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

**Minutes**
**Tuesday May 7, 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: Kelly, Lubiano, Crump
ABSENT: Edelman, Sylvester

STAFF PRESENT: Schott, Mothershead, Naughton, Van Lonkhuysen

MINUTES: Approval of Minutes of April 2, 2013

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, that the minutes of April 2, 2013 meeting be approved. Motion carried 3-0.

PUBLIC HEARING:

1. Use Permit UPR-3-12-5312—Public Storage Office Space Conversion to Storage Use at 6676 Mission Street.

   Staff report presented by: Jeannie Naughton, Associate Planner

   Commissioners Kelly and Crump were concerned the purple and orange stripe at the top of the building was inconsistent with the design aesthetic of the neighborhood and recommended a condition that it be removed from the final façade improvement plan. Jim Fitzpatrick, Senior Vice President of Public Storage responded that the striping was part of their corporate branding and he would prefer to retain it, but would be willing to remove it from the proposal. A condition of approval was added by the Planning Commission to remove the purple and orange banding.

   Moved by Chair Crump, seconded by Commissioner Kelly, to close the public hearing. Motion carried 3-0.

   Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, to adopt the findings as outlined in the staff report of April 2, 2013. Motion carried 3-0.

Moved by Vice-Chair Lubiano, seconded by Commissioner Kelly, to affirm the Environmental Assessment. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, to approve Use Permit UPR-3-12-5312 subject to the Findings and Conditions outlined in the staff report of May 7, 2013 with the modified condition of approval per staff recommendation. Motion carried 3-0.

2. Use Permit UPR-13-6969 – To allow use of existing office building at 1617 Southgate Avenue as a church

Staff report presented by: Michael Van Lonkhuysen, Senior Planner

Commissioner Kelly asked whether, given that the time of services of the church would be similar to those of St. Andrews Church, whether there would be enough parking in the area. Staff responded that the parking provided on-site should be enough to serve 150 parishioners who typically attend services, but that for special occasions there is four-parking on the east side of Callan Avenue which can provide parking should the need arise.

Chair Crump asked whether it was the City's intent to require that street trees be relocated to the project parking lot. Staff responded that it was and that street trees in conflict with an existing water line would be moved to the project parking lot.

The applicant, Suheil Shatara, and Dr. Sam Khoury of the Greek Orthodox Church, spoke in favor of the project.

Moved by Vice-Chair Lubiano, seconded by Commissioner Kelly, to close the public hearing. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, to adopt the findings as outlined in the staff report of April 2, 2013. Motion carried 3-0.

Moved by Vice-Chair Lubiano, seconded by Commissioner Kelly, to affirm the Environmental Assessment. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, to approve Use Permit UPR-3-13-6969 subject to the Findings and Conditions outlined in the staff report of May 7, 2013 with the modified condition of approval per staff recommendation. Motion carried 3-0.

3. Use Permit UPR-7-12-5801 to allow an Auto Repair and Auto Body Business in a Building Previously Used for Auto Repair

Staff report presented by: Tatum Mothershead, Planning Manager

Vice-Chair Lubiano had questions regarding the hours of operation and the expected volume of business to be done at the site. The applicant, James Lok, explained that the business would be open from 8am to 6pm, Monday through Friday, and would be open for a half day on Saturdays. He further stated that he anticipated working on approximately 30 vehicles per week. Mr. Lok and the property manager, David Clark further stated that the previous tenant, City Toyota, had a much higher volume, which caused parking and traffic congestion issues in the neighborhood. They cited Toyota's sale of auto parts, provision of quick services such as oil changes, and the storage of for-sale vehicles as major contributing factors to the neighborhood complaints.

Commissioner Kelly suggested that efforts be made to soften the appearance of the elevation along Hillside Boulevard with landscaping. Staff explained that the building is built up to the property line. Commissioner Kelly also suggested that a condition of approval regarding site maintenance be included to ensure the site is kept free of litter, debris, and graffiti. Condition #5 has been added.

Marianne Petroni, a neighborhood resident, expressed her concern regarding loading along East Cavour and had questions about the noise and fumes related to the operation of the business. Mr. Lok explained that he did not expect to have deliveries at the rear of the building, but wanted to maintain gate access to the rear since there are roll-up doors and a loading dock available. Staff explained that the paint booth will require a permit from Bay Area Air Quality Management District and that prior to the issuance of a building permit, the applicant will be required to submit a noise study.

Hiram Sibley, a neighborhood resident, expressed his support for the business stating that the vacant building is a visual blight in the area.

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, to close the public hearing. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, to adopt the findings as outlined in the staff report of April 2, 2013. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, to affirm the Environmental Assessment. Motion carried 3-0.

Moved by Vice-Chair Lubiano, seconded by Commissioner Kelly, to approve Use Permit UPR-7-12-5801 subject to the Findings and Conditions outlined in the staff report of May 7, 2013 with the modified condition of approval per staff recommendation. Motion carried 3-0.

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 7:55 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.**