



**Environmental
Planning
Commission**

Staff Report

**Agenda Number: 11
Project Number: 1000177
Case Number: 11EPC-40033/40034
July 14, 2011**

Agent	Dekker/Perich/Sabatini
Applicant	Cliff's Amusement Park
Request	Zone Map Amendment; Site Plan for Subdivision
Legal Description	Tracts A & X, G.A.G.E. Subdivision
Location	South side of Osuna Road, between San Mateo Boulevard and I-25
Size	Approximately 18.8-acres
Existing Zoning	M-1
Proposed Zoning	SU-1/Amusement Park & Related Facilities, Restaurant w/Beer & Wine License (Tract A only)

Staff Recommendation

**DEFERRAL of 11EPC-40033 for 180-days.
DEFERRAL of 11EPC-40034 for 180-days.**

Staff Planner

Christopher Hyer, Senior Planner

Summary of Analysis

This is a two part request: to rezone Tract A, G.A.G.E. Subdivision, to the same zoning as Uncle Cliff's Family Land, Tract X; and an amendment to the existing site development plan for subdivision (SPS) to include the additional acreage in the master plan. The applicant is also requesting delegation of approval authority for future requests for site development plan for building permit, to the DRB.

The applicant is requesting a deferral of 180-days to the January 12, 2012 EPC hearing in order to make certain the real estate contract for the purchase of the additional tract is completed.

Location Map (3" x 3")