



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

DATE POSTED: September 7, 2007 – TIME POSTED: 5:00 P.M.

**CITY OF EAST PALO ALTO
PLANNING COMMISSION MEETING
Monday, September 10, 2007, 7:30 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
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
 - July 9, 2007 (Staff requests continuance.)
 - July 23, 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

- Election of Chair and Vice-Chair of the Planning Commission
- Determination of the start time of future regular Planning Commission meetings

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 closure of mobilehome parks, 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: 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: Parking Exception (PX 07-24) & Categorical Exemption (CE 07-29)

Location: 231 Donohoe St

Owner/Applicant: Maura Palmer / Dick Wycich

Proposal: Consideration of a parking exception to allow a tandem two-car carport to satisfy parking requirements for a proposed expansion to an existing single-family residence.

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

Zoning/APN: R-1-5000 (Single-Family Residential) / 063-143-130

Project Planner: Wayland Li

11. Public Hearing: Parking Exception (PX 07-25) & Categorical Exemption (CE 07-23)

Location: 2291 Capitol Ave

Owner/Applicant: Marcos Mariscal

Proposal: Consideration of a parking exception to allow a tandem two-car garage to satisfy the parking requirements for a proposed expansion to an existing single-family residence.

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

Zoning/APN: R-1-5000 (Single-Family Residential) / 063-331-190

Project Planner: Wayland Li

12. Public Hearing: Architectural Supervision, Planned Community Permit, Conditional Use Permit (AS, PC, CUP 05-06); Mitigated Negative Declaration (MND 05-11)

Location: Vacant lot on northeast corner of Newbridge St and Willow Rd

Owner/Applicant: Mohammed Karwash

Proposal: Consideration of an extension of the entitlements to allow the construction of a new two-story mixed-use structure on two currently vacant parcels located on the north side of Newbridge Street, the east side of Willow Road and the west side of Saratoga Avenue. The proposed structure would consist of two commercial units on the ground floor and three rental residential units on the second floor. The Planning Commission will consider the following: 1) Architectural Supervision of the design drawings. 2) A Planned Community Permit to allow a carport to be placed within the 20-foot rear setback required in a S-3 zoning district, the proposed building to encroach into the 20-foot front setback required in a S-3 overlay zoning district and to allow the proposed building to encroach into the 5-foot left side setback required in an S-3 overlay zoning district. 3) A Conditional Use Permit to allow residential use in a C-1 Zoning District. 4) The adoption of a proposed Mitigated Negative Declaration for the project.

General Plan Land Use Designation: Neighborhood Commercial

Zoning/APN: C-1/S-3 (Neighborhood Commercial) / 062-114-210 and 062-114-220

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.