

**CITY OF DALY CITY
PLANNING COMMISSION
SPECIAL MEETING**

AGENDA

Wednesday, May 07, 2014 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

MINUTES: Approval of Minutes of April 1, 2014

PUBLIC HEARING:

1. Minor Subdivision SUB-2-14-8466 and Environmental Assessment to allow the subdivision of a 0.34-acre property into four parcels.

APPLICANT: Melanie Hildebrand
LOCATION: 1564 Annie Street
ENVIRONMENTAL ASSESSMENT: Categorically Exempt per CEQA Guidelines Section 15315 - Minor Subdivision.
PLANNER: Adam Peterson, Contract Associate Planner

2. Use Permit UPR-1-14-8470, Design Review DR-1-14-8472, and Environmental Assessment to allow the reconstruction of an existing gas station, including an automated car wash, convenience store, and fuel canopy with ten pumps.

APPLICANT: MI Architects - Muthana Ibrahim
LOCATION: 390 Hickey Boulevard
ENVIRONMENTAL ASSESSMENT: Categorically Exempt per CEQA Guidelines Section 15303(c) New Construction or Conversion of Small Structures.
PLANNER: Adam Peterson, Contract Associate Planner

3. Proposed First Amendment of the Development agreement between the City of Daly City and Al Baldini and Ottorino Pasian to consider and act upon a proposed First Amendment to a Development Agreement between the City of Daly City and Al Baldini and Ottorino Pasian for a Mixed -Use Commercial/Residential Development (previously completed) and eight residential lots (still pending construction) dated June 8, 2004 ("Development Agreement"), to extend its term until December 31, 2014 ("First Amendment").

APPLICANT: City of Daly City

LOCATION: The project area is generally located at 2665 Geneva Avenue (the Mixed-Use Parcel), with two vacant residential lots fronting on Rio Verde Street and six vacant residential lots fronting on Calgary Street.

ENVIRONMENTAL ASSESSMENT: Because the above actions do not constitute approval of the actual construction and will not result in a direct or reasonably foreseeable indirect physical change in the environment, no further environmental review under CEQA is required.

PLANNER: Tatum Mothershead, Interim ECD Director

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT:

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

MINUTES

Tuesday, April 1, 2014 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL: PRESENT: Crump, Edelman, Kelly, Lubiano, Sylvester
 ABSENT: None

MINUTES: Approval of Minutes of March 4, 2014

Moved by Commissioner Kelly, seconded by Commissioner Crump, that the minutes of March 4, 2014 meeting be approved. Motion carried 5-0.

PUBLIC HEARING:

1. Planned Development PD 12-13-8312, Major Subdivision SUB-12-13-8315, Use Permit UP 12-14-8694, Design Review DR-12-8319 for a new 54-Unit Residential Development at End of Peoria/Lausanne (KB Homes)

Staff report presented by: Steve Flint, Contract Senior Planner

On April 1, 2014, the Planning Commission voted 5–0 to recommend that the City Council approve Planned Development PD 12-13-8312, Major Subdivision SUB-12-13-8315, Use Permit UP 12-14-8694, Design Review DR-12-8319, and Environmental Review CEQA-12-13-8313 (Mitigated Negative Declaration). The Commissioners discussed the proposed landscape treatment, traffic and circulation, public facilities, and the environmental review of the project. William Nack, representing the Building and Construction Trades Council of San Mateo County, expressed the support of his organization and that of the construction trades union members in Daly City and San Mateo County for the project proposed by KB Homes. Fleur Reynolds,

property owner at 362 Peoria Street, questioned the parking situation, both during construction and after the project was completed, and the effect that the additional traffic and parking would have on her neighborhood. Ray Panek, representing KB Homes, stated that construction staging and parking would be located on the project site and that the project would be built in phases so there shouldn't be any parking or staging on Peoria Street. Staff has added a restriction that all parking associated with the subdivision grading and construction shall occur on the project site only, i.e., adjacent City streets shall not be used, as a Condition of Approval. Ping Hsu, owner of property adjacent to the project site on Lausanne Avenue, addressed the turnaround easement recorded on his property as part of a previous subdivision there. He stated that it was his understanding that the turnaround could be modified now that Lausanne Avenue would be extended. Staff communicated that Mr. Hsu dedicated the turn-around area to the City as part of a previous subdivision map and that the turn-around will remain until the older map is amended or a new subdivision map is recorded modifying the easement. Planning Commissioner Edelman clarified that the issue of the turn-around is not a part of the planned development and is instead a separate issue and staff concurred. David Beaumont spoke on behalf of Ping Hsu, expounding on the modification of the turnaround area that exists on Ping Hsu's property and his support for the project.

Moved by Commissioner Kelly, seconded by Commissioner Crump, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of April 1, 2014. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Kelly, to recommend City Council approval of Planned Development PD-12-13-8312, Major Subdivision SUB-12-13-8315, Use Permit UR-3-14-8694, and Design Review DR-12-13-8319, subject to the findings and modified conditions outlined in the staff report of April 1, 2014. Motion carried 5-0.

2. Use Permit UPR-12-13-8329 and Design Review DR-12-13-8330 for a New Mixed-Use Building at 6800 - 6834 Mission Street (Mid-Peninsula Housing Coalition – The Farm).

Staff report presented by: Adam Petersen, Contract Associate Planner

On April 1, 2014, the Planning Commission voted 5-0 to recommend that the City Council approve Use Permit UPR-12-13-8329 and Design Review DR-12-13-8330. Although supportive of the project, the Commission asked questions concerning the height of the structure relative to other buildings in the area, potential impacts from resident use of the podium level courtyard to the adjacent property owners, and the proximity of the project to public transit. Staff clarified that the height of the building is ideally massed toward Mission Street, with a small portion exceeding the height limit on Mission Street. Jan Lindenthal, from Mid-Peninsula Housing Coalition (MPHC), clarified that MPHC employs on-site property managers who work to control

noise and littering of adjacent properties. Disturbing the neighbors may present grounds for eviction. As for public transit, staff responded that SamTrans bus lines provide bus service to the site and that the project is located equidistant to the Daly City and Colma BART stations. Ed Mixco, the property owner and resident of 303 Miriam Street, expressed his concern about the height of the building, that the structure could cast a shadow in his backyard, and an existing parking problem that the project could exacerbate.

Moved by Commissioner Kelly, seconded by Commissioner Crump, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Kelly, seconded by Commissioner Crump, to adopt the findings as outlined in the staff report of April 1, 2014. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Kelly, to recommend City Council approval of Use Permit UPR-12-13-8329 and Design Review DR-12-13-8330, subject to the findings and modified conditions outlined in the staff report of April 1, 2014. Motion carried 5-0.

3. General Plan Amendment GPA-3-14-8719 and Zone Change ZC-3-14-8710 to amend the Daly City Zoning Ordinance, Sullivan Corridor Specific Plan, and BART Station Area Specific Plan for the Purpose of General Plan Housing Element Implementation (2014).

Staff report presented by: Michael VanLonkhuysen, Interim Planning Manager

On April 1, 2014, the Planning Commission voted 5–0 to recommend that the City Council approve General Plan Amendment GPA 3-14-8719 and Zone Change ZC-3-14-8710. David Beaumont provided comments about the close connection between the type and amount of parking the City requires, and the ability of developers to produce affordable housing. Mr. Beaumont suggested that parking regulations be explored that would allow such projects to come forward that otherwise would not. Spencer Day, resident at 174 E. Market Street, raised a question about the rezoning of the site bounded by Mission, East Market, and First Avenue, and if development there would be something like the apartments that exist on the south side of East Market, east of First Avenue (Villa Fontana). Staff confirmed that the zoning change would allow similar development. Gloria Alioto, property owner at 169 First Avenue, whose property was proposed for rezoning, asked what the implication of the rezoning would be to an existing greenhouse operating at the site and about the purpose for the rezoning. Staff replied that although the greenhouse was a legal, non-conforming land use, that the change had no effect on the operation of the greenhouse and that the purpose of the rezoning was to comply with State requirements that the City provide zoned land sufficient to comply with the City's Regional Housing Need Allocation.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of April 1, 2014. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Kelly, to recommend City Council approval of General Plan Amendment GPA-3-14-8719 and Zone Change ZC-3-14-8710 subject to the findings and modified conditions outlined in the staff report of April 1, 2014. Motion carried 5-0.

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT: The Chair adjourned the meeting at 8:45 p.m.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

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Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: May 7, 2014

Application: Minor Subdivision SUB-2-14-8466

Project Planner: Adam Petersen, Contract Associate Planner

Project Location: 1564 Annie Street; APN – 006-341-030

Project Description: Subdivide one 0.34-acre parcel into four parcels for single-family homes

Applicant: Melanie Hildebrand
1564 Annie Street
Daly City, CA 94014

Property Owners: Charlene H. Johnson
1564 Annie Street
Daly City, CA 94014

Environmental Assessment: Categorically Exempt per
CEQA Guidelines Section 15315 – Minor Subdivision

Applicable Daly City Municipal Code Sections: Daly City Municipal Code Section:
Chapter 16 (Subdivisions)
Chapter 17.21 (Sullivan Corridor Specific Plan District)

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
14,810 square feet (0.34 acres)	Landscape contractor's yard, single family residence	Three parcel for future construction of single family residences	Commercial – Mixed Use (Sullivan Corridor Specific Plan land use regulation)	C-R/R Commercial Residential Retail (C-R/R)

Area Information

Location	Zoning
North: Undeveloped outdoor storage yard	C-R/R
South: Single-family residences	C-R/R
West: Single Family Residences – Broadmoor	Unincorporated
East: Synagogue	C-R/R

Background

The applicant, Melanie Hildebrand, is requesting approval to subdivide a single 0.34-acre parcel into four parcels for the purpose of constructing single-family homes. The existing parcel is situated mid-block on the west side of Annie Street, between Washington Street and 92nd Avenue (see Attachment A – Location Map). Three of the proposed parcels, proposed where a landscape contractor's yard presently exists, would be 3,000 square feet in size and the fourth parcel, where an existing home would remain, would be 6,000 square feet in size (see Attachment B – Tentative Parcel Map).

The subject property was part of the Annie Street annexation completed in 2012. This 2.6-acre annexation consisted of seven parcels along Annie Street between 92nd Street and Washington Street, which were pre-zoned to C-R/R Commercial Residential Retail. This zoning allows low-density residential subdivisions, such as that proposed, without the requirement for a use permit.

No development is proposed at this time. However, future construction of single-family homes would be subject to approval by the City's Design Review Committee.

Discussion

As proposed, all four parcels would provide direct frontage to the Annie Street right-of-way. Three of the proposed parcels would measure 25 feet in width by 120 feet in depth, with the remaining lot measuring 50 feet in width and 120 feet in depth. Each lot would provide at least 3,000 square feet in area, with the larger lot measuring 6,000 square feet. The larger lot contains an existing home, which would remain. Although the C-R/R zone does not specify minimum lot sizes and dimensions, the parcels would conform to the size and dimensional requirements typical to the R-1 Single Family Residential District.

Because an existing home would be retained on the fourth lot, it is necessary to identify any non-conformities that could result from the approval of the proposed parcel map. The C-R/R zone does not specify maximum lot coverage, but does specify setback requirements of 15 feet from the front property line and 20 feet from the rear property line. This existing home is located 56.5 feet from the rear yard property line, but only seven feet from the front yard property line. The position of the residence to the front yard property line creates a non-conforming use. The structure would be allowed to continue in its existing state, but additions to the front of the house that decrease the setback would not be allowed.

The proposed parcel map was routed to all affected and potentially affected agencies. The site is surrounded by developed parcels and is adjacent to existing infrastructure that can adequately serve the parcels with all required utilities and services. California Water Service provides water to the subject property. They have included conditions of approval that would require the property owner(s) to determine water requirements (fire and domestic demand) at the time development is proposed. Upon completion of required water and sewer studies, there may be upgrades required to these lines.

The Public Works Department has included multiple conditions, many of which, like California Water Service, will be required upon development of the subject properties. These include, but are not limited to, the following:

- Compliance with C3 standards;
- Submitting grading, drainage, and erosion control plans, if applicable, prepared by licensed professionals;
- Showing all easements on the map;
- Undergrounding utilities service to each parcel, with each service in separate trenches: one trench for each parcel. The services and trenches cannot cross property lines between lots. They must serve each parcel from the street.
- Replacing street pavements, curb, gutter, sidewalk and street trees, if any, fronting their development.

The subject property has an accessory structure that is located on the proposed property lines, between parcels three and four. The Subdivision Map Act requires that buildings not be bisected by property lines. Staff has included a Condition of Approval to remove or relocate the accessory structure such that it complies with City and Subdivision Map Act standards.

General Plan Consistency

The General Plan land use designation for the site is Commercial-Mixed Use, which defers to the development standards of the Sullivan Corridor Specific Plan for parcels within the Specific Plan boundaries. The concept for the C-R/R Commercial Residential Retail designation in the Specific Plan is to provide a use and development scale transition between the Civic Center area and the adjacent Broadmoor residential area. The development standards applicable to the subject property reflect this policy effort, allowing a maximum density of 14.5 dwelling units per acre without the requirement for a use permit. Staff has determined that the net area of the project site is 0.34 acres, resulting in a potential density of 11.76 dwelling units per acre. This density is therefore within the allowable density for the C-R/R designation.

Aside from the development standards specified by the Sullivan Corridor Specific Plan, the General Plan encourages the development of infill housing development in existing neighborhoods on sites that are underutilized, where residential development represents the highest and best use, and where public infrastructure exists to support the intensity of the proposed development. The subject site is situated adjacent to single family detached homes, as well as medium and high density residential development. Residential development is the highest and best use for the subject property given its size and shape, and adjacent uses.

Subdivision Requirements

Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county may approve a parcel map if it makes the following findings:

1. The proposed subdivision and or design or improvement must be consistent with applicable general and specific plans.
 - The General Plan land use designation for the site is Commercial-Mixed Use, which defers to the development standards of the Sullivan Corridor Specific Plan for parcels within the Specific Plan boundaries. As the proposed parcel map reflects a net density

- of 11.76 units per acre, the proposal is within the Specific Plan low-density allowance, which allows up to 14.5 units per acre. No development is proposed at this time that would be subject to the FAR standard and the existing home would be allowed to continue its use. Further, the existing land use conforms to Objective 6 in the General Plan Land Use Element, which states that, a pattern of variety in residential densities; types and tenure should be maintained in order to provide housing opportunities.
2. The site must be physically suitable for the type and density of the proposed subdivision.
 - Within the subject area, there are single-family residential dwellings, offices and assembly type uses. While no development is proposed at this time, the future properties would be suitable for the type of development in the area given their relatively level elevations, access from the street, and similar parcel size to other properties south of Washington Street and east along Edgeworth. The parcels are in a fully urbanized area with all public services capable of being extended to the new lots.
 3. The design of the proposed subdivision or improvements must not cause substantial environmental damage or injure fish or wildlife or their habitat.
 - Staff has the determined that the proposed subdivisions will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area. A Categorical Exemption per CEQA will be prepared.
 4. The design of the proposed subdivision must not cause serious public health problems.
 - While no development is proposed at this time, potential construction in the future must meet Building Code requirements, which set minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.
 2. The design of the proposed subdivision or improvements must not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
 - As mentioned earlier, access to the proposed new lots and utilities for the lots would be available from Annie Street. No structures of any kind will be built over the property lines. Where necessary, permits for utility connections for the newly created lots would be obtained in Daly City and with California Water Service.

Utility Providers

The subject property is located within a fully urbanized area with all public services capable of serving the new lots. The California Water Service Company has agreed to service the subject development, upon submittal of modeled water analysis by the applicant, illustrating the existing system can meet the demands of the project. Any upgrades in the system deemed necessary will be the applicant's responsibility. Conditions of approval have been added to address this issue. Utilities to serve the project are in place or will be in place prior to construction, within either the

Annie Street or 92nd Street public right-of-way and will have the capacity to accommodate additional units. These include electrical, water, sewer, and the availability of telephone service and access to public streets.

<i>Utility</i>	<i>Provider</i>
Water, Sanitary Sewers, Storm Drains	California Water Service
Gas & Electric	PG&E
Telephone	AT&T
Cable Television	ATT/RCN* Cablevision * = RCN future provider
Fire/Police Protection	Daly City

Environmental Assessment

The subject project qualifies for a Categorical Exemption pursuant to Section 15315 of the California Environmental Quality Act – Minor Land Divisions. Staff has determined, based on the Findings specified herein, that the proposed project would have no significant detrimental effect on the environment.

Findings

Staff finds that the proposed Minor Subdivision SUB-2-14-8644 is in accordance with Chapter 16 of the Daly City Municipal Code. Approval of the proposed project will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the vicinity. The proposed subdivisions would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance. These findings are based in part on the following facts:

1. In accordance with Chapter 16 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on the request; notice of said hearing was given by publishing legal notification in the Examiner-Daly City Independent on April 25, 2014, posting in the area, and first class mailing to property owners within 300 feet of the subject site.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA), and has determined that it is Categorically Exempt, per Section 15315: Minor Land Divisions. Staff has furthermore determined that the proposed parcel map would have no significant detrimental effect on the environment. The proposed parcel map will not cause significant environmental damage or injure fish, wildlife, or their habitat, as it would be constructed in a fully urbanized area.
3. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

4. The General Plan land use designation for the site is Commercial-Mixed Use, which defers to the development standards of the Sullivan Corridor Specific Plan for parcels within the Specific Plan boundaries. As the proposed parcel map reflects a net density of 11.76 units per acre, the proposal is within the Specific Plan low-density allowance, which allows up to 14.5 units per acre. No development is proposed at this time that would be subject to the FAR standard, and the existing home would be allowed to continue its use. Further, the existing land use conforms to Objective 6 in the General Plan Land Use Element, which states that, a pattern of variety in residential densities; types and tenure should be maintained in order to provide housing opportunities.
5. The site is physically suitable for the type and density of the proposed subdivisions. Within the subject area, there are predominantly single-family residential dwellings. The parcels are in a fully urbanized area with all public services capable of being extended to the new lots.
6. The design of the proposed subdivisions will not cause serious public health problems. The construction of homes on this site must meet Building Code requirements, which set minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.
7. The design of the proposed subdivisions or improvements will not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Access to the proposed new lots would be achieved from Annie Street. No building or structures of any kind will be built over the easement.
8. The newly created lots are physically suitable for both the type and density of the proposed development.
9. The design of any proposed structures would be required to meet all health and safety requirements of the Uniform Building Code and will not cause serious public health problems.
10. The design of the project will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivisions.
11. Utilities to serve the project are in place within the Annie Street public right-of-way and have the capacity to accommodate additional units. These include electrical, water, sewer, and the availability of telephone service and access to public streets.
12. Prior to construction, the applicant will pay fees that mitigate the potential impacts caused by the project related to schools, public facilities, and public utility connection fees.

CONDITIONS OF APPROVAL

Staff recommends approval of Minor Subdivision SUB-2-14-8644, subject to the following conditions and Daly City General Conditions of Approval for Minor Subdivisions.

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

General

1. The applicant shall file a Declaration of Acceptance of the above conditions with the City Clerk within thirty (30) days of City Council approval. Until said declaration is filed, the minor subdivision shall not be valid for any purpose.
2. The minor subdivision shall be valid only in conjunction with detailed plans submitted and approved by the City Council. Any modifications required due to the Conditions of Approval and changes to the plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.
2. All technical corrections or modifications required by the City Engineer shall be incorporated into the recorded maps, and all applicable fees paid prior to approval for recordation.
3. The subdivision shall conform to the City Standards Conditions for Minor Subdivisions.
4. The parcel map approval granted herein shall be valid for a period of two years. If the parcel map has not been recorded within this timeframe, the applicant shall apply for a time extension.
5. The applicant will be required to pay park-in-lieu fees, in compliance with DCMC Chapter 16.30 Parkland Dedications. Per DCMC Section 16.30.040.A, the required dedication in the specific case is 0.029 acres. Per DCMC Section 16.30.060, the in-lieu fee shall be based upon said dedication requirement. Per DCMC Section 16.30.090, in-lieu fees are required to be paid to the City of Daly City, prior to map recordation. The project is subject to full compliance with DCMC Chapter 16.30 Parkland Dedications.

Building and Site Design

6. The applicant shall remove or relocate the accessory structure prior to map recordation, such that property lines do not divide the structure.

Off-Site Improvements

7. The applicant shall slurry seal over any trenching and after utility work along Annie Street is complete to the satisfaction of the Daly City Public Works Department.
8. The applicant shall resurface street frontage pavement with two inches of new AC, subject to the City Engineer's standards and directives.

9. The applicant shall replace curb, gutter, and sidewalk over the entire frontage of the development to the nearest expansion joints or score lines.
10. The applicant shall install frontage streetlights per City standards if existing streetlights are on wood poles. Further, the applicant shall install additional streetlights along the width of the subject property(ies) as required by City Engineer.

Stormwater Treatment

11. The applicant shall develop and submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit prior to building permit issuance.
12. The applicant shall submit grading, drainage and erosion control (per NPDES, C3 requirements) plans for City review and approval.
13. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit submittal. The applicant shall pay the entire cost of the third-party reviewer.
14. All stormwater treatment facilities shall be inspected during construction to ensure eventual compliance with the stormwater management plan. The applicant shall pay the entire cost of these inspections.
15. The applicant shall enter into a Maintenance Agreement with the City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Maintenance Plan.
16. The applicant shall arrange and pay for final inspection of installed treatment measure by municipality's Special Inspector within 45 days of installation or project construction completion, whichever comes first.

B. ENGINEERING DIVISION

17. The applicant shall submit soil-percolation test data and storm water detention computations prior to building permit issuance. Post development rate of flow to City storm drain system shall not exceed predevelopment rate.
18. The applicant shall underground all electric/communication services, including services to the adjacent residence(s) to the south as may be necessary to ensure that overhead power and communication services do not traverse the newly created parcels.
19. Each lot shall have separate utilities. Utility lines shall not cross property lines between private properties, except within private easements.

20. The applicant shall prepare a water study verifying adequacy of water supply to the proposed lots. The water study shall verify the adequacy of existing water main and recommend improvements required to meet the development demand.
21. The applicant shall provide additional documents showing existing lot improvements information related to existing and proposed improvements impacting public right of way in conformance with city standards.
22. Prior to final map, the applicant shall Show existing and proposed easements on the map and provide supporting legal documents.
23. The applicant shall submit plans showing existing utility and other improvements proposed on-site utility improvements and all off-site improvements for City review and approval prior to Final Map
24. The applicant shall pay applicable City fee for map review and deposit for a copy of the recorded map required to be submitted to the City.
25. Grading exceeding 50 cubic yards shall require approval of plans and a grading permit. A licensed Civil Engineer shall prepare any grading plans and erosion control plans in conformance with a soil report prepared by a licensed soil engineer or geologist in compliance with NPDES requirements prior to any development on the property.
26. General Conditions of Approval - Comply with the applicable requirements of the City's General Conditions of Approval: Variances, Design Reviews, Planned Developments and Subdivisions, dated December 8, 1999. (See Attachment I and I-A)
27. Stormwater run-off from the property including roof downspouts shall be discharged to City gutters through drain pipes under the sidewalk.

C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

28. The applicant shall prepare a capacity study of the sewer system for flow monitoring to determine if capacity is available for proposed flows from the project to the nearest main prior to issuance of building permits.
29. All costs associated with any sewer system improvements required by the City, shall be borne by the applicant.

D. CALIFORNIA WATER SERVICE

30. All costs associated with any water system improvements required by California Water Service, shall be borne by the applicant.
31. Prior to issuance of building permit, the applicant shall submit plan to the California Water Service for review and approval. The plans shall comply with the requirements of

California Water Service, and may require an extension or upgrade of facilities and/or mains to serve the area.

Recommendations

Staff recommends that the Planning Commission forward to the City Council the following recommendation:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Subdivision SUB-2-14-8644.

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,



Adam Petersen
Contract Associate Planner



Tatum Mothershead
Interim Director of Economic and Community
Development

Attachments

Attachment A – Location Map

Attachment B – Tentative Parcel Map

LOCATION MAP



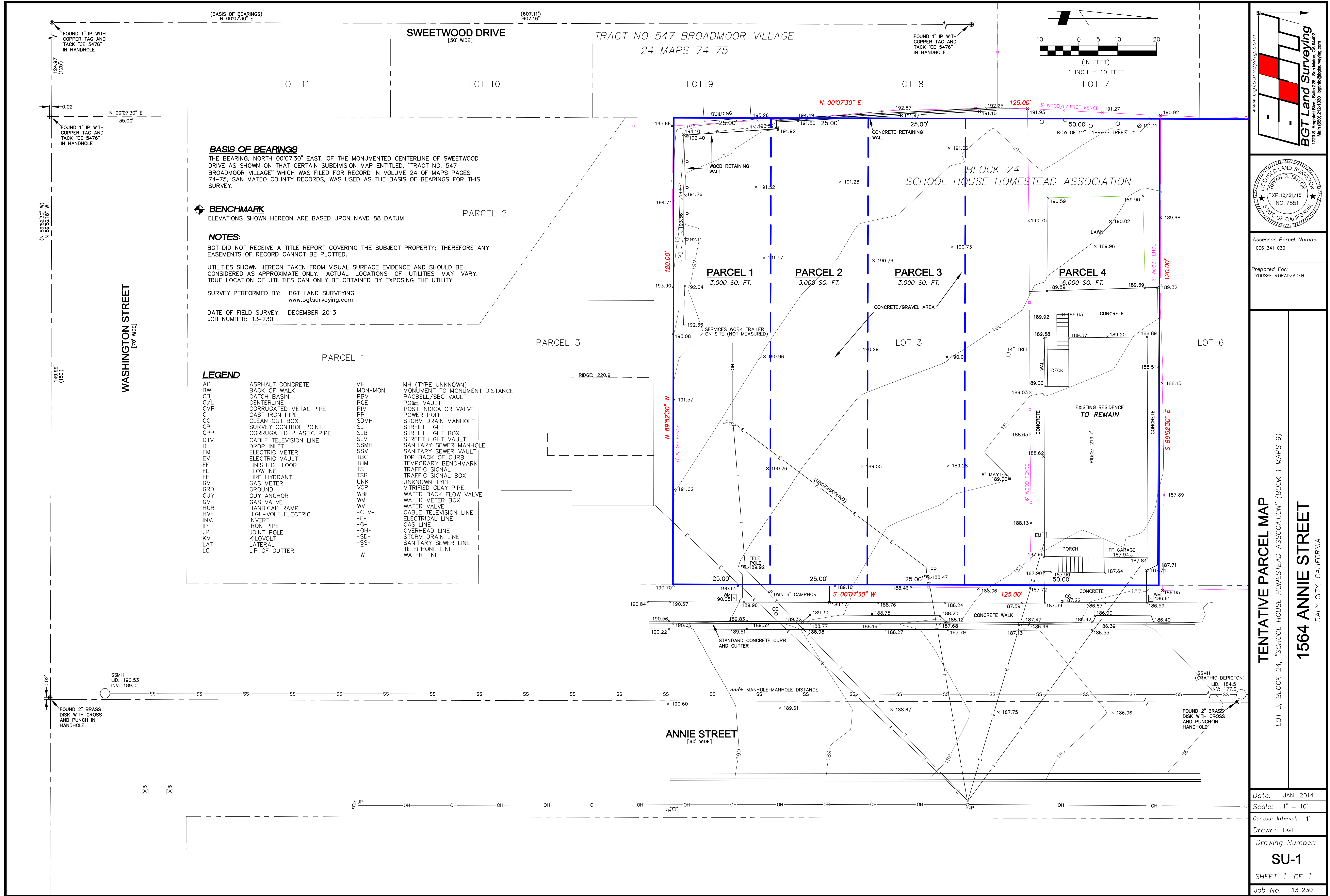
Subdivision SUB-2-14-8466

1564 Annie Street

Parcel Map

SITE LOCATION AND ZONING





BGT Land Surveying
1720 S. Amphlett Blvd., Suite 205, San Mateo, CA 94402
Main (650) 212-1030 bgtinfo@bgtsurveying.com

BRIAN G. TAYLOR
EXP. 12/31/15
NO. 7551
STATE OF CALIFORNIA

Assessor Parcel Number:
006-341-030

Prepared For:
YUSEF MORADZADEH

TENTATIVE PARCEL MAP
LOT 3, BLOCK 24, "SCHOOL HOUSE HOMESTEAD ASSOCIATION" (BOOK 1 MAPS 9)

1564 ANNIE STREET
DALY CITY, CALIFORNIA

Date: JAN. 2014
Scale: 1" = 10'
Contour Interval: 1'
Drawn: BGT
Drawing Number:
SU-1
SHEET 1 OF 1
Job No. 13-230



Daly City Planning Commission

Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: May 7, 2014

Application: Use Permit UPR-1-14-8470
Design Review DR-1-14-8472

Project Planner: Adam Petersen, Contract Associate Planner

Project Location: 390 Hickey Boulevard (APN 091-611-040)

Project Description: Use Permit and Design Review to remodel an existing gas station, permitting an automated car wash, private office, convenience store, and fuel canopy with 10 pumps

Applicant: MI Architects – Muthana Ibrahim
2960 Camino Diablo, Suite 100
Walnut Creek, CA 94597

Property Owners: AU Energy, LLC – Nick Goyal
41805 Albrae Street
Fremont, CA 94538

Environmental Assessment: Categorically Exempt per Section 15303(c), New Construction or Conversion of Small Structures

Applicable Daly City Municipal Code Sections: Chapter 17.20 – C-2 Light Commercial District
Chapter 17.34 – Off-Street Parking and Loading
Chapter 17.44 – Use Permits
Chapter 17.45 – Design Review

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
29,000 s.f. (0.66 acre)	Gasoline service station	Gasoline service station	Commercial - Service	C-2 Heavy Commercial

Area Information

Land Use	Zoning
North: Residential	R-3: Multiple Family Residential
South: Medical Office	PD-32
West: Service Station	C-2: Heavy Commercial
East: Residential	R-3: Multiple Family Residential

Background

The applicant, Muthana Ibrahim of MI Architect's Inc., is proposing the demolition and reconstruction of a Shell service station with accessory uses at 390 Hickey Boulevard (Attachment A – Location Map).

The project site is presently occupied by a Shell service station with fuel dispenser canopy, pay kiosk, and drive-through car wash, which has operated at the site since 1973. The new station would consist of a new 2,800 square foot convenience store, 700 square foot office above the convenience store, drive-through car wash with queuing lane, new fuel dispenser canopy, and new signs and landscaping (see Attachment B – Project Plans). The number of fueling positions would decrease from 12 to 10 under the proposal. No auto repair or smog check is proposed. The applicant proposes to sell beer and wine at the store, which will require a Letter of Public Convenience and Necessity (PCN). The applicant has applied for the PCN, which the City Council will consider at a future date.

Staff received a comment letter from the adjacent Crown Colony Homeowners Association (HOA) (see Attachment C – Crown Colony Letter). Specifically, the Home Owners Association requested that the City incorporate four conditions of approval into the project. These are:

1. The station entrance on Imperial Way nearest Hickey Boulevard be configured such that it is an entrance only.
2. That the hours of operation for the car wash be allowed between 8 A.M. and 8 P.M.
3. The car wash equipment install the same noise abatement measures as the Chevron Station across Imperial Way.
4. Limit supply deliveries to the hours between 9 A.M. and 4 P.M.

Consideration of each of these requests is discussed in the appropriate sections of this staff report.

Use Permit

The existing Shell station is subject to Use Permit UP94-1, granted by the City Council in 1994, which permitted the installation of convenience store and new car wash equipment at the time. Although the convenience store was never constructed, staff considers this use permit active since it represents the most recent use permit granted for the site and it does not appear a use permit was required at the time of the station's original construction in 1973.

The proposed station reconstruction is of a sufficient scale to warrant a new use permit, which is required of C-2 zoning district. The purpose of the use permit is to ensure that the proposed use will not have an adverse effect on surrounding properties. To assist with the analysis of the potential effects, the applicant has identified the following station operations (see Attachment D – Owner's Statement):

1. The convenience store will provide snacks, drinks, automotive convenience items and miscellaneous items. There will be no cooking or preparing of food or beverages.
2. The hours of operation for the convenience store are 24 hours per day, 365 days per year.
3. The car wash is proposed to operate from 7 A.M. until 10 P.M. for 365 days per year.
4. There will be four full-time employees per shift with three shifts per day.
5. Fuel deliveries will occur five times per week.

The proposed hours of operation for the convenience store are the same as the current hours that the pay kiosk is operable, i.e., 24 hours per day, seven days per week. The car wash hour is proposed to operate between 7 A.M. to 10 P.M. daily, where the current hours of operation are 7 A.M. until 9 P.M.

In review of the proposed project, staff has required that the applicant provide a noise study to determine the noise impacts associated with the station reconstruction on the adjacent neighborhood. The General Plan classifies noise levels into normally acceptable, conditionally acceptable, normally unacceptable and clearly unacceptable categories. According to the noise study, the noise levels without the project are currently in the conditionally acceptable category. The project itself will operate at a noise level of 63.7 dBs, which is 6 dBs less than the existing environment at the nearest residential receptor. Further, the cumulative result of the project plus the existing environment is an increase of only one (1) dBs, which represents a nearly imperceptible increase in noise. This increase occurred without any mitigations, and is merely the result of the project as designed.

Given the proximity of the project to residential receptors and the fact the existing use permit limits the car wash's operation to between 8 A.M. to 8 P.M., staff is recommending a condition of approval that the hours of operation for the car wash be amended to 8 A.M. to 8 P.M. Further, staff has included a condition of approval that the applicant submits verification that sound attenuation equipment is utilized in the car wash facility. These conditions will alleviate any potential noise impact from the car wash operation to nearby residences.

With the findings of the noise study, staff feels that the proposed service station with accessory uses is largely consistent with the existing use of the site and, as conditioned, compatible with surrounding uses. Furthermore, the proposed use conforms to the goals, objectives, and policies adopted in the Commercial Service land use designation by providing a service station which is more service and heavy commercial oriented. Specifically, the Commercial Service land use designation lists gas and service stations as intended uses.

Parking and Circulation

The proposed service station with convenience store requires a minimum of 15 parking spaces per Section 17.34.020 (O) of the Zoning Ordinance. This is based on the requirement of ten parking spaces for the food mart, three parking spaces for the office, and two parking spaces for the gas station. There are a total of 10 parking stalls proposed and the applicant is proposing to use the canopy fuel dispensary spaces to meet the remaining to meet the remaining parking at a

ratio of .5 spaces per fueling space allowed by code. Additionally, the car wash accessory use requires five spaces and the queuing lane spaces may be counted towards this, provided the queuing lane does not encroach into the drive aisles, right-of-way, or designated parking areas. The queuing lane accommodates five vehicles and therefore complies with the City's parking requirement.

The proposed circulation plan was reviewed with careful consideration of the site constraints and potential impact to City streets. The site is currently accessed by three driveways, two from Imperial Way and one from Hickey Boulevard. The project proposes the same three driveways to serve the project. To minimize U-turns on Imperial Way, the project's Imperial Way driveway closest to Hickey Boulevard has been conditioned to provide ingress only, while the northern driveway is designed for ingress and egress from the site. Access to the site from Hickey Boulevard is limited to right in and right out movements given the existing median in Hickey Boulevard. The applicant proposes widening this driveway to 35 feet in width. The proposed driveway locations meet City requirements and are designed as to provide adequate access and also minimize potential traffic impacts to City Streets.

The applicant has proposed that fuel delivery occur five times per week. Staff has conditioned that any deliveries to the project occur between the hours of 9 A.M. and 4 P.M., Monday through Friday.

Architectural Design

The proposed building incorporates a modern architectural design with features unique to the Shell branding scheme and is compatible with the neighborhood architectural aesthetic. Included in the design are plaster/stucco surface and lap siding wall surfaces, stone wainscoting and column trim, enhanced roofline and corbels, new earth tone paint scheme and landscaping. The plans include a "Swiss Coffee" trim along the corniced overhang. This color is not compatible with the earth tone paint schemes and staff has accordingly conditioned the applicant to propose a new color acceptable to the Economic and Community Development Director prior to issuance of building permit.

The proposed lighting is designed to provide decorative enhancements to the architectural theme and provide for site safety. All lighting is required to be fixtures that minimize off-site light pollution and glare on nearby residences and as well meet minimum safety requirements for the site. To demonstrate that new lighting will not impact adjacent residents, the applicant has submitted an illumination plan that models what the lighting intensity would be after the project has been constructed. According the plan, the lighting intensity emanating from the project would be zero foot-candles all adjacent residential structures. The impact from light and glare is reduced at the subject site due to an abundance of mature tree growth which surrounds the site. New trees proposed at the eastern property will also assist with light and glare reduction.

Landscaping

The project proposes approximately 6,684 square feet of existing and new landscaping that includes a variety of plants, shrubs and shade trees on-site. The project exceeds the 1,000 square feet of landscaped area, triggering specific requirements for outdoor water use efficiency and Tier 1 landscape requirements of the Daly City Landscaping Ordinance. The landscaping plan shall be required to meet all applicable requirements including water efficient irrigation.

Litter Control and Site Maintenance

An approved litter control and site maintenance plan is required prior to building permit issuance that. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.

The proposed trash enclosure is accessed directly from the car wash queuing lane. The litter control and maintenance plan shall also require that the bin, which must be pulled out along queuing lane drive aisle, cannot be placed or stored in such a way as to block the on-site drive aisles or create a circulation hazard. Staff has added a condition of approval requiring that the trash enclosure receive design elements similar to those of the convenience store, including color, materials, and roof design.

Signs

The applicant proposes new signage for the site, which will include building and canopy signage, and upgrades to the existing pylon sign to reflect the new branding scheme (see Attachment E – Sign Plan). DCMC Chapter 17.32.200 regulates allowable sign area. Lots containing primary frontages of 100 feet or greater are permitted at a maximum 125 square feet of signage, plus an additional 62.5 square feet of signage for secondary frontages. The subject site has one primary frontage along Hickey Boulevard and a secondary frontage on Imperial Way.

The signage proposal includes two new building signs identifying the food mart and car wash. The main building sign is approximately 21 square feet, and the car wash sign is approximately 17 square feet. Both signs total approximately 38 square feet. The canopy signage proposed is approximately 18 square feet for a Shell brand logo. Staff has added a condition of approval requiring halo-illumination for all signs.

Also proposed are upgrades to the existing pylon at the corner Imperial Way and Hickey Boulevard. The pylon sign changes include a new digital LED gasoline pricing face change to reflect the Shell branding scheme. Although the proposed height and width for the sign have not been identified in the plan, they appear to generally match that of the existing sign. Staff is recommending a condition of approval which requires that the new pylon sign incorporate architectural elements of the convenience store, including color and materials (wainscot veneer). The applicant would be required to add a decorative base to the sign to meet this requirement, which will likely result in slightly taller, but more attractive sign. Even with this change, the pylon sign would be well below the maximum 22-foot height limitation for pylon signs.

The total proposed sign area appears to comply with the area allowances specified in the Zoning Ordinance. Sign area will be reviewed in detail at time of sign permit application.

Fiscal Analysis

The proposed project consists of a new commercial building and site improvements. Prior to project completion, the applicant will be required to pay building permit, plan check and AB1600 fees to the City. Additionally, the value of the new commercial uses will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. Ongoing retail sales tax may also result in additional tax revenue distributions to the City.

Stormwater Requirements

The proposed project must meet storm water management requirements. The project is required to meet NPDES requirements including submittal of Project Application Checklist, C.3 and C.6 Development Review Checklist forms for the project. The applicant has included some preliminary designs and treatments and has proposed mechanical treatment on site. Additional information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Conditions of approval for the project require the applicant to provide supplemental information and or designs that may be required if there are any changes that impact the forms submitted for the subdivision application.

ENVIRONMENTAL ASSESSMENT

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt as new construction of up to four commercial buildings not exceeding 10,000 square feet in an urbanized area.

FINDINGS

Staff finds that, as conditioned, the proposed use permit is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-1-14-8470 and Design Review DR-1-14-8472, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on May 7, 2014; notice of said hearing was by newspaper publication on April 25, 2014 posting and first class mailing to property owners within 300 feet;
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(c) New Construction or Conversion of Small Structures;
3. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.
4. The subject property is zoned C-2 (Heavy Commercial) which requires a Use Permit for the service station with accessory uses;

5. The subject use is consistent with the General Plan and the C-2 standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood;
6. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;
7. General architectural considerations including consistent building materials have been incorporated into the design and façade treatments will be applied, to ensure the compatibility of the development with its design concept and of the surrounding buildings.
8. The project, as conditioned, will incorporate noise reduction measures to ensure noise generated is no greater than 65 dBs and compliant with the Daly City General Plan, maintaining ambient noise comparable to the existing neighborhood.
9. The proposed project parking layout is consistent with the DCMC 17.34.020 (O) of the Zoning ordinance in that a total of ten parking spaces are required for the service station and convenience store uses and eleven are provided. The applicant proposes to use the under canopy spaces at a ratio of .5 spaces per dispenser to meet this requirement. The five spaces for the car wash will be provided in the queuing lane.

CONDITIONS OF APPROVAL:

Staff recommends approval of Use Permit UPR-1-14-8470 and Design Review DR-1-14-8472, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within ten (10) days of City Council approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.
2. The use permit and design review approval shall be valid for a period of one year from the date of City Council approval. The approvals shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project or if the applicant fails to obtain a valid business license.
3. An approved litter control and site maintenance plan is required prior to building permit issuance. The plan must include a schedule of maintenance for the site and adjacent sidewalks, a graffiti abatement program, and also require that the trash and/or recycling bins stored in the trash enclosure, which must be pulled out along queening lane drive aisle for servicing, cannot be placed or stored in such a way as to block the on-site drive aisles or create a circulation hazard.

4. The use permit and design review shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.
5. All buildings, any applicable retaining walls, fences and trash enclosure materials and colors must match those as approved. High quality materials shall be utilized and final finishes shall be approved by the Director of Economic and Community Development.
6. The applicant shall install a six-foot tall commercial grade fence along the eastern property line, and shall replicate this fence along the northern property line if landscaping is damaged by site construction. The fence shall consist of six-by-six overlapping panels.
7. Noise reduction shall be required to reduce the noise at the nearest residential receptor to the north and east of the project site. Building permit plan submittals shall include documentation from a qualified noise specialist that demonstrates the plans and equipment utilize noise attenuation equipment employed in other nearby projects.

Building and Site Design

8. The proposed trash enclosure shall be constructed from concrete (CMU is acceptable) and shall receive design elements similar to those of the convenience store, including color, materials, and roof design. The enclosure's doors shall receive a powder-coated metal door painted to match the enclosure's wall color. The capacity, design, and location of the structure shall be approved by both the Planning Division and Allied Waste Services prior to incorporation in the project plans that are submitted to the Building Division for permit issuance.
9. The applicant shall supply a manufacturer cut-sheet of the veneer material proposed for the building prior to building permit application.
10. The applicant shall supply a manufacturer cut-sheet of all proposed lighting fixtures, including wall fixtures, to the Planning Division prior to building permit application. The fixtures shall match or closely reflect those fixtures identified in the illumination model submitted with the use permit application.
11. Any new rooftop mechanical equipment shall be completely screened from view in a manner acceptable to the Planning Division.
12. The applicant shall stripe the project parking lot in conformance with the approved parking lot layout. All parking spaces shall conform to the Daly City Zoning Ordinance parking dimensions. All parking spaces shall receive wheel stops.
13. The design of all new retaining walls shall be subject to review by the Planning Division. The wall designs shall incorporate slump stone, split-face block, or another acceptable material.

14. The applicant shall consider the placement of photovoltaic equipment of the canopy roof, the design of which may be approved administratively by the Planning Division. The equipment shall be reviewed so as not to cause light and glare on adjacent residents.

Landscaping

15. The project landscaping exceeds the 1,000 square feet of landscaped area is subject to the Daly City Landscaping Ordinance. The landscaping plans shall be required to meet all applicable requirements including water efficient irrigation and will incorporate Bay Area Friendly species that are drought tolerant. Irrigation systems will incorporate water efficiency measures and shall show the details on the building permit plans. No building permit may be issued until this condition is met.
16. All trees approved as a part of this project shall be retained in perpetuity and all diseased and/or dying trees shall be replaced immediately or upon notification by the Planning Division to do so.
17. The applicant shall provide establishment, and where necessary, long-term irrigation to all trees, shrubs, and groundcover.
18. The applicant shall triple-stake all trees and this staking shall be subject to initial inspection by the City. Trees shall remain triple-stake through the establishment period.
19. The planted trees shall be 24-inch box.

Operational Requirements and Restrictions

20. Truck and trailer rental operations shall be prohibited at the site. Rental vehicle drop-off shall be prohibited.
21. The use of exterior lighting shall not result in adverse glare to adjacent residential neighbors. Should the Planning Division determine that exterior lighting is causing adverse glare, the applicant may be required to make adjustments to lighting, provide additional shielding to lights, or reduce or eliminate the use of certain lights to comply with this Condition.
22. The service station shall continually provide water and air pump dispensers to customers. These dispensers shall be relocated so as to provide easy access to at least one parking space on the site.
23. The service station shall continually provide functioning bathroom facilities to customers.
24. The automated car wash hours of operation shall only be allowed from 8 A.M. to 8 P.M.

Stormwater Treatment

25. The applicant shall develop and submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.
26. Additional stormwater information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Information and/or designs that may be required if there are any changes that impact the forms submitted for the subdivision application. No building permit may be issued until acceptable storm water requirements are met.
27. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit submittal. The applicant shall pay the entire cost of the third-party reviewer.
28. All stormwater treatment facilities shall be inspected during construction to ensure eventual compliance with the stormwater management plan. The applicant shall pay the entire cost of these inspections.
29. The applicant shall enter into a Maintenance Agreement with the City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Maintenance Plan.
30. The applicant shall arrange and pay for final inspection of installed treatment measure by municipality's Special Inspector within 45 days of installation or project construction completion, whichever comes first.

Signs

31. All signs at the subject property shall receive sign permits and shall remain in conformance with the Daly City Municipal Code. Banners, streamers, balloons, and any other device intended to attract visual attention shall be prohibited. Box signs shall be prohibited, except where allowed on the monument and pole sign.
32. All signs shall be architecturally integrated to match the building on the site. For example, the monument sign at the Imperial Way/Hickey Boulevard intersection shall receive a solid base, with veneer and decorative trim and cap to complement the design of the new convenience store.
33. Illuminated wall signs shall incorporate halo-illumination.

Site Maintenance

34. The site shall be maintained in a safe, sanitary and litter free condition at all times.

35. No outside storage shall be allowed, except in the approved trash enclosure area.
36. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.
37. The buildings and appurtenances shall be painted as often as necessary to maintain a weatherproof coating.
38. A maintenance plan for on-site litter control acceptable to the Public Works Streets Supervisor shall be submitted by the applicant and will include:

All sidewalks, walkways, driveways, parking lot facilities, and easements within and adjacent to the property, including weeds. The requirement shall not apply to adjacent State-owned highway.
39. All outdoor storage areas shall be screened from public view.
40. Garbage storage areas are to be kept sanitary and free of litter and debris.
41. During construction, litter and construction debris shall be put into closed containers at the end of each day. Subsequent to construction activity, all recyclable material shall be stored exclusively inside the recycling material enclosure area.
42. The accumulation of trash in the garbage dumpster or located anywhere on the premises shall be removed and disposed of in a proper manner. Motor oil that has accumulated in parking stalls and driveway areas shall be cleaned as soon as possible to prevent oil from entering the storm drain system.
43. The applicant shall submit a site maintenance program that includes maintaining the sidewalk area in front of the business prior to the issuance of any building permits.

B. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

44. Any costs associated with any water system improvement required by the City shall be borne by the applicant.
45. Any costs associated with any Sewer system improvement required by the City shall be borne by the applicant.
46. The applicant shall verify the intent to abandon or reuse the existing sewer lateral. If the intent is to reuse the lateral, the applicant shall video inspect and perform a watertight test that is subject to review by DWW. A DWW representative shall be on site during the testing and televising. If the lateral is not to be used the lateral shall be abandoned per Section 02720, 3.08 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the testing, video inspection and abandonment shall be borne by the applicant.

47. All water services shall have a reduced pressure principle backflow device installed immediately after the meter.
48. Existing water services shall be abandoned at the main. New services shall be installed in a location to be determined.

C. ENGINEERING DIVISION

49. Vehicular ingress access to the site via Hickey Boulevard shall be right-in only from west-bound Hickey, and vehicular egress from the site shall be right-only onto west-bound Hickey Boulevard.
50. Vehicular ingress access to the site from the southerly driveway on Imperial Drive shall be right-only and limited to ingress-only to the site.
51. Vehicular access to the site from the northerly driveway off of Imperial Drive shall be full access allowing both left-hand and right-hand movements egressing the site via this driveway.
52. The ADA ramp on the north-easterly corner of Hickey and Imperial adjacent to the project site shall be replaced and updated to the most current ADA design requirements.
53. All impediments to ADA access to all sidewalks and to the site in general shall be removed and replaced with new sidewalk or other appropriate improvement as required.
54. All requirements of the most current NPDES Municipal General permit shall be met with the design of the project improvements. Specific section of the permit noted is Section C.3.
55. Applicant shall pay all required fees and obtain all necessary City or other oversight agency permits that may be required for completion of the proposed improvements.
56. Any connection into the Hickey Blvd. right-of-way that requires saw-cutting or trenching shall require complete removal and replacement of sidewalk, curb and gutter or street section and replacement with same as per City Standard Specifications and Details. For pavement cuts over trenching, the width of the 'T'-cut of the replacement pavement shall be the adjacent trench depth divided by three plus twelve inches on each side of the trench starting from the edge of trench moving outward. Concrete sidewalk, curb and gutter shall be replaced in full flags of sidewalk saw-cut to the nearest existing score line on either side of the trench excavation.

D. BUILDING DIVISION

57. The Building Division shall review plans to determine if accessibility requirements for the second floor office are applicable at the time of building permit application.
58. The applicant shall provide site accessibility from point on entrance of the site leading to point of entry of the retail store.

Recommendations

Staff recommends that the Planning Commission forward to the City Council the following:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Use Permit UPR-1-14-8470 and Design Review DR-1-14-8472 subject to the Conditions of Approved outlined herein.

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,



Adam Petersen
Contract Associate Planner



Tatum Mothershead
Interim Director of Economic and Community
Development

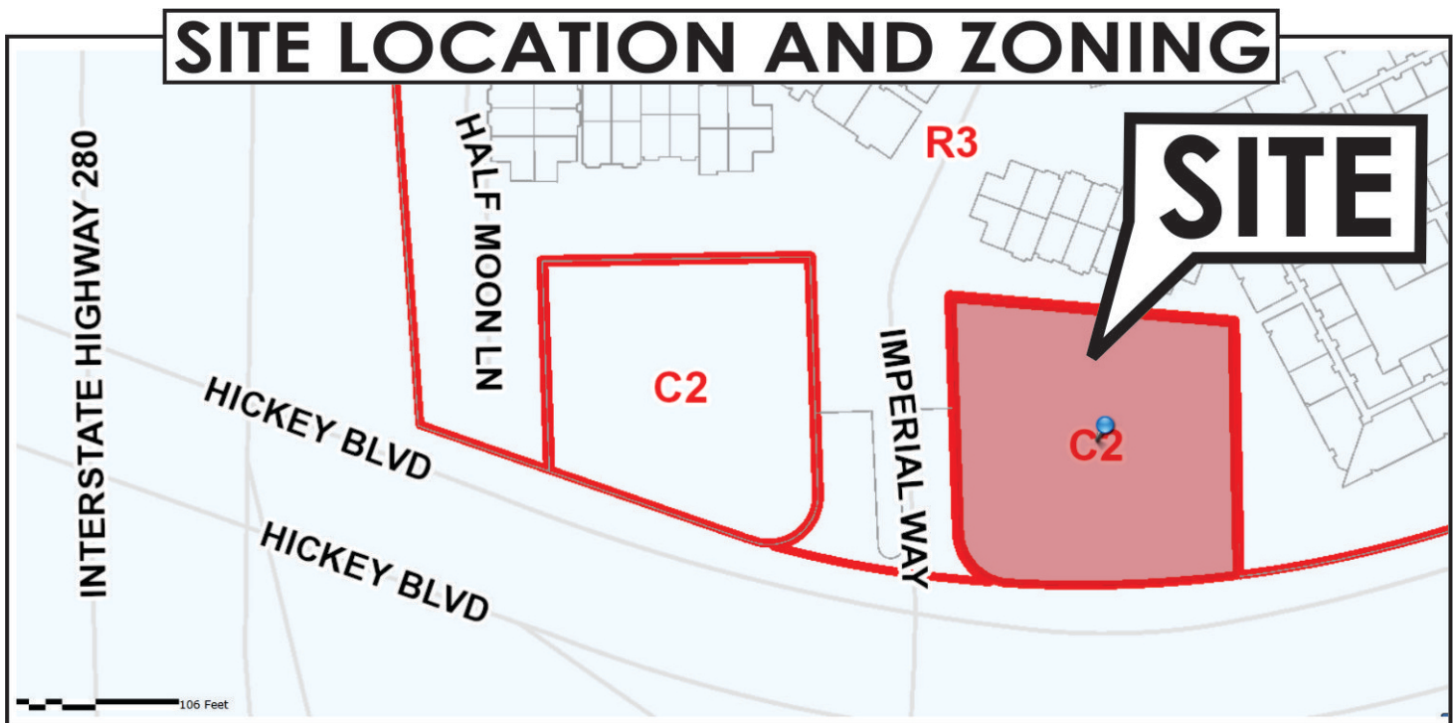
Attachments

Attachment A – Location Map
Attachment B – Project Plans
Attachment C – Crown Colony Letter
Attachment D – Owner's Statement
Attachment E – Sign Plan

LOCATION MAP



Use Permit UPR-1-14-8470
Design Review DR-1-14-8472
390 Hickey Boulevard
Shell Gas Station Remodel

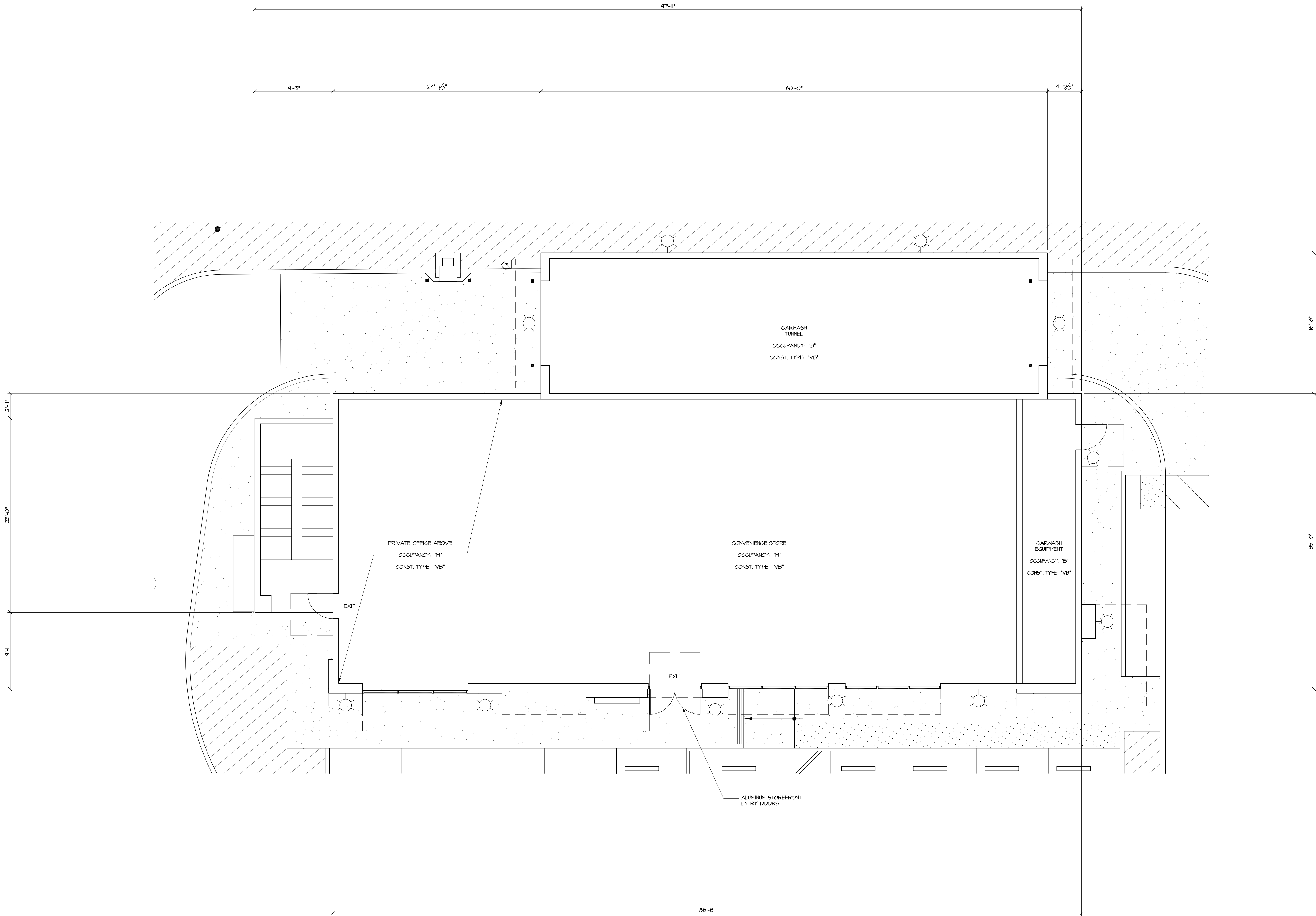




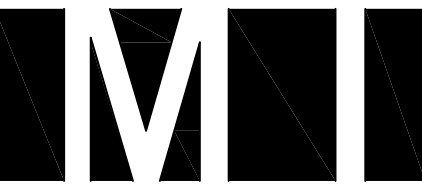
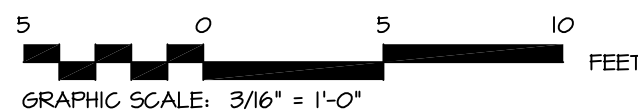
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SHEET OF

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1 FLOOR PLAN
3/16" = 1'-0"



Architects

M I Architects, Inc.

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PLANNING
MANAGEMENT
DESIGN

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-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
01-21-14	ISSUED FOR PLANNING

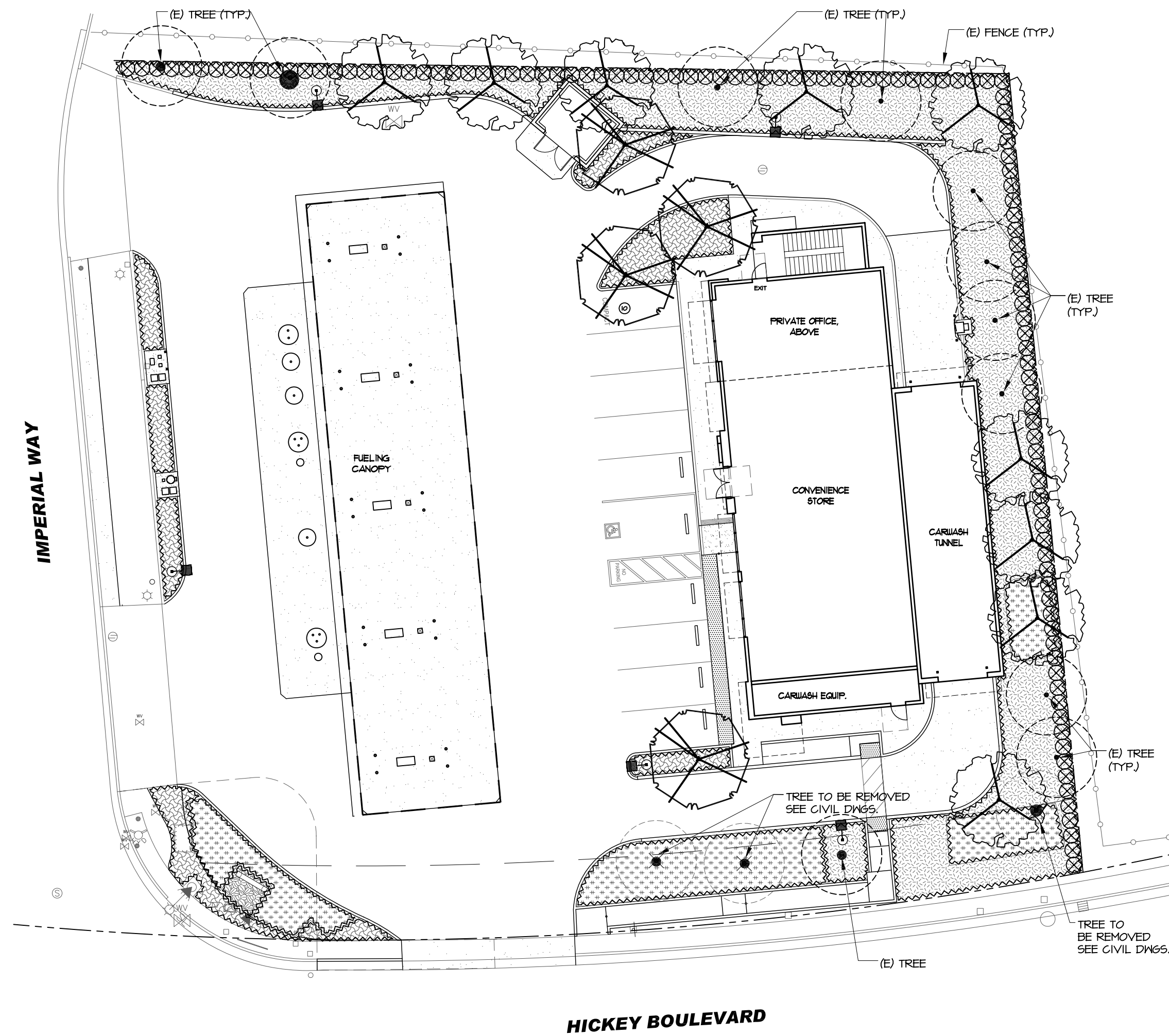
NO.	DATE	DESCRIPTION
△	04-24-13	REVISED PER PLANNING COMMENTS
△	07-08-13	REVISED PER PLANNING COMMENTS
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FLOOR PLAN

PROJECT #: 13-5033
DRAWN: JM CHECKED: MI
SCALE: AS NOTED DATE: 03-25-13

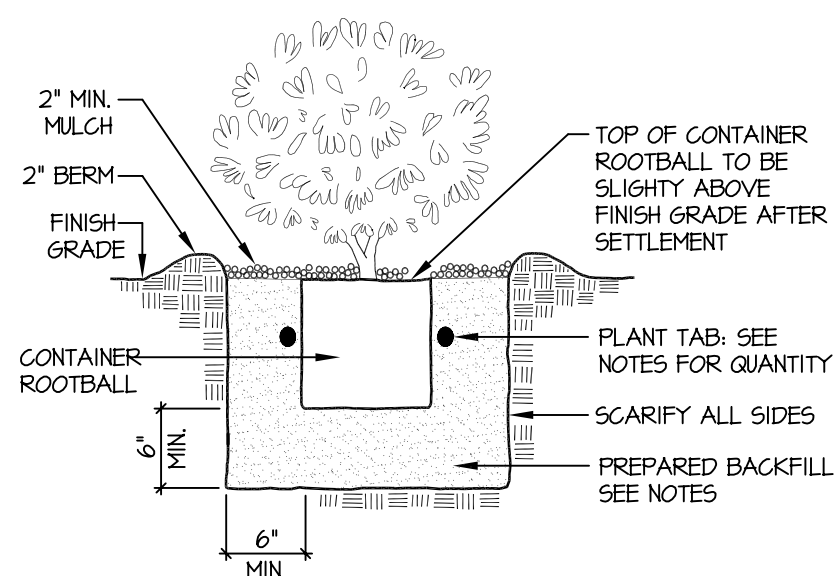
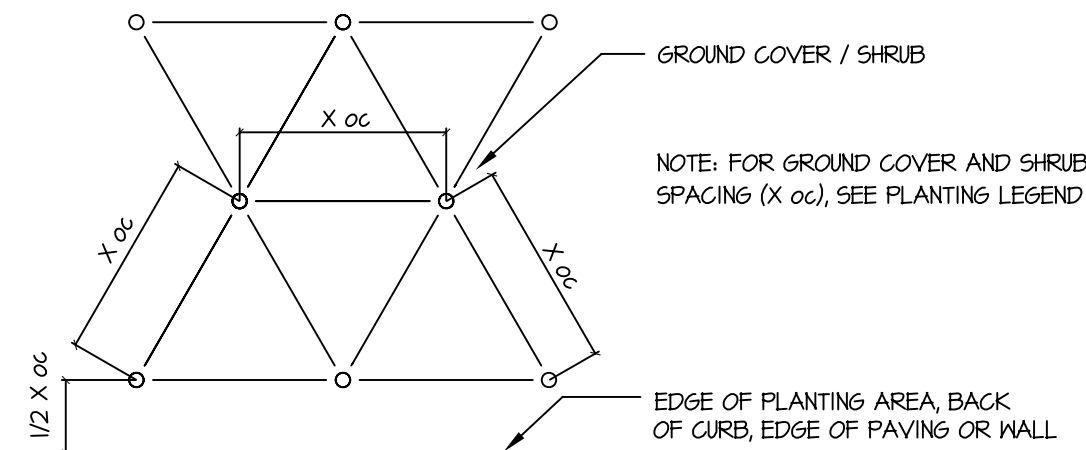
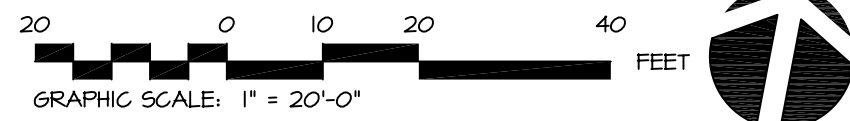
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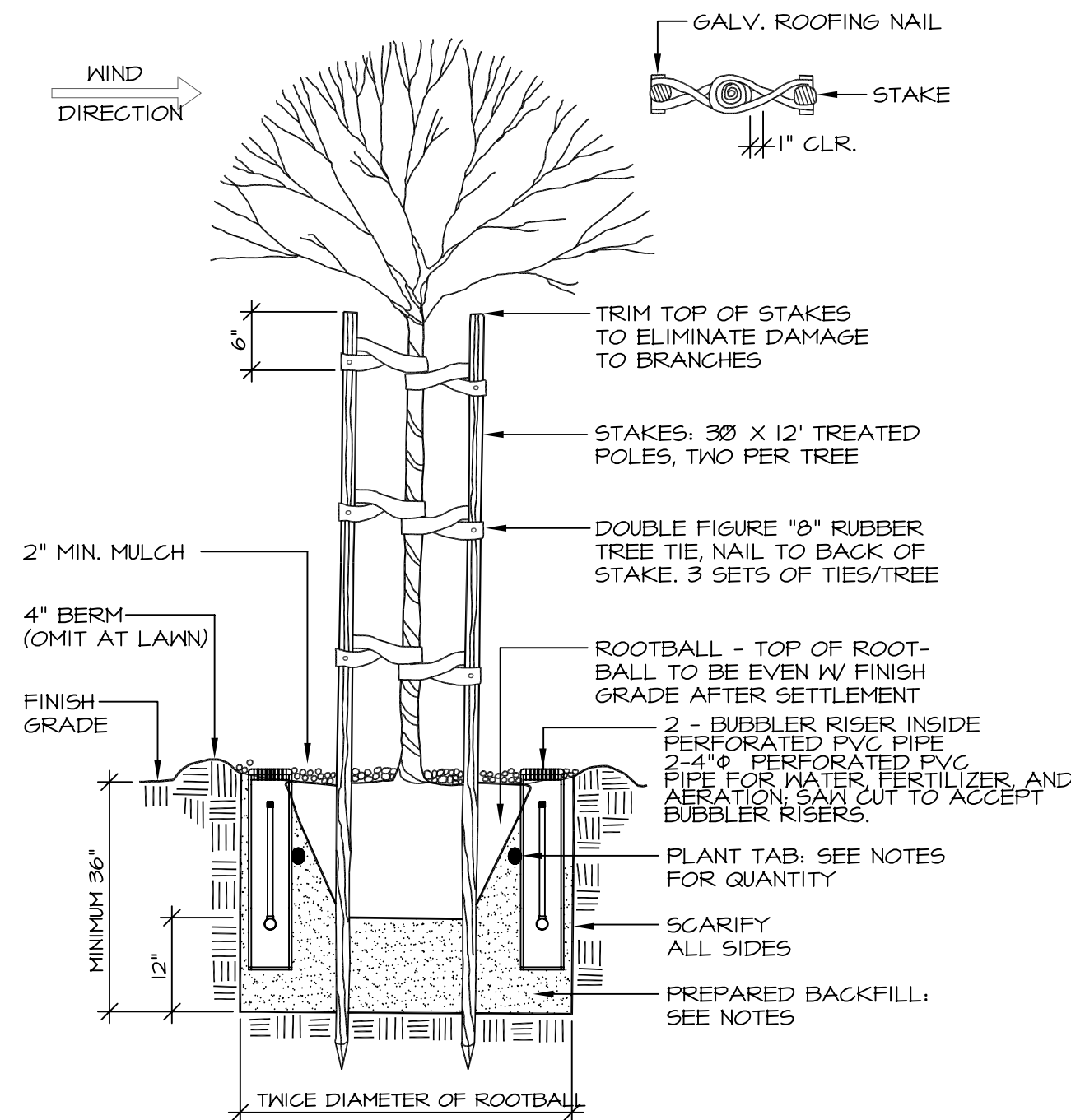


1 LANDSCAPE PLAN

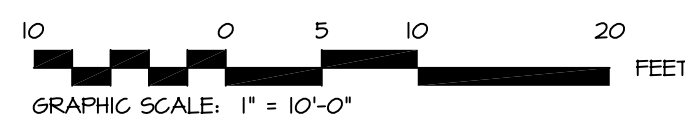
1" = 20'-0"



PLANITING INSTALATION AND LAYOUT



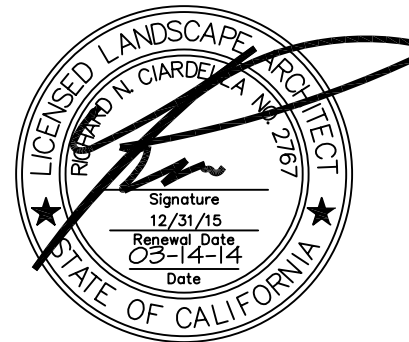
TREE PLANTING AND STAKING



Proposed Landscape Water Use				
Plant Type	H2o Use	Pltg SF	Gallons	
Low	0.40	5,516	82.5%	
Medium	0.60	1,109	16.6%	
High	0.90	59	0.9%	
Totals		6,684	100%	

Maximum Applied Water Allowance				
Eto	X	T	X	Pltg SF
46.3	0.70			6,684
				0.62
				134,310

Estimated Total Water Use			
Plant Water Use	(Eto)(.062)	x	(PF)(X)(HA) IE ETAW
Low	28.7		9,108 89,207
Medium	28.7		937 26,903
High	28.7		75 2,147
			Total 118,257



Ciardella associates
957 Rose Avenue
Menlo Park, CA 94025
Tel 650 326 6100
F 650 323 6706
ca@ciardella-assoc.com

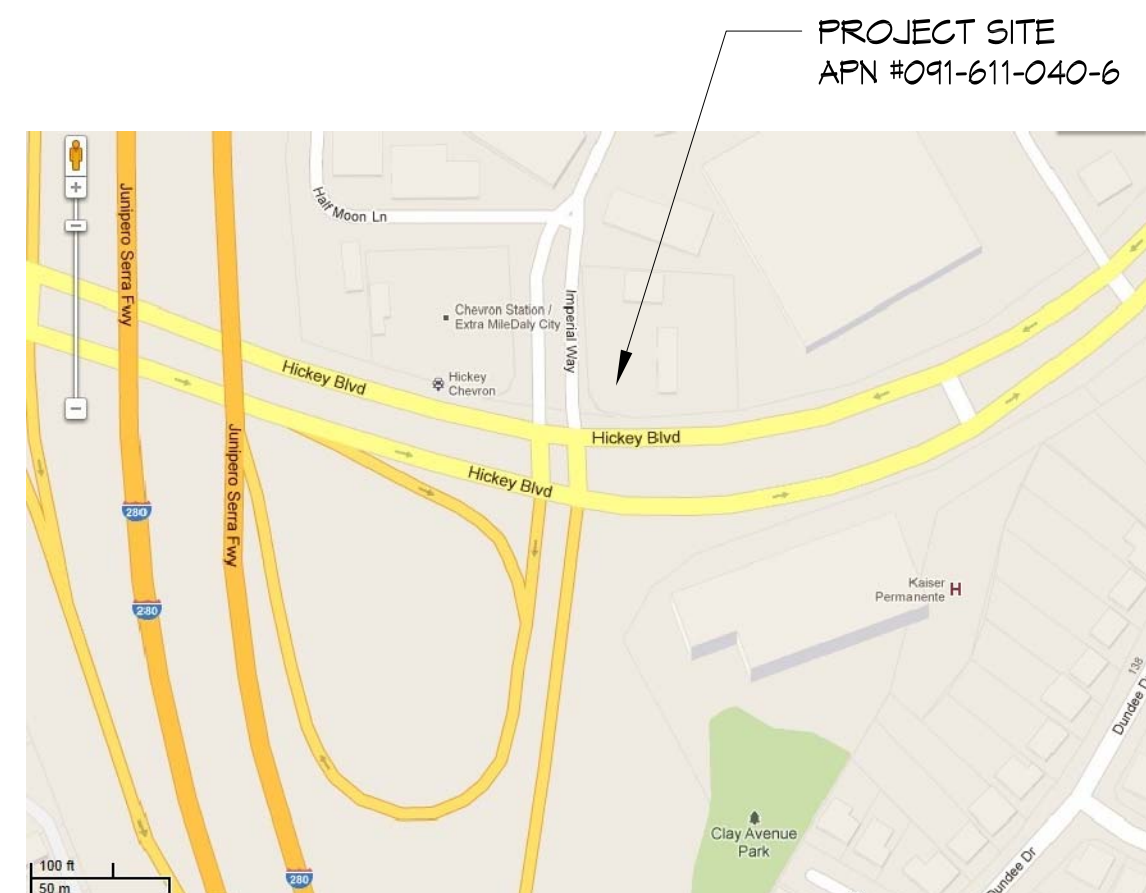
PLANITING LEGEND

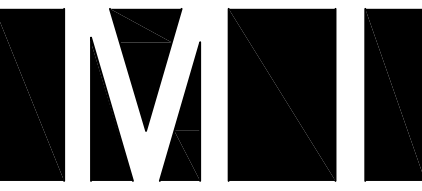
Symbol	BOTANICAL NAME	COMMON NAME	H2O	SIZE
	<u>Tree</u> <i>Pyrus calleryana</i> 'Red Spire'	Red Spire Pear	M	15 Gallon
	<i>Arbutus undeda</i> 'Marina'	Strawberry Tree	L	15 Gallon
	Existing Tree to remain			
	Existing Tree to be removed			
<u>Shrubs and Vines</u>				
	<i>Myrica californica</i>	Pacific Wax Myrtle	L	5 Gallon
	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	L	1 Gallon
	<i>Femisetum setaceum</i>	Eden Canyon Dwarf Fountain Grass	L	5 Gallon
<u>Ground Cover</u>				
ROS	<i>Rosmarinus officinalis</i> 'Hunting Carpet'	Rosemary	L	1 Gallon @ 30"
CAR	<i>Carex planosa</i>	Calif. Meadow Sedge	L	1 Gallon @ 30"
FLR	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	L	1 Gallon @ 30"
TRA	<i>Trachelospermum jasminoides</i>	Star Jasmine	L	1 Gallon @ 30"
FLR	Flowers	Annual	H	4" Pots @ 16" oc
Alternate				
ROS				
CAR				
FLR				
TRA				

PLANTING NOTES

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species and size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Landscaping shall be maintained in a manner to prevent landscaping from growing above 3' in height in the areas indicated in the plans as being located within a safety visibility triangle area.
- CERTIFICATION: Prior to occupancy, the Landscape Architect shall certify in writing in a manner acceptable to the Building Inspection Division, that the landscaping has been installed in accordance with all aspects of the approved landscape plans.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet.
- All Plantings shall be automatically irrigated utilizing state of the art system, components and installation techniques.
- All planting and irrigation shall comply with the city of Daly City Water Efficient Landscape Requirements and shall comply with Section 17.41.060, 17.41.070 and 17.41.080.
- All details shall comply with city standard details.
- Trees between Carwash and east property line are placed to mitigate tree removals.
- All planting shall be irrigated utilizing automatic state of the art irrigation system.
- Irrigation system shall comply with Outdoor Water Use Efficiency Checklist. Irrigation plan shall be submitted at time of for permit application.

VICINITY MAP





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NOT FOR
CONSTRUCTION

SHELL GAS STATION, CARWASH
& CONVENIENCE STORE
390 HICKEY BLVD.
DALY CITY, CA 94015

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01-21-14 ISSUED FOR PLANNING

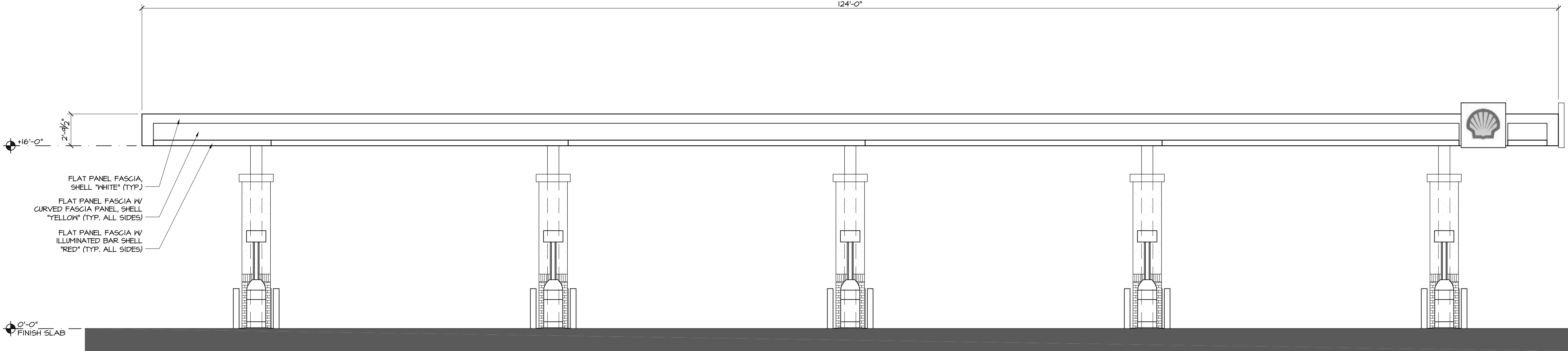
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NO.	DATE	DESCRIPTION
04-24-13	REVISED PER PLANNING COMMENTS	
07-08-13	REVISED PER PLANNING COMMENTS	

CANOPY & BUILDING
ELEVATIONS

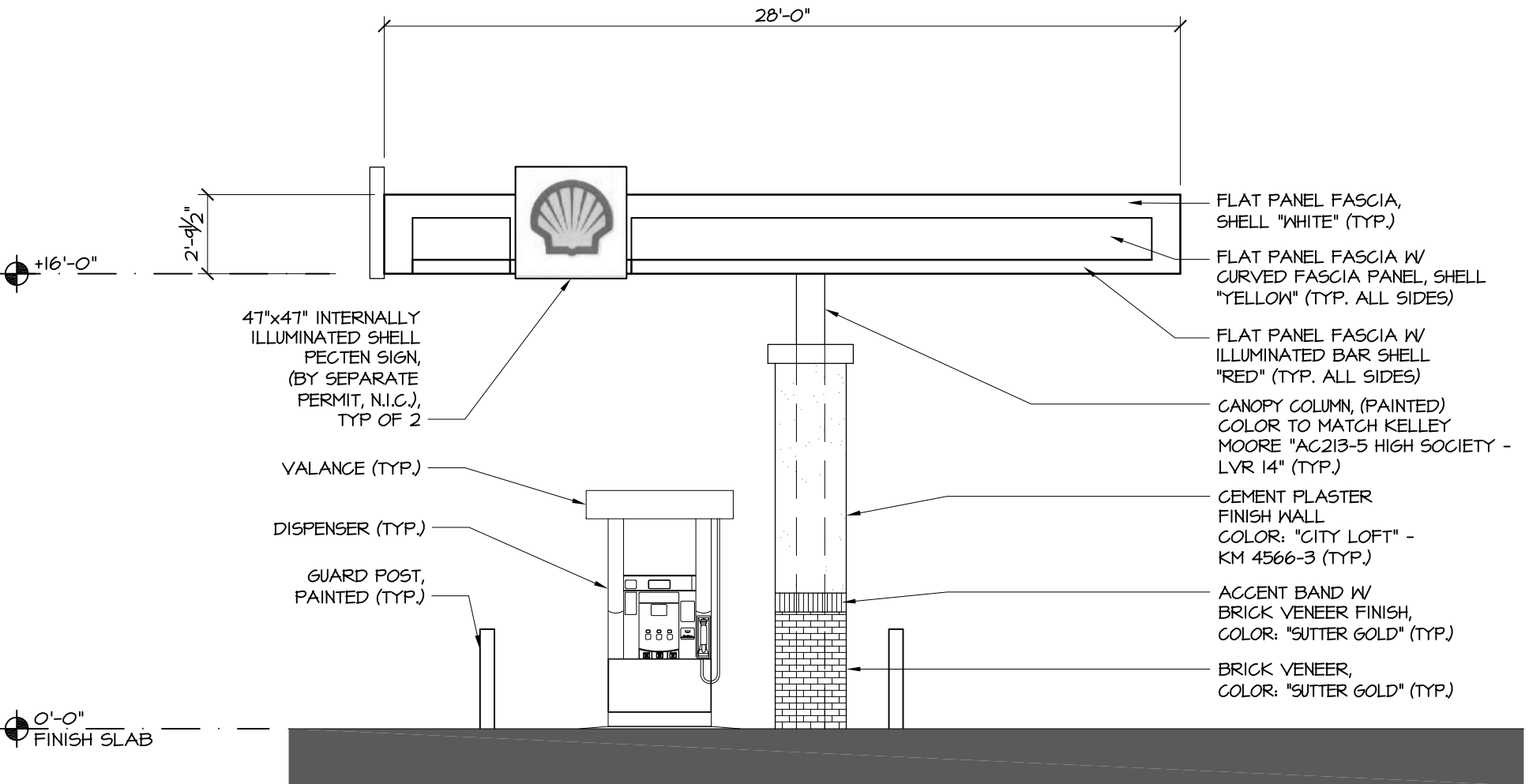
PROJECT #: 13-5033
DRAWN: JM CHECKED: MI
SCALE: AS NOTED DATE: 03-25-13

CA1

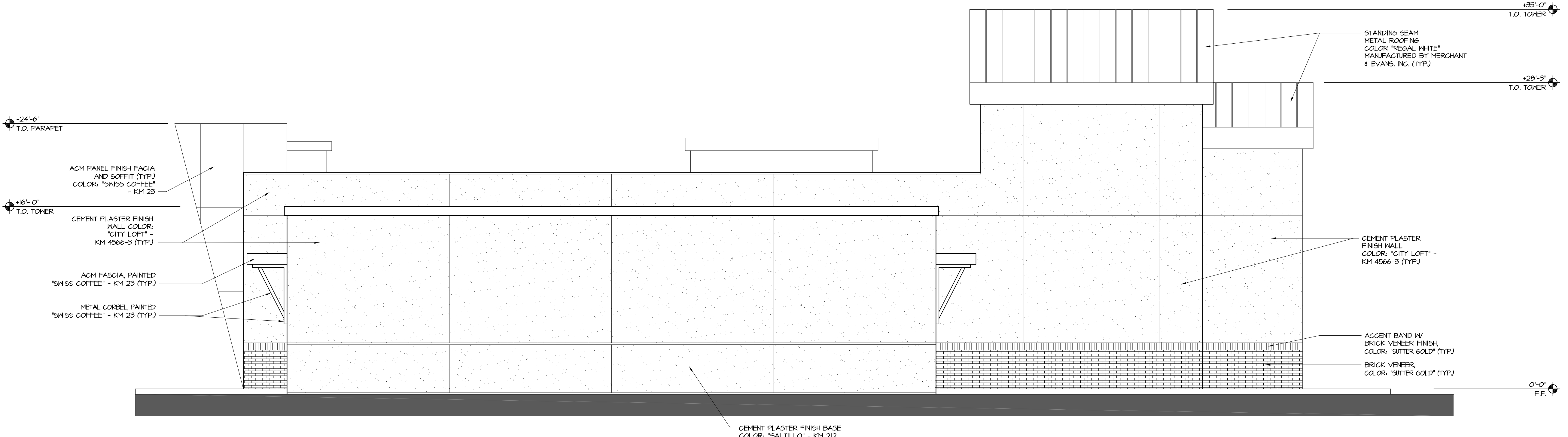
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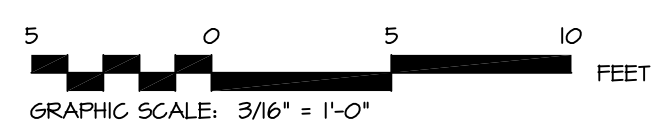
A WEST ELEVATION (IMPERIAL WAY)
3/16" = 1'-0"

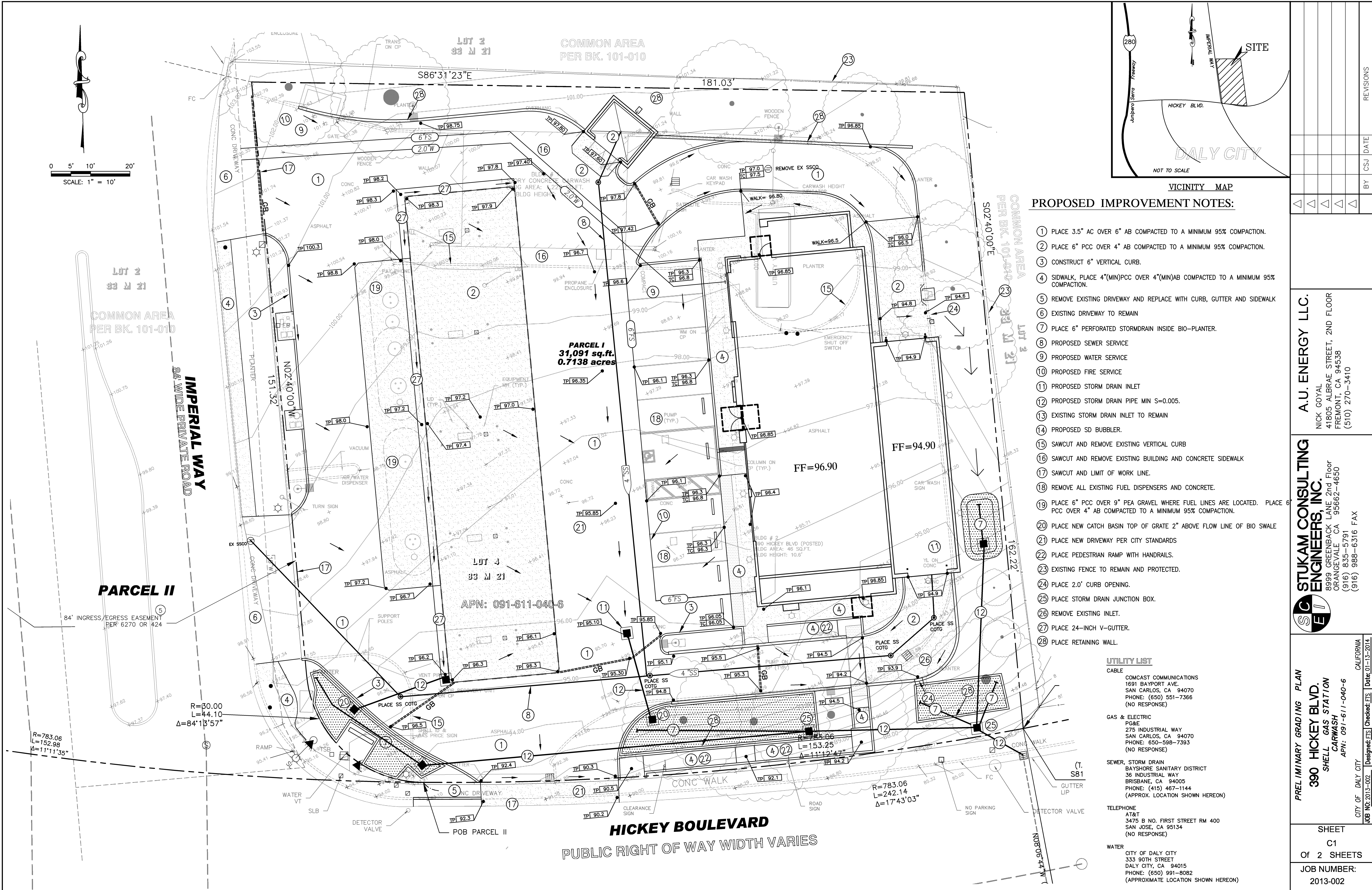


B SOUTH ELEVATION (HICKEY BLVD)
3/16" = 1'-0"



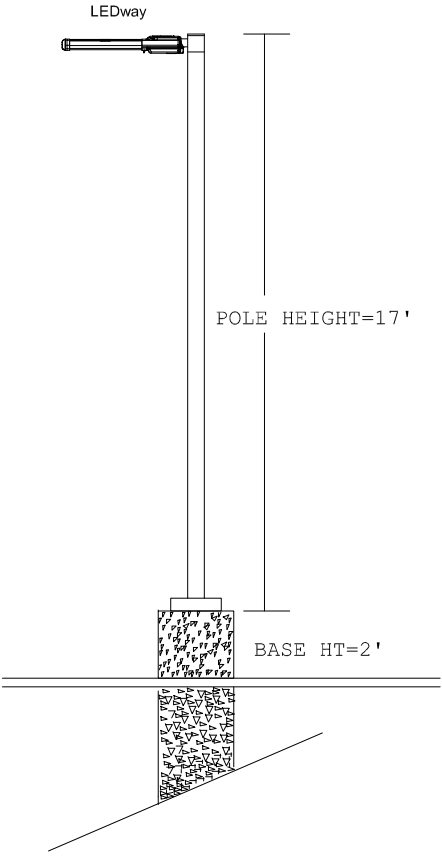
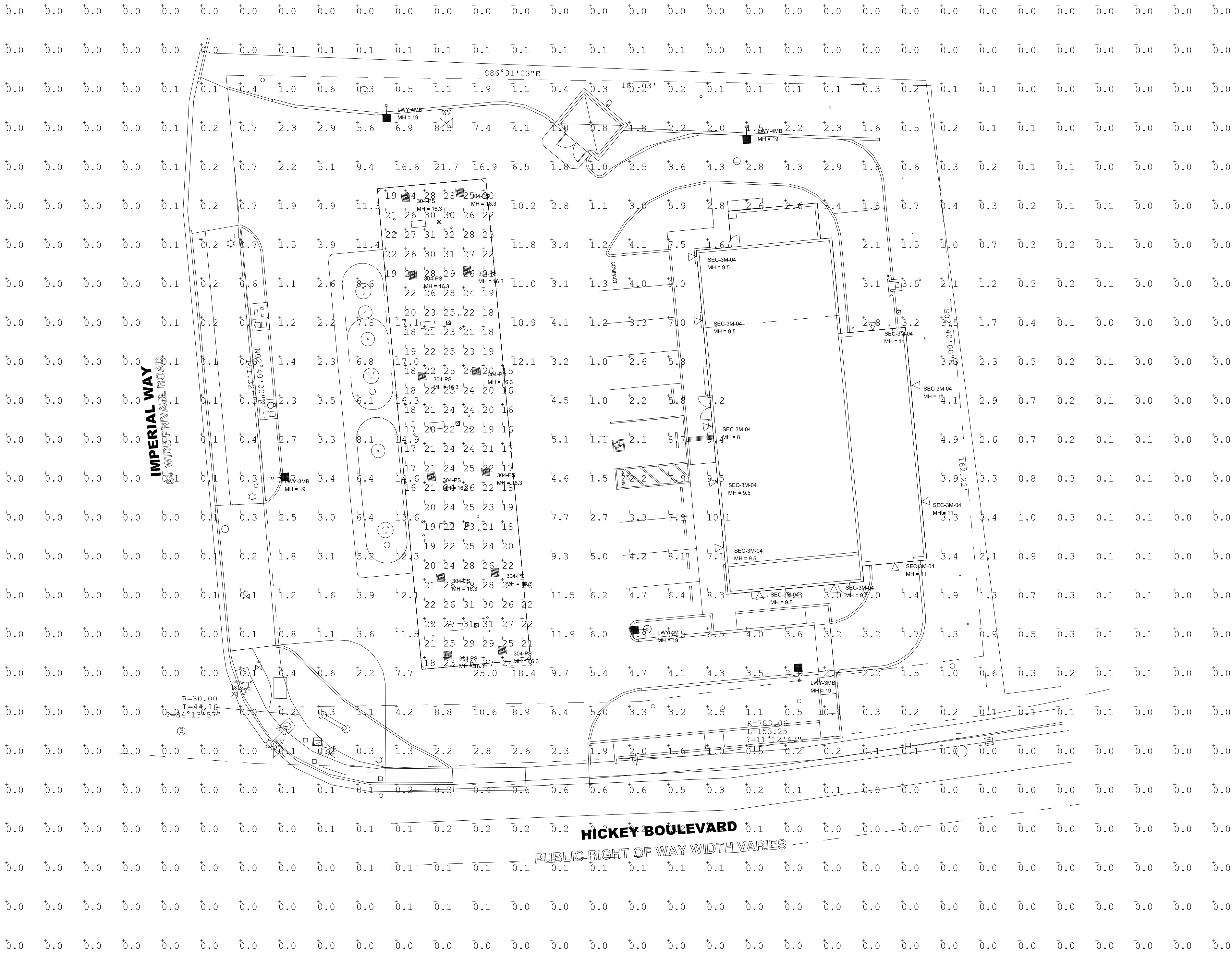
C EAST ELEVATION
3/16" = 1'-0"



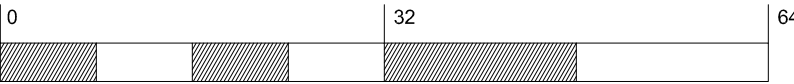


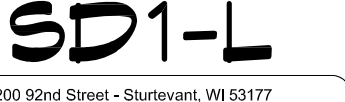
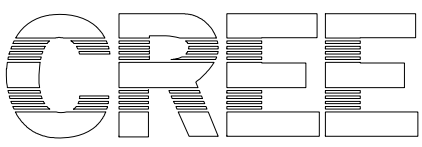
Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
	12	304-PS	SINGLE	11280	0.930
	2	LWY-3MB	SINGLE	8726	0.930
	1	LWY-4M	SINGLE	12443	0.930
	2	LWY-4MB	SINGLE	9373	0.930
	11	SEC-3M-04	SINGLE	5079	0.920
Description					
					Total Watts
					1212
					278
					139
					278
					770

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	22.99	32	15	1.53	2.13
OVERALL	1.52	25.0	0.0	N.A.	N.A.



ADDITIONAL EQUIPMENT
(5) F84S17CTB2 17 x 4 x .125" SQUARE STEEL POLE
(5) PD-1H4 SINGLE TENON
POLE AND FIXTURE MEETS 140 MPH SUSTAINED WINDS





1200 92nd Street - Shoreview, WI 53177
www.cree.com • (800) 236-6800

Project Name: AU Study 1

Date: 1/16/2014

Filename: TM131121DCCACBR2.AGI

Customer No: 09676

Scale: 1"=16'

Footcandles calculated at grade

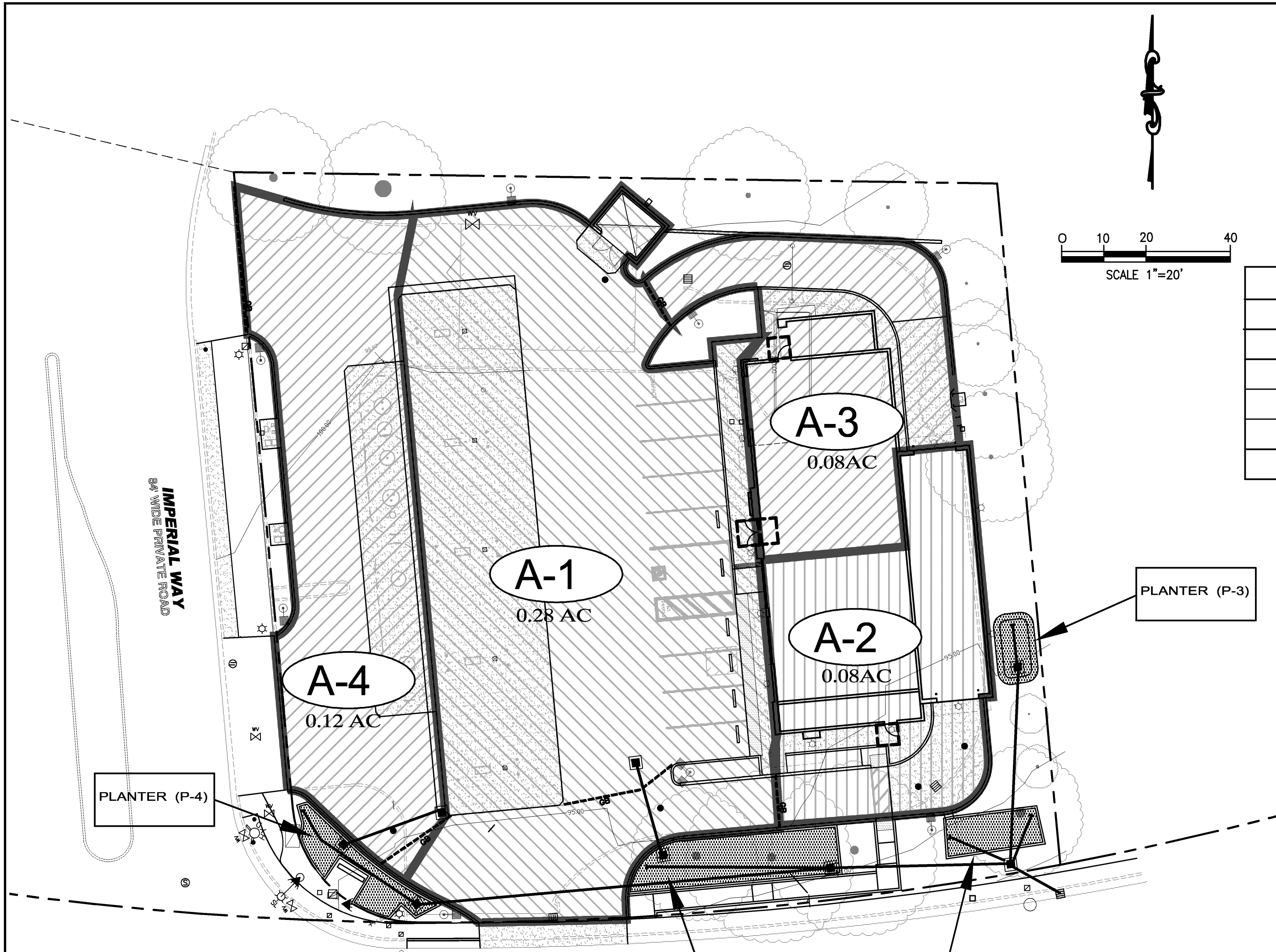
Layout by: CHRIS BOSANEC

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

F:\scsi-projects\2013-002 Preliminary Grading Plan Hickey Blvd.dwg, 1/14/2014 12:14:49 PM, JTS Engineering Consultants Inc.

PLOTTED DATE:

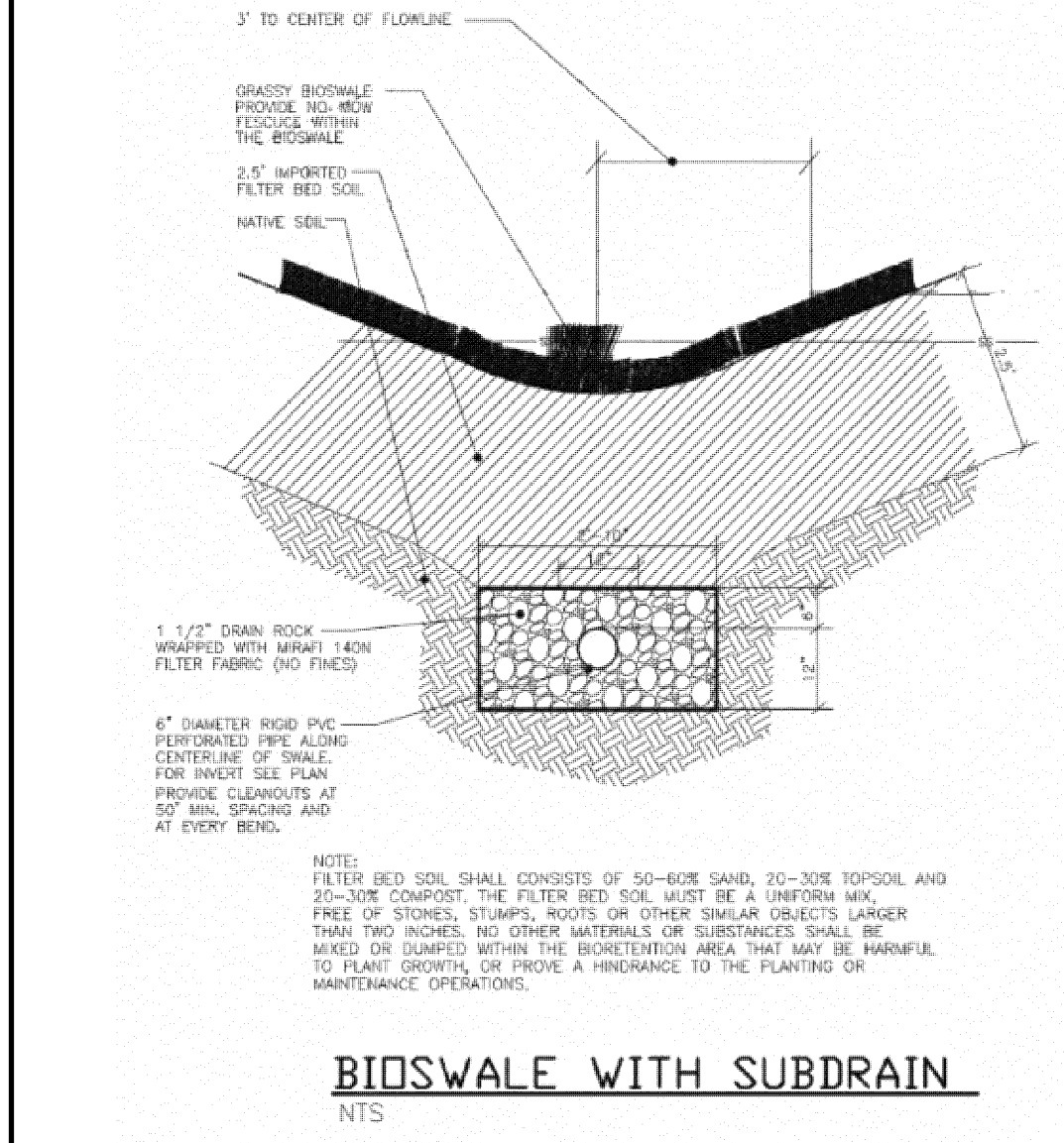
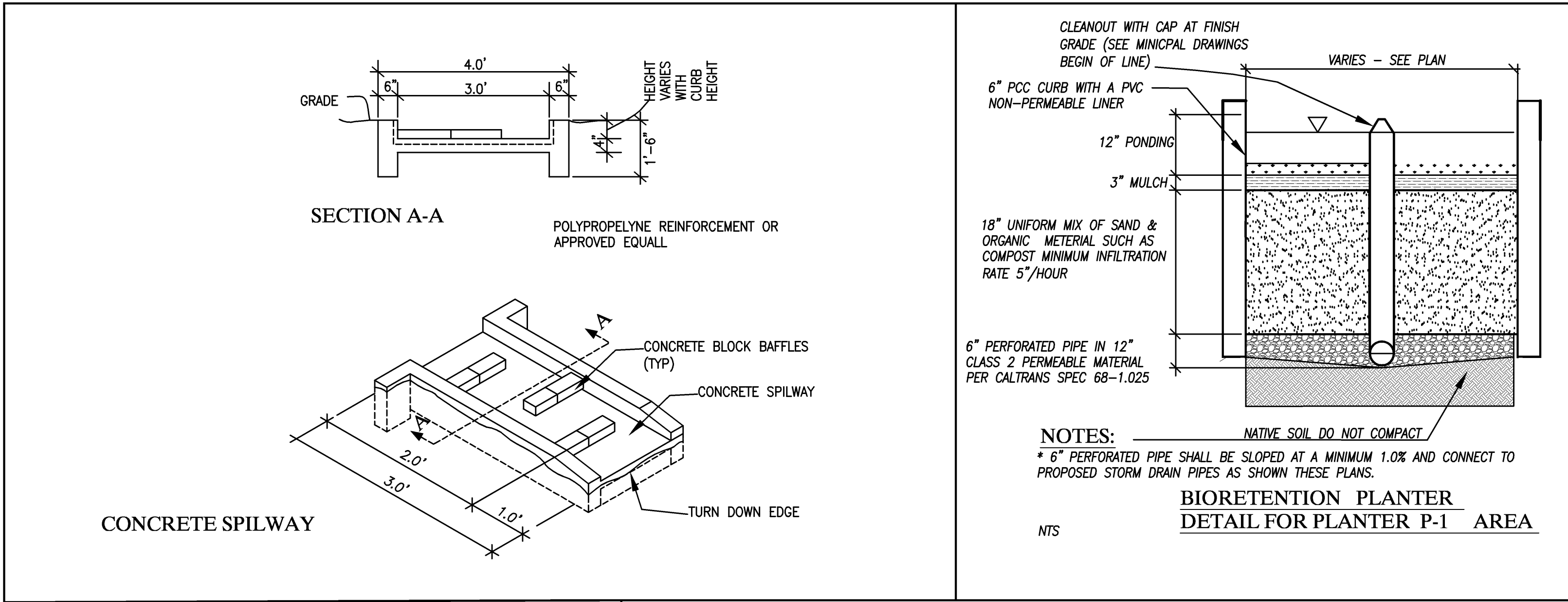
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2 YEAR STORM			
DRAINAGE AREA	AREA (ac)	Q ₂ (cfs)	Q ₂₅ (cfs)
A-1	0.28 (ac)	0.054	0.072
A-2	0.08 (ac)	0.0144	0.0192
A-3	0.08 (ac)	0.0144	0.0192
A-4	0.12 (ac)	0.0162	0.0216

Biofiltration Planters Sizing											
FLOW CALCULATIONS						BIOFILTRATION PLANTER SIZING					
		Runoff	Effective	Rainfall	Design	SOIL					
Water shed		Coefficient ²	Impervious Area ³	Intensity ⁴	Flow	Infiltration	Area			Planter	Planter
	Area ¹ (acres)		A SF	iwq (in/hr)	Qwq (cft/hr)	Rate ⁶ Vbf (in/hr)	Required ⁷ Abf (SF)	Width (ft)	Length (ft)	Number	Area Provided (SF)
A-1	0.30	0.8	12,963	0.2	171.41	5	485	18	32	P-1	504
A-2	0.08	0.8	3,601	0.2	47.61	5	188.00			P-2	188
A-3	0.08	0.8	3,461	0.2	45.76	5	138.44			P-3	150
A-4	0.09	0.8	4,020	0.2	53.16	5	206			P-4	230

- 1- Areas correlate to watershed areas defined in Conceptual Hydrology Study
 - 2- Composite runoff coefficient correlates to Appendix A1 for watershed
 - 3- Effective Impervious Area = A * C / 0.80 (c-value for pervious surface)
 - 4- Water Quality rainfall intensity calculated per Sant Mateo C.3 Stormwater Handbook and California Stormwater BMP Handbook (refer section 3.2)
 - 5- Qwq = C x iwq x A (Sample Calculation = 0.14x0.8x0.2x60x60=79.48 cfs/hr)
 - 6- Infiltration Rate assumed for typical biofiltration soil media
 - 7- Abf = Q / Vbf (Abf must be at least 4 % of drainage area according to C.3 Stormwater Handbook prepared for Santa Clara Valley Urban Runoff Pollution Prevention Program)
- bf = biofiltration

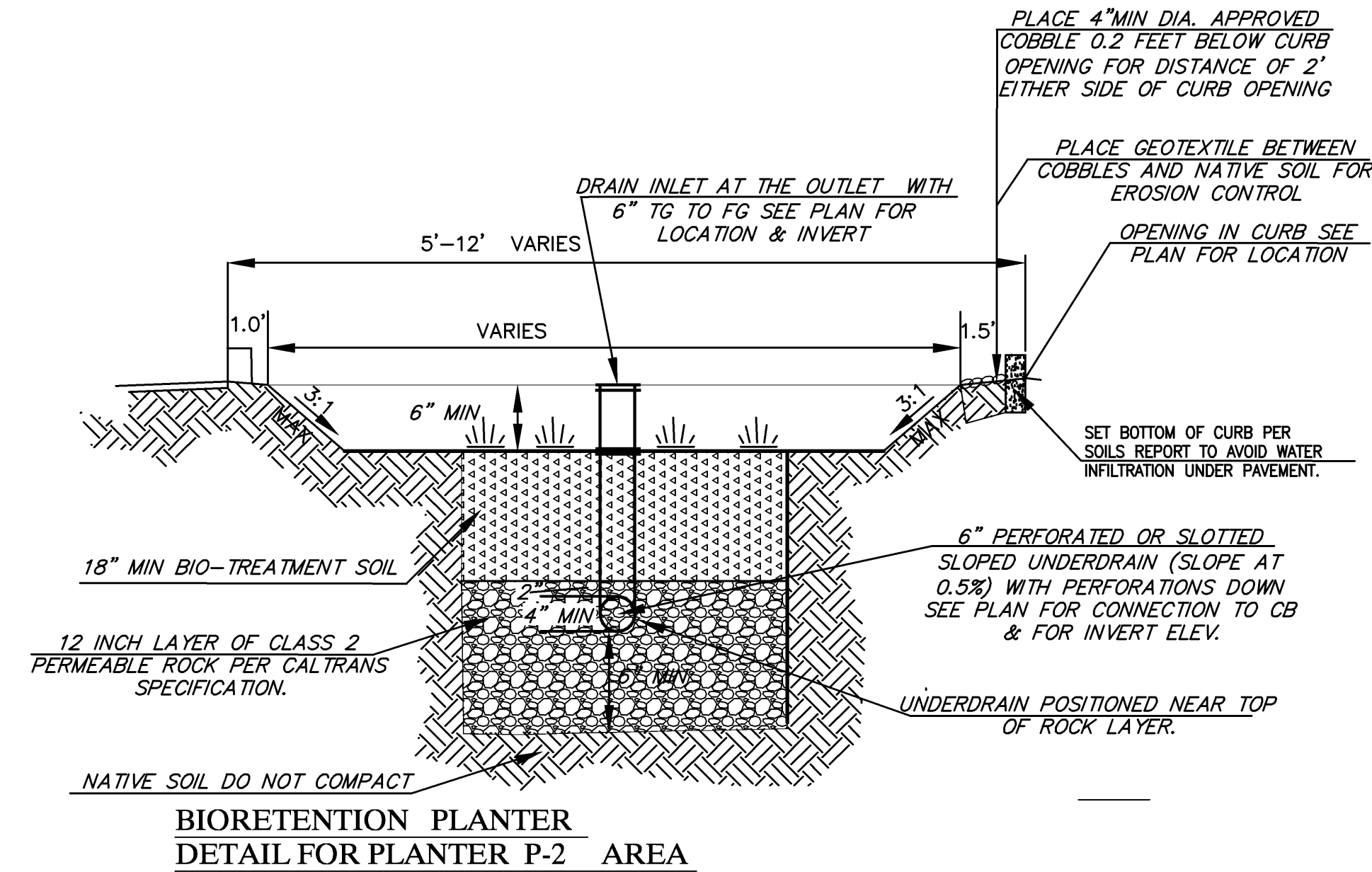


MINIMUM TCMS AND BMPS FOR LAND USE OF CONCERN:

GAS STATION OR EQUIPMENT FUELING FACILITIES:

ALL NEW FUELING STATIONS OR EXPANSION OF SUCH USES SHOULD INCLUDE THE FOLLOWING BMPS:

1. INSTALL AND MAINTAIN A TREATMENT CONTROL MEASURE
2. PAVE THE FUELING AREA FLOORS WITH AN IMPERMEABLE SURFACE (I.E., PORTLAND CEMENT CONCRETE OR EQUIVALENT SMOOTH IMPERVIOUS SURFACE).
3. COVER THE FUELING AREAS WITH A CANOPY OR COVER THAT EXTENDS A MINIMUM OF TEN FEET IN EACH DIRECTION FROM EACH PUMP. ALTERNATIVELY, COVER THE FUELING AREAS WITH A CANOPY OR COVER THAT HAS MINIMUM DIMENSIONS EQUAL TO OR GREATER THAN THE AREA WITH THE GRADE BREAK OR FUEL DISPENSING AREA. (THE FUEL DISPENSING AREA IS DEFINED AS THE AREA EXTENDING A MINIMUM OF 6.5 FEET FROM THE CORNER OF EACH FUEL DISPENSER OR THE LENGTH AT WHICH THE HOSE AND NOZZLE ASSEMBLY MAY BE OPERATED PLUS A MINIMUM OF ONE FOOT, WHICHEVER IS GREATER. IN NO CASE SHOULD THE CANOPY OR COVER DRAIN ONTO THE FUELING AREA.)
4. GRADE THE FUEL AREA TO PREVENT WATER DRAINING TOWARD THE FUELING AREA.
5. GRADE THE FUEL AREA WITH THE MINIMUM SLOPE NECESSARY TO PREVENT PONDING.
6. SEPARATE THE FUELING AREA FROM THE REST OF THE SITE BY A GRADE BREAK THAT PREVENTS RUN-ON OF STORM WATER TO THE MAXIMUM EXTENT PRACTICABLE.
7. DRY SWEEP THE FUELING AREA ROUTINELY.
8. STENCIL ALL ON-SITE STORM DRAINS IN CONFORMANCE WITH THE CITY'S REQUIREMENTS.
9. PREPARE A SPILL CLEANUP PLAN IN CONFORMANCE WITH THE CITY OF SAN JOSE FIRE CODE.



STORMWATER CONTROL MEASURES USED		
SITE DESIGN	STORMWATER TREATMENT	SOURCE CONTROLS
1. DISCONNECT DOWNSPOUTS, 2. MINIMIZE CHANGE IN RUNOFF HYDROGRAPH	BIOSWALE1 STORMWATER BIORETENTION FILTRATION PLANTER	1. BIODIVERSAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF) PESTICIDES & FERTILIZERS PROMOTES TREATMENT) 2. HORIZONTAL MOUND MANHOLE 2. MAINTENANCE (STREET SWEEPING CATCH BASIN CLEANING 3. STORM DRAIN SIGNAGE.

A.U. ENERGY LLC.
NICK GOYAL
41805 ALBRAE STREET, 2ND FLOOR
FREMONT, CA 94538
(510) 270-3410

STUKAM CONSULTING ENGINEERS, INC.
8999 GREENBACK LANE 2nd Floor
ORANGEVALE, CA 95662-4650
(916) 835-5791
(916) 988-6316 FAX

PRELIMINARY STORMWATER CONTROL PLAN
390 HICKEY BLVD.
SHELL GAS STATION
AND CARWASH
APN: 091-611-040-6
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA
JOB NO: 2013-002 | Designed: FTS | Checked: FTS | Date: 01-13-14

SHEET
C2
Of 2 SHEETS
JOB NUMBER:
2013-002

REVISIONS

BY CSJ DATE



A WEST ELEVATION (IMPERIAL WAY)
3/16" = 10'-0"



B NORTH ELEVATION
3/16" = 10'-0"



C SOUTH ELEVATION (HICKEY BLVD.)
3/16" = 10'-0"



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**SHELL GAS STATION, CARWASH
& CONVENIENCE STORE
390 HICKEY BLVD.
DALY CITY, CA 94015**

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01-21-14 ISSUED FOR PLANNING

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1	04-24-13	REVISED PER PLANNING COMMENTS
2	07-08-13	REVISED PER PLANNING COMMENTS
3		
4		

BUILDING ELEVATIONS

PROJECT #: 13-5033
DRAWN: JM CHECKED: MI
SCALE: AS NOTED DATE: 03-25-13

A2.1

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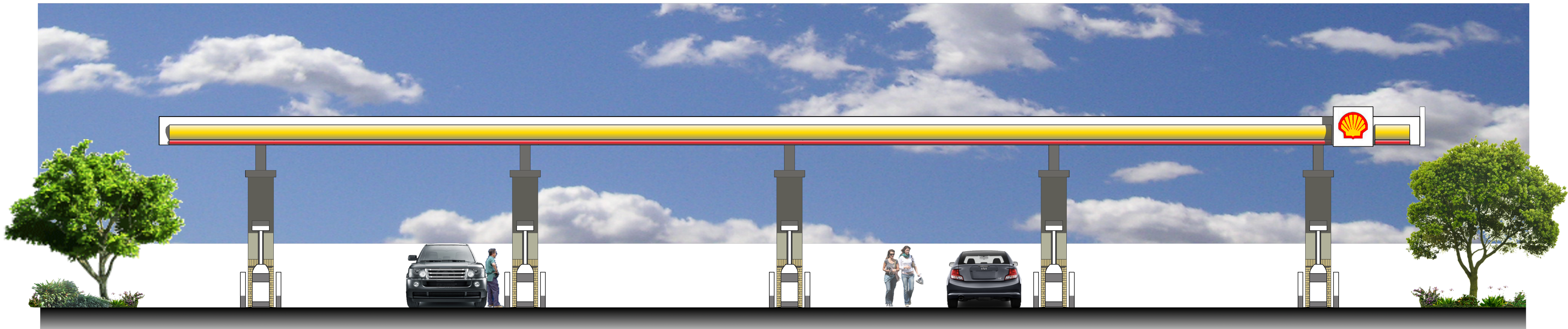
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△	07-08-13	REVISED PER PLANNING COMMENTS
△		
△		

CANOPY & BUILDING
ELEVATIONS

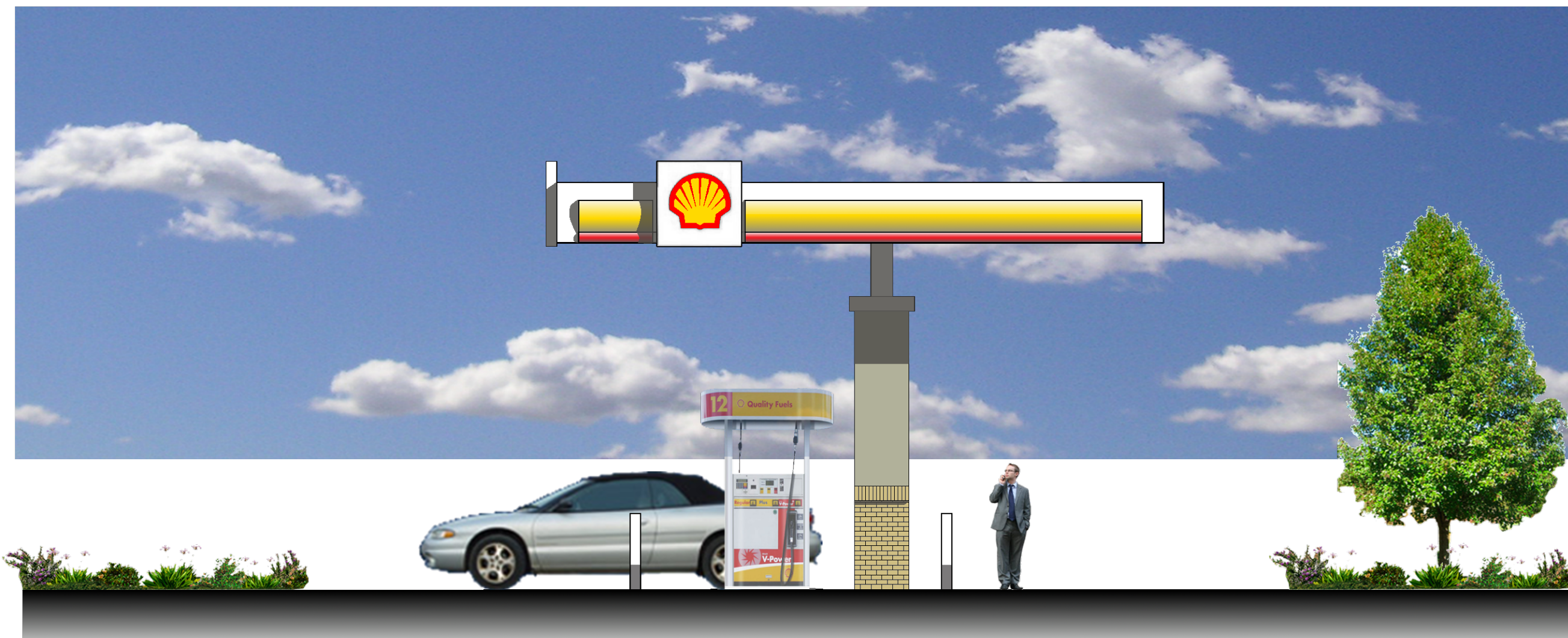
PROJECT #: 13-5033
DRAWN: JM CHECKED: MI
SCALE: AS NOTED DATE: 09-25-13

CA1

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A WEST ELEVATION (IMPERIAL WAY)
3/16" = 1'-0"



B SOUTH ELEVATION (HICKEY BLVD)
3/16" = 1'-0"

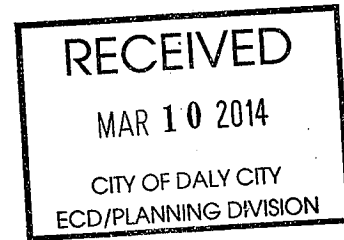


C EAST ELEVATION
3/16" = 1'-0"

CROWN COLONY

HOMEOWNERS ASSOCIATION

379 IMPERIAL WAY, DALY CITY, CA 94015-2503 • (650)756-8220 • FAX: (650)756-4323



March 7, 2014

Michael Vanlonkhuysen
Daly City Planning Department
City Hall
333 90th Street
Daly City, CA 94015

Dear Mr. Vanlonkhuysen;

Crown Colony would like the Planning Department make the following part of the conditions of approval for the Au Energy application for a Use Permit and Design Review for their Shell Station remodel located at the intersection of Hickey Boulevard and Imperial Way in Daly City.

1. The station entrance on Imperial Way nearest Hickey Boulevard be configured so its use is limited to entry only.
2. The carwash be allowed to operate only between 8:00am and 8:00pm.
3. The carwash be required to install the same noise abatement measures as the Chevron Station across Imperial Way.
4. We would also request that any equipment or supply deliveries be made after morning commute hours and before evening commute hours between the hours of 9:00am and 4:00pm Monday through Friday.

Thank you,

A handwritten signature in black ink, appearing to be "Rick Crump".

Rick Crump,
President, Crown Colony HOA



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2960 CAMINO DIABLO, SUITE 100, WALNUT CREEK, CALIFORNIA 94597

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MAR 19 2014

CITY OF DALY CITY
TECD/PLANNING DIVISION

Muthana Ibrahim
Architect
President

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(925) 943-1581

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muthana@miarchitect.com
Website:
www.miarchitect.com

Written Project Description for:

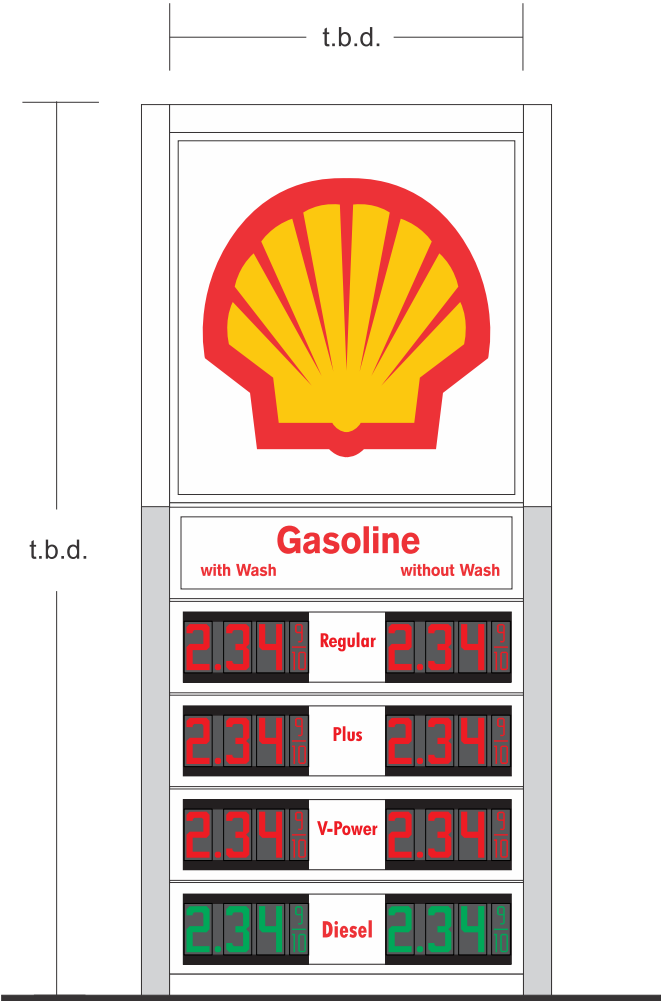
**Shell Gas Station
390 Hickey Blvd.
Daly City, CA 94015**

On behalf of our Client AU Energy, LLC, we are submitting this written description for the CUP and Design Review of the development of the Shell gas station at above referenced site. The project scope of the work consists of installing a new 2,800 sq. ft. Convenience store with a 700 S.F. private office at the second floor. A1,040 sq. ft. self-service drive-through carwash tunnel w/ attached 266 sq. ft. equipment room. The gas station include a fuel canopy with (5) multi product fuel dispensers and (2) 20K gallon underground storage tanks. The site improvements include: parking stalls, accessible path of travel to the right-of-way, masonry trash enclosure, site lighting, landscaping & self-service air/water & vacuum units. The following are items to be considered in this project:

- **ITEMS TO BE SOLD AT THIS FACILITY:** The gas station will sell gasoline, the Food Mart will sell pre-packaged food items, sundry items, some automobile accessories (i.e.- air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or pre-packaged pastries & can and/or bottles of soda, water & sports/energy drinks. There will be NO cooking or preparing of food or beverages. The carwash will provide self-service, drive-through carwashes. There will be NO carwash employees on duty.
- **EMPLOYEE:** There will be (4) full time employees per shift, (1) manager and (1) assistant manager. There will be (3) shifts per day. Total employee is (14) full time employees five days a week and (12) part-time employees two days a week.
- **HOURS OF OPERATION:** The current hours of operation of the gas station and snack shop are: 24 hrs. / day, 7days a week, 365 days per year and will remain the same. The carwash hours of operation will be: 7 am 10 pm, 7 days a week, 365 days per year
- **FUEL DELIVERY:** The fuel delivery truck will make deliveries 5 times / week.
- **RECYCLED CARWASH WATER:** Prior to discharge to the public sewer system, the used carwash water runs through (2) types of treatment tanks the first tank is the sand/oil separator. This tank includes (2) compartments. The sand oil separator intercepts the sand in the first compartment and the oil in the second compartment. The access water then leaves the sand /oil separator tank to the clarifier tank. The clarifier tank consists of (3) compartments to clear the water for the reuse by the carwash equipment. The percentage of the recycled water to be re-used in the carwash will be controlled by the reclaim system.
- **SITE LIGHTING:** The exterior lighting levels will be enough to ensure the safety of the facility, but to not provide glare or excessive light spillage onto adjacent properties or the public right-of-way.

If you have any questions please don't hesitate to give me a call. I can be reached at (925) 287-1174 x1.

Sincerely,
Muthana Ibrahim
Architect, President
M I Architects, Inc.



Sign A: (new cab's & faces)
D/F Illuminated I.D./Fuel Pylon Sign

- Scope of Work:**
- a) remove & junk existing cabinets/faces
 - b) order, receive, install
all new cabinets & sign faces
(price units Led)
 - c) repaint existing poles silver & white

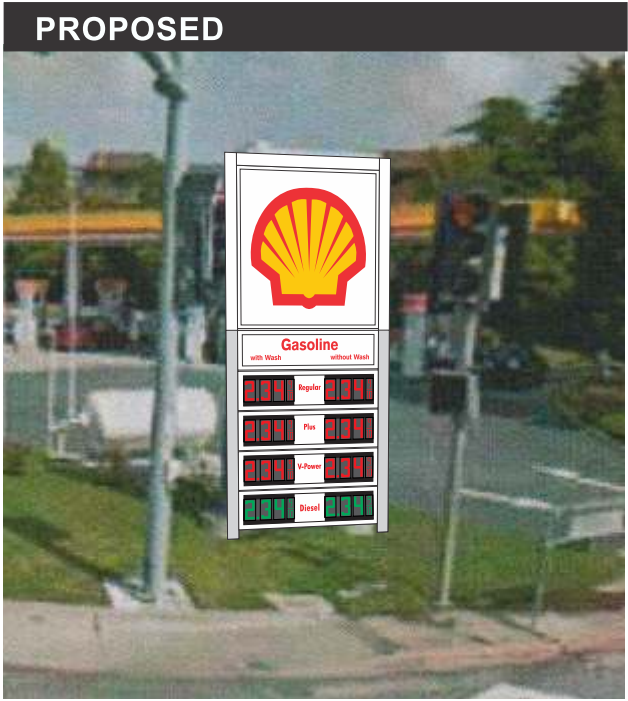


Photo Elevation (reface/fuel sign)



USS UNITED
SIGN SYSTEMS

C.S.C.L. # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 3-10-14
PROJECT LOCATION:
390 HICKEY BLVD
DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 1 OF 4

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

JOB INFO

REVISIONS:
00-00-00
1-13-11 bam

SCALE:
NOTED
FILE NAME:
SHELL
daly city hickey

FILE

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems



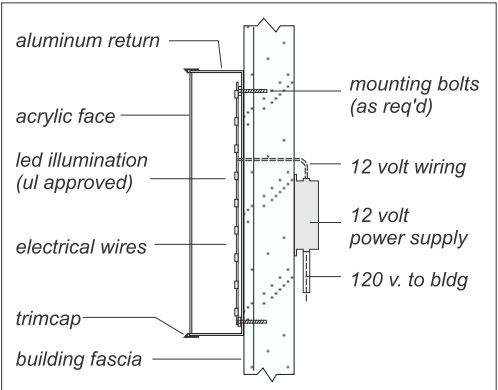
Sign B:
Led Illuminated P/C Building Sign

Scope of Work:
mfg & install one (1) sign. white acrylic faces w/ orange vinyl overlay
2" deep white returns & white 3/4" trimcap. ul approved white Led illumination
peg-out sign 2" off bldg fascia



Sign C:
Led Illuminated P/C Building Sign

Scope of Work:
mfg & install one (1) sign
white acrylic faces w/ orange vinyl overlay
5" deep white returns & white 3/4" trimcap
ul approved white Led illumination



Led P/C Letter Const./Mounting Detail



Building West Elevation (facing imperial wy)



Building South Elevation (facing hickey blvd)



C.S.C.L. # 718965

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DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
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PAGE 2 OF 4

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1-13-11 bam

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NOTED
FILE NAME:
SHELL
daly city hickey

FILE

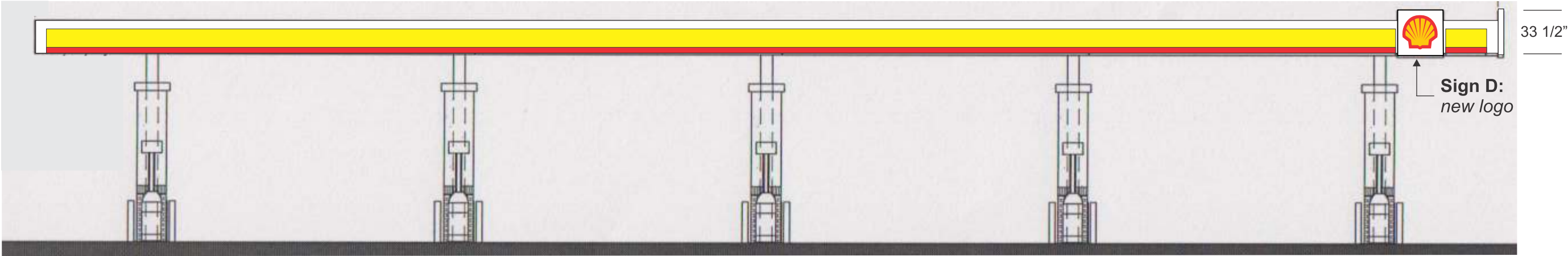
ELECT.

120 Volt ☐
277 Volt ☐
Other ☐
one box above
MUST be checked
prior to any mfg.

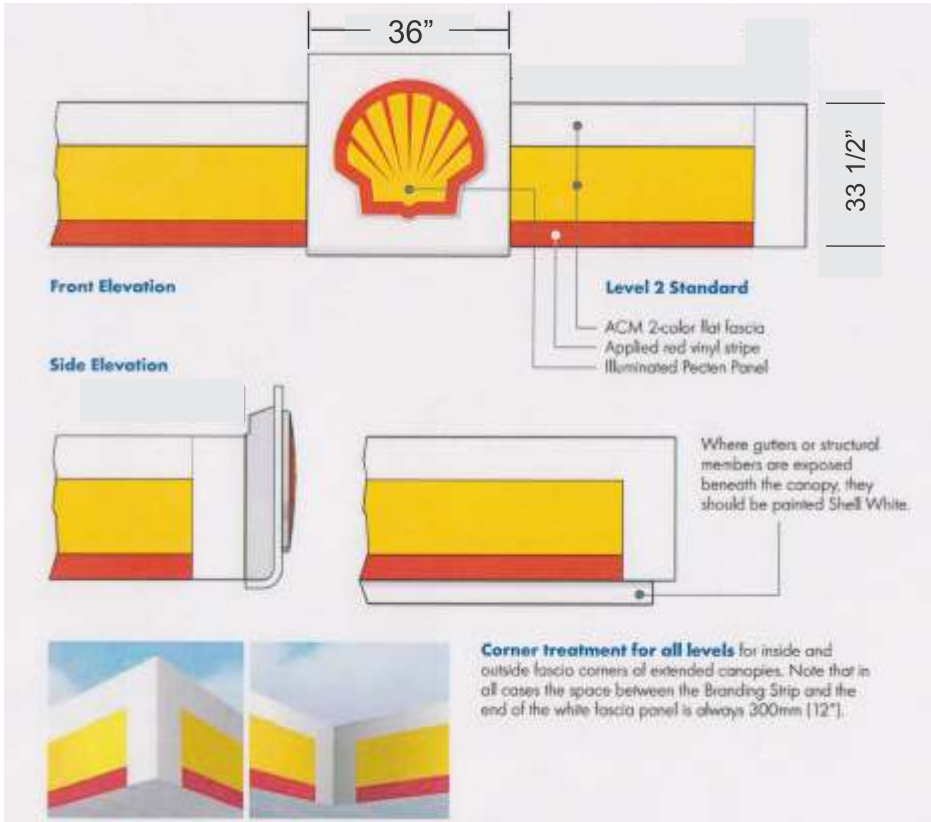
SPECIFICATIONS

See Drawing for Specifications

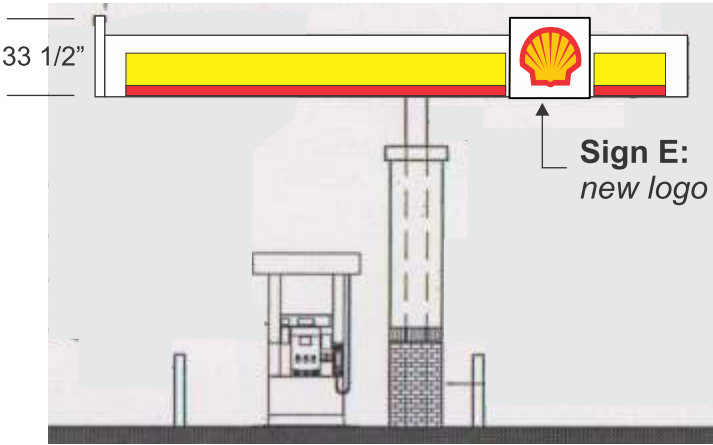
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West Fuel Canopy Elevation with Logo

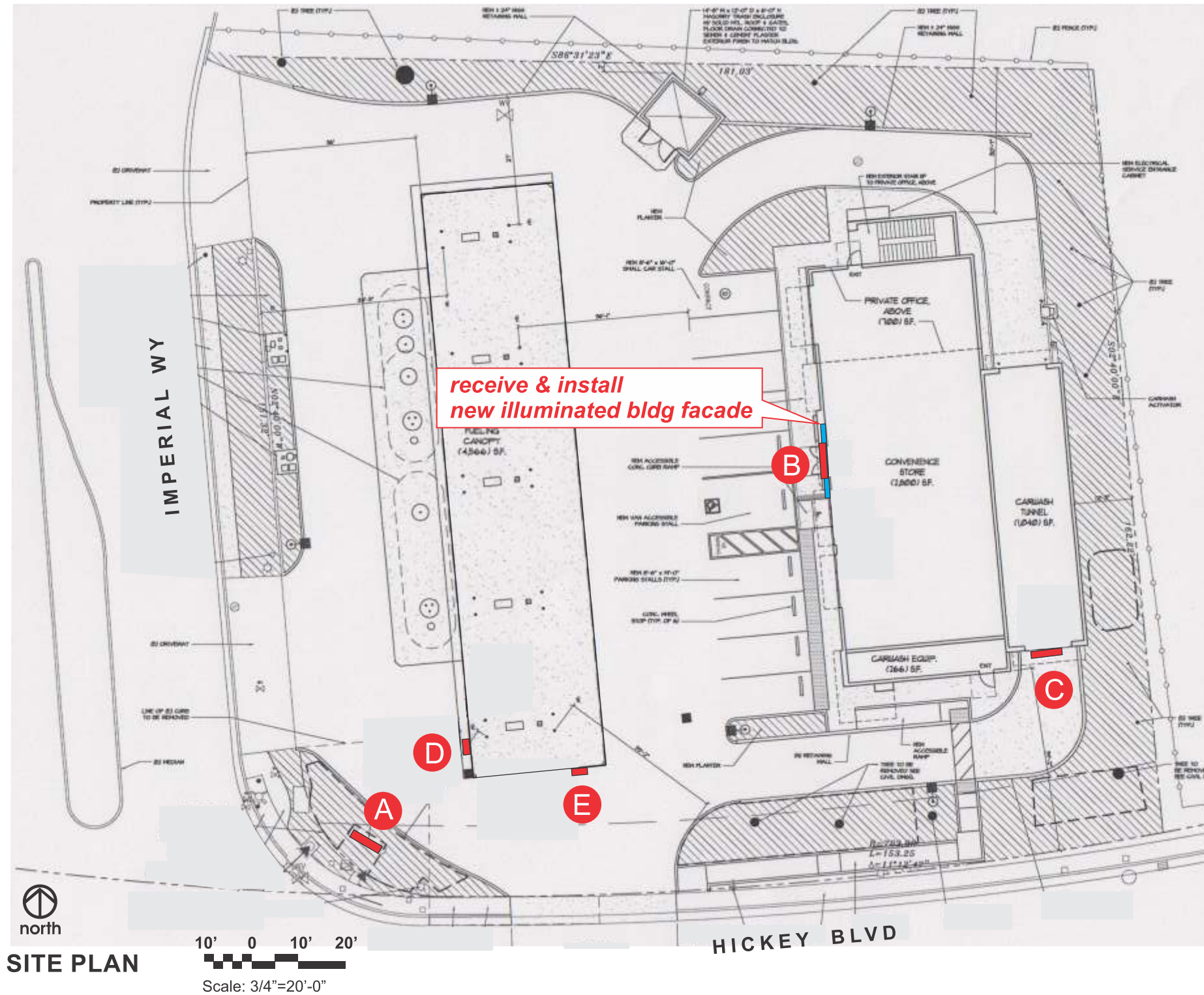


Signs D & E:
receive & install two (2) illuminated canopy logos

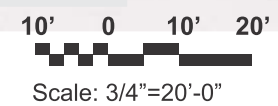


West Fuel Canopy Elevation with Logo

USS UNITED SIGN SYSTEMS C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE		5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326		JOB INFO JOB #: 000 CLIENT: VINTNERS DIST. SHELL CONTACT: DATE: 3-10-14 PROJECT LOCATION: 390 HICKEY BLVD DALY CITY, CA		SALESPERSON: BRIAN CAMPBELL DRAWN BY: BAM PAGE 3 OF 4 CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____		FILE REVISIONS: 3-13-14 bam 1-13-11 bam SCALE: NOTED FILE NAME: SHELL daly city hickey		ELECT. 120 Volt ☐ 277 Volt ☐ Other ☐ one box above MUST be checked prior to any mfg.		SPECIFICATIONS See Drawing for Specifications This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems	
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SITE PLAN



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Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

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Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: May 7, 2014

Application: Development Agreement between the City of Daly City and Al Baldini and Ottorino Pasian

Project Planner: Tatum Mothershead, Interim Director, ECD

Project Location: Property fronting Geneva Avenue, Calgary Street, and Rio Verde Street

Environmental Assessment: Exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3)

Background

In 2004, the property owners of the El Rancho Market site located at 2665 Geneva Avenue, between Rio Vista and Calgary Streets, received approval for Planned Development zoning allowing for a mixed-use building of 87-unit affordable senior apartments above 14,780 square feet of ground floor retail, and eight lots for single-family detached homes. Subsequent to this zoning approval, the developer and City entered into a Development Agreement.

In 2005, the property owners sought and secured a revision to this project. The revised project consists of a mixed-use building with ground floor commercial uses and 72 condominiums on the upper four levels of the building. The commercial spaces consist of a 10,110 square foot space facing Geneva Avenue and a 2,998 square foot space facing Rio Verde Street. The eight single family lots were not changed. The Development Agreement that was previously approved had not been changed to reflect the revised project.

Discussion

The existing Development Agreement is set to expire on June 8, 2014 and because the project, specifically the single-family lots, has not been fully entitled and because the overall project description has changed, the Development Agreement needs to be extended to allow the City and Al Baldini and Ottorino Pasian time to negotiate the terms of the agreement. Staff is recommending the term be extended until December 31, 2014.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of the following actions to the City Council:

- 1) Adopt an Ordinance that extends the Development Agreement until December 31, 2014
- 2) Authorize the City Manager to execute an extension of the Development Agreement as provided in the Ordinance

May 7, 2014

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tatum Mothershead', written in a cursive style.

Tatum Mothershead
Interim Director, Economic and Community Development

Attachments

Attachment A – Location Map

SITE LOCATION AND ZONING

CITY AND COUNTY OF SAN FRANCISCO

CITY OF DALY CITY

SITE

R1

R1

C1

PD58A

CALGARY ST

RIO VERDE ST

GENEVA AVE

C1

