

so that what comes back to the Commission represents the discussion and addresses the Commission and the tenant's concerns. He therefore asked that the Commission continue the public hearing to the September 23, 2014 meeting. He noted that, per the Permit Streamlining Act, a one-time ninety day extension will be needed from the applicant.

The applicant agreed to the one-time ninety day extension.

**The motion to continue the public hearing to September 23, 2014 was approved, (7-0).**

**2. Height Variation & Site Plan Review (Case No. ZON2014-005010): 29926 Avenida Anillo**

Associate Planner Mikhail presented the staff report, noting at the previous meeting the Commission had concerns with the fenestration and articulation, as well as some of the design materials. She discussed the modifications that have been made by the applicant to try to meet the Commission's concerns. She stated that staff is in support of the revised plan and is recommending approval, as conditioned in the staff report.

Chairman Leon opened the public hearing.

Jose Arche (architect) stated he was available for questions.

Anil Gupta (applicant) stated he bought this home last year and hopes to live in the home for a very long time. He stated that he too was available for questions.

Chairman Leon asked Mr. Gupta if he was happy with the changes.

Mr. Gupta answered he was very happy with the changes, and felt it made the house look much better.

Chairman Leon closed the public hearing.

**Commissioner Emenhiser moved to approve the project as recommended by staff, seconded by Vice Chairman Nelson. The motion was approved, and PC Resolution 2014-20 was adopted, (7-0).**

**PUBLIC HEARINGS**

**3. Conditional Use Permit revision (Case No. ZON2014-00182): Green Hills Memorial Park 27501 Western Avenue**

Senior Planner Kim presented the staff report, explaining the proposal was a revision to the Green Hills Master Plan to address the temporary modular buildings on site. She noted that this building addition was being processed as a revision to the Master Plan

because the cemetery use itself was approved under a Conditional Use Permit, and any subsequent improvements or additions must be approved as a revision to the original Conditional Use Permit. She also explained that revisions to the Master Plan would normally be tied and processed as a whole, this application is being processed separately from the rest of the Master Plan to move forward with the City Council's direction to remove the temporary buildings on site. She emphasized this application is limited to the scope of the additions to the administrative building and does not modify, change, or impact the previously approved mausoleums, operations, uses, or other improvements on the subject property. She briefly discussed the scope of the proposed project as detailed in the staff report. She noted that the applicant has requested the Planning Commission approve their request to allow the temporary modular buildings to remain on the site during the construction phase of the proposed addition. In order for staff to ensure that the construction takes place in a timely manner and that the temporary buildings will be removed, staff has added a condition of approval to allow these temporary buildings to remain in place and must be removed either at building permit final or 18 months from the date of decision. With that, staff is recommending approval of the proposed project as conditioned in the staff report.

Commissioner Emenhiser questioned if 18 months will be long enough.

Senior Planner Kim answered that staff discussed this with the applicant, and the applicant felt 18 months was adequate.

Commissioner Emenhiser asked what would happen if there was a major delay and 18 months was not long enough.

Senior Planner Kim explained in the conditions of approval there is language that says any extensions to keep the modular buildings in place must be approved by the Planning Commission prior to the 18 month deadline. Without that, Conditional Use Permit Revision "E" would become null and void.

Chairman Leon opened the public hearing.

Anthony Inferrera (architect) stated Green Hills agrees to the conditions of approval for this project. He stated he has already submitted preliminary plans to the Fire Department for approval and does not anticipate any delays.

Chairman Leon asked Mr. Inferrera if he was confident the job will be completed within the 18 months.

Mr. Inferrera answered that he was comfortable with the 18 month deadline.

Matt Martin referred to condition No. 49 which addresses the setbacks and height standards, and asked that the Planning Commission and staff specifically review that issue, as he was not sure what that condition was granting Green Hills.

Vice Chairman Nelson asked staff to address and clarify the setback issues as it relates to condition No. 49.

Senior Planner Kim clarified that there are specific setbacks that apply to different burial sites and mausoleums that are not part of this project, which are different from the minimum required by the underlying Cemetery zoning district because they were approved through a previous Conditional Use Revision. Condition No. 49 says that if it is not already addressed within the existing conditions of approval, a proposal shall comply with the minimum setback requirements required through the Cemetery Development Standards.

Deputy Director Mihranian added that conditions 49, 50, and 51 are standard catch-all conditions that staff adds to every development project.

Chairman Leon closed the public hearing.

**Commissioner Emenhiser moved to approve the project as recommended by staff, seconded by Vice Chairman Nelson.**

Commissioner Gerstner stated his only concern was that this was just another 18 month extension allowing the modular buildings to remain at Green Hills. He was concerned that the only penalty for not doing the addition to the building and not moving the trailers was that the request may become null and void, which may be no detriment whatsoever. He was very hopeful that the work will get done, but was skeptical at this point.

**The motion was approved and PC Resolution 2014-21 as adopted, (7-0).**

#### **APPROVAL OF MINUTES**

##### **4. June 24, 2014 Minutes**

**Commissioner Tomblin moved to approve the minutes as presented, seconded by Vice Chairman Nelson. Approved without objection.**

#### **ITEMS TO BE PLACED ON FUTURE AGENDAS**

##### **5. Pre-Agenda for the meeting on August 12, 2014**

The pre-agenda was reviewed and approved as presented.

#### **ADJOURNMENT**

The meeting was adjourned at 10:50 p.m.