

FROM THE PLANNING COMMISSION MINUTES OF JANUARY 28, 2010

8. REZONE/TENTATIVE MAP/SPECIAL USE PERMIT

Z07-0040/TM07-1454/S09-0012/Sundance Subdivision submitted by CHRISTOPHER A. BEAUCHAMP (Agent: Carlton Engineering/Cesar Montes de Oca) to request the following: 1. Rezone from Exclusive Agricultural (AE) to Estate Residential Ten-Acre (RE-10); 2. Tentative map to create 28 lots ranging in size from 10 to 14.8 acres; 3. Special use permit to allow the gating of proposed Road "A" at the intersection with Pilot View Drive; and 4. Design waiver requests to: (a) Permit proposed lots 15 and 16 to exceed the 3:1 depth to width lot ratio; and (b) Permit a reduction in the shoulder width for proposed Road "B" from 10 feet as required in the Design and Improvement Standards Manual to two feet. The property, identified by Assessor's Parcel Numbers 104-520-04, 104-520-05, and 104-520-06, consisting of 298.19 acres, is located on the south side of Rattlesnake Bar Road, approximately 0.8 miles east of the intersection with Highway 49, in the Pilot Hill area, Supervisorial District IV. *[Project Planner: Jason Hade]* (Mitigated negative declaration prepared)*

Jason Hade informed the Commission that the applicant was requesting a continuance to the February 25, 2010, meeting.

County Counsel Paula Frantz informed the Commission that they should begin with any public comment on the continuance request, but that it would be at the Commission's discretion if public testimony was heard on the project. She stated that, historically, the Commission has preferred to hear everything at the same time (i.e., staff presentation and public testimony). However, if a member of the public would not be able to attend the next meeting, the Commission could receive their public testimony today.

No further discussion was presented.

Motion: Commissioner Rain moved, seconded by Commissioner Heflin, and carried (4-0), to continue the item to the February 25, 2010, meeting.

AYES: Pratt, Heflin, Rain, Mathews
NOES: None
ABSENT: Tolhurst