

PLANNING DIRECTOR'S VARIANCE

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Kim Koski - 3241 Folsom Boulevard, Sacramento, CA 95816				
OWNER	East Lawn Inc. - P.O. Box 19334, Sacramento, CA 95819				
PLANS BY	Kim Koski - 3241 Folsom Boulevard, Sacramento, CA 95816				
FILING DATE	7-25-86	ENVIR. DET.	Cat. Ex. 15302(b); 15303(e)	REPORT BY	DH:sg
ASSESSOR'S-PCL. NO.	008-0010-011				

APPLICATION: Planning Director's Variance to permit an eight foot high solid granite wall in the front yard setback on 39+ acres in the Single Family (R-1) zone. (P-86-305)

LOCATION: 43rd Street and Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct an eight foot high solid granite block wall in the 25 foot front yard setback to replace an existing four foot high cyclone fence.

PROJECT INFORMATION:

1974 General Plan Designation: Major Open Space
1963 East Sacramento Community
Plan Designation: Recreation Facility or Open Space
Existing Zoning of Site: R-1
Existing Land Use of Site: Cemetery, mortuary, mausoleum, florist, caretaker's residence, crypts, corporation yard

Surrounding Land Use and Zoning:

North: Single family; R-1
South: Light-Rail track, US-50; TC
East: Single family; R-1
West: Single family; R-1

Property Dimensions: 509' x 1,418'
Property Area: 39.0+ acres
Square Footage of Building: 51,022 sq. ft.
Height of Fence: 8'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: ~~Granite block fence with ivy~~
Split Face grey masonry block wall

BACKGROUND INFORMATION: The East Lawn Cemetery was established in 1903. The existing mausoleum was constructed in the 1930's. Additional crypts were added in 1975 (P-6850) and 1980 (P-9111) with review and approval by the Planning Commission. The subject request is to replace an existing four foot high chainlink fence approximately 90 to 100 feet in length with an eight foot high solid wall. Materials are proposed to be concrete block with granite applied to the face of the wall. Ivy will be trained up the wall face which will be consistent with the existing fence and ivy along the majority of the site fronting Folsom Boulevard.

PROJECT EVALUATION

A. The subject site is a 38+ acre parcel developed with an existing cemetery.

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History

garden crypts. The site is zoned Single Family (R-1) zone. The 1963 East Sacramento Community Plan designates the site for Recreation Facility or Open Space. The 1974 General Plan designates the site as Major Open Space. Surrounding land uses are single family residential to the north, east and west with Light Rail and US-50 located to the south.

B. The specific area is the northwest corner of the cemetery located adjacent to the south side of Folsom Boulevard between the west property line and the west gate to the East Lawn cemetery. The proposed fence starts at the west gate post of the west entryway and runs to the west approximately 100+ feet. When it reaches the west property line, it heads southward for approximately six feet. The lot to the west of the site on Folsom Boulevard is vacant. The applicant proposes to construct the wall two feet back from the edge of the sidewalk. Ivy will be planted in the two foot strip between the wall and sidewalk edge.

C. The proposed eight foot high wall will replace an existing four foot high chainlink fence on top of a three to four foot slope bank covered with ivy. No sidewalk exists east of the west driveway adjacent to the site. The overall effect along Folsom Boulevard is a continuous green ivy covered area between the curb edge to the top of the four foot chainlink fence.

Since the applicant proposes to plant climbing ivy in the two foot setback, staff suggests that an irrigation system be installed in this area. Staff supports the eight foot wall in that the granite block material will tie-in with the granite gate columns and, after the ivy climbs the wall, the visual impact would be reduced.

D. In order to support the variance to exceed the height limit in the 25 foot front yard setback, the Director must find that, due to particular circumstances, the request should be approved. The proposed wall will replace an existing four foot high fence. The wall is part of a total 1,100 feet of fencing, wall and landscaping adjacent to Folsom Boulevard, therefore, the proposed project is a compatible extension of the existing fence, wall and landscaping. Under similar circumstances, the Planning Director has granted such variances.

E. The applicant has notified the surrounding property owners of his intent. Several telephone calls were made to the City regarding the project, however no objections were stated at the time of this report. A special permit, P86-300, is being processed to allow the addition of a mortuary and offices separately. This expansion is scheduled for the Commission hearing on September 25, 1986.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15302(b) and 15303(e)).

RECOMMENDATION: Staff recommends approval of the variance subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall submit to the Planning Director detailed landscaping and irrigation plans for review and approval prior to wall construction.

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2. The overall height of the wall shall not exceed eight feet as measured from the top of the sidewalk surface.
3. The applicant shall maintain a clear vision area along the Folsom Boulevard frontage as required by the Fence Ordinance.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed fence is compatible with surrounding land uses which consist of single family residences with fences; and
 - b. the fence will not significantly alter the character of the neighborhood.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will it result in the creation of a nuisance in that:
 - a. the proposed fence would provide security for the existing cemetery;
 - b. the front yard setback will be landscaped; and
 - c. the fence design will not create a visual barrier or blight.
3. The variance request, as conditioned, is not a special privilege extended to one individual property owner, in that the proposed fence will not alter the characteristics of the surrounding area.
4. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated as open space in the 1974 General Plan and 1963 East Sacramento Community Plans and the proposed variance for a wall conforms to the plan designation.

REPORT PREPARED BY:

Dan Hendrycks

Dan Hendrycks, Associate Planner

RECOMMENDATION APPROVED:

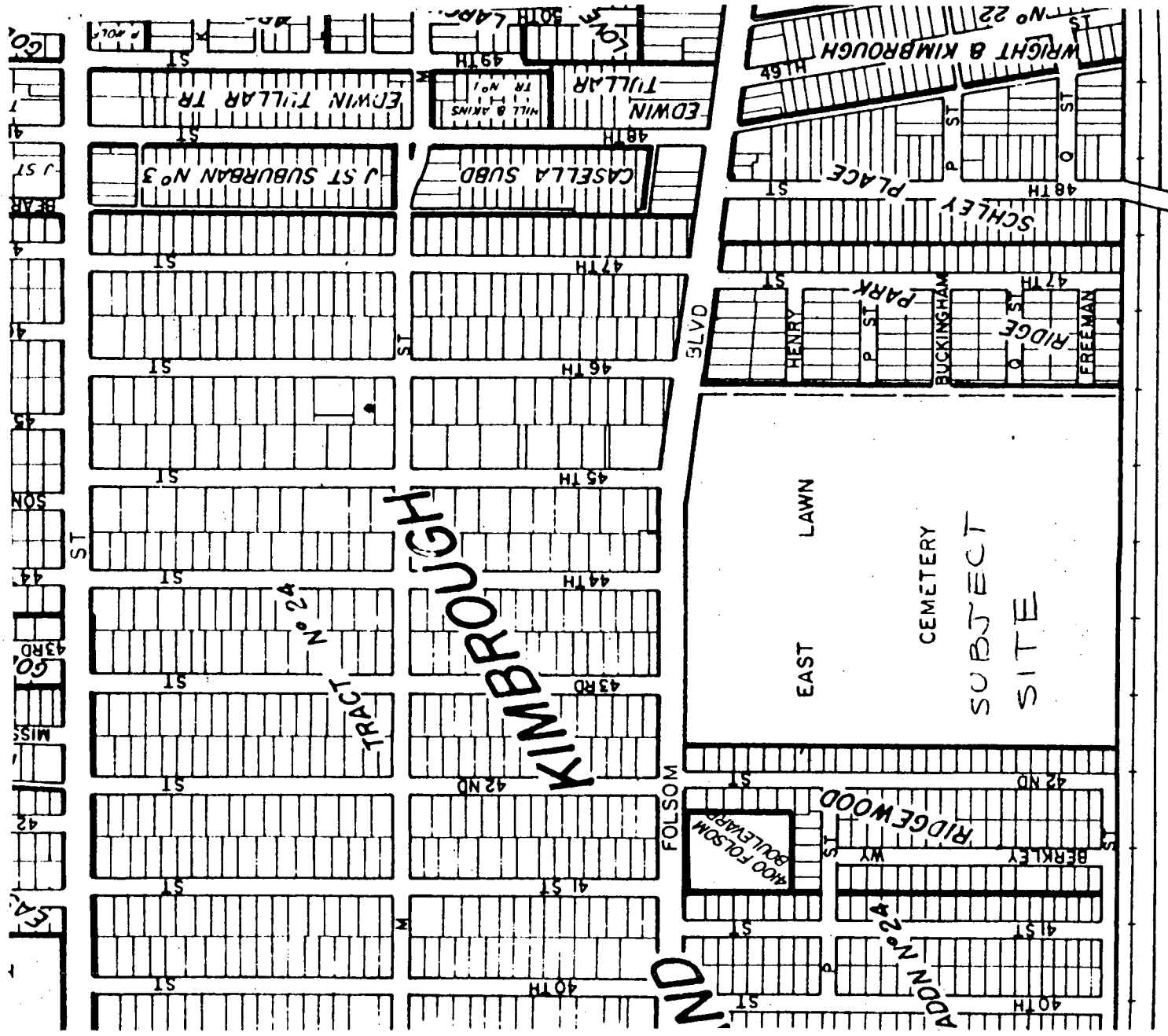
Marty Van Duyn
Marty Van Duyn, Planning Director

9/11/86
Date

DH:sg

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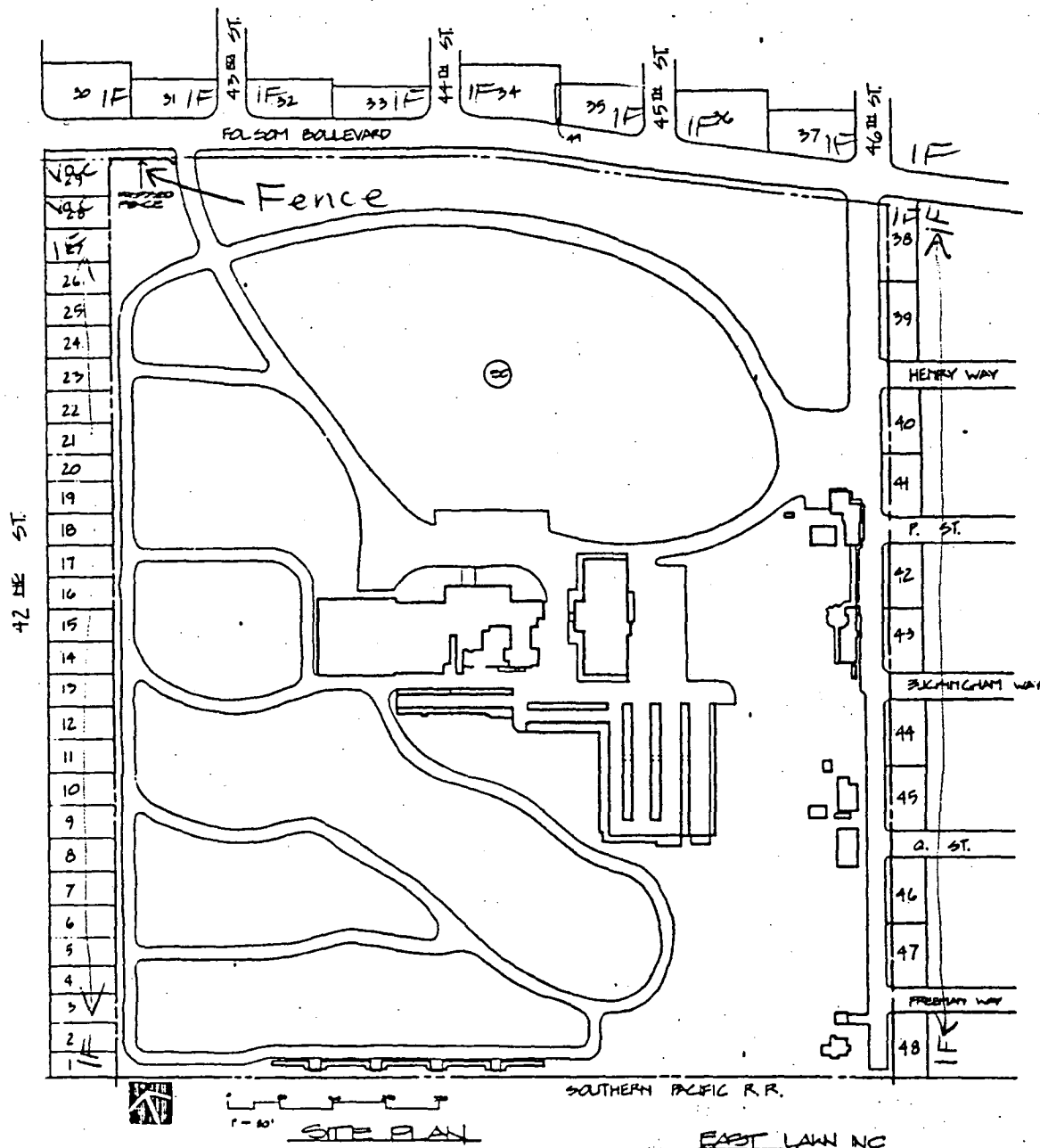


Scale: 1" = 1000'

VICINITY MAP

P-86-305

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Zoning: P-1 Entire Page
 Land Use: Single Family Residential unless
 otherwise noted.

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 Reduced Scale

LAND USE & ZONING MAP

P-86-305

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