



City of East Palo Alto

PLANNING COMMISSION - REGULAR MEETING
MONDAY, JANUARY 28, 2019 – 7:00PM

ACTION MINUTES – ADOPTED MARCH 11, 2019

East Palo Alto Government Center
2415 University Avenue - First Floor – City Council Chamber
East Palo Alto, CA 94303

CHAIRPERSON:

Robert Sherrard

VICE CHAIRPERSON:

Uriel Hernandez

COMMISSIONERS:

Robert Allen, Ofelia Bello, Javanni Brown, Kyra Brown
Andrei Garcia, Michael Mashack (Alternate)

Staff Present: Rafael E. Alvarado Jr., City Attorney; Daniel Berumen, Senior Planner
Sean Charpentier, Interim City Manager; Michelle Daher, Environmental Coordinator
Leticia Garcia, Secretary II; Guido F. Persicone, Planning Manager

REGULAR MEETING

1. CALL TO ORDER AND ROLL CALL

The Planning Commission (PC) meeting was called to order at 7:03 p.m. by Chair Sherrard.

Present: Allen, Bello, J. Brown, K. Brown, Hernandez, Mashack, Sherrard

Absent: Garcia

2. APPROVAL OF THE AGENDA (Government Code §54957.7(a))

Action: Upon motion by Commissioner Allen and seconded by Vice Chair Hernandez, the Planning Commission **unanimously voted 7-0** to approve the agenda with Commissioner Garcia absent. Motion approved.

3. COMMUNITY FORUM

There were no speakers for Community Forum.

4. **PUBLIC COMMENTS REGARDING CONSENT CALENDAR ITEMS**

There were no speakers for Public Comments Regarding Consent Calendar Items.

5. **APPROVAL OF CONSENT CALENDAR**

A. Adopt the September 10, 2018, Planning Commission minutes, as presented in the packet, as an accurate reflection of the meeting.

B. Adopt the January 14, 2019, Planning Commission minutes, as presented in the packet, as an accurate reflection of the meeting.

Action: Upon motion by Commissioner Allen and seconded by Commissioner J. Brown, the Planning Commission **unanimously voted 7-0** to approve the Consent Calendar. Motion approved.

6. **SPECIAL PRESENTATIONS**

A. Appointment of a Planning Commissioner to the Urban Forest Management Plan- Michelle Daher, Environmental Coordinator

Environmental Coordinator Daher delivered the presentation.

Vice Chair Hernandez was appointed to the volunteer position in assisting with the Urban Forest Management Plan.

The following individuals spoke on this item:

- David Tschang

7. **PUBLIC HEARINGS**

A. **Subject:** Draft Environmental Impact Report (DEIR) for the Sobrato Phase II

Address: 2111 University Avenue, East Palo Alto, CA 94303.

Project Description: The project would demolish the two existing buildings on-site and construct an eight-story structure with approximately 231,883 square feet of office space and a five-story, 284,094-square-foot parking structure with 773 parking spaces.

Staff Recommendation: For the Planning Commission to review the Draft EIR and To receive public testimony.

Project Manager: Ami Upadhyay, Contract Planner; aupadhyay@cityofepa.org, 650-853-3189; Planning Division.

Planning Manager Persicone and Michelle Hunt Vice President and Principal Associate with Hexagon Transportation Consultants, Inc., delivered the presentation.

Action: Upon motion by Vice Chair Hernandez and seconded by Commissioner

K. Brown, the Planning Commission **unanimously voted 7-0** to open the public hearing. Motion approved.

The following individuals spoke on this item:

- Arthur Lim
- Leland Francois
- Belinda Rosales
- Izamar Moya
- David Tschang
- Jane Howell
- Bernardo Huerta
- Gail Wilkerson
- Juan Moya with Laura
- Mark English

Action: Upon motion by Commissioner Allen and seconded by Vice Chair Hernandez, the Planning Commission **unanimously voted 7-0** to close the public hearing. Motion approved.

Action: Upon motion by Commissioner Allen and seconded by Vice Chair Hernandez, the Planning Commission **unanimously voted 7-0** to re-open the public hearing. Motion approved.

The following individuals spoke on this item:

- Tim Steele with Sobrato Organization

Action: Upon motion by Commissioner J. Brown and seconded by Vice Chair Hernandez, the Planning Commission **unanimously voted 7-0** to close the public hearing. Motion approved.

The Planning Commission reviewed the Draft EIR and received public testimony.

B. Subject: Tentative Parcel Map to create five (5) lots from an existing parcel and to construct four (4) new single-family homes by design review permit.

Location/APN: 809 Donohoe Street/ 063-374-180 (APN)

Proposal: Approve a Design Review/ Planned Community Permit (DR/ PCP15-001) for a new 4-unit subdivision.

Staff Recommendation: Adopt a resolution approving Design Review/ Planned Community Permit (DR/ PCP 15-001), and Tentative Parcel Map (TPM15-001) and, finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines.

Project Manager: Daniel Berumen, Senior Planner; dberumen@cityofepa.org, 650-853-3151; Planning Division.

Senior Planner Berumen delivered the presentation.

Action: Upon motion by Commissioner Allen and seconded by Commissioner Bello, the Planning Commission **unanimously voted 7-0** to open the public hearing. Motion approved.

The following individuals spoke on this item:

- Duane Bay
- Leland Francois
- David Tschang
- Gail Wilkerson
- Applicant
- Izamar Moya
- Laura Moya

Action: Upon motion by Commissioner J. Brown and seconded by Vice Chair Hernandez, the Planning Commission **unanimously voted 7-0** to close the public hearing. Motion approved.

Action: Upon motion by Commissioner Allen and seconded by Vice Chair Hernandez, the Planning Commission **voted 6-1**(Sherrard - Nay) to extend the Planning Commission to 10:15pm. Motion approved.

Action: Upon motion by Commissioner Mashack and seconded by Commissioner J. Brown, the Planning Commission **voted 5-1-1** (Allen-Nay and Hernandez abstained) to continue this item and send it back to staff. Motion approved.

The motion was carried by the following vote:

AYES: Bello, J. Brown, K. Brown, Mashack, Sherrard

NOES: Allen

ABSTAINED: Hernandez

8. INFORMATIONAL ITEMS

- a. Regional Planning Update - Commissioner Bello
- b. Start Time of 6:30PM versus 7PM discussion with the Commission
- c. Second Unit Website Resource Center

There were no updates by Commissioner Bello on the Regional Planning.

Planning Manager Persicone entered the informational items into the record.

9. ADJOURNMENT

The Planning Commission of the City of East Palo Alto adjourned at 9:59 p.m.

Minutes Recorded, Prepared and Respectfully Submitted by:



Leticia Garcia, Planning Commission Secretary

Mission Statement

The City of East Palo Alto provides responsive, respectful, and efficient public services to enhance the quality of life and safety for its multi-cultural community.