



Director's Hearing Agenda

Regular Meeting Agenda: June 15, 2017

Flexible Meeting Space
250 Hamilton Avenue
3:00 PM

Call to Order

Oral Communications

The public may speak to any item not on the agenda. Three (3) minutes per speaker.^{1,2}

Agenda Changes, Additions, and Deletions

The hearing officer may modify the agenda order to improve meeting management.

Action Items

Public Comment is Permitted. Applicants/Appellant Teams: Ten (10) minutes, plus five (5) minutes rebuttal. All others: Five (5) minutes per speaker.^{1,3}

1. PUBLIC HEARING / QUASI JUDICIAL. 109-113 Seale Avenue [16PLN-00449]: Request for Director's Review for a Preliminary Parcel Map for Condominium Purposes to Create Two Residential Condominium Units in Conjunction With the Construction of Two New Single-Family Residences. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline 15315 (Minor Land Divisions) Zoning District: RM-15 (Multiple Family Residential). For More Information, Please Contact Project Planner Graham Owen at Graham.Owen@cityofpaloalto.org.
2. PUBLIC HEARING / QUASI JUDICIAL. 726-738 Colorado Avenue [16PLN-00272]: Request for Director's Review for a Preliminary Parcel Map to Subdivide the Subject Property Into Two Lots. No Redevelopment is Proposed at This Time. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline 15315 (Minor Land Divisions) Zoning District: R-2 (Two-Family Residential). For More Information Contact Project Planner Graham Owen at Graham.Owen@cityofpaloalto.org.
3. PUBLIC HEARING / QUASI-JUDICIAL. 400 Channing Avenue [16PLN-00381]: Request for Director's Review of a Preliminary Parcel Map to Facilitate Construction of two new two-Story, Single-Family Residences and two Accessory Cottages. Environmental

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1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Hearing Officer, provided that the non-speaking members agree not to speak individually.
 2. The Hearing Officer may limit Oral Communications to 30 minutes for all combined speakers.
 3. The Hearing Officer may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline Section 15315 (Minor Land Divisions). Zoning District: DHS (Detached Housing on Small Lots). For More Information Contact the Project Planner Phillip Brennan at phillip.brennan@cityofpaloalto.org.

Adjournment

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Director's Hearings

Director's hearings may be requested for certain applications that the director, or his/her designee, has issued a tentative decision, such as Individual Review applications. A director's hearing is required for Parcel Map applications.

A decision is not rendered at the public hearing. Rather, the director or designee will consider evidence for and against the application or its modification and prepare a written decision approving, approving with conditions, or denying the project application within fourteen days of the hearing.

Notice of the decision will be mailed to the project applicant, the owners and occupants of all adjacent properties, and any person requesting notice of the decision.

The director's decision shall become final fourteen days after the date notice is mailed unless an appeal is filed. The director may, for good cause, specify in writing a longer period for filing an appeal at the time he or she issues the proposed decision.

The applicant or the owner or occupier of an adjacent property may file an appeal of the director's decision by filing a written request with the City Clerk before the date the director's decision becomes final. The written request shall be accompanied by a fee, as set forth in the municipal fee schedule.

Get Informed and Be Engaged! Show up and speak. Public comment is encouraged. Please complete a speaker request card located on the table at the entrance to the meeting room and deliver it to the hearing officer.

Write to us. Email the hearing officer at: amy.french@cityofpaloalto.org. Letters can be delivered to the Planning & Community Environment Department, 5th floor, City Hall, 250 Hamilton Avenue, Palo Alto, CA 94301.

Americans with Disability Act (ADA)

It is the policy of the City of Palo Alto to offer its public programs, services and meetings in a manner that is readily accessible to all. Persons with disabilities who require materials in an appropriate alternative format or who require auxiliary aids to access City meetings, programs, or services may contact the City's ADA Coordinator at (650) 329-2550 (voice) or by emailing ada@cityofpaloalto.org. Requests for assistance or accommodations must be submitted at least 24 hours in advance of the meeting, program, or service.

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