

FROM THE PLANNING COMMISSION MINUTES OF JUNE 25, 2015

AGENDA ITEMS

2. 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 (Attachment C);
- 3) Conditionally approve Planned Development PD14-0009, as the official Development Plan, based on the Findings (Attachment C) and subject to the Conditions of Approval (Attachment B);
- 4) Conditionally approve Special Use Permit Revision S94-0002-R based on the Findings (Attachment C) and subject to the Conditions of Approval (Attachment B);
- 5) Remove Condition of Approval No. 3 as the condition is no longer applicable and creates a conflict with Condition of Approval No. 15; and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.
(Supervisory District 4)

Rob Peters presented the item to the Commission with a recommendation of approval to the Board of Supervisors and referenced the staff memo dated June 24, 2015, which recommended replacing language for the new proposed condition.

Applicant, Paul Phipps, was present and available for questions.

Commissioner Pratt asked if there was a written agreement with the Bass Lake Golf Course owner for overflow parking.

Paul Phipps stated that Mrs. Holt never expressed any concern of overflow parking at the golf course and she would only give verbal approval and nothing in writing. Mr. Phipps also stated the mortuary provides many services and on the largest event on Memorial Day only 5 cars used the golf course overflow parking.

Commissioner Miller concerned that Mrs. Holt had not told the Planning Commission that she would allow parking.

Commissioner Shinault pointed out that the aerial view shows up to 20 cars could be parked on the asphalt and maybe they could try using valet parking.

Chair Stewart asked if the area on the south property line by Green Valley Road from the main parking lot or on the north side near the trees could be used as parking. Mr. Phipps stated that those particular areas are dedicated cemetery and graves.

Kay Ann Markham, County Counsel, stated the wording of Condition of Approval No. 6 gives the applicant flexibility to have a plan and to contact the property owner to get permission to park on the golf course property.

Roger Trout, Development Services Division Director, stated that Condition of Approval No. 6 would allow the applicant to notify him by email stating that applicant has permission to use the overflow parking and this would be more of documentation. Mr. Trout also stated documenting after the fact will be acceptable; however, if complaints are received applicant may need to communicate the need prior to the event.

Significant discussion ensued on overflow parking.

Chair Stewart closed public comment.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Miller, and carried (4-0), to recommend the Board of Supervisors take the following actions: 1) Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301(e)(2); 2) Approve Rezone Z14-0011 based on the Findings (Attachment C); 3) Conditionally approve Planned Development PD14-0009, as the official Development Plan, based on the Findings (Attachment C) and subject to the Conditions of Approval (Attachment B); 4) Conditionally approve Special Use Permit Revision S94-0002-R based on the Findings (Attachment C) and subject to the Conditions of Approval (Attachment B); 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 identified in the Staff Memo dated June 24, 2015. (Supervisory District 4)

AYES: Shinault, Miller, Pratt, Stewart
NOES: None
ABSENT: Heflin