

Minutes
Tuesday, March 05, 2013 - 7:00 PM
Council Chambers, City Hall

Moved by Commissioner Kelly, seconded by Vice Chair Lubiano, to close the public hearing. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, to adopt the findings as outlined in the staff report of March 5, 2013. Motion carried 4-0.

Moved by Vice Chair Lubiano, seconded by Commissioner Kelly, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, to approve General Plan Amendment GPA-2-10-1725 and PD-2-10-1726 (PD-66) subject to the Findings and Conditions outlined in the staff report of March 5, 2013 and amended per staff recommendation. Motion carried 4-0.

2. General Plan Amendment GPA-9-12-6223 and CEQA-2-13-6789 for General Plan Update and Environmental Impact Report Certification

Staff report presented by: Michael Van Lonkhuysen, Senior Planner

Mr. Van Lonkhuysen presented the staff report.

On March 5, 2013, the Planning Commission voted 5-0 to recommend that the City Council adopt the General Plan and certify the Final Environmental Impact Report prepared for the Plan. The following issues were raised at the meeting:

Commissioner Edelman clarified that the Coastal Element was essentially being delayed. Staff agreed that it was and that perhaps the City could revisit the element with more time to explore issues pertinent to the Coastal Zone. Commission Edelman also asked about the timeframe for the City preparing the new Zoning Ordinance that would implement the General Plan and what public input might be involved. Staff responded the timeframe for preparing the Ordinance would be about two years, and that no decision had been made about the extent of public involvement.

Jason Jew, resident at 339 Willits, asked if the General Plan would provide for any revisions to the City's policy related to the use of rooms downstairs in single family homes. Specifically, Mr. Jew inquired about the future potential for residents to be allowed to construct laundry facilities in such rooms, as opposed to the current requirement that such facilities be placed in garage areas. Staff explained this requirement was part of the City's Residential Floor Plan Policy, and that there was a likelihood that the City would be examining and codifying such policies as part of the Zoning Ordinance update.

David Beaumont and Thomas Carey, representatives from CKS Environmental and Birma, LLC, respectively, expressed their concern about Land Use Element Policy LU-23, which appears on page 31 of the Draft General Plan. Mr. Beaumont made reference to an email provided to the Planning Division (see Attachment A). The email offered alternative language to the proposed policy, essentially providing policy text similar to Policy LU-24 pertaining to properties on the east side of Carter Street. The proposed alternative language would remove the requirement for

a Master Plan Land Use Plan identified in Policy LU-23 and expand an abeyance period identified in Policy LU-23 for currently complete applications to include “subsequent [project] amendments.” Staff explained that the purpose for the Master Land Use Plan required in Policy LU-23 was to ensure that a thoughtful and comprehensive planning process, albeit at a general or conceptual plan level, would occur for parcels west of Carter Street, which the City Council would be considering for land use redesignation to Residential – Low Density from Commercial – Retail and Office as part of the new General Plan. The parcels on the east side of Carter Street are not proposed for redesignation and, for this reason, the need for a Master Land Use Plan is decreased because the City will retain a high degree of discretion in approving subsequent development there.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, 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 March 5, 2013. Motion carried 5-0.

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

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, to approve GPA-9-12-6223 and CEQA-2-13-6789 for General Plan Update and Environmental Impact Report Certification subject to the Findings and Conditions outlined in the staff report of March 5, 2013. Motion carried 5-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: Staff adjourned the meeting at 8:05 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.

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.