



Legislation Text

File #: 15-0564, Version: 3

HEARING - To consider the recommendation of the Planning Commission on the Green Valley Mortuary and Cemetery project to rezone a 7-acre portion from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD); Development plan to allow for design flexibility in the development standards of the One-Acre Residential zone; and 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 [Z14-0011/PD14-0009/S94-0002-R] 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 Board take the following actions:

- 1) Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301(e)(2);
- 2) Approve Z14-0011 rezoning a 7-acre portion of Assessor's Parcel Number 102-030-28 from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) based on the Findings (Attachment 3B) presented;
- 3) Conditionally approve Planned Development PD14-0009, as the official Development Plan, based on the Findings (Attachment 3B) and subject to the Conditions of Approval (Attachment 3C) presented;
- 4) Conditionally approve Special Use Permit Revision S94-0002-R based on the Findings (Attachment 3B) and subject to the Conditions of Approval (Attachment 3C) presented; and
- 5) Adopt Ordinance **5024** for said rezone. (Supervisory District 4) (Est. Time: 10 Min.)

BACKGROUND

Request to consider Rezone Z14-0011/Planned Development PD14-0009/Special Use Permit Revision S94-0002-R/Green Valley Mortuary and Cemetery submitted by Paul Phipps and Dennis Hamilton (Agent: Greg Balderree/GBS Architecture, Inc.) to request the following: (1) Rezone the approximately 7-acre portion of the 8.6-acre lot 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 to allow encroachment into the required front yard setback for the proposed addition and to legitimize the existing porte cochere; 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 including reception center, kitchen, dressing room, two unisex ADA compliant bathrooms, storage, office, vestibule, and 1,712 square-foot covered patio; and reconfiguring of the required parking. The property, identified by Assessor's Parcel Number 102-030-28, consisting of 8.6 acres, is located on the west side of Alexandrite Drive at the intersection with Green Valley Road in the Rescue Area, Supervisory District 4. [County Planner: Rob Peters] (Categorical Exemption pursuant to Section 15301(e)(2) of the CEQA Guidelines)

SUMMARY

This action would authorize the alteration of the facade of an existing mortuary chapel, crematory, and administrative structure; alteration of existing signage; construction of an reception center that would match architecturally with the proposed facade alteration of the existing structure; and

reconfiguration of the existing parking lot improvements. The property owner has requested this action in order to upgrade the architectural features of the existing building and provide a reception center addition that would accommodate on-site receptions for attendees of funeral services.

The zoning and special use permit revision entitlements can be further summarized as follows: The rezone to Planned Development is required to allow design flexibility in the development standards of the front yard setbacks required by the One-Acre Residential zone. The Planned Development permit to allow encroachment into the front yard setback for the reception center addition and to legitimize an existing porte cochere. The revision to the special use permit to allow for alteration of the existing improvements, construction of the reception center addition and associated improvements, and modification of the allowed on-site uses to include receptions for attendees of funeral services.

The Staff Report (Attachment A) contains further details on the project request, including: background, entitlement permits, zoning regulations, general plan consistency, the existing and proposed uses, and design of existing and proposed facilities.

The item was originally heard by the Planning Commission on May 14, 2015. During the public comment period concerns were raised about overflow parking by the adjacent property owner to the north. The applicant was not in attendance at the May 14, 2015 hearing. Therefore, the Planning Commission could not discuss the overflow parking issue with the applicant and the item was continued off-calendar for further discussion. The item was heard by the Planning Commission a second time on June 25, 2015. Staff submitted a memorandum that proposed an additional condition of approval to address the potential overflow parking issue (Attachment 2C).

Staff is recommending that the Board of Supervisors approve the project by taking the actions recommended (by a vote of 4-0) by the Planning Commission on June 25, 2015. The minutes from the meeting are attached (Attachment 3A).

CLERK OF THE BOARD FOLLOW UP ACTIONS

The Clerk to send copies of the Minute Order, Ordinance and correspondence to the Division.

CONTACT

Roger Trout
Development Services Division Director
Community Development Agency