



**THIS AGENDA IS POSTED IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54950 ET. SEQ.**

**DATE POSTED: March 21, 2008 – TIME POSTED: 5:00 P.M.**

**CITY OF EAST PALO ALTO  
PLANNING COMMISSION MEETING  
Monday, March 24, 2008, 6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS  
2415 UNIVERSITY AVENUE, EAST PALO ALTO, CA 94303**

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**Chairperson: Robert Sherrard**

**Vice Chairperson: Carlos Romero**

**Commissioners: Robert Allen, Renee Glover Chantler, Melvin Gaines, Bernardo Huerta, Jorge Prado, Court Skinner**

**Staff: Brad Tarr, Acting City Planning Manager  
Wayland Li, Associate Planner  
Guido Persicone, Associate Planner  
Tommye Hawkins, Planning Secretary  
Valerie J. Armento, Interim City Attorney**

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- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Subcommittee Reports**
  - Subdivision (Allen [Chair], Chantler, Huerta)
- 4. Communication Items**
- 5. Open Forum (Address Any Item Not on the Agenda)**
- 6. Planning Commission Matters, Staff Updates and Calendars**
  - Delivery method of oversized documents
- 7. REVOCATION HEARING** to revoke Special Use Permit 03-03 to operate an automobile dismantling yard dba Infinity Salvage for failure to correct health and safety violations of the Building and Fire Codes and the Zoning Ordinance at 2091 Bay Road.

- 8. Continued Public Hearing:** Architectural Supervision (AS 06-03), Use Permit (UP 06-03), Mitigated Negative Declaration (MND 06-03)  
**Location:** 432 Bell Street, East Palo Alto, CA 94303  
**Owner/Applicant:** 1<sup>st</sup> Free Wesleyan Tongan Church/ “Tippy” Sikuea  
**Proposal:** The Planning Commission will consider an application to permit the replacement of a church assembly building with a 5,353 new church assembly bldg.  
**General Plan Land Use Designation:** Low/Medium Density Residential (1-8 du/ac)  
**Zoning/APN:** R-1-5000 (Single-Family Residential District) / 063-185-330  
**Project Planner:** Brad Tarr  
**STAFF IS REQUESTING THAT THIS ITEM BE TABLED UNTIL SUCH TIME AS THE REQUIRED AMENDED PLANS ARE SUBMITTED FOR REVIEW**
- 9. Public Hearing:** Use Permit (UP 07-34); Categorical Exemption (CE 07-51)  
**Location:** 2200 University Avenue, East Palo Alto, CA 94303  
**Applicant/Owner:** Dan-Reina Aquino/Edward Campbell  
**Proposal:** The applicant seeks Planning Commission approval of a Use Permit application for off-sale beer and wine at the proposed Countrytime Market at that address.  
**General Plan Land Use Designation:** General Commercial  
**Zoning/APN:** C-1/S-7 (Neighborhood Business with Minimum Setback) / 063-331-360.
- 10. Public Hearing:** Tentative Tract Map; Planned Community Permit (TTM, PCP 07-16)  
**Location:** 791 Weeks Street  
**Owner/Applicant:** Ying & Ning Go  
**Proposal:** Consideration of a Tentative Tract Map application to subdivide an existing 38,434 sq. ft. parcel into six parcels, one of which would be a 5,784 sq. ft. remainder lot composed of an access road, fire truck turnaround area, underground utilities, guest parking, sidewalk, curb and gutter. The other five (5) parcels would be 7,323 sq. ft., 5,002 sq. ft., 6,740 sq. ft., 6,138 sq. ft. and 7,391 sq. ft. in size. The applicant’s proposal does not include the construction of any buildings at this time, although construction of single-family dwellings on four (4) of the parcels is anticipated in the future. An existing single-family residence currently having a 791 Weeks Street address would remain on one of the subdivided parcels. The Commission will also consider a Planned Community Permit to reduce minimum lot width requirements.  
**General Plan Land Use Designation:** Low/Med. Density Residential (1-8 du/ac)  
**Zoning/APN:** R-1-5000 (Single-Family Residential) / 063-221-390  
**Project Planner:** Wayland Li
- 11. Continued Public Hearing:** Architectural Supervision (AS 07-05) & Mitigated Negative Declaration (MND 07-14)  
**Location:** 855 Runnymede Street, East Palo Alto, CA 94303  
**Owner/Applicant:** Faith Missionary Baptist Church-EPA Can Do / Robert Jones, advocate  
**Proposal:** The Planning Commission will consider an application for Architectural Supervision to construct twelve (12) efficiency residential apartments for transitional youth on a 21,721 square foot parcel.

**General Plan Land Use Designation:** Low/Medium Density Residential (1-8 du/ac)  
**Zoning/APN:** R-1-5000 (Single-Family Residential District) / 063-253-600  
**Project Planner:** Brad Tarr

**12. Public Hearing: Design Review (DR 07-27); Categorical Exemption (CE 07-46)**

**Location:** 2294 Ralmar Ave.

**Owner/Applicant:** Efren Garcia / Jose Jimenez

**Proposal:** Consideration of a Design Review proposal to construct a 130 square foot (sf) first-story addition and a 1,189 sf second-story addition to an existing 1,531 sf single-story single-family residence.

**General Plan Land Use Designation:** Low/Med. Density Residential (1-8 du/ac)

**Zoning/APN:** R-1-5000 (Single-Family Residential) / 063-171-230

**Project Planner:** Wayland Li

**13. Public Hearing: Design Review (DR 07-19); Categorical Exemption (CE 07-38)**

**Location:** 952 Beech St.

**Owner/Applicant:** Jose Ledezma / Jose Jimenez

**Proposal:** Consideration of a Design Review proposal to construct a 807 square foot (sf) first-story addition and an 855 sf second-story addition to an existing 1,451 sf single-story single-family residence. The construction of a 400 sf detached garage has also been proposed.

**General Plan Land Use Designation:** Low/Med. Density Residential (1-8 du/ac)

**Zoning/APN:** R-1-5000 (Single-Family Residential) / 063-351-350

**Project Planner:** Wayland Li

**14. Approval of Minutes**

- February 11, 2008
- February 25, 2008

**15. Adjournment**

**Notice**

A challenge to the above items in court may raise only those issues which were raised at the public hearing described in this notice or in written correspondence to the City of East Palo Alto at, or prior to, the public hearing. For your comments to be fully considered, you must (1) attend the meeting, or (2) submit written comments to the Planning Division or (3) submit written comments to the Planning Commission before the Planning Commission takes action on the above item.

For further information regarding these items, you may contact the City of East Palo Alto Planning Division at 1960 Tate Street, or call (650) 853-3185.

The Americans with Disabilities Act (ADA) requires reasonable accommodation and access for the physically challenged. Those requesting such accommodation should contact the Planning Division Office at (650) 853-3185 three days before the hearing date.