

THIS AGENDA IS POSTED IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54950 ET. SEQ.
DATE POSTED: July 9, 2010 TIME POSTED: 5:00 P.M.



CITY OF EAST PALO ALTO
PLANNING COMMISSION MEETING
Monday, July 12, 2010 7:00 P.M.

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

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

1. **Roll Call**
2. **Approval of Agenda**
3. **Consent Calendar**
 - February 22, 2010 Minutes—Amendments per Commissioner Skinner; return to 7/12/10 meeting
 - June 14, 2010 Minutes—ACTION MINUTES
4. **Open Forum** (Address Any Item Not on the Agenda)
5. **Communication Items:**
 - General Plan Update – Planning Grant
6. **Planning Commission Matters, Staff Updates and Calendars:**
 - Annual Report—Review draft describing Annual Report of Planning Commission Actions in FY 2009-2010 for Submittal to City Council
7. **Presentation:** San Francisquito JPA
Project: Design and Environmental Planning of construction elements proposed to improve flood protection, habitat, and recreational opportunities from Highway 101 to the San Francisco Bay. Informational only, no action required.
Applicant: Kevin Murray, Project Manager; Len Materman, Executive Director; San Francisquito Creek Joint Powers Authority

8. **Continued Public Hearing:** Architectural Supervision (AS 08-28); Conditional Use Permit (CUP 08-28); Categorical Exemption (CE 08-24)

Location: 2777 Hunter Street

Owner/Applicant: Shree Sanatan Dharma Religious & Cultural Society of Calif., Inc.

Proposal: The Planning Commission will consider an application for Architectural Supervision for the modification of an existing 1,389 sq. ft. detached three car-garage into a 1,668 sq. ft. prayer room at 2777 Hunter Street. The Commission will also consider a Conditional Use Permit application to allow the use of the prayer room for:

1. One religious service per week for a group not to exceed 15 people at one time; and
2. Two special events per year of a duration not to exceed nine days and for a group not to exceed 25 people at one time.

Parking would be provided in the rear yard of 2777 Hunter Street and a portion of the rear yard of 2773 Hunter Street.

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

Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-013-220 & 230

Project Planner: Wayland Li

STAFF REQUESTS CONTINUANCE

9. **Public Hearing:** Use Permit (UP 10-16) and Categorical Exemption (CE 10-16)

Location: 2380 Cooley Avenue

Owner/Applicant: Ricardo Ramirez/Shuman Properties LLC

Proposal: Consideration of a request to sell beer and wine for on-site consumption at an existing restaurant dba El Sabor Michoacano.

Project Planner: Brad Tarr

10. **Public Hearing:** Architectural Supervision (09-47), Use Permit (UP 09-47), Planned Community Permit (PCP 09-47) and Mitigated Negative Declaration (MND 90-37)

Location: 855 Runnymede Street

Owner/Applicant: EPA Can Do & Faith Community Development Corp./Faith Missionary Baptist Church

Proposal: Reauthorization of Architectural Supervision (AS 07-05), Planned Community Permit (PCP 08-01) and Mitigated Negative Declaration (MND 07-14) to construct twelve (12) efficiency apartments for transitional youth (former foster care residents).

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

Zoning/APN: R-1-5000 (Single-Family Residential)/063-253-600

Project Planner: Brad Tarr

11. **Request for Administrative Interpretation:**

Proposal: The Planning Commission shall make an administrative determination if the uses permitted in the C-2 Zoning District codified in Chapter 16 of the East Palo Alto Zoning Ordinance allow medical marijuana collective(s).

General Plan: Neighborhood Commercial

12. **Adjournment**

Upcoming Meetings	
*July 26, 2010	Design Guidelines; Grant workshop
<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.