



**CITY OF EAST PALO ALTO
PLANNING COMMISSION MEETING
MONDAY, JUNE 11, 2018 – 7 P.M.
East Palo Alto Government Center
2415 University Avenue, First Floor – City Council Chambers
East Palo Alto, CA 94303**

PLANNING COMMISSION AGENDA

- Chairperson:** Robert Sherrard
- Vice Chairperson:** Briana Carter
- Commissioners:**
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|---------------------|----------------------------------|
| Robert Allen | Uriel Hernandez |
| Ofelia Bello | Javanni Munguia-Brown |
| Kyra Brown | Court Skinner (Alternate) |
- Staff:**
- Rafael E. Alvarado Jr., City Attorney
 - Valerie Armento, Special Counsel
 - Sean Charpentier, Assistant City Manager
 - Leticia Garcia, Secretary
 - Michelle Markiewicz, Assistant Planner
 - Guido F. Persicone, Planning Manager

Notice of Availability of Public Records: All public records relating to an open session item which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to the majority of the advisory bodies will be available for public inspection at the Community and Economic Development Department, 1960 Tate Street, East Palo Alto, CA at the same time that the public records are distributed or made available to the advisory bodies. Such documents may also be available on the East Palo Alto website www.ci.east-paloalto.ca.us subject to staff’s ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3186.



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- 1. CALL TO ORDER AND ROLL CALL**
 - A.** Introduction and swearing in of our new Commissioner Ofelia Bello and re-appointment of Commissioner Uriel Hernandez and Commissioner Court Skinner
 - 2. APPROVAL OF THE AGENDA (Government Code §54957.7(a))**

3. COMMUNITY FORUM

Notice to the public: *Anyone wishing to address the Planning Commission on any matter for which another opportunity to speak is not provided on the Agenda, and which is within the Commission's purview, is requested to submit a completed Speaker Sheet to the Planning Commission Secretary. When your name is called, step to the podium and address the Commission. Each speaker is limited to two minutes. The Commission may take information, but may not take action on any item not on the agenda.*

4. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Notice to the Public: *Members of the public wishing to address the Planning Commission on the Consent Calendar Items are requested to submit a completed speaker sheet to the Planning Commission secretary. Each speaker is limited to two minutes. The Planning Commission Chair has the discretion to lengthen or shorten allotted times. There will be no separate discussion of Consent Calendar items as they are considered to be routine by the Planning Commission and will be adopted by one motion. If a member of the Planning Commission, staff, or public requests discussion on a particular item, that item may be removed from the Consent Calendar and considered separately.*

5. CONSENT CALENDAR

Recommendation: **That the Planning Commission adopts the Consent Calendar as indicated below.**

A. Adopt the February 26, 2018 Planning Commission minutes, as presented in the packet, as an accurate reflection of the meeting.

6. PUBLIC HEARINGS

A. Subject: Zoning Text Amendment ZTA 18-001 (Repeal the 2003 Zoning Code Code and the 1983 Subdivision Regulations and replace with the 2018 Development Code)

Location/APN: Citywide

Proposal: Planning Commission recommendation to the City Council to repeal the 2003 Zoning Code and the 1983 County of San Mateo Subdivision Ordinance and Replace with the 2018 Development Code.

Project Planner: Guido F. Persicone, Planning Manager, 650-853-3148,
gpersicone@cityofepa.org

B. Subject: A Design Review (DR17-003) for a new single-family residence. A Variance (V 18-001) is being requested from the 750 sq. ft. rear yard open space requirement in order to preserve a tree in the front of the parcel.

Location/APN: 2219 Addison Avenue/APN 063-171-510

Owners/ Applicant: Michael Howes/ Raynold Viotti

Proposal: Applicant is proposing a new two story single-family home with attached (1) one car garage. This new residence will be approximately 1,352 square feet on a 3,300 square foot lot.

Staff Recommendation: Approve the Design Review (DR17-003) proposal for a new two story single-family home with attached (1) one car garage and find the project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Project Planner: Michelle Markiewicz, 650-853-3195 Assistant Planner, mmarkiewicz@cityofepa.org

C. Public Hearing: To consider the consistency of new projects of the Ten-Year Capital Improvement Program (CIP) with the 2035 General Plan

Location: Citywide

Proposal: Consideration of a finding that the Draft Ten-Year Capital Improvement Program (CIP) is in conformance with the 2035 East Palo Alto General Plan.

Recommendation: Staff recommends finding that the Ten-Year CIP is in conformance with the General Plan

Project Manager: Kamal Fallaha, Public Works Director, kfallaha@cityofepa.org, 650 853-3189

ITEM CONTINUED TO THE JUNE 25TH MEETING

7. INFORMATIONAL ITEMS

A. Regional Planning Update - Commissioner Bello

B. Commissioner Skinner - Certificate of Appreciation

C. June 18, 2018 - City of East Palo Alto 35th Anniversary Celebration at City Hall from 5PM-7PM.

8. ADJOURNMENT

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at <http://www.ci.east-palo-alto.ca.us/AgendaCenter> and can receive e-mail notification of agenda and staff report postings by *subscribing to the "Notify Me"* service at <http://www.ci.east-palo-alto.ca.us/list.aspx#agendaCenter> Agendas and staff reports may also be obtained by contacting the Planning Division's Office 650-853-3165.

Posted: June 8, 2018 at 9:45 a.m.