



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

DATE POSTED: July 20, 2007 – TIME POSTED: 5:00 P.M.

**CITY OF EAST PALO ALTO
PLANNING COMMISSION MEETING
Monday, July 23, 2007, 6:30 P.M.**

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

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**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
 - June 11, 2007
 - June 25, 2007
 - July 2, 2007 (Staff requests continuance.)
 - July 9, 2007 (Staff requests continuance.)
- 4. Subcommittee Reports**
 - Subdivision (Allen [Chair], Huerta; Staff)
 - 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**

- 8. Public Hearing:** Design Review (DR 07-07) & Mitigated Negative Declaration (MND 05-58)
Location: 1201 Runnymede Street, East Palo Alto, CA 94303
Owner/Applicant: Dr. David Heaton & Marcia Heaton/Runnymede Ventures LLC
Proposal: The Planning Commission will consider a proposal to construct on the approved tentative subdivision map for the above address. The proposed dwellings would be two-stories in height. Two (2) of the buildings would have approximately 2,426 sq. ft. in floor area; three (3) of them would have approximately 2,544 sq. ft. in floor area; and one (1) would have 2,749 sq. ft. in floor area. The buildings would be approximately 26' in height, with two lots proposed at 26'6" measured from the finished grade, the latter requiring a showing that the architectural style necessitates the additional six inches.
General Plan Land Use Designation: Low/Medium Density Residential
Zoning/APN: R-M-1000(Multi-Family Residential) / 063-271-090
- 9. 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
- 10. Public Hearing:** Design Review and Variance (DR, V 07-11); Negative Declaration (MND 01-02)
Location: 872 Runnymede Street, East Palo Alto, CA 94303
Owner/Applicant: Shadman Properties, LLC / Michael Shadman
Proposal: The applicant seeks Planning Commission approval of a Design Review application (DR 07-11) to construct seven (7) new single-family homes on lots within an existing, recorded seven (7)-lot subdivision at 872 Runnymede Street. The existing lots range in size from approximately 3,300 sq. ft. to 5,100 sq. ft. The proposed residences will

feature four (4) bedrooms and two and one-half bathrooms, with attached two-car garages. The structures will range in size from 2,146 sq. ft. to 2,210 sq. ft., including garage area. The applicant has also requested consideration of a Variance from the floor-area-ratio restrictions for lots 6 and 7, due to the small existing lot area.

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

Zoning/APN: R-1-5000 (Single-Family Residential) / 063-252-(320-380).

11. Public Hearing: Design Review (DR 06-36; CE 04-54)

Location: South of 1150 Weeks Street, East Palo Alto

Owner/Applicant: Curtis Gaspard / Tony Carrasco

Proposal: The applicant seeks Planning Commission approval of Design Review (DR 06-36; CE 04-54), which seeks design approval of four (4) single-family dwellings upon land with an approved parcel map at the location indicated above.

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

Zoning/APN: R-1-5000 (Single-family Residential) / 063-271-430

12. 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.

13. Study Session for Romic Environmental Technologies Corporation

The Planning Commission will receive a presentation containing updates on recent events concerning the Romic Environmental Technologies Corporation site and future land use considerations.

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.