

NOTICE IS HEREBY GIVEN that on Monday, June 9, 2025, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City of East Palo Alto Planning Commission will conduct a hybrid public hearing on the following item:

Project: Design Review (DR18-022), Conditional Use Permit (CUP20-002), Tree Removal Permit (TRP24-002), a Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program (MMRP) for a remodel and improvement of an existing service station (Shell), comprised of the replacement of gas dispensers and canopy, the removal of existing service kiosk, and the addition of a 2,048-sqft convenience store and a car wash tunnel and the removal of four trees located in the existing parking lot. The City will also consider deletion of mitigation measures identified in the MND, replacement with modified/substitute mitigation measures, and adoption of findings associated therewith.

Location: 2194 University Avenue, East Palo Alto CA 94303

Staff Recommendation:

Adopt a resolution which:

1. Adopts a Mitigated Negative Declaration for the proposed project pursuant to Section 21166 (C) of the California Public Resources Code and Sections 15164 of the California Environmental Quality Act (CEQA) Guidelines; In accordance with CEQA Guidelines Sections 15073.5 and 15074.1, adopts an MMRP with revised mitigation measures therein, and adopts findings that any revised measures are equivalent or more effective in comparison to those in the MND.

2. Approves Design Review (DR18-022), Conditional Use Permit (CUP20-002), and Tree Removal Permit (TRP24-002) based on the findings listed in this staff report and subject to the standard requirements and conditions of approval and mitigation measures included in this staff report as may be amended by the Planning Commission.



NOTICE OF PUBLIC HEARING

CITY OF EAST PALO ALTO

Community and Economic Development
Department | Planning Division

Hearing Date: 06/09/25

Hearing Time: 7:00 PM

Location: 2415 University Ave
And Zoom

www.cityofepa.org

Pursuant to the provisions of the California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of Covid-19, the meeting will be held by virtual teleconference/video conference only. Members of the public can find information and may provide comments by signing up on the City's meeting page at <http://eastpalalto.igm2.com/Citizens/Default.aspx>

For more info, contact:

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