

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

Minutes

Tuesday April 2, 2013 - 7:00 PM

Council Chambers, City Hall

OPENING OF MEETING: Chair Crump called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG:

ROLL CALL: PRESENT: Edelman, Kelly, Lubiano, Sylvester, Crump
 ABSENT: None

STAFF PRESENT: Schott, Naughton, Millar, Oasay

MINUTES: Approval of Minutes of March 5, 2013

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, that the minutes of March 5, 2013 meetings be approved. Motion carried 5-0.

PUBLIC HEARING:

1. Use Permit UPR-1-13-6728, Design Review DR-4-12-5412 for a Master Sign Program and Design Review for the Redevelopment of an Existing Shopping Center.

Staff report presented by: Jeannie Naughton, Associate Planner

Commissioner Kelly referenced the newly adopted Bicycle and Pedestrian Master Plan and asked staff to confirm that there was direct pedestrian access to the project site from Gellert Boulevard. Staff referred to the site plan and confirmed that there is direct pedestrian access from Gellert Boulevard to the project. The applicant, Kenneth Rodrigues, further explained the improved pedestrian connectivity throughout the site.

Commissioners Kelly, Crump, and Sylvester expressed concern regarding the on-site circulation for the project, especially during the holiday shopping season. The applicant, Kenneth Rodrigues, responded that the existing building is sited significantly west of, and offset from, the adjacent Ross building, creating a misaligned drive aisle, and that there is currently only one option to turn into the site once a vehicle turns off of Gellert Boulevard. The new site configuration will add a second ingress/egress option once vehicles have turned into the site off Gellert Blvd., the new building will be sited to align with the adjacent Ross

building, and the internal drive aisles will be aligned to accommodate a traditional retail parking lot circulation pattern. These improvements will significantly improve on-site circulation. The Planning Commission was satisfied with this explanation, however; Chair Crump directed staff to bring a formal item to the Traffic Safety Committee to explore opportunities to signalize the project's ingress/egress driveway on Gellert Boulevard.

Staff recommended that condition of approval number seven, regarding design of a gate at the loading dock area, be deleted from the conditions of approval, as it was not applicable to the project.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of April 2, 2013. Motion carried 5-0.

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

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, to approve Use Permit UPR-1-13-6728, Design Review DR-4-12-5412 subject to the Findings and Conditions outlined in the staff report of April 2, 2013 with the modified conditions of approval per staff recommendation. Motion carried 5-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

Brian Millar informed the Commissioners that City Council adopted the General Plan update along with the EIR certification at the previous Council meeting. Mr. Millar also informed the Commissioners that a study session will be held on April 9 at 7pm regarding an informational presentation on the Grand Boulevard initiative.

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

ADJOURNMENT: Staff adjourned the meeting at 7:33 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.