



**THIS AGENDA IS POSTED IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54950 ET. SEQ.**

**DATE POSTED: January 20, 2006 – TIME POSTED: 5:00 P.M.**

**CITY OF EAST PALO ALTO  
PLANNING COMMISSION MEETING  
CITY HALL COUNCIL CHAMBERS  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303  
Monday, January 23, 2006, 7:30 P.M.**

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**Chairperson: Clarence Jackson**

**Vice Chairperson: Robert Sherrard**

**Commissioners: Bernardo Huerta, Angah Miessi, Goro O. Mitchell, Court Skinner**

**Staff: Maria Banico, City Planning Manager  
David Mandel, Senior Planner  
Rebecca Shapiro, Assistant Planner  
Wayland Li, Assistant Planner  
Helen Glover, Planning Division Secretary**

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- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
  - December 12, 2005
  - January 9, 2006 (Staff requests continuance)
- 4. Subcommittee Reports**
  - Subdivision (Huerta, Miessi, Mitchell)
  - Design Review Guidelines (Jackson [tbd], Mitchell, Sherrard [tbd])
  - Density Bonus (Huerta, Jackson [tbd]), Sherrard [tbd], Skinner)
- 5. Communication Items**
  - Notice of Preparation for Clarke and Weeks Townhomes project (The Olson Company)
  - Letter from Mr. James C. Hill dated January 23, 2006
- 6. Open Forum (Address Any Item Not on the Agenda)**

**7. Planning Commission Matters and Staff Updates and Calendars**

- Police Trailers
- Response to J.C. Hill's Letters Regarding 1060 Weeks

**8. Public Hearing: Street Vacation of a Portion of O'Connor Street – General Plan Conformance Determination**

**Location:** Existing portion of O' Connor Street, approximately 250 feet in length, west of Clarke Avenue, East Palo Alto, CA 94303

**Owner/Applicant:** Cummings Park Associates, LLC / John Hunter

**Proposal:** The Planning Commission will consider conformance with the General Plan of an application to vacate an existing, approximately two-hundred-and-fifty-foot-long (250 ft.) portion of O' Connor Street west of Clarke Avenue to allow the development of the Cummings Park project for which the Commission previously approved a Mitigated Negative Declaration.

**General Plan Land Use Designation:** General Commercial (allows residential as mixed use)

**Zoning/APN:** PUD (Planned Unit Development) / 063-511-660, 063-511-670, 063-511-720  
(Adjacent APNs)

**Project Planner:** Kevin Guy, LSA Associates

**9. Public Hearing: Special Use Permit SUP 03-7; Categorical Exemption CE 03-31**

**Public Hearing:** Special Use Permit SUP 03-7; Categorical Exemption CE 03-31

**Location:** 510 O'Connor Street, East Palo Alto, CA 94303

**Owner/Applicant:** Jesus Villanueva / Henry Salas

**Proposal:** The Planning Commission will conduct a review of the operations of the Villanueva Market located at 510 O'Connor Street. The Planning Commission will also consider a request by the applicant to modify Special Use Permit SUP 03-7 to allow the on-site preparation and sale of take-out food at the market.

**General Plan Land Use Designation:** Neighborhood Commercial

**Zoning/APN:** C-1 / S-2 / 063-473-210

**Project Planner:** Wayland Li

**10. Public Hearing: Subdivision S 05-24; Planned Community Permit PC 05-24; and Categorical Exemption CE 05-54**

**Location:** 65 Buchanan Court, East Palo Alto, CA 94303

**Owner/Applicant:** James C. Hill

**Proposal:** The Planning Commission will consider an application to subdivide an existing 8,845.08 sq. ft. parcel into two parcels. The applicant is requesting a Planned Community Permit to allow the creation of two parcels that have less than the 5,000 square feet of site area required for the R-2 zoning district and to allow a flag lot access corridor that has a width less than the 20 feet required for the R-2 zoning district.

**General Plan Land Use Designation:** Medium-High Density Residential (9-17 du/ac)

**Zoning/APN:** R-2 (Two-Family Residential District) / 063-263-110

**Project Planner:** Wayland Li

## **11. Adjournment**

A challenge to the above items in court may raise only those issues which were raised at the public hearing described in this notice or in written correspondence to the City of East Palo Alto at, or prior to, the public hearing. For your comments to be fully considered, you must (1) attend the meeting (2) submit written comments to the Housing and Community Development Department or (3) submit written comments to the Planning Commission before the Planning Commission takes action on the above item.

For further information regarding these items, you may contact the City of East Palo Alto Planning Division at 2200 University Avenue, or call (650) 853-3185.

The Americans with Disabilities Act (ADA) requires reasonable accommodation and access for the physically challenged. Those requesting such accommodation should contact the Planning Division Office at (650) 853-3185 three days before the hearing date.