the north, zoned R-1; residential zoned R-3 and C-2 to the south; the Sacramento County Cemetery to the east, zoned R-1; and residential zoned R-1 and R-2AR to the west.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to expand the St. Mary's Cemetery with three new mausoleum buildings totaling 1,664 sq. ft in the R-1 zone. The additional burial facilities will meet the church members' demand and conform with the cemetery's master plan.

C. Staff Evaluation

On March 10, 1983 the Planning Commission approved a Special Permit (P83-043) to construct mausoleum structures (2,000 sq. ft. and 1,900 sq. ft.) as part of the cemetery's master plan for the subject site. Prior to this approval the Planning Commission approved a 2,780 sq. ft. and a 7,300 sq. ft. mausoleum structure (P8585 and P8168) located within the cemetery.

The current application proposes three new mausoleums located approximately 500 feet south of the existing structures between 21st. Avenue and Fruitridge Road. The existing Master Plan does not indicate future mausoleum structures immediately south of the existing mausoleum backing on 65th Street Expressway. Staff, however, has no objection to the modification of the Master Plan and new location of the facilities. In order to develop on the site, the applicant proposes to remove the six existing evergreen trees along 65th Street Expressway. Staff, however, recommends that the evergreen trees remain or be replaced with 24 inch box specimen evergreen trees in order to reduce the visual impact of the expansion. The proposed facilities will be constructed of painted concrete and block which is compatible with the other existing mausoleums within the cemetery and conforms with the existing master plan.

AGENCY COMMENTS: The proposed project has been reviewed by the City's Traffic Engineering, Engineering, Building Inspections and the Parks and Recreation divisions. No comments were received.

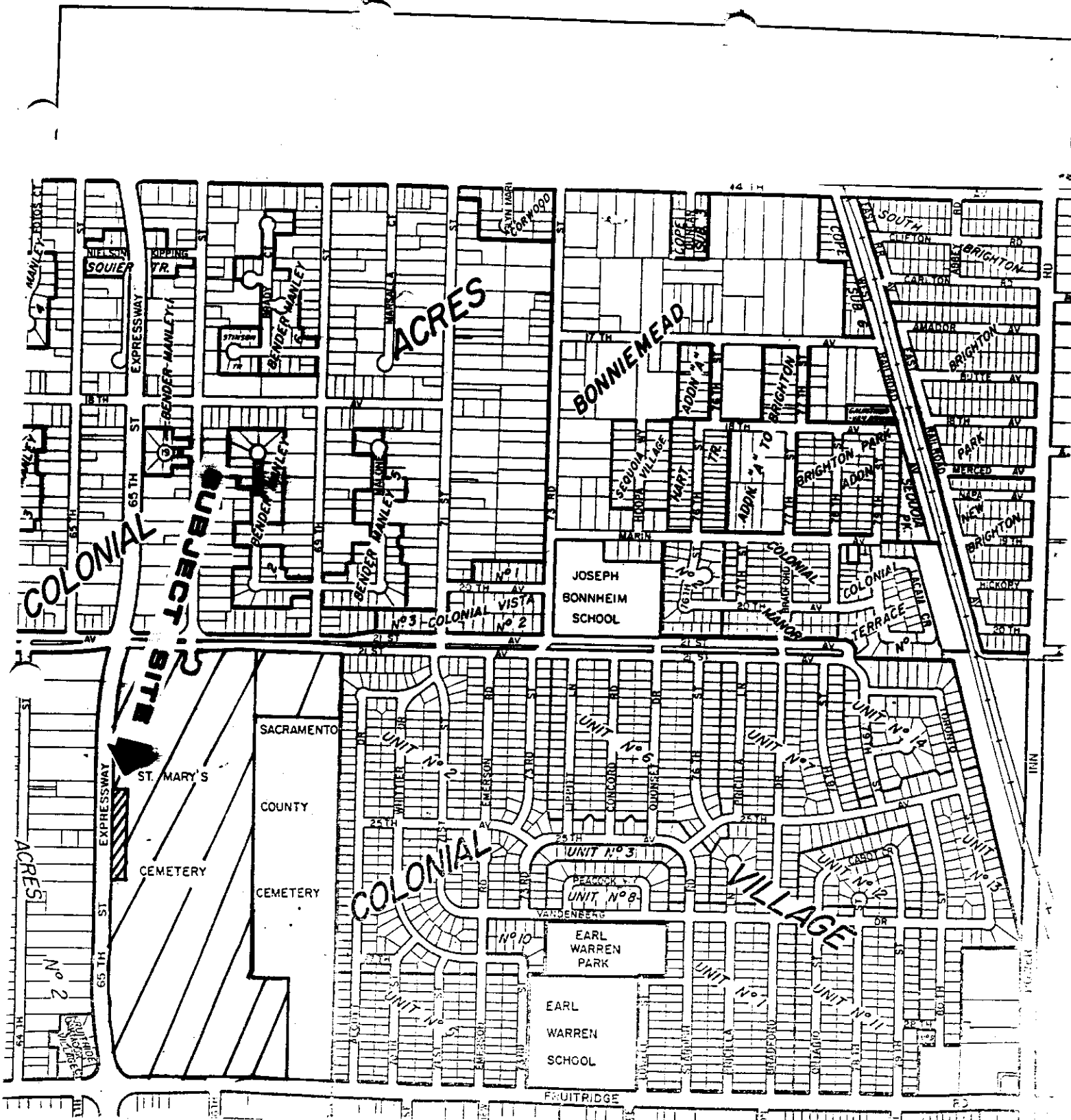
ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 a).

RECOMMENDATION: Staff recommends the Commission take the following action:

Approve the Special Permit subject to the following conditions and findings of fact.

Condition:

Evergreen specimen (24 inch box) trees shall be placed along the property line adjacent to the 65th Street Expressway in order to reduce the visual impact of the expansion. A landscape plan indicating the new trees shall be submitted to Staff for review and approval prior to issuance of a Building permit.



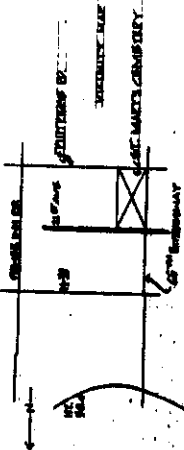
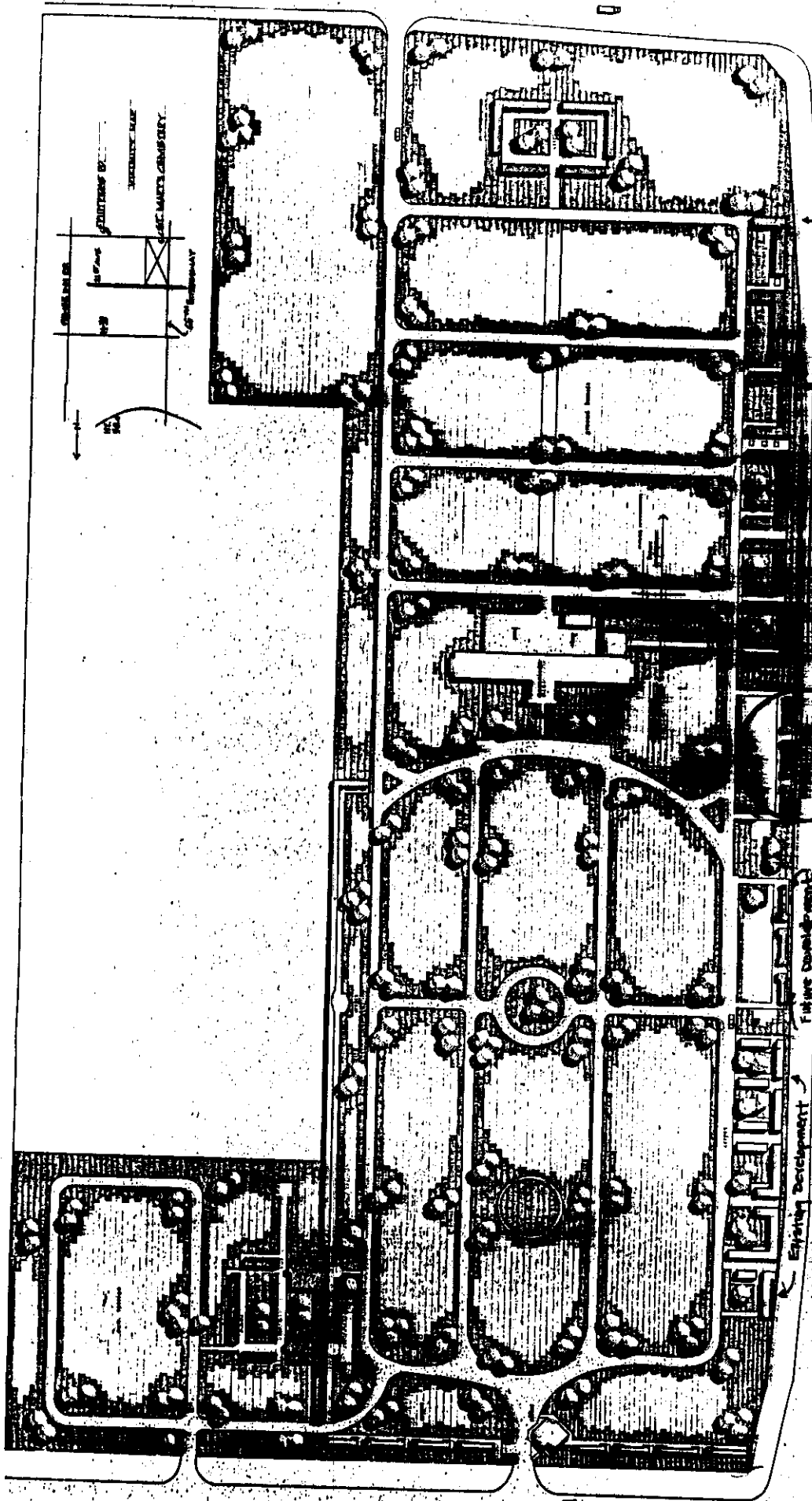
VICINITY MAP

Findings of Fact

1. The project is based on sound principles of land use in that:
 - a. The Project is based upon a master plan and will be reviewed for compliance with the Zoning Ordinance at each phase of construction.
 - b. The project is compatible with surrounding land, uses which consist of an existing cemetery, residential and commercial uses.

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. The proposal will not alter the character of the neighborhood significantly.

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.



Proposed Structures

Future Development



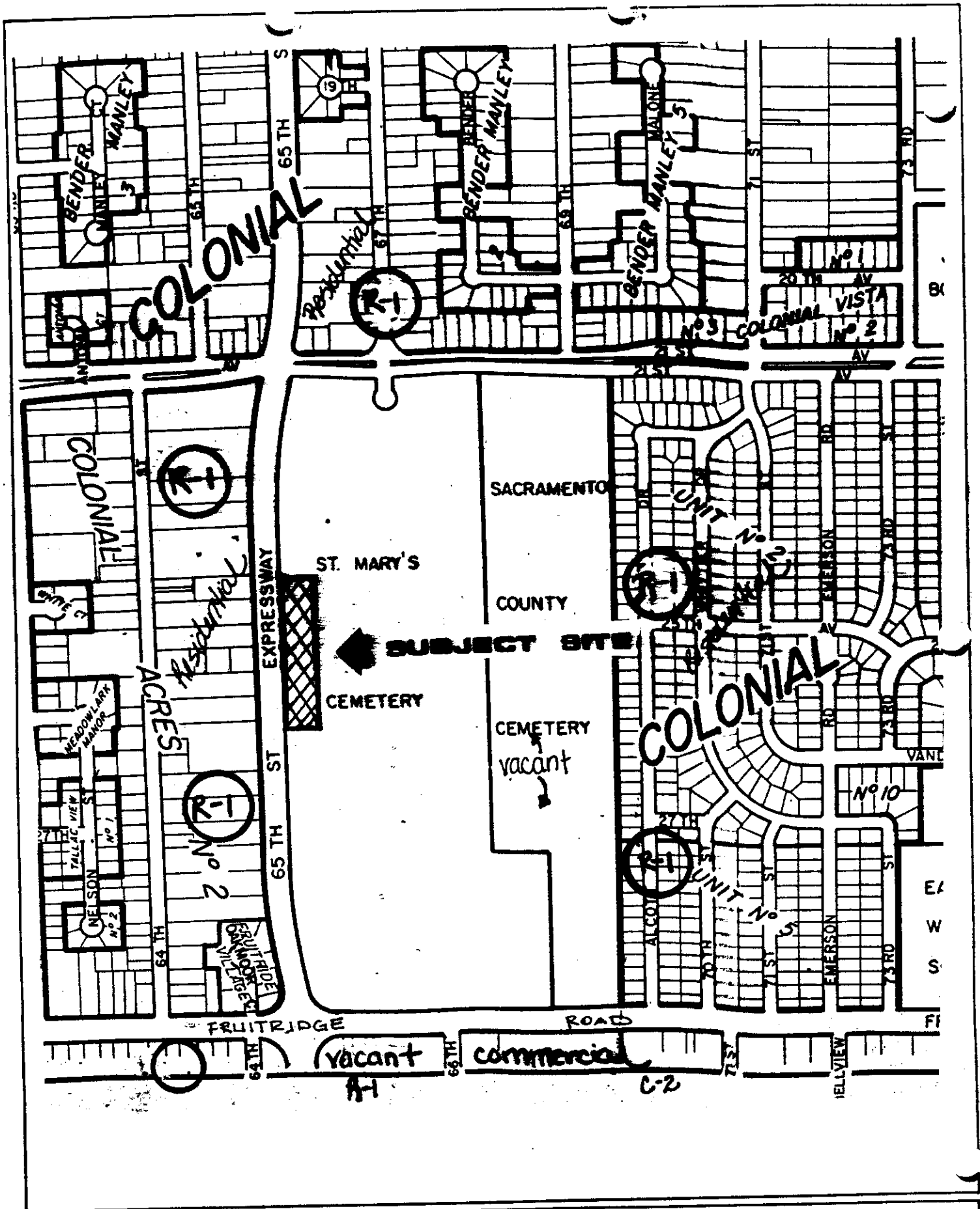
MASTER PLAN

LEGEND
 WALL, WALLING
 EXISTING BUILDINGS

ST. MARY'S CEMETERY
 SACRAMENTO CALIFORNIA

OWENS J. SHANAGHER A.I.A.
 ARCHITECT
 57 Maple Street
 San Francisco 94133
 Telephone 415/774-0065

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LAND USE & ZONING MAP

FOUNDATION AND ROOF PLANS

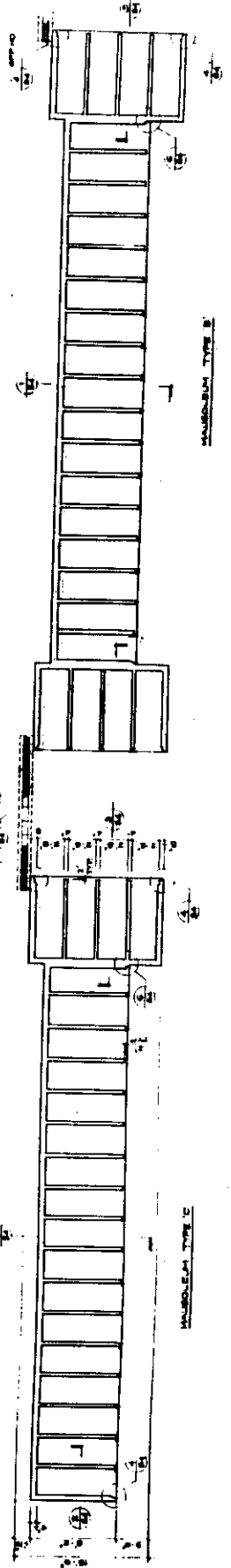
GARDEN CRYPT ADDITION
 ST. MARY'S CEMETERY
 SACRAMENTO, CA

OLIVER AND CO., INC.
 1925 CARLETON STREET
 BOSTON, CA 95710

Oliver Typing & Associates
 1000 Lakeside Blvd., Suite 10
 Sacramento, CA 95833
 (916) 441-1111

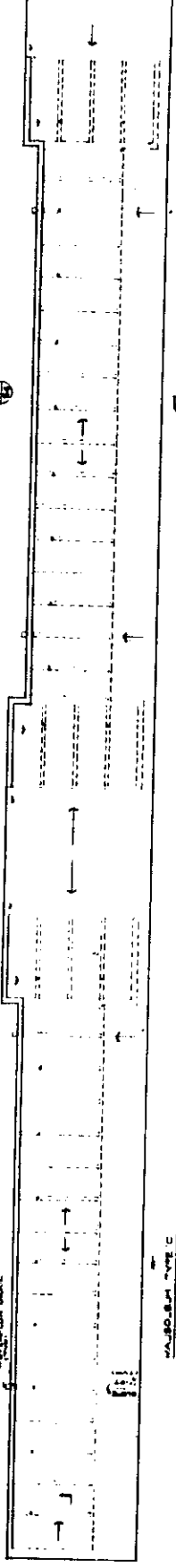
NOTES
 1. ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED.
 2. FOUNDATION TYPE A IS SHOWN.
 3. FOUNDATION TYPE B IS SHOWN.
 4. FOUNDATION TYPE C IS SHOWN.

FOUNDATION PLAN
 V. 1.0
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NOTE
 FOUNDATION TYPE A IS SHOWN UNLESS OTHERWISE NOTED.

ROOF PLAN
 V. 1.0



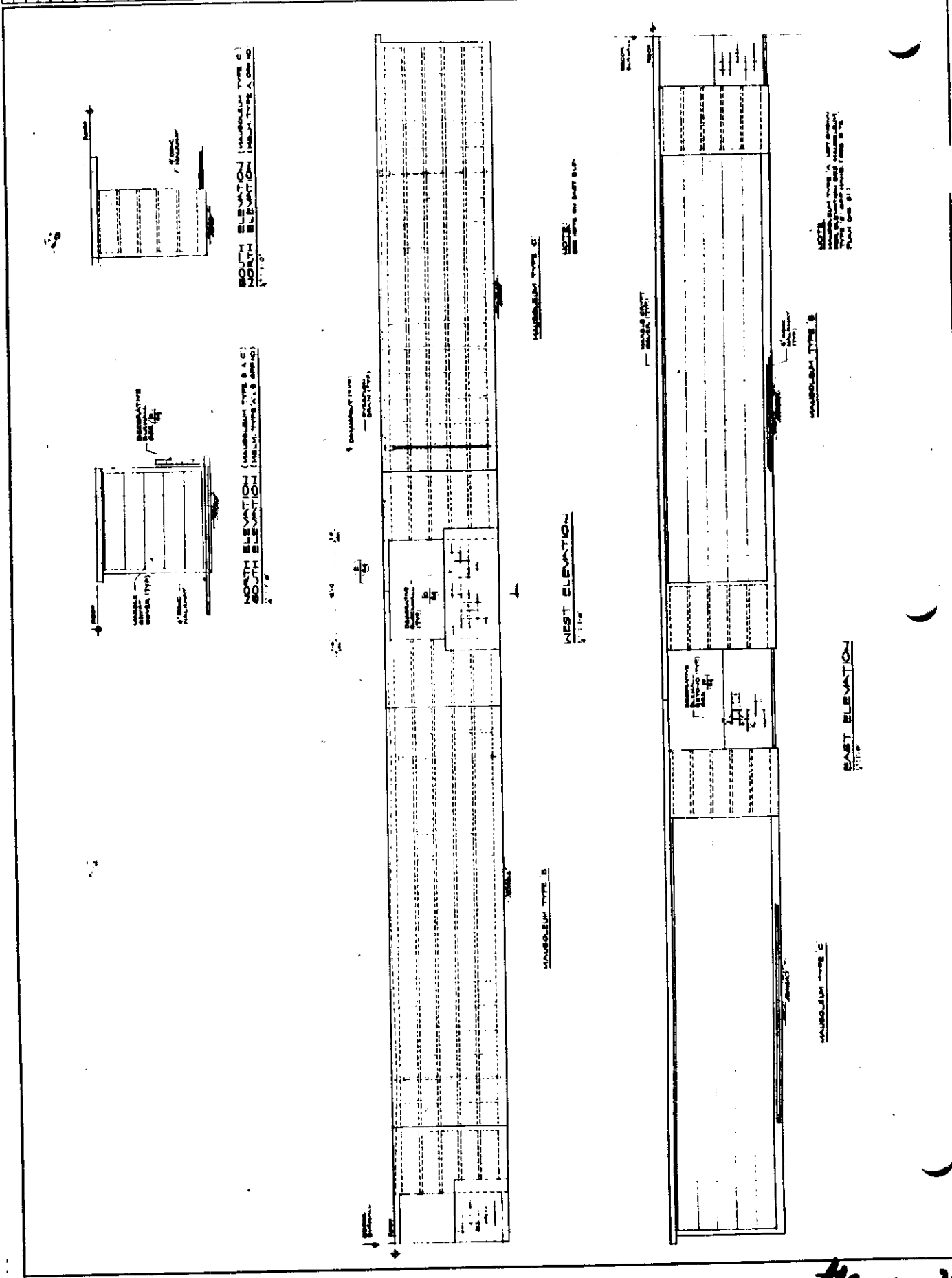
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ELEVATIONS

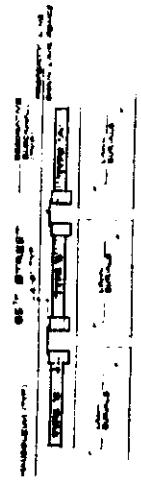
GARDEN CRYPT ADDITION
 ST. MARY'S CEMETERY
 SACRAMENTO, CA

OLIVER AND CO., INC.
 1800 CALIFORNIA STREET
 SACRAMENTO, CA 95811

Oliver Typing & Artwork
 1800 California Street, Room 10
 Sacramento, CA 95811
 Phone: 555-1234



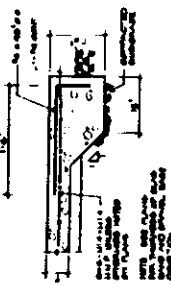
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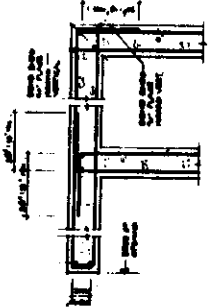
SEE PLAN



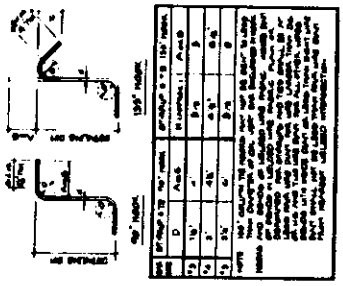
1 BOND OF CONCRETE SLAB ON BATH



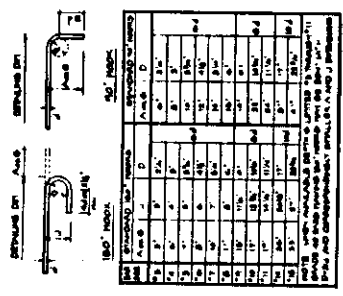
2 TYPICAL BOND FOR WALLS AND PARTITIONS IN CONCRETE WALLS AND PARTITIONS



3 STRIPUP HOOKS AND THE BOND



4 STANDARD HOOKS



1. These details are for general use and should be modified to suit the specific conditions of each project.
2. All dimensions are in inches unless otherwise specified.
3. All reinforcement shall be placed in a single layer unless otherwise specified.
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