



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

DATE POSTED: January 19, 2007 – 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, January 22, 2007, 7:30 P.M.**

Chairperson: Robert Sherrard

Vice Chairperson: Carlos Romero

Commissioners: Robert Allen, Bernardo Huerta, Jorge Prado, Alex Quezada, Court Skinner

**Staff: Maria Banico, City Planning Manager
Brad Tarr, Senior Planner
Rebecca Shapiro, Associate Planner
Wayland Li, Assistant Planner**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - January 8, 2006
- 4. Subcommittee Reports**
 - Subdivision (Allen [Chair], Huerta, Quezada; Staff – Associate Planner Shapiro)
 - Design Review Guidelines (Prado, Romero [Chair]; Staff – Assistant Planner Li)
 - Density Bonus (Huerta, Sherrard [Chair], Skinner; Senior Planner Tarr)
 - Joint CC/PC (Sherrard, Romero, Skinner)
- 5. Communication Items**
- 6. Open Forum (Address Any Item Not on the Agenda)**
- 7. Planning Commission Matters, Staff Updates and Calendars**
 - Brown Act – Subcommittee Meetings
 - Planning Commission Rules
 - Policies
 - Continuance

8. Planning Division Actions & Status of Planning Applications as of January 18, 2007

9. Public Hearing: Tentative Tract Map (TTM 05-32); Mitigated Negative Declaration (MND 05-58)

Location: 1201 Runnymede Street, East Palo Alto, CA 94303

Owner/Applicant: Dr. David Heaton & Marcia Heaton/Runnymede Ventures (Ted Sorenson)

Proposal: The Planning Commission will consider a Tentative Tract Map application to subdivide the parcel at 1201 Runnymede Street. The applicant proposes a six (6) lot subdivision on approximately .93 acres. The lots will range in size from 5,000 to 6,736 square feet and will be accessed via a private road.

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

Zoning/APN: R-M-1000 (Multiple-Family Residential District) / 063-271-090

10. Consideration: The Planning Commission will continue to consider conditions of approval for the project.

Location: 1771 and 1781 East Bayshore Road, East Palo Alto, CA 94303

Owner/Applicant: HD Development of Maryland / Greenberg Farrow

General Plan Land Use Designation: General Commercial

Zoning/APN: C-2 (General Commercial) / 063-511-720

Project Planner: Wayland Li

The applicant requests CONTINUANCE BY THE PLANNING COMMISSION TO THE NEXT REGULAR PLANNING COMMISSION MEETING.

11. 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

The applicant requests CONTINUANCE BY THE PLANNING COMMISSION TO THE NEXT REGULAR PLANNING COMMISSION MEETING.

12. **Public Hearing:** Design Review (DR 06-31); Planned Community Permit (PC 06-31); Categorical Exemption (CE 06-71)

Location: 65 Buchanan Court, East Palo Alto, CA 94303

Owner/Applicant: James C. Hill

Proposal: Consideration of an application for Design Review to construct a new two-story 1,754 sq. ft. single-family dwelling on an 8,845 sq. ft. parcel located at 65 Buchanan Court. A Planned Community Permit is being requested to allow a reduction in the required front, rear and side yard setbacks.

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

Zoning/APN: R-2 (Two-Family Residential) / 063-263-110

Project Planner: Wayland Li

13. **Public Hearing:** Draft Conceptual East Palo Alto Bay Access Plan.

Location: NA

Owner/Applicant: East Palo Alto Redevelopment Agency

Proposal: The Planning Commission will review and provide input on a draft Conceptual East Palo Alto Bay Access Plan (BAP) prepared for discussion purposes by Redevelopment Agency staff. The Draft BAP is intended to create a comprehensive vision of how East Palo Alto wants to access the San Francisco Bay to benefit existing and future residents and employers. The Draft BAP may eventually lead to a proposed General Plan Amendment of the Open Space Element, the Circulation Element and the Land Use Element.

Staff: Sean Charpentier, Redevelopment Agency

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 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.