

THIS AGENDA IS POSTED IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54950 ET. SEQ.  
DATE POSTED: February 11, 2011 TIME POSTED: 5:00 P.M.



CITY OF EAST PALO ALTO  
PLANNING COMMISSION MEETING  
Monday, February 14, 2011, 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, Court Skinner  
**Staff:** Brent Butler, AICP, CFM, Planning Manager  
Brad Tarr, AICP, Senior Planner  
Wayland Li, AICP, Associate Planner  
Neelam Naidu, Deputy City Attorney

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1. **Roll Call**
2. **Approval of Agenda**
3. **Consent Calendar**
  - January 10, 2011 Meeting Minutes
  - January 24, 2011 Meeting Minutes
4. **Open Forum** (Address Any Item Not on the Agenda)
5. **Communication Items**
  - a) Smart Growth Conference Informational Update by the Planning Manager
  - b) Informational Update on the City's Enrollment in the Community Rating System (CRS)
6. **Planning Commission Matters, Staff Updates and Calendars:**
  - a) City Council Medical Marijuana Study Sessions
  - b) Public Participation in the Pedestrian Overcrossing Design
7. **Public Hearing:** Conditional Use Permit (CUP 01-4)  
**Location:** 735 Green Street, East Palo Alto, CA 94303  
**Owner/Applicant:** Tokaikolo Christian Church  
**Proposal:** The Planning Commission will conduct a code compliance review of Conditional Use Permit (CUP 01-4) for the operation of a church at 735 Green Street based on zoning, building and municipal code violations.  
**General Plan Land Use Designation:** Low/Medium Density Residential (1-8 du/ac)  
**Zoning/APN:** R-1-5000 (Single-Family Residential District) / 063-371-180  
**Project Planner:** Wayland Li

- 8. Public Hearing:** Allow by right the development of Single Room Occupancy projects in High Density Residential Zones.  
**Location:** Citywide  
**Owner/Applicant:** City of East Palo Alto  
**Proposal:** Review regulations to allow single-room occupancy (SRO) projects by-right as required by the implementation of Action 5.9 of the revised 2010 East Palo Alto Housing Element.  
**Project Planner:** Brad Tarr
- 9. Presentation:** Bay Conservation Development Commission (BCDC) Bay Plan Update  
**Location:** All regions of the San Francisco Bay.  
**Owner/Applicant:** San Francisco Bay Conservation Development Commission  
**Proposal:** To review alternative language provided by the Bay Area Council, Bay Area Planning Coalition and the Building Industry Association.  
**Project Planner:** Brent Butler

**10. Adjournment**

<b>Upcoming Meetings</b>	
<b><i>February 28, 2011</i></b>	Drive Less Challenge Action Item 5.2 (Senior Housing Toolkit). Action 5.6 (Emergency Shelters in the M-1 Zoning District). Fire Station #2 (2290 University) Use Permit/Architectural Supervision Extension. Zoning Code Omnibus Clean Up Legislation. CEQA Procedures/Planning Division SOP. Adoption of Planning Commission Rules.
<b><i>March 14, 2011</i></b>	Residential Design Guidelines. Ravenswood Health Clinic. AB 1234 Ethics Training. Subdivision Regulations Update Review. CEQA Thresholds of Significance.
<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.