

## COMMUNITY DEVELOPMENT AGENCY

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TO: Planning Commission Agenda of: June 25, 2015

FROM: Rob Peters, Planning Services

DATE: June 24, 2015

RE: Z14-0011/PD14-0009/S94-0002-R/Green Valley Mortuary and Cemetery;

Replace Condition of Approval No. 6

## **Background:**

On May 19, 2015, Planning Services submitted a memorandum to the Planning Commission requesting the addition of condition of approval No. 6 stating "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."

## **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. The project requires a total of 61 off-street parking stalls and proposes 62 off-street parking stalls. Additionally, there are approximately 30 on-street parking spaces along Alexandrite Drive, a county maintained road, which can be utilized for additional parking for larger ceremonies. This results in a combined approximately 92 parking spaces that can be utilized for large ceremonies at the Green Valley Mortuary and Cemetery. Ceremonies that would require parking in excess of those 92 spaces would require additional off-site parking to be identified.

If the project is recommended to the Board of Supervisors for approval, staff recommends the addition of condition of approval No. 6 as outlined in the recommendation section below, which would replace condition of approval No. 6 outlined in the May 19, 2015 memorandum to the Planning Commission. This condition requires the applicant to submit an off-site parking agreement and/or plan to the Planning Services Director prior to any event or ceremony that requires an excess of 92 combined off-street and on-street (Alexandrite Drive) parking spaces.

**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 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.