



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

DATE POSTED: February 24, 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, February 27, 2006, 7:30 P.M.**

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**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - February 14, 2006
- 4. Subcommittee Reports**
 - Subdivision (Huerta, Miessi [Chair], Mitchell)
 - Design Review Guidelines (Jackson [Chair], Mitchell)
 - Density Bonus (Huerta, Sherrard [Chair], Skinner)
- 5. Communication Items**
 - Letters of support for Whole House Building Supply:
 - Dated February 10, 2006, letter from Ms. Kim Hansen
 - Dated February 14, 2006, letter from Ms. Carol Guy
- 6. Open Forum (Address Any Item Not on the Agenda)**
- 7. Planning Commission Matters, Staff Updates and Calendars**
- 8. Planning Division Actions and Status of Planning Applications as of February 24, 2006**

Recommendation: That the Planning Commission review the actions of staff and accept and file the report by motion; or review the actions of staff and by motion and majority vote, call-up or take jurisdiction on any of the items described in the report.

9. Public Hearing: Appeal of Administrative Denial of Temporary Use Permit (TUP 05-58)

Location: 1935 Pulgas Avenue, East Palo Alto, CA 94303

Owner/Applicant: Yousef Salah / Paul Gardner

Proposal: The Planning Commission will hear an appeal of the denial by the City Planning Manager on January 9, 2006 of Temporary Use Permit (TUP 05-58) to allow the use of 1935 Pulgas Avenue for the commercial operations of Whole House Building Supply.

General Plan Land Use Designation: High Density Residential

Zoning/APN: R-M-2000 (Multi-Family Residential) / 063-492-280

Project Planner: David Mandel

10. Public Hearing: Tentative Tract Map (TTM 05-28) and Addendum to Mitigated Negative Declaration (MND 03-1).

Location: 875 O'Connor, East Palo Alto, CA 94303

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

Proposal: The applicant, Cummings Park Associates, LLC / John Hunter, is requesting that the Planning Commission approve a Tentative Tract Map to allow the subdivision of 30 multi-family residential units within an approved mixed-use development into condominiums for sale. The applicant is also requesting that the Planning Commission make the following recommendations to the City Council:

- 1) Vacate an existing portion of O' Connor Street lying west of Clarke Avenue, pursuant to the California Public Street, Highways, and Service Easements Vacation Law.
- 2) Delete the subject portion of O' Connor Street from the Circulation Element and other applicable maps and exhibits within the General Plan.
- 3) Amend the Land Use Policy Map within the General Plan to apply the General Commercial Land Use District to the vacated portion of O' Connor Street.

General Plan Land Use Designation: General Commercial (2.0:1 F.A.R.)

Zoning/APN: PUD (Planned Unit Development)/ 063-511-670

Project Planner: Kevin Guy, Contract Planner

11. Public Hearing: Appeal of the entitlements and permits for the 1060 Weeks Street project (S 00-5; ND 00-4; PC 00-2; DR 00-11; ZC 00-6)

Location: 1060 Weeks Street / Maple Lane Subdivision, East Palo Alto, CA 94303

Owner/Applicant: J.C. Hill (Appellant)

Proposal: The applicant is appealing the entitlements and permits for the 1060 Weeks Street project.

General Plan Land Use Designation: High Density Residential

Zoning/APN: R-2 (Two-Family Residential) / 063-720-010 through 290

Project Planner: Maria Banico

12. Public Hearing: Conditional Use Permit (CUP 06-05); Categorical Exemption (CE 06-05)

Location: 2148 University Avenue, East Palo Alto, CA 94303

Owner/Applicant: Maria Sosa / Valencia's Market

Proposal: The Planning Commission will consider the renewal of Conditional Use Permit (CUP 04-3; CE 04-7) which allows the sale of beer and wine for on-site and off-site consumption at Valencia's Market located at 2148 University Avenue.

General Plan Land Use Designation: General Commercial

Zoning/APN: C-1 / S-7 (Neighborhood Commercial) / 063-321-410

Project Planner: Wayland Li

13. Public Hearing: Subdivision S 05-25 and Categorical Exemption CE 05-57

Location: 800 Weeks Street, East Palo Alto, CA 94303

Owner/Applicant: Amar and Sunila Deo

Proposal: The Planning Commission will consider an application to subdivide a parcel of approximately 29,247 sq. ft. in gross site area into four parcels with approximately 5,002 sq. ft., 7,122 sq. ft., 5,505 sq. ft. and 5,159 sq. ft. each of gross site area with a common lot of approximately 7,089 sq. ft for vehicular access and guest parking.

General Plan Land Use Designation: Low/Medium Density Residential (1-8 du/ac)

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-253-280

Project Planner: Wayland Li

14. Public Hearing: Design Review DR 05-27 and Categorical Exemption CE 05-61

Location: 2567 Hazelwood Way, East Palo Alto, CA 94303

Owner/Applicant: Uriel Cardenas

Proposal: The Planning Commission will consider an application for Design Review to construct a 179 sq. ft. first story addition and a 973 sq. ft. second story addition to an existing 1,547 sq. ft. single-story single-family residence.

General Plan Land Use Designation: Low/Medium Density Residential (1-8 du/ac)

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-082-310

Project Planner: Wayland Li

15. 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.