



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

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

**CITY OF EAST PALO ALTO
PLANNING COMMISSION MEETING
Monday, September 24, 2007, 7:00 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. Subcommittee Reports**
 - Subdivision (Allen [Chair], Huerta)
 - Joint CC/PC (Sherrard, Romero, Skinner)
 - Mobilehome Park Closure (Chantler, Allen, Huerta)
- 4. Communication Items**
- 5. Open Forum (Address Any Item Not on the Agenda)**
- 6. Planning Commission Matters, Staff Updates and Calendars**
 - Memo regarding regulatory and zone changes in the Ravenswood Area.
 - Memo regarding change in election of officers.
- 7. 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

8. **Public Hearing:** Design Review (DR 07-14); Parking Exception (PX 07-14) & Categorical Exemption (CE 07-30)

Location: 2165 Euclid Ave

Owner/Applicant: Eloisa Valencia / Square Three Design

Proposal: Consideration of a request for Design Review to allow the construction of a 399 sq. ft. first-story addition and a 1,349 sq. ft. second-story addition to an existing 1,351 sq. ft. single-story single-family residence. A parking exception has also been requested to allow a tandem two-car garage to satisfy parking requirements.

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

Zoning/APN: R-1-5000 (Single-Family Residential) / 063-291-100

Project Planner: Wayland Li

9. **Public Hearing:** Design Review DR 05-15 and Categorical Exemption CE 05-23

Location: 2292 Poplar Avenue, East Palo Alto, CA 94303

Owner/Applicant: Rafael Gomez /Francisco Guevara

Proposal: The Planning Commission will consider an application for Design Review extension to construct a new 512 square foot accessory building at the above property.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-162-190

Project Planner: Brad Tarr

10. **Approval of Minutes**

- July 2, 2007
- July 9, 2007
- July 23, 2007 (Staff requests continuance.)
- September 10, 2007 (Staff requests continuance.)

11. **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.