



**THIS AGENDA IS POSTED IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54950 ET. SEQ.
DATE POSTED: Wednesday, September 8, 2010– TIME POSTED: 5 P.M.**

**CITY OF EAST PALO ALTO
PLANNING COMMISSION MEETING
Monday, September 13, 2010**

**LOCATION: City Council Chambers, 2415 University Avenue
East Palo Alto 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
Tommye Hawkins, Planning Secretary**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Consent Calendar**
 - a. June 12, 2010 Minutes
 - b. July 26, 2010 Minutes
 - c. Annual Report—Review and approve Annual Report of Planning Commission Actions in FY 2009-2010 for Submittal to City Council on September 21, 2010
- 4. Open Forum (Address Any Item Not on the Agenda)**
- 5. Communication Items:**
 - a. Letter from Board of Aspire Public Schools, August 16, 2010
 - b. Responses to Stanford Medical Center Environmental Impact Report
 - c. Response to San Francisquito Creek Flood Protection Project 30% Design Submittal
 - d. Testimony to the National Research Council Committee on Health Impact Assessments
 - e. Former Romic site update
- 6. Planning Commission Matters, Staff Updates and Calendars:**
 - a. Fiscal Year 2010 to 2011 Workplan
 - b. Ethics Training pursuant to AB1234 – Review of Checklist of Required Content
 - c. Staff Report on Climate Action Plan [Redevelopment Agency]
 - d. San Francisco Public Utilities Commission (SFPUC) - Bay Division Pipeline Reliability Upgrade Project – Notice of Groundbreaking Ceremony
 - e. Update on 28 July 2010, Item 7 - Demeter Family Trust/Verizon Wireless proposal to co-locate four (4) wireless antennas and equipment cabinets in order to install a sixty foot wireless tower.

7. **Public Hearing:** Appeal of the Planning Director's determination that the establishment of medical marijuana collective in the C1 or C2 zone requires a Zoning Text Amendment.
Location: 1927 Bayshore Road
Owner/Applicant: Peninsula Caregiver's Collective, Willie Beasley, Darren Powell
Proposal: Applicant has appealed the decision to deny an application to establish a collective in accordance with the Medical Marijuana Program Act, and the Compassionate Use Act (CUA) based on a strict interpretation of the Zoning Ordinance pertaining to C1 and C2 zoning classification
General Plan Land Use Designation: Neighborhood Business and General Commercial
Zoning/APN: C-2 and C-1 / 063-492-070
8. **Public Hearing:** Categorical Exemption (CE 08-28); Conditional Use Permit (CUP 08-36)
Location: 1425-1425A Bay Road/ 2450 Ralmar Ave
Owners: Archdiocese of San Francisco/Ravenswood Elementary School District
Applicant: Richard May Foundation
Proposal: The Planning Commission will consider an application for a Conditional Use Permit to construct a soccer field.
General Plan Land Use Designation: Medium/High Density Residential (9-17 du/ac)
Zoning/APN: R-1-5000 (Single-Family Residential District) / 063-090-020/070
STAFF IS REQUESTING A CONTINUANCE

Upcoming Meetings	
<i>September 27, 2010</i>	(a) Housing Element Implementation - Adopt a reasonable accommodation ordinance to provide zoning and land-use exceptions for housing serving persons with disabilities; (b) Church Permit Review – 735 Green Street; (c) Reversion to acreage for Bell Street Park
<i>October 11, 2010</i>	(a) Thresholds of Significance (b) Draft Rules of the Planning Commission (amending the existing rules adopted in 2003)
<i>October 25, 2010</i>	Residential Design Guidelines
<i>*Please note that the proposed schedule may change</i>	

Notice

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.