

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

MINUTES

Tuesday, September 3, 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, Lubiano, Sylvester, Crump
	ABSENT:	None

MINUTES: Approval of Minutes of August 6, 2013

Moved by Commissioner Kelly, seconded by Commissioner Edelman, that the minutes of August 6, 2013 meeting be approved. Motion carried 5-0.

1. GPA-2-12-5055, ZC-2-12-5056, SUB-2-12-5057, DR-2-12-5058, CEQA-2-23-5059 and Environmental Assessment to develop a +/- 14.04 acre site with 80 single family detached residences.

Staff report presented by: Jeannie Naughton, Associate Planner

On September 3, 2013, the Planning Commission voted 3-2 (Commissioner Lubiano and Sylvester Voting No) to recommend that the City Council approve General Plan Amendment GPA-2-12-5055, Zone Change ZC-2-12-5056, Major Subdivision SUB-2-12-5057, Design Review DR-2-12-5058, and Environmental Assessment CEQA-2-12-5059, subject to the findings and conditions of approval outlined herein. The Commissioners inquired about the provision of on-street parking, willingness of the applicant to reduce the total number of units in the project, and were concerned about the lack of common facilities for residents.

There were four speakers present at the meeting that raised concerns regarding the Traffic Impact Analysis prepared for the project, specifically citing concerns with the trip generation numbers, mitigation required for intersections other than the Callan Boulevard/Serramonte Boulevard intersection, and access to I-280 from Serramonte Boulevard. Speakers also cited concerns regarding existing water pressure in the neighborhood and the impact of the project on that pressure, existing drainage and the impact of the project on drainage in the project vicinity, parking impacts, disruption to residents during construction, and the overall density of project:

- John Louie, 829 St. Francis Boulevard
- Pamela DiGiovani
- Richard Klapp, 837 St. Francis Boulevard
- Cathy Pantazy, President, St. Francis Heights Homeowners Association

Speaking in support of the project, specifically citing the provision of affordable homes included in the project that will serve a Countywide need:

- Mark Moulton, Executive Director, Housing Endowment and Regional Trust

Speaking on behalf of the applicant team was:

- Gordon Jones, Division President, Lennar Homes, Inc., applicant
- Brent Reed, Forward Planning Manager, Lennar Homes, Inc., applicant
- Bernie Vidales, Superintendent of Jefferson Elementary School District, property owner

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 September 3, 2013. Motion carried 4-1 (Sylvester no).

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to affirm the Environmental Assessment. Motion carried 4-1 (Sylvester no).

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to approve GPA-2-12-5055, ZC-2-12-5056, SUB-2-12-5057, and DR-2-12-5058 subject to the Findings and Conditions outlined in the staff report of September 3, 2013. Motion carried 3-2 (Lubiano no, Sylvester no).

2. Zone Text Amendment ZC-9-12-6154, Use Permit UPR-9-12-6156 Environmental Assessment CEQA-9-12-6155 for an Off-Premise Digital Sign.

Staff report presented by: Jeannie Naughton, Associate Planner

On September 1, 2013, the Planning Commission voted 5-0 to recommend that the City Council approve Zone Text Amendment ZC-9-12-6154, Use Permit UPR-9-12-6156, Environmental

Assessment CEQA-9-12-6155, subject to the findings and conditions of approval outlined herein. The Commission expressed safety concerns about the proposed sign being located on this stretch of I-280, and whether there are similar signs elsewhere that are adjacent to busy interchanges. The applicant team cited two other locations where Clear Channel Outdoor has similar signs in similar locations, including I-580 past “the maze” and at the foot of the eastern span of the Bay Bridge. The Commissioners inquired about ambient lighting sensors in the sign, and the ability of non-profit organizations to advertise on the sign.

There was one speaker present at the meeting who raised concerns regarding potential aesthetic impacts to homeowners in the residential area located on the south side of Serramonte Boulevard, on the east side of I-280, primarily related to the brightness and visibility of the sign:

- Rob Wood, representing Village Serramonte Homeowners Association

Speaking on behalf of the applicant team was:

- Jeff Mooalem, Equity One, Inc.
- Robert Hatton, Clear Channel Outdoor

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

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of September 3, 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 Edelman, seconded by Commissioner Kelly, to approve ZC-9-12-6154 and UPR-9-12-6156 subject to the Findings and Conditions outlined in the staff report of September 3, 2013. Motion carried 5-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: The Chair adjourned the meeting at 7:20 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.