

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

AGENDA

Wednesday, June 06, 2012 - 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:

Motion on Approve

Motion to Approve Minutes of May 1, 2012:

Passed For: 4; Against: 0; Abstain: 0; Absent: 1

PUBLIC HEARING:

1. Variance VARC-4-12-5383 and Environmental Assessment for Parking Variance for New Restaurant.

APPLICANT:	Alex Nie
LOCATION:	6300 Mission Street
ENVIRONMENTAL ASSESSMENT:	Categorically Exempt per Section 15301(a): Existing Facilities
PLANNER:	Steve Engfer, Assistant Planner

Minutes: Staff report presented by: Tatum Mothershead, Planning Manager

Ms Mothershead presented the proposal for a new restaurant called City Café at 6300 Mission Street. The site is located at the corner of Hillcrest Drive and Mission Street. The site is zoned C-1, Light Commercial,

which allows a restaurant use. The 1,986 square foot tenant space used to be a Mini Mart.

The previous use required seven parking spaces, but the total required for the restaurant use is sixteen spaces. There are no on-site parking spaces as the building covers the whole lot. Therefore, a variance to waive all required parking is required. The Daly City Municipal Code and California Government Code govern the processing and review of the variance requests. The California Government Code allows parking variances under specific circumstances when there are transit and public parking opportunities for commercial development. There are ample public parking opportunities within 700 feet of the site. There are two public lots and metered spaces along Mission. There is also a nearby SamTrans and MUNI public transportation hub on Mission Street near the site.

There are restaurant uses operating on properties within the vicinity of the proposed project along the Mission Street frontage that have similar substantial building to lot coverage ratios with little or no on-site parking. Many of these properties were granted parking waivers by the Redevelopment Agency in the past. However, due to the State elimination of Redevelopment Agencies, the same opportunity could not be afforded to the subject property. Strict application of the parking regulations would deprive the subject property of the same privileges enjoyed by other properties within the vicinity in the same zoning district.

There was no discussion and no speakers on this item, although Commissioner Kelly did ask if other businesses granted a waiver in the past would have to reapply for a parking variance. Ms. Mothershead replied that they would not.

; 6:56 PM

Motion on Approve

Motion to close public hearing

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

Motion on Approve

Motion to adopt findings as outlined in the staff report of June 6, 2012.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

Motion on Approve

Motion to Approve Variance VARC-4-12-5383 and
Environmental Assessment for Parking Variance for New
Restaurant.

Passed For: 0; Against: 0; Abstain: 0; Absent: 0

Motion on Approve

Motion to Approve Variance VARC-4-12-5383 and
Environmental Assessment for Parking Variance for New
Restaurant.

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

Motion on Approve

Motion to Approve ADJOURNMENT:

Passed For: 5; Against: 0; Abstain: 0; Absent: 0

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.