

**FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 8, 2011**

**10. GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

**A08-0015/Z08-0039/PD08-0025/TM08-1485/Tilden Park** submitted by REAL RETURNS LLC for the following: 1. General Plan Amendment to change the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) and Commercial (C); 2. Rezone from One-Acre Residential (R1A) to One-Family Residential-Planned Development (R1-PD), Commercial-Planned Development (C-PD), and Open Space-Planned Development (OS-PD); 3. Planned Development with the intention to allow clustering of lots and allow building within setbacks required for One-Family Residential (R1); 4. Tentative Map and phasing plan to create 14 single family residential lots, ranging in size from 5,151 to 9,590 square feet (total of 2.97 acres), two commercial lots, which would be 3.28 acres and 4.94 acres in size, and two open space lots totaling 35,506 square feet (0.82 acre); and 5. Design Waivers have been requested for the following: (a) The roadway width for Crosswood Drive along the project frontage be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with type 2 vertical curb, gutter and sidewalk on the project side only; (b) The roadway width for Crosswood Drive offsite from the project to Wild Chaparral Drive be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with one-foot shoulders; and (c) Frontage improvements, including curb, gutter and sidewalk, along Crosswood Drive be eliminated. The property, identified by Assessor's Parcel Numbers 070-280-59 and 070-280-60, consisting of 12.01 acres, is located approximately 500 feet from the northwest corner of the intersection of Crosswood Drive and Wild Chaparral Drive, in the Shingle Springs area, Supervisorial District 4. [*Project Planner: Shawna Purvines*] (Mitigated negative declaration prepared)\* [*continued from 10/27/11 meeting*]

Chair Heflin requested that this item be heard immediately following Public Forum/Public Comment as the applicant was requesting a continuance.

Pierre Rivas indicated that the applicant was requesting a continuance to the February 9, 2012 meeting to allow sufficient time to meet with the attorneys involved and the neighbors. He stated that staff concurs with the applicant's continuance request.

**Motion: Commissioner Pratt moved, seconded by Commissioner Rain, and carried (4-0), to continue the item to the February 9, 2012 meeting.**

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