

CONDITIONAL USE PERMIT AND DESIGN REVIEW AT 1651 HILLSIDE BLVD

City Council Meeting
June 28, 2023

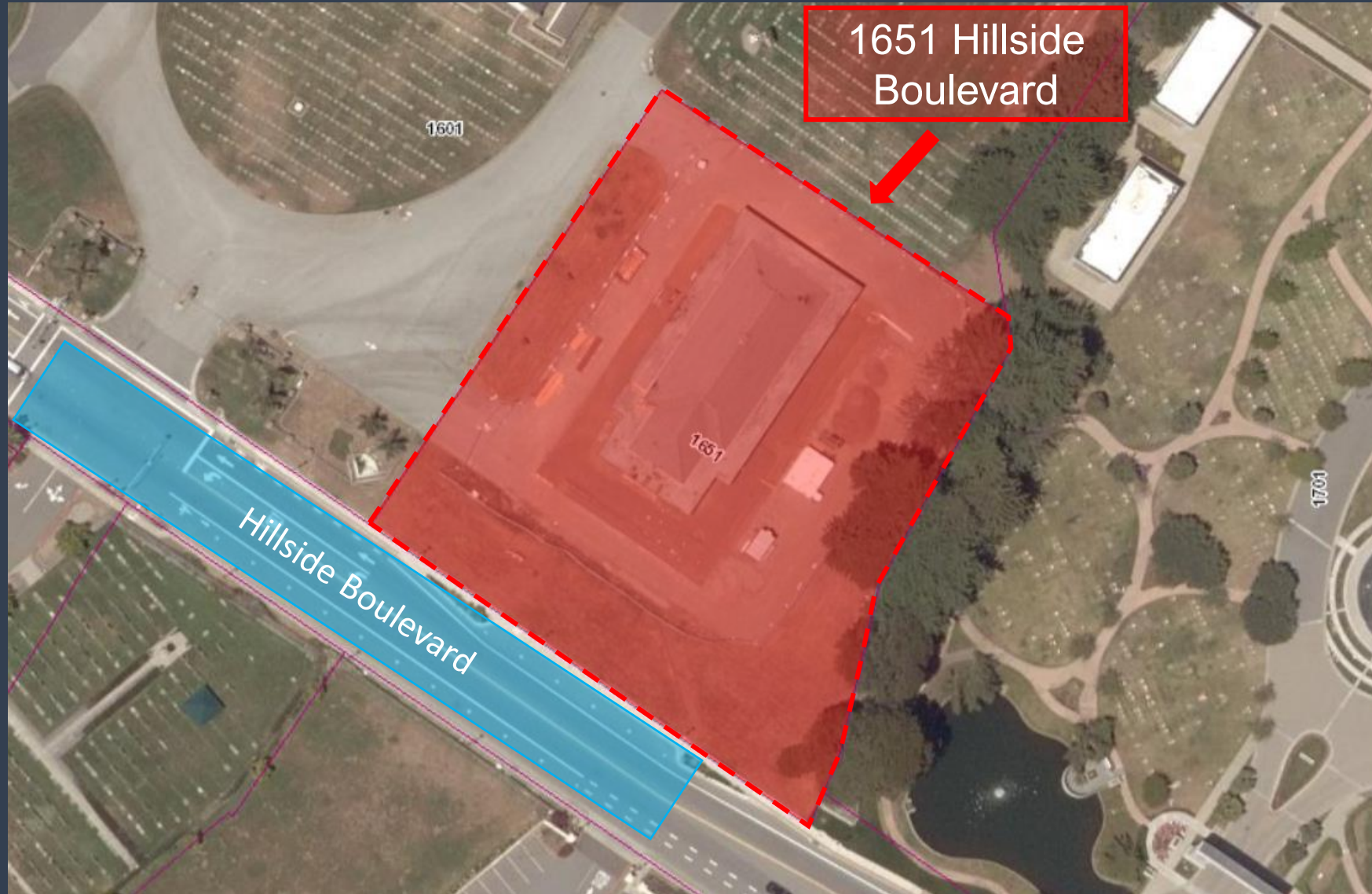


Presentation Overview

- Background
- Existing Conditions
- Proposed Use
- CEQA Determination and Project Findings
- Highlighted Conditions of Approval
- Staff Recommendation



Background: Proposed Use Preview



Background: Land Use Map



Existing Uses

- Chapel
- Embalming services
- Office spaces
- Consultation and viewing rooms

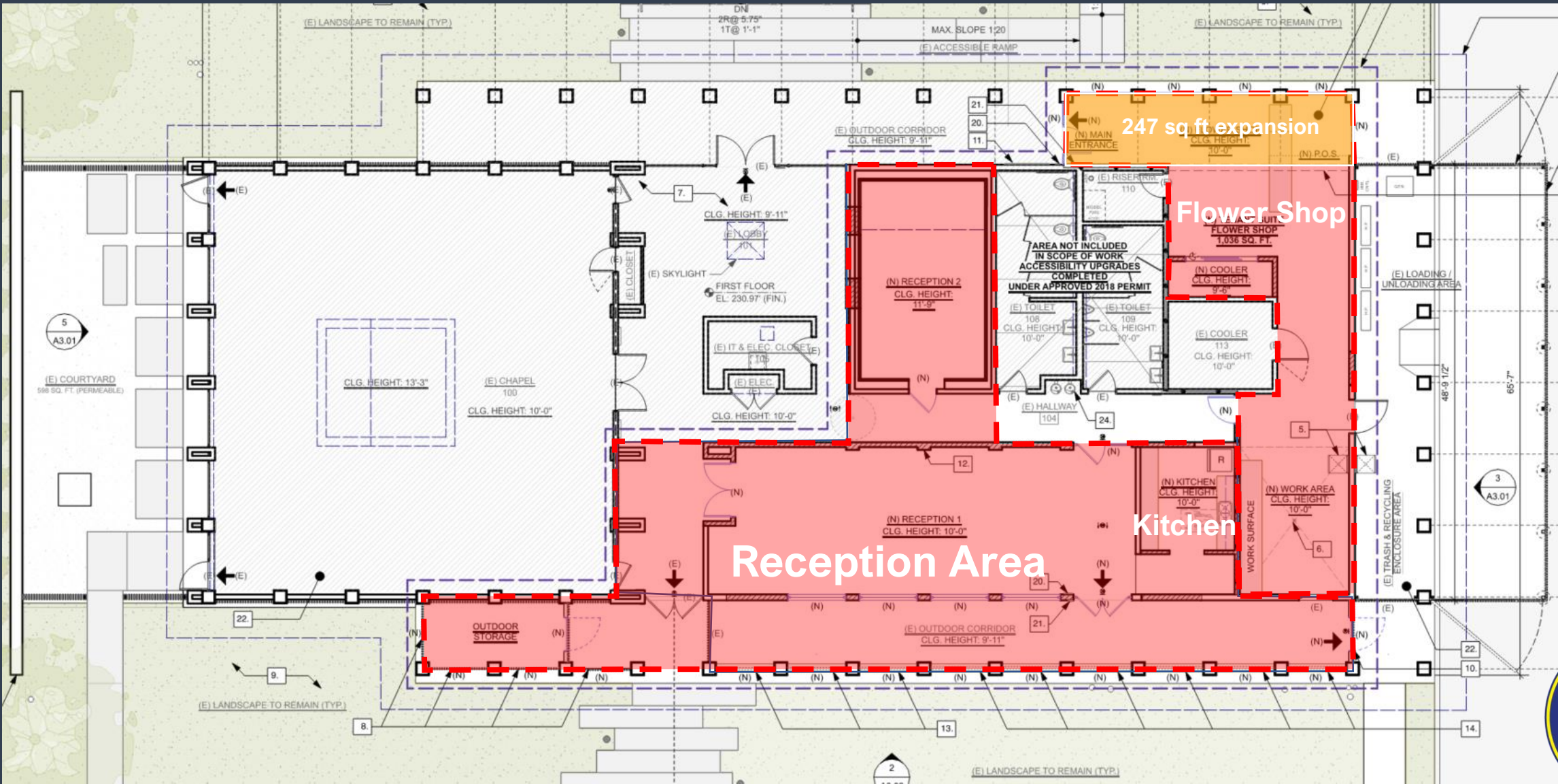


Proposed Use

- Chapel (existing)
- Flower shop
- Funeral reception space
- Operations: daily from 8:00 AM to 5:00 PM with the flexibility to stay open as late as 11:00 pm upon request of the family
- Four full time and six part time employees as needed for events and services



Proposed Use



Existing Exterior:

View from NE Corner



View from NW Corner



Proposed Exterior



View from NE Corner



View from NW Corner



California Environmental Quality Act

15301 Class 1 – Existing Facilities

(e) Additions to existing structures provided that the addition will not result in more than:

1. 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less.



Findings:

- Consistent with General Plan and Zoning Ordinance
- Not detrimental to public health, safety, public welfare, or materially injurious to properties or improvements in the vicinity.
- Existing property uses, large or small, will not be detrimentally affected by the proposed use.
- Granting the Use Permit will not constitute special privilege inconsistent with the Zoning Ordinance.
- The use will not constitute a nuisance to neighboring persons or properties
- The proposed exterior expansion will not result in a significant change in character or design of the existing building and will remain consistent with the setting.



Highlighted Conditions of Approval

- Use Permit will expire if Building Permit is not issued within 1 year.
- Exterior colors and materials must be consistent with the submitted plans and match the existing where noted
- Permittee must obtain all necessary building and fire permits.



Recommendation

Staff Recommends that City Council Adopt:

RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO ALLOW FOR THE MINOR EXPANSION AND INTERIOR REMODEL FOR A CEMETERY CHAPEL TO ADD A RECEPTION ROOM AND FLOWER SHOP LOCATED AT 1651 HILLSIDE BOULEVARD- APN: 011-331-190



Questions?

Thank You!

