



City of East Palo Alto

OFFICE OF THE CITY CLERK

July 11, 2006

ATTN: RESIDENTS

Date of Hearing: July 18, 2006 7:30PM City Council Chambers
2415 University Avenue, 94303

NOTICE OF PUBLIC HEARING

General Plan Amendment; Rezoning; and Appeal of the Planning Commission Determination on Planned Unit Development Permit (PUD 05-12), Tentative Tract Map (TTM 05-12), Architectural Supervision (AS 05-12), and Mitigated Negative Declaration (MND 05-30).

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

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

Proposal: The City Council will consider a General Plan Amendment, Rezoning and an appeal requesting reversal of the Planning Commission decision denying the entitlements needed to construct the proposed new development comprised of fifty-one (51) residential units, including seven (7) live/work units, and 22 industrial condominiums, all with public and private street, landscaping, recreational, parking, and utility improvements. The proposed project site is located in the northeastern portion of the City of East Palo Alto, within the Ravenswood Business District, which lies within the Ravenswood Redevelopment Area.

The project site spans nine parcels and a portion of a tenth parcel on both sides of Pulgas Avenue, with a total project site area of 7.99 acres. The site is located near the intersections of Bay Road with Pulgas Avenue and with Clarke Avenue/Demeter Street. The applicants have requested a General Plan amendment, rezoning, a lot line adjustment to ensure continuity of access and parcel format standardization, architectural supervision of building and site designs, a Planned Unit Development (PUD) permit, and tentative and final map approvals under the Subdivision Regulations to reconfigure the parcels noted above.

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

Zoning/APN: 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

The Americans with Disabilities Act (ADA) requires reasonable accommodation and access for the physically challenged. Those requesting such accommodation should contact the City Clerk's office at (650)853-3100 three days before the hearing date.

Date of publication: Friday, July 7, 2006

CITY OF EAST PALO ALTO _____
Minette Warren
Deputy City Clerk
Date: Sent to Publisher: 06/23/06