



PLANNING & TRANSPORTATION COMMISSION AGENDA

=====MEETINGS ARE CABLECAST LIVE ON GOVERNMENT ACCESS CHANNEL 26=====

Wednesday, January 25, 2006
REGULAR MEETING at 7:00 PM
Council Chambers
Civic Center, 1st Floor
250 Hamilton Avenue
Palo Alto, California 94301

ROLL CALL:

Commissioners:

Patrick Burt - Chair
Karen Holman – V-Chair
Lee I. Lippert
Paula Sandas
Phyllis Cassel
Daniel Garber
Annette Bialson

Staff:

Steve Emslie, Planning Director
Donald Larkin, Senior Deputy City Attorney
Andy Coe, Interim Deputy Director
Amy French, Current Planning Manager
Chris Riordan, Planner
Gina La Torra, Associate Planner
Zariah Betten, Executive Secretary

PUBLIC HEARING PROCESS

Please be advised the normal order of public hearings of agenda items is as follows:

- *Announce agenda item*
- *Open public hearing*
- *Staff recommendation*
- *Applicant presentation - Fifteen(15) minutes limitation or at the discretion of the Commission.*
- *Appellant presentation (if applicable) - Fifteen(15) minutes limitation or at the discretion of the Commission.*
- *Planning Commission questions of the applicant/staff*
- *Public comment - Five(5) minutes limitation per speaker or limitation to three(3) minutes depending on large number of speakers per item.*
- *Applicant closing comments - Three (3) minutes*
- *Close public hearing*
- *Discussion/motions/recommendations by the Commission*
- *Final vote*

ORAL COMMUNICATIONS. Members of the public may speak to any item not on the agenda with a limitation of three (3) minutes per speaker. Those who desire to speak must complete a speaker request card available from the secretary of the Commission. The Planning and Transportation Commission reserves the right to limit the oral communications period to 15 minutes.

AGENDA CHANGES, ADDITIONS AND DELETIONS. The agenda may have additional items added to it up until 72 hours prior to meeting time.

NEW BUSINESS:

Public Hearings.

1. **2825 & 2865 El Camino Real [05PLN-00107]*:** Request by Premier Properties on behalf of Morris Associates for a Site and Design review application to allow the construction of a 13,988 square foot mixed-use building on a 22,491 square foot parcel in the CS zoning district. Design Enhancement Exceptions are requested to reduce the required side yard and front yard setbacks and exceed the allowable encroachment into the side yard daylight plane. A variance is requested to reduce the amount of usable common open space. Environmental Assessment: An Initial Study has been prepared and a Mitigated Negative Declaration is proposed in accordance with CEQA guidelines. Zone District: CS.

PLEASE NOTE: ITEM NO. 2 HAS BEEN CONTINUED TO THE MARCH 29, 2006 REGULAR MEETING.

2. **850 Webster Street [05-PLN-00290]*** - Request by Channing House for a Planned Community amendment to allow the construction of a two-story, 34,000 square foot skilled nursing and assisted living facility, with a 17,000 square foot underground garage. Environmental Assessment: An Initial Study will be prepared. Zone District: PC.

Other Items:

3. Discussion of Commission Practices Regarding Individual Site Visits for Planned Community Projects.

***Quasi-Judicial Items Subject to Council's Disclosure Policy**

APPROVAL OF MINUTES: None.

REPORTS FROM OFFICIALS/COMMITTEES.

- City Attorneys Office's Report on the U.S. 9th Circuit Court of Appeals ruling regarding Utility Towers.

COMMISSION MEMBER QUESTIONS, COMMENTS, AND/OR ANNOUNCEMENTS.

- Commission Representative's report on Council Actions.
- Commission Representation at City Council:

January: Karen Holman
February: Phyllis Cassel
March: Paula Sandas
April:

- Commission Representation (selection of representatives for vacant positions):

ZOU Parking Working Group	Annette Bialson, Vacant, Phyllis Cassel
ZOU Special Districts and Open Space	Karen Holman, Patrick Burt, Phyllis Cassel
ZOU Design and Environment Working Group	Paula Sandas, Lee Lippert and Susan Eschweiler (ARB); Susan Haviland (HRB)
ZOU Multifamily Commercial Working Group	Vacant
Palo Alto Housing Corporation Representative:	Daniel Garber

NEXT MEETING: Regular Meeting of February 8, 2006.

ADJOURNED:

Staff reports for the agendized items are available at the Planning Division Front Desk, 5th Floor, City Hall on the Friday preceding the meeting date, after 2:00 PM or at the Development Center should City Hall be closed on a 9/80 Friday. The staff reports are available for pick-up and are online via the City's main webpage at www.cityofpaloalto.org. Under Agendas/Minutes/Reports, select Planning and Transportation Commission and follow the links. Please call 329-2441 to reserve a copy.

All correspondence relating to any of the agenda items below or non-agenda items, which were not received by the 2:00 PM deadline for inclusion into Commission packets on the Friday preceding the meeting date, need to be received before 5:00 PM on the date of the meeting for distribution to staff and Commission members.

ADA. Persons with disabilities who require auxiliary aids or services in using City facilities, services, or programs or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990, may contact (650) 329-2550 (voice) or 650-328-1199 (TDD).

Posting of agenda. This agenda is posted in accordance with government code section 54954.2(a) or section 54956.

Recordings. An audiotape of the proceedings may be obtained/reviewed by contacting the Planning Division at (650) 329-2440. A videotape of the proceedings can be obtained/reviewed by contacting the Cable Desk at (650) 329-2206.