

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

MINUTES

Tuesday, June 04, 2013 - 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 Crump called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG:

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

MINUTES: Approval of Minutes of May 7, 2013

Moved by Commissioner Kelly, seconded by Vice-Chair Lubiano, that the minutes of May 7, 2013 meeting be approved. Motion carried 5-0.

PUBLIC HEARING:

1. Use Permit UPR-4-13-7081 and Environmental Assessment for a Master Sign Program Amendment for the Serramonte Shopping Center.

Staff report presented by: Jeannie Naughton, Associate Planner

The Planning Commission felt that the monument sign proposed for the intersection of Serramonte Boulevard and Gellert Boulevard was too tall, at 22 feet in height, and recommended that the allowable height be modified to 18 feet. The applicant responded that they were looking to make a bold statement at the entrance of the shopping center and that the sign height was needed to establish presence along Serramonte Boulevard. A condition of approval was added by the Planning Commission to address this issue. The Planning Commission questioned whether existing landscaping would be replaced with plantings that might better fit in with the new signage design concept, and the applicant responded that no landscaping replacement was planned at this time. The Planning Commission was generally supportive of the new design concept, with the amended height of the respective entry monument sign.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, 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 June 4, 2013. Motion carried 5-0.

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

Moved by Vice-Chair Lubiano, seconded by Commissioner Edelman, to approve Use Permit UPR-4-13-7081 subject to the Findings and Conditions outlined in the staff report of June 4, 2013 with the modified condition of approval per staff recommendation. Motion carried 5-0.

2. Use Permit UPR-4-13-7061 and Environmental Assessment to allow a used car dealership in an existing building.

Staff report presented by: Michael VanLonkhuysen, Senior Planner

On June 4, 2013, the Planning Commission voted 5-0 to recommend that the City Council approve Use Permit UPR-4-13-7061. Commissioner Kelly expressed concern about the traffic hazards that could be caused by unloading vehicles in Mission Street and the noise that could be created by early morning vehicle deliveries. Staff responded that vehicle unloading in the right-of-way was prohibited by the Conditions of Approval and would therefore occur in the customer parking areas before the lot opened in the mornings. Kyle Omarkhil, the applicant representing Bay Luxury Auto Dealership, stated that early morning deliveries would not be an issue, that deliveries would be made by a small flatbed truck delivering to the dealership parking lot, and that no deliveries would be made by large car carrier. Staff indicated that a Condition of Approval would be added ensuring that the applicant is aware of the City's noise regulations and that he operates the dealership in conformance with these regulations. Commissioner Crump expressed concern about parking lot lights in the dealership parking lot shining into the adjacent residential neighborhood and suggested that existing luminaires be replaced with full cutoff fixtures. Staff indicated that a Condition of Approval would be added to reflect this requirement. Commissioner Sylvester asked how the vehicles could be kept clean if the applicant was not allowed to wash them on the sales lot. Staff responded that washing vehicles was not allowed because doing so would be an illicit discharge into the City's stormdrain system. Staff added that vehicles could be wiped clean, but that washing them with water was not allowed.

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

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

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

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to approve Use Permit UPR-4-13-7061 subject to the Findings and Conditions outlined in the staff report of June 4, 2013 with the modified condition of approval per staff recommendation. Motion carried 5-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: The Chair adjourned the meeting at 7:45 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.