



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

DATE POSTED: June 23, 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 26, 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
Rebecca Shapiro, Assistant Planner
Wayland Li, Assistant Planner**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - June 12, 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

- Romic – Code Enforcement/Nuisance Abatement Procedures Informational Report

8. Public Hearing: Temporary 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 approval of a Temporary Use Permit (TUP 96-9) to allow 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

9. Public Hearing: Architectural Supervision, Vesting Tentative Map, Development Permit, Mitigated Negative Declaration (AS, TTM 05-14; MND 05-32).

Location: 151 Tara Road, East Palo Alto, CA 94303

Owner/Applicant: Jack May, Selvaag, US.

Proposal: The applicant, Jack May of Selvaag US, is requesting Planning Commission approval to construct 38,880 square feet of industrial condominiums. The project would consist of four separate 25 foot tall one-story (with mezzanine) buildings in the Ravenswood Industrial Area of the Redevelopment Plan Area in East Palo Alto. The average size of the buildings would be approximately 9,700 square feet and individual units would range from 1,100 to 2,200 square feet. Parking is proposed at 8.19/1000 square feet of floor area. The condominiums would consist of painted tilt up concrete, metal and glazing. The 4.89 acre site is approximately 180 feet by 1,125 feet and essentially level.

The Federal Emergency Mapping Act (FEMA) Flood Insurance Rate Map identifies a portion of the site within FEMA Flood Hazards Zone AE (elevation 8) (FEMA Map Revision August 23, 1999, Community Panel Number 060708 001B). The grading plan calls for importing fill to bring the entire site at least one foot above the FEMA flood level. The existing grade ranges from 6.9 to 10.7 feet above sea level (National Geodetic Datum 1929). Finish grade is proposed to range from 10.7 to 12.7 feet above sea level. A Development Permit is required for this action.

General Plan Land Use Designation: General Industrial (M-1)

Zoning/APN: M-1 Light Industrial / 063-121-030,040,350 and 063-132-020,040

Project Planner: Allison Knapp

10. 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

11. 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

12. Public Hearing: Mitigated Negative Declaration (MND 04-05)

Location: 2396 University Avenue, East Palo Alto, CA 94303

Owner/Applicant: Alex Khano / Herring & Worley, Inc.

Proposal: The Planning Commission will consider whether to adopt the proposed Mitigated Negative Declaration for a mixed-use structure on the project site.

General Plan Land Use Designation: General Commercial (residential permitted as mixed-use)

Zoning/APN: C-1/S-3 (Neighborhood Commercial) / 063-210-460

Project Planner: Rebecca Shapiro

13. Public Hearing: Special Use Permit (SUP 04-03); Architectural Supervision (AS 04-02); Variance (V 04-01)

Location: 2396 University Avenue, East Palo Alto, CA 94303

Owner/Applicant: Alex Khano / Herring & Worley, Inc.

Proposal: The applicant seeks Planning Commission approval to create a mixed-use structure at the project site. The proposed plans include renovations and alterations to an existing, one-level vacant structure for commercial purposes and the construction of six (6), one-bedroom apartments on two levels above the ground floor retail. In total, the project will be approximately 9,500 square feet in size, with 4,700 sq. ft. of ground floor retail and 4,700 sq. ft. of residential development. The project site is triangular in shape, with 10,324 square feet of lot area. The existing structure is located on the widest and southern-most portion of the lot, leaving the remainder of the lot for parking, landscaping, trash enclosures and vehicular and pedestrian access. The project will require architectural review of the design drawings and a variance or exception for parking. The applicant proposes shared parking between the retail space and the residential units. The project will undergo Special Use Permit review, due to site location within a Redevelopment Area in East Palo Alto and to permit residential uses on a commercial property.

General Plan Land Use Designation: General Commercial (Residential permitted as mixed-use)

Zoning/APN: C-1/S-3 (Neighborhood Commercial) / 063-210-460

Project Planner: Rebecca Shapiro

14. 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.