



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

**DATE POSTED: June 21, 2007 – TIME POSTED: 5:00 P.M.**

**CITY OF EAST PALO ALTO  
PLANNING COMMISSION MEETING  
Monday, June 25, 2007, 6:30 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, Renee Glover Chantler, Melvin Gaines, Bernardo Huerta, Jorge Prado, Court Skinner**

**Staff: Brad Tarr, Acting City Planning Manager  
Rebecca Shapiro, Associate Planner  
Wayland Li, Associate Planner  
Tommye Hawkins, Planning Secretary**

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- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
  - June 11, 2007 (Staff requests continuance).
- 4. Subcommittee Reports**
  - Subdivision (Allen [Chair], Huerta; Staff – Associate Planner Shapiro)
  - Density Bonus (Huerta, Sherrard [Chair], Skinner; Staff – Acting City Planning Manager 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**
  - Planning Commission Chair/Vice Chair Elections in July
  - Planning Commission Roster – Contact Information

**8. Public Hearing:** The Planning Commission will conduct a public hearing for the purpose of reviewing and taking comment on proposed new regulations related to conversions of mobilehome parks to resident-ownership in East Palo Alto, after which the Commission may recommend to the City Council enactment of an ordinance codifying such regulations in the City's Municipal Code, Subdivision Regulations and/or Zoning Ordinance.

**9. Public Hearing:** Mitigated Negative Declaration (MND 06-42)

**Location:** 1010 Runnymede Street

**Owner/Applicant:** Donald Kung / Mark Bloom

**Proposal:** The Planning Commission will consider adoption of a Mitigated Negative Declaration for a proposal to subdivide the existing 40,136 square foot parcel located at 1010 Runnymede Street into nine (9) parcels, eight (8) of which would be improved with detached single-family dwellings. Two (2) of the proposed parcels would be 5,002 square feet, two (2) of the parcels would be 5,001 square feet, and four (4) of the parcels would be 2,646 square feet. The remaining 9,546 square feet would be a remainder common lot with an access road, underground utilities, guest parking and a sidewalk, curb and gutter. The access road would be 29 feet wide by 201 feet long, with a fire truck hammerhead turn-around at the end. Six (6) parallel parking spaces, a sidewalk, curb and gutter would be provided along the west side of the private roadway. The proposed dwellings would be two-stories in height. Four (4) of the buildings would have approximately 3,013 sq. ft. in floor area and four (4) of them would have approximately 1,708 sq. ft. in floor area. The buildings would be approximately 29'-2" in height, measured from the finished grade. The applicant has requested Tentative Tract Map and Design Review entitlements and is also proposing to implement the State's Density Bonus Law (Government Code Section 65915 et. seq.) to increase the maximum allowable number of dwelling units of the project from six (6) to eight (8).

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

**Zoning/APN:** R-1-5000 (Single-Family Residential) / 063-262-080

**Project Planner:** Wayland Li

**10. Public Hearing:** Tentative Tract Map (TTM 06-17), Design Review (DR 06-17) & Mitigated Negative Declaration (MND 06-42)

**Location:** 1010 Runnymede Street

**Owner/Applicant:** Donald Kung / Mark Bloom

**Proposal:** The Planning Commission will consider a proposal to subdivide the existing 40,136 square foot parcel located at 1010 Runnymede Street into nine (9) parcels, eight (8) of which would be improved with detached single-family dwellings. Two (2) of the proposed parcels would be 5,002 square feet, two (2) of the parcels would be 5,001 square feet, and four (4) of the parcels would be 2,646 square feet. The remaining 9,546 square feet would be a remainder common lot with an access road, underground utilities, guest parking and a sidewalk, curb and gutter. The access road would be 29 feet wide by 201 feet long, with a fire truck hammerhead turn-around at the end. Six (6) parallel parking spaces, a sidewalk, curb and gutter would be provided along the west side of the private roadway. The proposed dwellings would be two-stories in height. Four (4) of the buildings would have approximately 3,013 sq. ft. in floor area and four (4) of them would have approximately 1,708 sq. ft. in floor area. The buildings would be approximately 29'-2" in

height, measured from the finished grade. The applicant has requested Tentative Tract Map and Design Review entitlements and is also proposing to implement the State's Density Bonus Law (Government Code Section 65915 et. seq.) to increase the maximum allowable number of dwelling units of the project from six (6) to eight (8).

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

**Zoning/APN:** R-1-5000 (Single-Family Residential) / 063-262-080

**Project Planner:** Wayland Li

**11. Public Hearing:** The Planning Commission will consider a draft ordinance to implement Senate Bill 1818 pertaining to awarding density bonuses for qualifying applications proposing the construction of dwellings for very-low, low- or moderate-income persons and/or the disabled; or donating land for such development; or providing child day care facilities; pursuant to the above statute.

**12. Public Hearing:** Variance (V 07-04), Architectural Supervision (AS 07-04) and Categorical Exemption (CE 06-75)

**Location:** 1794 Bay Road

**Owner/Applicant:** St. Mark's Church / Fred Strathdee

**Proposal:** The Planning Commission will consider an application for Architectural Supervision to allow the construction of a 2,571 sq. ft. addition to an existing 2,081 sq. ft. church building located at 1794 Bay Rd. and a variance because the proposal does not conform to the minimum setback requirements and maximum lot coverage requirements in the Zoning Regulations.

**General Plan Land Use Designation:** High Density Residential (18-40 du/ac)

**Zoning/APN:** R-M-1000 (Multi-Family Residential District) / 063-221-560

**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.