



**CITY OF EAST PALO ALTO  
PLANNING COMMISSION**

**REGULAR MEETING  
ACTION MINUTES**

**MONDAY, JANUARY 25, 2016  
ADOPTED FEBRUARY 22, 2016**

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**Chairperson:** Alex Quezada  
**Vice Chairperson:** Robert Sherrard  
**Commissioners:** Robert Allen, Andrew Boone (Alternate), Briana Carter, Archelle Funnié, Jorge Prado, Court Skinner  
**Staff Present:** Leticia Garcia, Planning Commission Secretary  
Brent A. Butler, AICP, CFM, Planning and Housing Manager  
John D. Lê, Deputy City Attorney  
Guido F. Persicone, Senior Planner

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**Regular Meeting**

**1. CALL TO ORDER AND ROLL CALL**

The Planning Commission (PC) meeting was called to order at 7:01p.m. by Chair Quezada.

**PRESENT:** Allen, Carter, Funnié (Funnié arrived at 7:08 p.m. during item 5a.), Quezada, Sherrard, Skinner

**ABSENT:** Boone, Prado

**2. APPROVAL OF AGENDA (GOVERNMENT CODE §54957.7(A))**

**Action:** Motion to approve the agenda. – Allen; Second – Skinner. **Vote: 5-0. Motion approved.**

Funnié was not present for the approval of the agenda

**Ayes:** Allen, Carter, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

**3. COMMUNITY FORUM**

There were no speakers for Community Forum.

**4. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

There were no speakers for Public Comment Regarding Consent Calendar Items.

**5. APPROVAL OF THE CONSENT CALENDAR**

- b. CRS letter - draft credit rating
- c. Revised 2016 Planning Commission Calendar

**Action:** Motion to approve Consent Calendar items 5b and 5c and removing 5a and 5d from Consent Calendar. – Sherrard; Second – Carter. **Vote: 5-0. Motion approved.**

Funnié was not present for the approval of the Consent Calendar

**Ayes:** Allen, Carter, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

7:08 pm. Commissioner Funnié arrived

### **ITEMS PULLED FROM CONSENT CALENDAR**

- a. Risk Displacement Analysis summary of development activity.

**Action:** Motion to approve item 5a. – Skinner; Second – Funnie. **Vote: 6-0. Motion approved.**

**Ayes:** Allen, Carter, Funnié, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

- d. November 23, 2016 Planning Commission minutes

**Action:** Motion to approve item 5d. – Skinner; Second – Allen. **Vote: 6-0. Motion approved.**

**Ayes:** Allen, Carter, Funnié, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

## 6. **SPECIAL PRESENTATION – Sustainable Silicon Valley Net Zero Initiative**

Justine Blanchet with Grid Alternatives and Violet Saena with Sustainable Silicon Valley delivered the presentation.

## 7. **PUBLIC HEARINGS**

**A. Subject:** Architectural Supervision and Environmental Review of U.S. Highway 101  
Bicycle and Pedestrian Overcrossing Project

**Location:** 1791 East Bayshore Road (APN: 063-511-580)  
East Palo Alto, CA 94303

**Owner/Applicant:** City of East Palo Alto

**Recommendation:** Receive public comment, and by motion, continue the public hearing to the March 14, 2016 Planning Commission meeting.

**Project Planner:** *Yeni Magaña, Assistant Planner*, TEL 650 853 3148; ymagaña@cityofepa.org

Public hearing was continued from the November 23, 2015 Planning Commission meeting.

There were no speakers for this item.

**Action:** Motion to receive public comment and continue the public hearing to the March 14, 2016 Planning Commission meeting. – Skinner; Second – Sherrard. **Vote: 6-0. Motion approved.**

**Ayes:** Allen, Carter, Funnié, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

**B. Subject:** Zoning Text Amendment relating to marijuana cultivation, dispensaries, and deliveries and commercial cannabis activities.

**Location:** Citywide

**Owner/Applicant:** City of East Palo Alto

**Recommendation:** Adopt a resolution recommending that the City Council:

- 1) Amend Chapter 9.32 of the Municipal Code (Medical Marijuana Distribution Facilities) and Section 6103 of the Zoning Ordinance; and
- 2) Find that the adoption by the City Council of the amendments are exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**Project Planner:** Guido F. Persicone, Senior Planner, 650 853-3195; [gpersicone@cityofepa.org](mailto:gpersicone@cityofepa.org).

Senior Planner Persicone delivered the presentation.

Jerry Alcaraz, Commander for the East Palo Alto Police Department was present during this item to answer questions.

**Action:** Motion to open the public hearing – Skinner; Second – Funnie. **Vote: 6-0. Motion approved.**

**Ayes:** Allen, Carter, Funnié, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

The following individuals spoke on this item:

- Benjamin Shanker

**Action:** Motion to close the public hearing. – Allen; Second – Skinner. **Vote: 6-0. Motion approved.**

**Ayes:** Allen, Carter, Funnié, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

**Action:** Motion to adopt a resolution recommending that the City Council:

- 1) Amend Chapter 9.32 of the Municipal Code (Medical Marijuana Distribution Facilities) and Section 6103 of the Zoning Ordinance; and
- 2) Find that the adoption by the City Council of the amendments are exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the CEQA Guidelines. – Allen; Second – Sherrard. **Vote: 6-0. Motion approved.**

**Ayes:** Allen, Carter, Funnié, Quezada, Sherrard, Skinner

**Nays:**

**Absent:** Boone, Prado

## 8. COMMUNICATION ITEMS

**A. General Plan Update** - The General Plan update website is <http://vista2035epa.org/>

Housing and Planning Manager Butler provided the General Plan updates.

9. **INFORMATIONAL ITEMS:** Planning Commission Matters, Staff Updates and Calendars
- A. Form 700 Annual Filing
  - B. 2016 Planning Commissioners Academy Workshop

Housing and Planning Manager Butler entered the communication items into the record.

10. **ADJOURNED**

The Planning Commission of the City of East Palo Alto adjourned at 8:24p.m.

Minutes Recorded, Prepared and Respectfully Submitted by, Leticia Garcia, Planning Division Secretary