

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

AGENDA

Tuesday, December 04, 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:

MINUTES: Approval of Minutes of November 7, 2012

Motion to Approve MINUTES: Approval of Minutes of
November 7, 2012

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

PUBLIC HEARING:

1. Zone Change ZC-5-12-5591, Minor Subdivision SUB-3-12-5282, Design Review DR-3-12-5283 and CEQA-5-12-5592
to Amend the Zoning from ID-Interim District to R-1 Single-Family Residential District,
Subdivision of One Lot into Four
Lots to Construct Four New Single Family Residences

APPLICANT:	Henry Jiang 129 Palm Avenue Millbrae, CA 94050
LOCATION:	West side of 3 rd Avenue (Between Castle Street and Habitat Way) APN 006-253-490 & 006-253-500
ENVIRONMENTAL ASSESSMENT:	Negative Declaration Pursuant to CEQA
PLANNER:	Steve Engfer, Assistant Planner

Minutes:

Mr. Engfer presented the proposal for an undeveloped lot located on the west side of 3rd Avenue. The only input he received from the public was a call from Karen Meyers, a resident of a neighboring apartment building. Her main concern was construction noise.

He explained that the ID zoning designation was applied to the site when it was originally annexed into Daly City. The ID district only allows for maintenance of existing uses. In order to develop the lot for the proposed residential uses, a zone change is required. The proposed change from ID to R-1 will allow for the proposed subdivision of APN 006-253-500, a 10,000 square foot lot, into four 2,500 square foot lots, and the construction of one single family residence on each resulting lot. The remaining lot proposed for the zone change will remain vacant and is not a part of the subdivision or design review. The proposed R-1 zone is compatible with the zoning districts in the vicinity, which are R-1 and R-3 (Multi Family District). In conjunction with the minor subdivision application, there is a design review application for the proposed construction of four single family residences.

All four residences are proposed to have four bedrooms and three bathrooms with a floor area of 2,333 square feet and 410 square foot garages. The resulting building lot coverage would be no greater than 55%, in compliance with the maximum allowed in the R-1 district. The proposed plans include a two car side-by-side garage and two off-street parking spaces on the driveway.

Required 3rd Avenue frontage improvements will result in new sidewalk, curb and gutters along the entire project frontage where none currently exist. The applicant worked with staff to propose the driveway curb cut layout to accommodate the maximum on street parking potential.

Several design features were proposed for the buildings including recessed garage doors and door entry areas, bay windows, stucco finish foam trim, and stone wainscoting. There is a condition of approval that requires the proposed backyard four foot retaining walls to include step access to the portion of the lots behind the retaining walls. Proposed landscaping will incorporate drought tolerant species and water efficiency measures.

Commissioner Edelman was concerned that no trees were proposed for the front landscaping, only shrubs and ground cover. Mr. Engfer said there was no code that required trees. Commissioner Kelly asked why two lots were being rezoned, but only one was being subdivided and built upon. Mr. Engfer replied that the property owner wanted it to be included in the rezoning and future development of the additional lot would have to be compatible with the neighborhood.

Speaking on behalf of the applicant was Andy Tan. He said they would include trees in the landscaping. Commissioner Kelly reminded the applicant to be aware of construction noise and stay within the guidelines for the neighbors.

Commissioner Crump asked if the new General Plan would require street trees for new development. Ms. Mothershead replied that the updated General Plan will establish regulations that require street trees

Motion to Close Pubic Hearing

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

Motion to Adopt the Findings

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

Motion to Affirm the Environmental Assessment.

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

Motion to Approve Zone Change ZC-5-12-5591, Minor Subdivision
SUB-3-12-5282, and Design Review DR-3-12-5283 Subject to the
Findings & Conditions

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

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

Motion to Adjourn at 7:15 p.m.

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

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.