



City of Wheatland

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PLANNING COMMISSION MEETING STAFF REPORT

Date: April 2, 2019
Agenda Item:

Subject: Heaven's Gate Pet Memorial Center Expansion Project located at 603 Fourth Street in the City of Wheatland.

Prepared by: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Planning Commission adopt the attached resolution approving the Heaven's Gate Pet Memorial Center Expansion CEQA Addendum, Amendment to the existing Heaven's Gate Pet Memorial Center Conditional Use Permit, Site Plan and Design Review, and Variance for the building side setback, subject to the recommended conditions, for the Heaven's Gate Pet Memorial Center located 603 Fourth Street (APN 015-305-012).

Background

In 2015, the City of Wheatland approved an Initial Study/Negative Declaration (IS/ND) for the Heaven's Gate Pet Crematorium Project, which consisted of an analysis of the operations of the pet crematorium, at the then-vacant existing on-site commercial building, as well as minor site improvements such as additional landscaping. The City of Wheatland also approved a Conditional Use Permit (CUP) for the Heaven's Gate Pet Crematorium on April 7, 2015. The IS/ND provided the Feather River Air Quality Management District (FRAQMD) with the documentation necessary to issue a Permit to Operate for the cremation unit. A Permit to Operate (Permit No. P28012) has since been issued by the FRAQMD for the Heaven's Gate Pet Crematorium.

Discussion

On December 26, 2018, the applicant, Ryan Epperson, submitted a Universal Planning Application Form and proposed site plan for the proposed Heaven's Gate Pet Memorial Center expansion. The applicant is requesting a CUP Amendment, Site Plan and Design Review, and a Variance to expand the current Pet Memorial Center located at 603 Fourth Street, identified as APN 015-305-012, in the City of Wheatland.

The proposed project consists of expanding the existing 1,800-square-foot building and two additional cremation units. Approximately 900 square feet of the existing building would be removed and replaced with a new 2,640-square-foot metal building, for a total of 3,540 square feet. The expanded building would include an exit man door along the back elevation and a roll-up door along the front elevation. Minor site improvements are also proposed, including exterior benches, fountains, and landscaping (see Attachment 3).

The CUP Amendment for the expansion would accommodate additional staff work space and the proposed addition of two new cremation units. One of the proposed additional units is intended to begin operating immediately upon approval, while the other unit would come online at a future date, depending on market demands.

The addition of the two new cremation units requires subsequent review and an amendment to the existing Permit to Operate by FRAQMD. Therefore, the City has prepared the attached CEQA Addendum, which analyzes full operations of the proposed project, including the existing cremation unit and the two additional proposed units landscaping (see Attachment 2). The two additional units would be of the same make and model, as well as cremation rate and capacity, as the existing on-site unit analyzed in the 2015 IS/ND. The project also includes an amendment to the existing CUP to reflect the proposed additional square footage, as well as the increase in operations associated with the addition of two cremation units.

In addition, pursuant to the Wheatland Municipal Code and Chapter 18.67, development in the Heavy Commercial District (C-3) zone is subject to Site Plan and Design Review. The proposed building addition would consist of a new metal building with metal roofing and exterior lighting. The proposed metal building would be consistent with the existing building and would partially be screened from view with the existing fencing and landscaping along SR 65.

Section 18.36.060 of the Wheatland Municipal Code requires a 15-foot side setback where a C-3 zone abuts a residential zone. The existing building currently encroaches on the required 15-foot setback. The proposed addition would continue this encroachment, which requires approval of a variance.

Additionally, Section 18.63.040 of the Wheatland Municipal Code identifies the number of parking spaces required for unspecified uses shall be established by the Planning Commission. The project site currently has four customer parking spaces (one ADA

space). Staff believes the four existing parking spaces are sufficient for the proposed expansion because approximately 70 percent of all business consists of pick-up and delivery (conducted by the business owner).

CEQA Review

A CEQA Addendum has been prepared for the adopted 2015 Heaven's Gate Pet Crematorium Negative Declaration in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15164.

Staff has concluded that the proposed project does not represent a substantive change in the approval of the Heaven's Gate Pet Crematorium, as analyzed under the City of Wheatland 2015 IS/ND. The 2015 IS/ND determined that implementation of the original Heaven's Gate Pet Crematorium would not result in any significant environmental impacts and mitigation was not necessary. Based on this Addendum, with implementation of the proposed expansion project, new impacts would not occur. Therefore, based on this analysis, the City has determined that the proposed project does not trigger the need for a subsequent or supplemental IS/ND, because substantial changes in the project, changes in project circumstances, or new information would not occur that would require additional environmental review under the standards of CEQA Guidelines section 15162.

Conclusion

Based on the information contained in the staff report, staff recommends that the Planning Commission adopt the attached resolution approving the Heaven's Gate Pet Memorial Center Expansion CEQA Addendum, Amendment to the existing Heaven's Gate Pet Memorial Center Conditional Use Permit, Site Plan and Design Review, and Variance for the building side setback, subject to the recommended conditions, for the Heaven's Gate Pet Memorial Center located 603 Fourth Street.

Attachments

- 1. Planning Commission Resolution**
- 2. Heaven's Gate Pet Memorial Center CEQA Addendum**
- 3. Proposed Site Plan**