

**THIS AGENDA IS POSTED IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54950 ET. SEQ.  
DATE POSTED: May 7, 2010– TIME POSTED: 5:00 P.M.**



**CITY OF EAST PALO ALTO  
PLANNING COMMISSION MEETING  
Monday, May 10, 2010 7:00 P.M.**

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

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**Chairperson:** Renee Glover Chantler  
**Vice Chairperson:** Robert Sherrard  
**Commissioners:** Robert Allen, Bernardo Huerta, Jorge Prado, Alex Quezada, Kameelah Rasheed, Court Skinner  
**Staff:** Brent Butler, AICP, CFM, Planning Manager  
Brad Tarr, AICP, Senior Planner  
Guido F. Persicone, Associate Planner  
Wayland Li, AICP, Associate Planner  
Tommye Hawkins, Planning Secretary  
Vince Ewing, City Attorney

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1. **Roll Call**
2. **Approval of Agenda**
3. **Open Forum** (Address Any Item Not on the Agenda)
4. **Communication Items:** Planning Commission Retreat and 2009/2010 Annual Report
5. **Planning Commission Matters, Staff Updates and Calendars:** Scope of Work input for General Plan Update
6. **Continued Public Hearing:** To consider approval of, Planned Community Permit (PCP 09-55), Architectural Supervision (AS 09-55), and recommendation to City Council on Zone Change (ZC 09-55), Special Use Permit (SUP 09-55, Development Agreement (DA 09-55), and Mitigated Negative Declaration (MND 09-45).  
**Location:** SE University Avenue at Bay Road  
**Applicant/Owner:** Clarum Homes/Clarum Four Corners LLC  
**Proposal:** Approval of a mixed-use project with 16,000 sf of retail and 115 multi-family dwelling units.  
**General Plan Designation:** C-2 (General Commercial)  
**Zoning:** C-1/S-3 (Neighborhood Commercial with setback standards)/R-1-5000 (single family residential) and R-M-1000 (multi-family residential)  
**Project Staff:** Brad Tarr, Planning and Sean Charpentier, Redevelopment Agency  
**STAFF REQUESTS A CONTINUANCE TO MAY 24**

- 7. Public Hearing:** To consider approval of a Temporary Use Permit (TUP 10-18) for Free At Last, a non-profit specializing in rehabilitation and health services, including HIV/STD education, alcohol and drug dependency and parole re-entry.  
**Location:** 1796 Bay Road  
**Applicant/Owner:** Free At Last/St. Mark's African Methodist Episcopal Zion Church  
**Proposal:** To approve an extension of the Free At Last Temporary Use Permit  
**General Plan Designation:** High Density Residential  
**Zoning:** R-M 1000 (multi-family residential)  
**Project Planner:** Brent Butler  
STAFF REQUESTS A CONTINUANCE TO MAY 24
- 8. Continued Public Hearing:** Review of Sign Ordinance Revisions  
**Location:** Citywide  
**Applicant/Owner:** City of East Palo Alto  
**Proposal:** To modify regulations pertaining to the construction, modification and maintenance of signage in the City.  
**Project Planner:** Wayland Li
- 9. Public Hearing:** Adoption of a Traffic Impact Analysis ("TIA") threshold.  
**Location:** Citywide  
**Owner/Applicant:** City of East Palo Alto  
**Proposal:** To consider the Public Works and Transportation Commission recommendation to adopt a specific threshold of significance for a TIA in accordance with Section 15064.7 of the California Environmental Quality Act (CEQA).  
**Project Planners:** Brent Butler and Guido F. Persicone
- 10. Public Hearing:** Zoning Text Amendment (ZTA 10-12) and Categorical Exemption (CE 10-12)  
**Location:** Citywide  
**Owner/Applicant:** City of East Palo Alto  
**Proposal:** To consider the Public Works and Transportation Commission recommendation to amend the Zoning Ordinance by adopting the Santa Clara Valley Transportation Authority's Bicycle Technical Guidelines and to consider creation of a bicycle/pedestrian subcommittee.  
**Project Planners:** Brent Butler and Guido F. Persicone
- 11. Adjournment**

Upcoming Meetings	
*May 24, 2010	Cooley Landing & Subdivision Regulations
*June 14, 2010	Specific Plan for Ravenswood Four Corners
*September 13, 2010	Richard May Soccer Field
<i>*Please note that the proposed schedule may change</i>	

**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. Additionally, those wishing to include an electronic media presentation must furnish/provide their own equipment.