



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

DATE POSTED: April 21, 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, April 24, 2006, 7:30 P.M.**

Chairperson: Clarence Jackson

Vice Chairperson: Robert Sherrard

**Commissioners: Robert Allen, Bernardo Huerta, Angah Miessi, Goro O. Mitchell,
Carlos Romero, Court Skinner**

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

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - April 10, 2006
- 4. Subcommittee Reports**
 - Subdivision (Huerta, Miessi [Chair], Mitchell)
 - Design Review Guidelines (Jackson [Chair], Mitchell, Romero)
 - Density Bonus (Huerta, Sherrard [Chair], Skinner)
- 5. Communication Items**
 - April 6, 2006 Letter to Ms. Marilu Serrano
 - April 7, 2006 Letter to Mr. J. C. Hill
- 6. Open Forum (Address Any Item Not on the Agenda)**

7. Planning Commission Matters, Staff Updates and Calendars

- Budget Update

8. Planning Division Actions and Status of Planning Applications as of April 21, 2006

9. Public Hearing: Mitigated Negative Declaration (MND 05-11)

Location: Two vacant parcels bordering Newbridge Street to the north, Saratoga Avenue to the west and Willow Road to the east.

Owner/Applicant: Mohammed Karwash / Zoran Milenkovic

Proposal: The Planning Commission will consider a Draft Mitigated Negative Declaration (MND 05-11) for the construction of Newbridge Place, a mixed use project proposed on the vacant lot bordering Newbridge Street to the south, Saratoga Avenue to the east and Willow Road to the west.

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

Zoning/APN: C-1 / S-3 (Neighborhood Commercial) / 062-114-210 & 062-114-220

Project Planner: Wayland Li

10. Public Hearing: General Plan Amendment (GPA 05-06); Architectural Supervision (AS 05-06); Planned Community Permit (PC 05-06); and Conditional Use Permit (CUP 05-06)

Location: Two vacant parcels bordering Newbridge Street to the north, Saratoga Avenue to the west and Willow Road to the east.

Owner/Applicant: Mohammed Karwash / Zoran Milenkovic

Proposal: The Planning Commission will consider:
an application for Architectural Supervision (AS 05-06); Planned Community Permit (PC 05-06); and Conditional Use Permit (CUP 05-06) for Newbridge Place, a mixed-use project proposed on the two vacant parcels bordering Newbridge Street to the south, Saratoga Avenue to the east and Willow Road to the west;
and, a request for recommendation to the City Council that the Council adopt General Plan Amendment (GPA 05-06) to change the land use designation of the subject site from Medium-High Density Residential to Neighborhood Commercial.

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

Zoning/APN: C-1 / S-3 (Neighborhood Commercial) / 062-114-210 & 062-114-220

Project Planner: Wayland Li

- 11. Public Hearing:** Subdivision (S 03-2; CE 03-11); and, Design Review (DR 03-9) and Categorical Exemption (CE 03-26)

Location: 990 Garden Street, East Palo Alto, CA 94303

Owner/Applicant: Abraham Farag

Proposal: The Planning Commission will consider an application: to extend the approval of the Tentative Map, which allows two (2) empty parcels located at 990 Garden Street to be merged into a single-parcel and then be subdivided into five (5) new parcels – including the private road as a common lot; and, to extend the Design Review approval for the construction of two new homes on two of the new parcels located at 990 Garden Street.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-344-420, 450

Project Planner: Rebecca Shapiro

- 12. Adjournment**

Notice

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, or (2) submit written comments to the Planning Division 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.