MEMORANDUM

TO: PLANNING COMMISSION
FROM: ROB EASTWOOD, PLANNING OFFICE

RE: Item #7 of 8/2/12 Planning Commission – Cordoba Center (File #2145) – Summary of Discussion and Questions raised regarding the proposed Cordoba Center from the San Martin Planning Advisory Committee and South County Joint Planning Advisory Committee.

The proposed Cordoba Center (File #2145 - Use Permit to establish a religious institution and cemetery) was reviewed by the San Martin Planning Advisory Committee on Tuesday, July 31st @ 7pm and by the South County Joint Planning Advisory Committee on Wednesday, August 1st @ 7pm

Both meetings entailed staff presentation of the project, testimony from members of the public, and discussion / deliberation by the respective committees.

Attached are draft minutes prepared by the San Martin Advisory Committee (SMPAC) for the SMPAC meeting.

Below is Staff’s summary of issues and questions raised by members of the public from the South County Joint Planning Advisory Committee, complied from staff notes from the meeting.

Public Testimony –

1. Right-turn only mitigation measure? Cause a problem? Necessary?
2. Religious affiliation
3. Not change the interpretation of existing policies (local serving)
4. Is this a wetland?
5. Tax implications (cemetery exemption)
6. Cemetery impacts to groundwater, # of people in the cemetery
7. Move the cemetery up the hill
8. Test soil conditions during wet weather
   Are distances to groundwater accurate?
9. Limit the number of burial plots and people that can be interred
10. Does the process have a definitive end – discuss process
11. Why did we change position at the 11th hour
12. Why can’t we take it literally (R-LU57) what is the population of Muslims in San Martin
13. Quotes from Ann, 4 ft. to groundwater
14. Is there a law or concern related to burial without coffins
15. How is overflow parking going to be handled
16. 6 a.m. ⇒ 11 p.m. hours of operation consistent with Buddhist
17. Is there a requirement for headstones, multiple graves
18. Do the water quality conclusions for the cemetery depend upon the burial methods?
19. How do we handle peak attendance at funerals? Parking?
20. Is the Buddhist church exceeding CUP occupancy limits?
21. Hours of operation
22. MND 17 events of 150 people or more; how do we change?
23. 150 people requires larger septic system
24. Monitoring of attendees after approval
25. Is there a case law supporting our interpretation of 57 (serving local population)
26. What has the County done to solicit input and participation?
27. Loudspeaker system allowed?
28. Does the cemetery need a separate approval
29. What is “minimal risk” to groundwater in relation to the cemetery
30. How do we limit growth over time
31. Is there a hazard from radiation within bodies treated for cancer
32. No improvements asked for on Morgan Hill Road
33. Compressed soil hazard zones – compressible hazard zones
34. Protection of riparian area and creek