



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

DATE POSTED: July 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, July 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
Brad Tarr, Senior Planner
Rebecca Shapiro, Assistant Planner
Wayland Li, Assistant Planner**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - June 26, 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

- Election of New Chair and Vice Chair for the Planning Commission

8. 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

9. Public Hearing: Tentative Parcel Map (TPM 05-29) and Categorical Exemption (CE 05-63)

Location: 961 Garden Street, East Palo Alto, CA 94303

Owner/Applicant: Jose Manuel Chavez / Luis Barbosa

Proposal: The Planning Commission will consider an application to subdivide an existing 10,105 sq. ft. parcel into two new parcels. The new parcels would be at least 5,000 sq. ft. and 5,105 sq. ft. in size, respectively.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-341-440

Project Planner: Rebecca Shapiro

10. **Public Hearing:** Tentative Parcel Map 05-30 and Categorical Exemption CE 05-68

Location: 505 Runnymede Street, East Palo Alto, CA 94303

Owner/Applicant: Christopher Ellis

Proposal: The Planning Commission will consider an application to subdivide an existing 22,322 sq. ft. parcel into two parcels. One parcel would be 14,756 square feet and the other parcel would be 7,576 square feet.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-201-210

Project Planner: Wayland Li

11. **Public Hearing:** Design Review DR 05-30 and Categorical Exemption CE 05-68

Location: 505 Runnymede Street, East Palo Alto, CA 94303

Owner/Applicant: Christopher Ellis

Proposal: The Planning Commission will consider application for Design Review approval to construct a new two-story 2,625 square foot single-family residence on the 7,576 square foot parcel created by the subdivision.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-201-210

Project Planner: Wayland Li

12. **Public Hearing:** Design Review DR 06-11 and Categorical Exemption CE 06-35

Location: 2112 Clarke Avenue, East Palo Alto, CA 94303

Owner/Applicant: Maria & Luis Vega / Guillermo Prada

Proposal: The Planning Commission will consider an application for Design Review to construct a new 3,647 square foot two-story single-family residence on a 7,886 square foot parcel.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-352-220

Project Planner: Wayland Li

13. 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 1960 Tate Street, 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.