



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JULY 14, 2015**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 3**  
**DEPARTMENT**

**SUBJECT: PLANNING CASES: P14-0898 AND P15-0433 – ROBERT BROWN, TRUSTEE  
FOR OLIVEWOOD CEMETARY - CONDITIONAL USE PERMIT AND  
VARIANCE TO CONSTRUCT A MAUSOLEUM AT OLIVEWOOD MEMORIAL  
PARK 3310 CENTRAL AVENUE**

## **ISSUE:**

The issue for City Council consideration is a Conditional Use Permit and Variance from Robert Brown, Trustee for Olivewood Cemetery, to construct an approximately 6,713 square foot Mausoleum on an approximately 62.8 acre site which is fully developed with a cemetery ("Olivewood Memorial Park") located at 3310 Central Avenue.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that the proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (new construction of small structures);
2. Approve Planning Cases P14-0898 and P15-0433 based on and subject to the Planning Commission findings and recommended conditions found in the attached report; and
3. Adopt the Planning Commission report, exhibits 6-10 as the approved project plans, subject to the recommended conditions of approval.

## **STAFF AND PLANNING COMMISSION RECOMMENDATIONS:**

Staff recommended approval subject to recommended conditions of approval. On June 4, 2015, the City Planning Commission recommended approval of Planning Cases P14-0898 and P15-0433 by a vote of 9 ayes, 0 noes and 0 abstentions, subject to the staff recommended conditions.

## **BACKGROUND:**

Olivewood Cemetery, the second oldest cemetery in the City of Riverside, was dedicated in 1888 with a plan to develop approximately 75 acres near Central Avenue. In 1930, Olivewood's first Mausoleum, designed by noted Riverside architect Henry L.A. Jekel, was built and later expanded in 1959. The Mausoleum, elevated from the frontage road it faces, is designed in a Mission Revival style infused with Art Deco features. Subsequently, Mausoleums 2 & 3 (conditional use permit CU-017-689) were built in 1969 and 1987, respectively, in a Spanish

style design. These have wide open arches with a recessed entry way, but only the 1969 structure has wooden beams supporting a roof of clay tiles. A rough stuccoed surface extends all around the original structure, though a lighter, softer surface was applied to the expanded structure. Both structures are connected by the “Court of Serenity,” an open space with three walls made of dark marble.

The proposed Mausoleum is 6,713 square feet in size and consists of a two-story structure with a recessed second level. The first level will have concrete pilasters similar in color and style as the Henry L.A. Jekel Mausoleum built in 1930, and a wood door entryway, with aluminum clad windows surrounding it. Due to the dense landscaping in the cemetery, which features large and wide trees, the Mausoleum will not be easily visible from the north, where Central Avenue is located, from the western side where State Route 91 is located, or the eastern portion of the cemetery, where residential neighborhoods are adjacent. Additionally, the hills on the southern side of the Mausoleum will screen the structure from surrounding areas. Both the trees and the hills reduce the impact of the second level height.

Staff supports the proposed site plan as previously described, subject to the recommended conditions of approval. The proposed project height exceeds the maximum height requirement of the RC-Residential Conservation Zone of 20 feet, therefore a Variance application has been submitted to allow a deviation from the height limit. The variance is supported by staff, based on the findings contained in the Planning Commission report.

#### **FISCAL IMPACT:**

There is no General Fund impact to the City as all project costs are borne by the applicant.

Prepared by: Emilio Ramirez, Interim Community & Economic Development Director  
Certified as to  
availability of funds: Brent A. Mason, Finance Director/Treasurer  
Approved by: Al Zelinka, FAICP, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

#### **Attachments:**

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – June 4, 2015
3. City Planning Commission Minutes – June 4, 2015