



PLANNING & TRANSPORTATION COMMISSION AGENDA

MEETINGS ARE CABLECAST LIVE ON GOVERNMENT ACCESS CHANNEL 26

*Wednesday, April 26, 2006
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
Melissa Tronquet, Deputy City Attorney
Andy Coe, Interim Deputy Director
Julie Caporgno, Advance Planning Manager
Roland Rivera, Planner
Amy French, Current Planning Manager
Beth Bourne, Senior 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*

SPECIAL MEETING @ 6:00 PM

NEW BUSINESS

Public Hearings:

1. **2006-2010 Capital Improvement Plan:** Planning and Transportation Commission Review of the 2006-2010 Capital Improvement Plan for Consistency with the Comprehensive Plan.

Other Items:

2. **Subdivision Ordinance Amendment:** Planning and Transportation Commission review and recommendation of an Addition of Chapter 18.90 to the Palo Alto Municipal Code (PAMC) to Allow the Creation of Easements through the Execution and Recordation of Covenants.

REGULAR MEETING @ 7:00 PM

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

Study Session:

3. **3401, 3415, and 3445 Alma Street (Alma Plaza) [06PLN-00020]:** City Council direction to the Planning and Transportation Commission for an initial review of a request by McNellis Partners and Greenbriar Homes Communities, Inc. for a change to an existing Planned Community (PC-1362) pursuant to PAMC Section 18.97.040 to allow for: (1) the demolition of the existing approximately 45,000 square feet of retail building (the vacant Albertson's store and two adjacent retail shop buildings), (2) the construction of approximately 19,200 square feet of new retail building area (including underground storage area), (3) the construction of fourteen Below Market Rate rental units located on top of the retail building, (4) the construction of forty-five detached single family residences, and (5) construction of related site improvements, which include underground parking and the reconfiguration of the parking lot area. Environmental Assessment: An Initial Study will be prepared. Zone District: Planned Community.

APPROVAL OF MINUTES: Special Meeting of March 22 and Regular Meeting of March 29, 2006.

REPORTS FROM OFFICIALS/COMMITTEES.

COMMISSION MEMBER QUESTIONS, COMMENTS, AND/OR ANNOUNCEMENTS.

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

April: Annette Bialson
May: Lee Lippert
June:

- Commission Representation:

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, Judith Wasserman (ARB) and Susan Haviland (HRB)
ZOU Multifamily Commercial Working Group	Vacant
Palo Alto Housing Corporation Representative:	Daniel Garber
CIP Subcommittee	Patrick Burt, Paula Sandas, Phyllis Cassel

NEXT MEETING: Regular Meeting at 7:00 PM on May 10, 2006.

ADJOURNED:

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.