

COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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Background:

Z14-0011/PD14-0009/S94-0002-R/Green Valley Mortuary and Cemetery was reviewed by the Planning Commission during the public hearing of May 14, 2015. During the public comment period concerns were raised by the adjacent property owner to the north, the property containing the Bass Lake Golf Course, that mortuary and cemetery patrons were utilizing the golf course parking lot during large ceremonies and services. The Planning Commission briefly discussed the possible need for an on-site overflow parking area to accommodate the highest parking demand at the site during the most highly attended ceremonies and services. The applicant was not in attendance at the meeting so the Planning Commission continued the item off-calendar in order to discuss the parking concerns with the applicant at a future Planning Commission hearing.

Discussion:

The proposed project meets the off-street parking requirements for the existing and proposed onsite uses in accordance with Zoning Ordinance Section 130.18.060, as illustrated by the site plan and parking calculation identified as Exhibit G of the original staff report. The project would require a total of 61 parking stalls. As proposed, the reconfigured parking would result in a total of 62 parking spaces, including 3 ADA compliant spaces, in conformance with the required parking for the site.

Overflow of the parking lot can occur during large ceremonies and services, an example being the Memorial Day Remembrance Ceremony that is held annually. Planning Services staff has discussed the overflow parking complaint and the outcome of the Planning Commission hearing with the applicant. The applicant has contacted the neighboring property owner in an effort to find a solution to the overflow parking issue. The neighboring property owner has agreed to 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 Categorically 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.