CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING

AGENDA

Tuesday, August 07, 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:
Chair Kelly called the meeting to order at 7:00 P.M.

PLEDGE TO THE FLAG:

ROLL CALL:	Present:	Edelman, Kelly, and Sylvester
	Absent:	Lubiano and Crump

MINUTES: Approval of Minutes of July 3, 2012.

Motion to Approve Minutes of July 3, 2012.

Passed For: 3; Against: 0; Abstain: 0; Absent: 2

PUBLIC HEARING:

1. Use Permit UPR-3-12-5226, Design Review DR-3-12-5228 and Environmental Assessment for conversion of second floor commercial offices to six residential apartment units.

APPLICANT:	Hau Ching Liao
LOCATION:	6755 Mission Street
ENVIRONMENTAL ASSESSMENT:	Categorically Exempt per Section 15332: In-Fill Development Projects
PLANNER:	Steve Engfer, Assistant Planner

Minutes:

Mr. Engfer presented the proposal by the applicant, Hau Ching Lau, and owner Hocking Zhang, representing COMO Mission LLC. The subject property is located on the northeast corner of Mission Street and Como Avenue. The site is zoned C-1, Light Commercial. The existing four-story mixed use building consists of ground floor commercial uses with a parking garage to the rear, second floor commercial office and twelve apartments on the third and fourth floors. The existing development obtained Use Permit approval in 1988 and in 1989 the Daly City Redevelopment Agency granted a parking waiver for a parking reduction from thirty-four to nineteen spaces. The nineteen spaces will continue to serve the entire building.

Comments were received from two individuals regarding the project. Michael Balma, co-owner of 6748 Mission Street, and Jeannette Chen of 24 Como, both expressed concerns about parking and traffic in the area. Staff has included a Condition of Approval that the owner establish a parking management plan that incorporates parking space assignments to the units. This would ensure one parking space per unit.

The proposed exterior changes include the replacement of the existing windows on the Mission Street elevation, installation of new siding to match the existing building for the north elevation and paint to match the existing building paint scheme.

Speakers: **Hocking Zhang, owner**
Stan Perry, resident, 28 Como Ave

Commissioner Kelly asked about the changes to the Mission Street windows and Mr. Engfer explained that the building code requires that the windows meet emergency egress and are able to be opened and currently they do not open. Commissioner Kelly also wanted to know if the parking was mandatory and if they intended to charge for the parking spaces. Mr. Engfer replied that there would be one space assigned to each unit and Mr. Zhang said they would not be charging the tenants for a parking space.

Mr. Perry, a resident next to the project said he sometimes has to park blocks away and the tenants do not always use the garage. He was concerned about twelve more cars on the block.

Commissioner Edelman recommended that the owner encourage the tenants to park in the garage.

Motion to Close the Public Hearing

Passed For: 3; Against: 0; Abstain: 0; Absent: 2

Motion to Adopt the Findings as outlined in the staff report of August 7, 2012

Passed For: 3; Against: 0; Abstain: 0; Absent: 2

Motion to Affirm the Environmental Assessment

Passed For: 3; Against: 0; Abstain: 0; Absent: 2

Motion to Approve Use Permit UPR-3-12-5226 and Design Review DR-3-12-5228 subject to the Findings and Conditions as outlined in the staff report of August 7, 2012.

Passed For: 3; Against: 0; Abstain: 0; Absent: 2

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

Minutes: Meeting adjourned in memory of Ellie Crump.

Motion to Adjourn meeting at 7:15 P.M.

Passed For: 3; Against: 0; Abstain: 0; Absent: 2