

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

AGENDA

Tuesday, April 01, 2014 - 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:

MINUTES: Approval of Minutes of March 4, 2014

PUBLIC HEARING:

1. Planned Development PD-12-13-8312, Subdivision SUB-12-13-8315, Use Permit UPR-3-14-8694, Design Review DR-12-13-8319, Environmental Review CEQA-12-13-8313 for consideration of a request by KB Homes South Bay, Inc., to rezone a 4.91-acre property from the current Residential Single Family R-1 and Residential Multiple Family R-3 zones to Planned Development PD-68 for the purpose of subdividing the property and constructing 31 single family residences and 23 townhouses.

APPLICANT: KB Homes South Bay, Inc.

LOCATION: Vacant parcel (no assigned address) located at the western end of Peoria Street, northern end of Lausanne Avenue, and the southern end of Chelsea Court. APN: 003-211-310

ENVIRONMENTAL ASSESSMENT: Mitigated Negative Declaration

PLANNER: Steve Flint, Contract Senior Planner

2. Use Permit UPR-12-13-8329 and Design Review DR-12-13-8330 to construct a mixed-use building consisting of 52 apartments and approximately 2,400 square feet

of street-level retail on a 0.77-acre site. The existing site consists of seven parcels which are proposed for consolidation to a single parcel. APNs: 003-172-130, -140, -150, 0160, -170, -180, and -240

APPLICANT: Mid-Peninsula The Farm, Inc.
LOCATION: 6800, 6818, 6824, 6830, and 6834 Mission Street, and 317, 325, and 331 Miriam Street (APNs: 003-172-130, -140, -150, -160, -170, -180, and -240)
ENVIRONMENTAL ASSESSMENT: Categorically Exempt per CEQA Guidelines Section 16331(a) - Infill Development.
PLANNER: Adam Petersen, Contract Associate Planner

3. General Plan Amendment GPA-3-14-8719 and Zone Change ZC-3-14-8710 - Consideration of a request by the City of Daly City to amend the Sullivan Corridor Specific Plan, BART Station Area Specific Plan and Title 17 (Zoning) of the Daly City Municipal Code as an implementation measure of the General Plan Housing Element,.

APPLICANT: City of Daly City
LOCATION: Amendments to Chapter 17 (Zoning), including additions of Chapters 17.41.1 (Density Bonus) and 17.51 (Reasonable Accommodation in Zoning) - all applicable parcels citywide;
Amendments to Sullivan Corridor Specific Plan text - all parcels designated C-R/O Commercial Retail and Office;
Amendment to Sullivan Corridor Specific Plan map - 1670 and 1698 Bryant Street; others with no assigned addresses (APNs 006-346-080, -130, -140, -150, and -190);
Amendment to BART Station Area Specific Plan map - 7367 and 7395 Mission Street; others with no assigned addresses (APNs 006-251-210, -220, and -230); and
Amendments to Zoning Map - 169 First Avenue (APN 006-252-080), 1050 St. Francis Boulevard (APN 091-211-340)
ENVIRONMENTAL ASSESSMENT: Exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3)
PLANNER: Michael VanLonkhuysen, Interim Planning Manager

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

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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.