

FROM THE PLANNING COMMISSION MINUTES OF MAY 14, 2015

AGENDA ITEMS

6. 15-0564 Hearing to consider the following requests: (1) Rezone a 7-acre portion from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD); (2) Development plan to allow for design flexibility in the development standards of the One-Acre Residential zone; and (3) A special use permit revision to allow alteration of the existing mortuary chapel, crematory, and administration structure; alteration of existing monument sign; a 3,604 square-foot addition; and reconfiguration of the required parking [Rezone Z14-0011/Planned Development PD14-0009/Special Use Permit Revision S94-0002-R/Green Valley Mortuary and Cemetery]** on property identified by Assessor's Parcel Number 102-030-28, consisting of 8.6 acres, in the Rescue area, submitted by Paul Phipps and Dennis Hamilton; and staff recommending the Planning Commission recommend the Board of Supervisors 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 as presented;
 - 3) Conditionally approve Planned Development PD14-0009, as the official Development Plan, based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Conditionally approve Special Use Permit Revision S94-0002-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 4)

Rob Peters presented the item to the Commission with a recommendation of approval to the Board of Supervisors.

Discussion ensued on the zoning remaining residential. Commissioner Pratt stated that the County should do a retro-fit, not the applicant, in having this parcel designated to the correct zoning.

John Bellingham, representing Sabrina Holt/owner of the Bass Lake Golf Course, which is adjacent to the project, made the following comments:

- Supported the project but there were serious existing problems;
- Project has inadequate parking as Ms. Holt's parking lot is used during services;
- Ms. Holt's parking lot is being ruined by the drainage that is coming from the project's site, which is located higher than her parcel; and
- If project is allowed more signs, she would be interested in obtaining more for her business.

Chair Stewart closed public comment.

Mr. Peters stated that although the project is an addition, there won't be an expansion of use. He referenced Exhibit G, the parking lot configuration, and as proposed, would still be in compliance.

Commissioner Miller concurred that the golf course parking lot is being used as an overflow parking during large-attended services at the project site.

Commissioner Pratt stated that the overflow parking issue should be addressed as the golf course and the three residences located on the same street are being impacted. He stated that there are places to route people in unique circumstances.

The Commission inquired if the applicant was present in the audience prior to concurring to continue the item off-calendar to address the overflow parking.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (5-0), to continue this item off-calendar to address issues raised during the hearing.

AYES: Miller, Shinault, Heflin, Pratt, Stewart

NOES: None