



**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 Remove Condition of Approval No. 3 as the condition is no longer applicable and creates a conflict with Condition of Approval No. 15; and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 new Condition of Approval No. 6 as follows:

An off-site parking agreement and/or plan must be submitted to the Planning Services Director prior to any ceremony or event that requires an excess of 92 combined off-street and on-street (Alexandrite Drive) parking spaces.