



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

**DATE POSTED: September 19, 2008 – TIME POSTED: 5:00 P.M.**

**CITY OF EAST PALO ALTO  
PLANNING COMMISSION MEETING  
Monday, September 22, 2008, 7:00 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  
Wayland Li, Associate Planner  
Guido Persicone, Associate Planner  
Tommye Hawkins, Planning Secretary  
Valerie Armento, Interim City Attorney  
Lance Bayer, Special Counsel**

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- 1. Roll Call**
  - 2. Approval of Agenda**
  - 3. Subcommittee Reports**
    - Subdivision (Huerta [Chair], Allen, Glover Chantler)
  - 4. Communication Items**
  - 5. Open Forum (Address Any Item Not on the Agenda)**
  - 6. Planning Commission Matters, Staff Updates and Calendars**
    - Residential Design Guidelines
    - Density Bonus Ordinance
    - Election of Chair
    - Election of Vice Chair

- 7. Informational Item:** Status of the Five-Year Capital Improvement Program (CIP)  
**Project Planner:** Wayland Li
- 8. Public Hearing:** Conditional Use Permit (CUP 01-4)  
**Location:** 735 Green Street, East Palo Alto, CA 94303  
**Owner/Applicant:** Tokaikola Christian Church  
**Proposal:** Consideration of the revocation or suspension of Conditional Use Permit (CUP 01-4) for the operation of a church at 735 Green Street based on zoning, building and municipal code violations.  
**General Plan Land Use Designation:** Low/Medium Density Residential (1-8 du/ac)  
**Zoning/APN:** R-1-5000 (Single-Family Residential District) / 063-371-180  
**Project Planner:** Wayland Li
- 9. Public Hearing:** Zoning Text Amendment (ZTA 08-26).  
**Proposal:** To allow medical office uses in the M-1 (Light Industrial District) either by amending Sections 6271 and 6102.62.3 of the East Palo Alto Zoning Ordinance or by creation of a light industrial overlay zone.  
**Project Planner:** Guido Persicone
- 10. Continued Public Hearing:** Tentative Parcel Map (TPM 06-34); Design Review (DR 06-34); Planned Community Permit (PCP 06-34); Parking Exception (PX 06-34); Categorical Exemption (CE 06-74)  
**Location:** 711 Runnymede Street  
**Owner/Applicant:** The Robert Belli Trust / Curtis Gaspard  
**Proposal:** Consideration of a Tentative Parcel Map application to subdivide an existing 19,994 square foot (sf) parcel into three parcels, and a Design Review application to construct two new single-family dwellings. A Planned Community Permit and a Parking Exception have also been requested to modify development standards.  
**General Plan Land Use Designation:** Low / Medium Density Residential (1-8 du/ac)  
**Zoning/APN:** R-1-5000 (Single-Family Residential)/ 063-253-480  
**Project Planner:** Wayland Lee  
**STAFF REQUESTS ITEM BE TABLED**
- 11. Continued Public Hearing:** Tentative Parcel Map (TPM 07-43); Design Review (DR 07-43); Planned Community Permit (PCP 07-43); Parking Exception (PX 07-43); Categorical Exemption (CE 07-61)  
**Location:** 725 Runnymede Street  
**Owner/Applicant:** William & Rosemary Garlock / Curtis Gaspard  
**Proposal:** Consideration of a Tentative Parcel Map application to subdivide an existing 13,325 square foot (sf) parcel into two parcels, and a Design Review application to construct a new single-family dwelling. A Planned Community Permit and a Parking Exception have also been requested to modify development standards.

**General Plan Land Use Designation:** Low / Medium Density Residential (1-8 du/ac)  
**Zoning/APN:** R-1-5000 (Single-Family Residential)/ 063-253-580  
**Project Planner:** Wayland Lee  
**STAFF REQUESTS ITEM BE TABLED**

**12. Approval of Minutes**

- June 9, 2008 (*Tabled from September 9 meeting.*)
- July 28, 2008
- September 8, 2008

**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, **as well as those wishing to include an electronic media presentation**, should contact the Planning Division Office at (650) 853-3185 three days before the hearing date.