



PLANNING & TRANSPORTATION COMMISSION AGENDA

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

Wednesday, June 8, 2005
REGULAR MEETING at 7:00 PM
Council Chambers
Civic Center, 1st Floor
250 Hamilton Avenue
Palo Alto, California 94301

ROLL CALL:

Commissioners:

Phyllis Cassel – Chair
Bonnie Packer – V-Chair
Lee I. Lippert
Karen Holman
Patrick Burt
Michael Griffin
Annette Bialson

Staff:

Steve Emslie, Planning Director
Don Larkin, Senior Deputy City Attorney
Lisa Grote, Chief Planning Official
Amy French, Current Planning Manager
Chris Riordan, Planner
Zariah Betten, Executive Secretary

PROCEDURES FOR PUBLIC HEARINGS

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.

CONSENT CALENDAR. Items will be voted on in one motion unless removed from the calendar by a Commission Member. **None.**

AGENDA CHANGES, ADDITIONS AND DELETIONS. The agenda may have additional items added to it up until 72 hours prior to meeting time. **None.**

NEW BUSINESS:
Public Hearings.

1. **Zoning Ordinance Amendment:** General Manufacturing (GM)(B) Zoning Ordinance Amendment: Request by Carol Jansen on behalf of Court House Plaza Company to modify Palo Alto Municipal Code Chapter 18.57, Section 18.57.060 Site Development Regulations to clarify that (1) the 0.5 to 1 Floor Area Ratio is for commercial use only, and (2) mixed use projects are allowed to have a floor area ratio of 1.0 to 1, provided the nonresidential floor area does not exceed 0.5 to 1, and to implement the density bonus increases set forth in Comprehensive Plan Policy H-38, and associated proportionate increases in Floor Area, by adding the following text:

“For residential or mixed residential and non-residential uses that include a density bonus of one additional below market rate housing unit for each additional three-market rate units, an increase in residential density of up to 50% shall be permitted. Such uses shall be allowed additional Floor Area Ratio proportionate to the density bonus increase, but not to exceed a total Floor Area Ratio of 1.5 to 1, and the commercial portion of the project shall not exceed .5 to 1 Floor Area Ratio.”

City File Number: 05PLN-00162. Environmental Assessment: Addressed in the Addendum to the Comprehensive Plan EIR adopted by the City Council on December 2, 2002.

2. **1795 El Camino Real:** Request by Hayes Group on behalf of James Newman for a Site and Design review application to construct a 9,510 square foot mixed-use building [4,597 sq. ft. residential (two rental units), 4,913 sq. ft. commercial] on a 12,282 sq. ft. parcel in the CN zoning district. Design Enhancement Exceptions are requested to exceed the maximum allowable building height, reduce the required side yard, front yard, and street side yard building setbacks, exceed the allowable encroachment into the side yard daylight plane, and reduce the amount of required open space. Environmental Assessment: A Mitigated Negative Declaration has been prepared. **File No.:** **05PLN-00106.**

3. **1805 El Camino Real:** Request by Hayes Group on behalf of Dr. Thomas Tayeri for a Site and Design review application to construct a 10,156 square foot mixed-use building [5,174 sq. ft. residential (two rental units), 4,982 sq. ft. commercial] on a 12,456 sq. ft. parcel in the CN zoning district. Design Enhancement Exceptions are requested to reduce the required front yard, side yard and street side yard building setbacks, exceed the maximum building site coverage, exceed the allowable encroachment into the side yard daylight plane and reduce the amount of required open space. Environmental Assessment: A Mitigated Negative Declaration has been prepared. **File No.: 05PLN-00105.**

REPORTS FROM OFFICIALS.

COMMISSION MEMBER QUESTIONS, COMMENTS, AND/OR ANNOUNCEMENTS.

- Commission Representation at City Council:

June: Annette Bialson
 July: Karen Holman
 August: Lee Lippert

- Commission Representation at Committees:

Housing Corporation Representative:	Bonnie Packer
Traffic Calming:	Annette Bialson
Palo Alto Intermodal Transit Center (Dream Team)	Vacant
El Camino Real Study Committee	Annette Bialson
ZOU Parking Subcommittee	Annette Bialson, Bonnie Packer, Phyllis Cassel
ZOU Special Districts and Open Space	Karen Holman, Patrick Burt, Phyllis Cassel
ZOU Design and Environment Committee	Bonnie Packer, Lee Lippert and Susan Eschweiler (ARB); Susan Haviland (HRB)
CIP Sub-Committee	Patrick Burt, Karen Holman, Lee Lippert

APPROVAL OF MINUTES: Minutes of May 11 and Special Meeting of May 18, 2005.

NEXT MEETING: June 29, 2005.

Staff reports for the agenda 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.