



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

DATE POSTED: February 9, 2007 – TIME POSTED: 5:00 P.M.

**CITY OF EAST PALO ALTO PLANNING COMMISSION MEETING
Tuesday, February 13, 2007**

SPECIAL STUDY SESSION: 6:00 P.M.

REGULAR MEETING: 7:30 P.M.

**CITY HALL COUNCIL CHAMBERS, 2415 UNIVERSITY AVENUE
EAST PALO ALTO, CA 94303**

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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**

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6:00 p.m. – SPECIAL Study Session

- 1. Roll Call**
- 2. Approval of Study Session Agenda**
- 3. Presentation and Discussion of 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
- 4. Study Session Open Forum**
- 5. Adjournment**

7:30 p.m. – Regular Planning Commission Meeting

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - January 22, 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; Staff – 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**
 - Discussion of Procedures for Adopting Planning Commission Policy
- 8. Consideration:** The Planning Commission will 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 TO THE NEXT REGULAR PLANNING COMMISSION MEETING.

- 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

This item was CONTINUED BY THE PLANNING COMMISSION TO THE PLANNING COMMISSION MEETING of FEBRUARY 26, 2007.

10. Public Hearing: Design Review (DR 06-21) and Categorical Exemption (CE 06-51)

Location: 820 Weeks Street, East Palo Alto, CA 94303

Owner/Applicant: Larry & Patricia Bains

Proposal: The Planning Commission will consider an application to add a second story of approximately 878 sq. ft., consisting of an entertainment room, a home gym, and a bathroom; the addition of a laundry room and expansion of the dining room, living room and kitchen of approximately 397 sq. ft. on the first floor, and a relocation and expansion of an existing carport by 229 sq. ft.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-253-280

Project Planner: Brad Tarr

Staff requests CONTINUANCE BY THE PLANNING COMMISSION TO THE PLANNING COMMISSION MEETING OF MARCH 27, 2007.

11. Public Hearing: An appeal concerning Administrative Design Review (DR 06-33), and Certificate of Exemption (CE 06-73).

Location: 118 Donohoe Street, East Palo Alto, CA 94303

Owner/Applicant: Jennifer Yu/ Studio db

Proposal: The Planning Commission will consider an appeal of an administrative determination by Planning staff in regard to site plan review of a proposal to substitute a carport for a garage space in the conversion of a portion of the garage to a workshop.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-442-510

Project Planner: Brad Tarr

- 12. Public Hearing:** Design Review (DR 06-33), and Certificate of Exemption (CE 06-73)

Location: Lot west of 437 Runnymede Street, East Palo Alto, CA 94303

Owner/Applicant: Juan Ortiz

Proposal: The Planning Commission will consider an application to construct a 2,445 single-family dwelling on an existing 5,000 sq. ft. parcel on the lot west of 437 Runnymede Street, East Palo Alto.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-197-340

Project Planner: Brad Tarr

- 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.