

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

AGENDA

Wednesday, November 04, 2015 - 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: October 6, 2015 Minutes - Not available at this time.

PUBLIC HEARING:

1. Use Permit UPR-8-15-11455. Application by the Daughters of Charity Health System to amend the building configuration of the existing Seton Medical Center hospital at 1900 Sullivan Avenue in order to comply with the seismic regulations developed by the California Office of Statewide Health Planning and Development and mandated by Senate Bill 1953. The project includes removal of the existing eight-story tower on the subject side and a relocation of services that presently exists within the tower to a replacement general acute care building to be constructed on the existing Seton Medical Center property. The replacement general acute care building would be up to six stories tall and approximately 155,115 square feet in size. The project would also include conversion of the podium structure beneath the existing tower to a medical office building, as well as construction of three additional buildings for psychiatric care, subacute/acute care, and skilled nursing/memory care on the Seton Medical Center property, as future demand and funding allows. In total, the proposed project would result in demolition of approximately 233,000 square feet of existing building space and construction of 433,385 of new space for an overall net increase of 200,385 square feet of building space at the campus. The project does not presently include the specific design of any buildings; as such designs are under development. Rather, the application sought is for use permit approval, as mandated by the Sullivan Corridor Specific Plan, to programmatically allow the proposed

square feet in the proposed site plan configuration. The project is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15302: Replacement or Construction - Existing Hospitals to Provide Earthquake Resistance Structures. APNs 008-804-370, -430, -440, -460, -470, -480, -500, -520, -540; 008-520-180 and -190.

APPLICANT: Daughters of Charity Health System
LOCATION: 1900 Sullivan Avenue
ENVIRONMENTAL ASSESSMENT: The project is exempt from the California environmental Quality Act (CEQA), per CEQA Guidelines Section 15302: Replacement or Construction - Existing Hospitals to Provide Earthquake Resistance Structures.
PLANNER: Michael Van Lonkhuysen, Interim Planning Manager

2. Use Permit UPR-7-14-9291 and Design Review DR-7-14-9292. Application by AMG and Associates, Inc., to construct a 206-unit five-story mixed-use apartment building above a two-level (partially underground) garage on a 1.15-acre vacant property located on Brunswick Street, across the street from Chelsea Court. The mixed-use building would include 6,451 square feet of ground floor office/commercial space. All apartments within the building would be income-restricted and age-restricted for occupancy by persons 62 years of age or older. Due to the affordable nature of the project, the applicant is requesting regulatory concessions related to the affordable nature of the project, the applicant is requesting regulatory concessions related to the maximum building height, reduced usable open space, and required parking, pursuant to Daly City Municipal Code Chapter 17.52 - Density Bonus. After completing an initial study for the project, staff has determined that the adoption of a Sustainable Communities Environmental Assessment (SCEA) for the project is appropriate pursuant to Section 21155.2 of the Public Resources Code (PRC) and a SCEA as specified under the California Environmental Quality Act (CEQA) streamlining provisions offered under SB375 for Transit priority Projects. APN 003-210-260.

APPLICANT: AMG and Associates, Inc.
LOCATION: 4619 Brunswick Street
ENVIRONMENTAL ASSESSMENT: After completing an initial study for the project, staff has determined that adoption of a Sustainable Communities Environmental Assessment (SCEA) for the project is appropriate pursuant to Section 21155.2 of the Public Resources Code (PRC) and a SCEA as specified under the California Environmental Quality Act (CEQA) streamlining provisions offered under SB375 for Transit Priority Projects.
PLANNER: Tendai Mtunga, Associate Planner

3. Major Subdivision SUB-5-15-10875, Use Permit UPR-10-15-11699 and Design Review DR-5-15-10877. Application by Jim Trotter to construct a 20-unit three story

condominium building above a one-level podium parking garage on a 0.46-acre parcel located on the north side of Castle Street between Second and Third Avenues. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332: In-Fill Developments Projects. APN006-234-030.

APPLICANT: Jim Trotter
LOCATION: 89 Second Avenue
ENVIRONMENTAL ASSESSMENT: Exempt from CEQA per CEQA Guidelines Section 15332 - Infill Development.
PLANNER: Guido Persicone, Contract Associate Planner

4. Use Permit UPR-10-15-11736. Application by Severum, LLC, to receive sign program approval for an automobile service station presently under construction at 505 Skyline Drive. The proposal includes illuminated building and canopy signs, and a 27-foot-tall pole sign proposed for installation southwest of the intersection of Westmoor Avenue and Skyline Boulevard (State Route 35). The project is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303: New Construction. APN 008-053-010.

APPLICANT: Severum, LLC
LOCATION: 505 Skyline Drive
ENVIRONMENTAL ASSESSMENT: Exempt from CEQA per CEQA Guidelines Section 15303: New Construction.
PLANNER: Michael Van Lonkhuysen, Interim Planning Manager

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.