

allow Green Valley Mortuary to use 40 parking spaces near the Bass Lake Golf Course entrance at no cost during events that require overflow parking.

This memorandum is intended to provide the Planning Commission with the pertinent information to facilitate the discussion of overflow parking concerns related to the Green Valley Mortuary and Cemetery. If the project is recommended to the Board of Supervisors for approval, staff recommends adding a condition of approval requiring that if overflow parking at the Bass Lake Hills Golf Course is needed the applicant shall provide documentation of a mutual parking agreement for that overflow parking to the Planning Services Director.

Removal of Condition of Approval No 3:

Staff has become aware that Condition of Approval No. 3 is no longer applicable and creates a conflict with condition of approval No. 15 and County Code Section 130.22.250. Staff recommends that the Planning Commission remove Condition of Approval No. 3.

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Find that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301(e)(2);
2. Approve Rezone Z14-0011 based on the Findings;
3. Conditionally approve Planned Development PD14-0009, as the official Development Plan, based on the Findings and subject to the Conditions of Approval;
4. Conditionally approve Special Use Permit Revision S94-0002-R based on the Findings and subject to the Conditions of Approval;
5. Remove Condition of Approval No. 3 as the condition is no longer applicable and creates a conflict with Condition of Approval No. 15; and
6. Add a new Condition of Approval as follows:

If overflow parking at the Bass Lake Hills Golf Course is needed the applicant shall provide the Planning Services Director with documentation of a mutual parking agreement for that overflow parking.