



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

**DATE POSTED: June 9, 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, June 12, 2006, 7:30 P.M.**

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**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  
Rebecca Shapiro, Assistant Planner  
Wayland Li, Assistant Planner**

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**1. Roll Call**

**2. Approval of Agenda**

**3. Approval of Minutes**

- May 8, 2006
- May 22, 2006

**4. Subcommittee Reports**

- Subdivision (Huerta, Miessi [Chair], Allen; Staff – Assistant Planner Shapiro)
- Design Review Guidelines (Jackson [Chair], Mitchell, Romero; Staff – Assistant Planner Li)
- Density Bonus (Huerta, Sherrard [Chair], Skinner; Staff)

**5. Communication Items**

**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 June 8, 2006**
9. **Public Hearing:** Special Use Permit (96-9)

**Location:** 2535 Pulgas Avenue, East Palo Alto, CA 94303

**Owner/Applicant:** Charles Touchatt / Cemex Corporation

**Proposal:** The Planning Commission will consider the renewal of Special Use Permit (SUP 96-9) which allows the operation of a concrete batch plant at 2535 Pulgas Avenue.

**General Plan Land Use Designation:** General Industrial

**Zoning/APN:** M-1 (Light Industrial) / 063-121-370

**Project Planner:** Maria Banico

**Staff requests CONTINUANCE TO THE NEXT REGULAR MEETING OF THE PLANNING COMMISSION**

10. **Public Hearing:** Mitigated Negative Declaration (MND 05-30)

**Location:** 2470, 2477, and 2485 Pulgas Avenue; and, 1860 and 1950 Bay Road, East Palo Alto, CA 94303

**Owner/Applicant:** Byrd Development, LLC; Brock & Company; DKB Homes LLC

**Proposal:** The Planning Commission will consider a Draft Mitigated Negative Declaration (MND 05-30) for the construction of the Pulgas Mixed-Use Project, a mixed use project proposed on nine vacant lots and a portion of a tenth vacant lot south of Bay Road and on both the east and west sides of Pulgas Avenue.

**General Plan Land Use Designation:** General Industrial (2.0:1 FAR)

**Zoning/APN:** M-1 (Light Industrial) / 063-231-180, 063-231-190, 063-231-200, 063-231-290, 063-240-210, 063-240-220, 063-240-320, 063-240-330, 063-240-340 (partial), 063-240-350

**Project Planner:** Maria Banico

- 11. Public Hearing:** General Plan Amendment (GPA 05-12); Rezoning (ZC 05-12); Architectural Supervision (AS 05-12); Planned Unit Development Permit (PUD 05-12); and Tentative Map (S 05-12)

**Location:** 2470, 2477, and 2485 Pulgas Avenue; and, 1860 and 1950 Bay Road, East Palo Alto, CA 94303

**Owner/Applicant:** Byrd Development, LLC; Brock & Company; DKB Homes LLC

**Proposal:** The Planning Commission will consider:  
an application for Tentative Map (S 05-12); Planned Unit Development Permit (PUD 05-12); and Architectural Supervision (AS 05-12) for the Pulgas Mixed-Use Project proposed to be constructed on nine vacant lots and a portion of a tenth vacant lot south of Bay Road and on both the east and west sides of Pulgas Avenue;  
and, a request for recommendation to the City Council that the Council adopt:  
General Plan Amendment (GPA 05-12) to change the land use designation of the subject site from General Industrial to General Commercial;  
and, Rezoning (ZC 05-12) to change the zoning district designation of the subject site from M-1 (Light Industrial) to C-2 (General Commercial).

**General Plan Land Use Designation:** General Industrial (2.0:1 FAR)

**Zoning/APN:** M-1 (Light Industrial) / 063-231-180, 063-231-190, 063-231-200, 063-231-290, 063-240-210, 063-240-220, 063-240-320, 063-240-330, 063-240-340 (partial), 063-240-350

**Project Planner:** Maria Banico

- 12. Public Hearing:** Final Environmental Impact Report (recommendation).

**Location:** 965 Weeks St., between Clarke and Pulgas Avenues, East Palo Alto, CA 94303

**Owner/Applicant:** The Iwasaki Living Trust/The Olson Company

**Proposal:** The applicant is requesting that the Planning Commission consider a request for recommendation to the City Council that the Council certify the Final Environmental Impact Report (EIR) for the 55-unit Clarke and Weeks Townhomes Project. The Final EIR consists of the Draft EIR and the Response to Comments Document.

**General Plan Land Use Designation:** Industrial Buffer

**Zoning/APN:** Industrial Buffer /063-232-210, 063-232-220, 063-232-230

**Project Planner:** Shannon Allen

- 13. Public Hearing:** Vesting Tentative Map, Planned Community Permit, Architectural Supervision, General Plan Amendment to High Density Residential (recommendation), and Rezoning to R-M-500 (recommendation) - (S, PCP, AS, GPA, ZC 05-11)

**Location:** 965 Weeks St., between Clarke and Pulgas Avenues, East Palo Alto, CA 94303

**Owner/Applicant:** The Iwasaki Living Trust / The Olson Company

**Proposal:** The applicant is requesting that the Planning Commission consider an application for a Vesting Tentative Map (S 05-11), Planned Community Permit (PCP 05-11), and Architectural Supervision (AS 05-11) for the 55-unit Clarke and Weeks Townhomes Project. The applicant is also requesting that the Planning Commission consider a request for recommendation to the City Council that the Council adopt a General Plan Amendment (GPA 05-11) to change the land use designation of the site from Industrial Buffer to High Density Residential, and Rezoning (ZC 05-11) to change the zoning district designation from Industrial Buffer to Multi-Family Residential (R-M-500).

**General Plan Land Use Designation:** Industrial Buffer

**Zoning/APN:** Industrial Buffer / 063-232-210, 063-232-220, 063-232-230

**Project Planner:** Shannon Allen

- 14. Budget Discussion: At 11:00 P.M. or earlier if preceding items conclude at an earlier time. The Commission will discuss the Planning Division's FY 2006-07 Budget. The Commission will continue discussion on the preceding item at this time if necessary.**
- 15. 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.