CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING

MINUTES
Tuesday, July 02, 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:

PLEDGE TO THE FLAG:

ROLL CALL: PRESENT: Edelman, Kelly, Crump, Sylvester
ABSENT: Lubiano

MINUTES: Approval of Minutes of June 4, 2013

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, that the minutes of June 4, 2013 meeting be approved. Motion carried 4-0.

1. Major Subdivision SUB-1-13-6712 and Environmental Assessment to subdivide three lots into 17 lots.

Staff report presented by: Jeannie Naughton, Associate Planner

Commissioner Sylvester questioned why the lot sizes were smaller than the lots adjacent to the project to the west. Staff explained that the lots to the west are in unincorporated Broadmoor, and the minimum lot size is 5,000 square feet, while the minimum lot size in Daly City in this case is 2,500 square feet. Commissioner Kelly questioned whether the development would be cohesive or individual lot development. Staff explained the applicant has indicated it is their intention to sell the project to one developer for a cohesive development, and conditions of approval have been added to the project requiring the development of a Home Owners Association, making it difficult to piecemeal the development of the lots.

Several Broadmoor residents raised concerns regarding possible impacts on street parking, traffic, the smaller lot sizes of the project as compared to Broadmoor lot sizes, the project

density, and the possibility of apartments being constructed rather than single family residences. They also provided suggestions on how they thought the project could be made better, such as creating an alley behind the homes so garages would be in the rear of the lots and no street parking would be impacted, since there would be no curb cuts for driveways. Concerns were raised regarding the existing uses on site, including graffiti on storage containers, urban wildlife such as raccoons, and likening the site to a junkyard. Staff explained the development standards, project density, and the intention of the project proponent to construct single family residences. Multi-family apartments are not permitted in the C-R/R zone and Medium Density Residential (duplex structures) development would require Use Permit approval.

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

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of July 2, 2013. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to approve Major Subdivision SUB-1-13-6712 subject to the Findings and Conditions outlined in the staff report of July 2, 2013. Motion carried 4-0.

2. Minor Subdivision SUB-4-13-7184 and Design Review DR-4-13-7185 and Environmental Assessment for a two-lot subdivision and construction of two single-family dwellings.

Staff report presented by: Tatum Mothershead, Planning Manager

The Commissioners expressed some concern that the floor plans of the lower level of the houses were conducive to creating secondary units. Staff explained that the floor plans were consistent with previously approved projects and that illegal construction would be subject to code enforcement action.

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to close the public hearing. Motion carried 4-0.

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of July 2, 2013. Motion carried 4-0.

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

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to approve Minor Subdivision SUB-4-13-7184 and Design Review DR-4-13-7185 subject to the Findings and Conditions outlined in the staff report of July 2, 2013. Motion carried 4-0.

3. Planned Development Amendment PD-5-13-7294, Use Permit UPR-5-13-7295 and Environmental Assessment to amend planned development standards to allow the conversion of 80 senior apartment units into assisted living units.

Staff report presented by: Tatum Mothershead, Planning Manager

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

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of July 2, 2013. Motion carried 4-0.

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to approve Planned Development Amendment PD-5-13-7294 and Use Permit UPR-5-13-7295 subject to the Findings and Conditions outlined in the staff report of July 2, 2013. Motion carried 4-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: The Chair adjourned the meeting at 7:40 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.