

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

MINUTES

Tuesday, April 1, 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:	PRESENT:	Crump, Edelman, Kelly, Lubiano, Sylvester
	ABSENT:	None

MINUTES: Approval of Minutes of March 4, 2014

Moved by Commissioner Kelly, seconded by Commissioner Crump, that the minutes of March 4, 2014 meeting be approved. Motion carried 5-0.

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.

Staff report presented by: Steve Flint, Contract Senior Planner

On April 1, 2014, the Planning Commission voted 5-0 to recommend that the City Council approve Planned Development PD 12-13-8312, Major Subdivision SUB-12-13-8315, Use Permit UP 12-14-8694, Design Review DR-12-8319, and Environmental Review CEQA-12-13-8313 (Mitigated Negative Declaration). The Commissioners discussed the proposed landscape

treatment, traffic and circulation, public facilities, and the environmental review of the project. William Nack, representing the Building and Construction Trades Council of San Mateo County, expressed the support of his organization and that of the construction trades union members in Daly City and San Mateo County for the project proposed by KB Homes. Fleur Reynolds, property owner at 362 Peoria Street, questioned the parking situation, both during construction and after the project was completed, and the effect that the additional traffic and parking would have on her neighborhood. Ray Panek, representing KB Homes, stated that construction staging and parking would be located on the project site and that the project would be built in phases so there shouldn't be any parking or staging on Peoria Street. Staff has added a restriction that all parking associated with the subdivision grading and construction shall occur on the project site only, i.e., adjacent City streets shall not be used, as a Condition of Approval. Ping Hsu, owner of property adjacent to the project site on Lausanne Avenue, addressed the turnaround easement recorded on his property as part of a previous subdivision there. He stated that it was his understanding that the turnaround could be modified now that Lausanne Avenue would be extended. Staff communicated that Mr. Hsu dedicated the turn-around area to the City as part of a previous subdivision map and that the turn-around will remain until the older map is amended or a new subdivision map is recorded modifying the easement. Planning Commissioner Edelman clarified that the issue of the turn-around is not a part of the planned development and is instead a separate issue and staff concurred. David Beaumont spoke on behalf of Ping Hsu, expounding on the modification of the turnaround area that exists on Ping Hsu's property and his support for the project.

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

Moved by Commissioner Crump, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of April 1, 2014. Motion carried 5-0.

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

Moved by Commissioner Crump, seconded by Commissioner Kelly, to recommend City Council approval of Planned Development PD-12-13-8312, Major Subdivision SUB-12-13-8315, Use Permit UR-3-14-8694, and Design Review DR-12-13-8319, subject to the findings and modified conditions outlined in the staff report of April 1, 2014. Motion carried 5-0.

2. Use Permit UPR-12-13-8329 and Design Review DR-12-13-8330 for a New Mixed-Use Building at 6800 - 6834 Mission Street (Mid-Peninsula Housing Coalition – The Farm).

Staff report presented by: Adam Petersen, Contract Associate Planner

On April 1, 2014, the Planning Commission voted 5-0 to recommend that the City Council approve Use Permit UPR-12-13-8329 and Design Review DR-12-13-8330. Although supportive of the project, the Commission asked questions concerning the height of the structure relative to other buildings in the area, potential impacts from resident use of the podium level courtyard to

the adjacent property owners, and the proximity of the project to public transit. Staff clarified that the height of the building is ideally massed toward Mission Street, with a small portion exceeding the height limit on Mission Street. Jan Lindenthal, from Mid-Peninsula Housing Coalition (MPHC), clarified that MPHC employs on-site property managers who work to control noise and littering of adjacent properties. Disturbing the neighbors may present grounds for eviction. As for public transit, staff responded that SamTrans bus lines provide bus service to the site and that the project is located equidistant to the Daly City and Colma BART stations. Ed Mixco, the property owner and resident of 303 Miriam Street, expressed his concern about the height of the building, that the structure could cast a shadow in his backyard, and an existing parking problem that the project could exacerbate.

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

Moved by Commissioner Kelly, seconded by Commissioner Crump, to adopt the findings as outlined in the staff report of April 1, 2014. Motion carried 5-0.

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

Moved by Commissioner Crump, seconded by Commissioner Kelly, to recommend City Council approval of Use Permit UPR-12-13-8329 and Design Review DR-12-13-8330, subject to the findings and modified conditions outlined in the staff report of April 1, 2014. Motion carried 5-0.

3. General Plan Amendment GPA-3-14-8719 and Zone Change ZC-3-14-8710 to amend the Daly City Zoning Ordinance, Sullivan Corridor Specific Plan, and BART Station Area Specific Plan for the Purpose of General Plan Housing Element Implementation (2014).

Staff report presented by: Michael VanLonkhuysen, Interim Planning Manager

On April 1, 2014, the Planning Commission voted 5–0 to recommend that the City Council approve General Plan Amendment GPA 3-14-8719 and Zone Change ZC-3-14-8710. David Beaumont provided comments about the close connection between the type and amount of parking the City requires, and the ability of developers to produce affordable housing. Mr. Beaumont suggested that parking regulations be explored that would allow such projects to come forward that otherwise would not. Spencer Day, resident at 174 E. Market Street, raised a question about the rezoning of the site bounded by Mission, East Market, and First Avenue, and if development there would be something like the apartments that exist on the south side of East Market, east of First Avenue (Villa Fontana). Staff confirmed that the zoning change would allow similar development. Gloria Alioto, property owner at 169 First Avenue, whose property was proposed for rezoning, asked what the implication of the rezoning would be to an existing greenhouse operating at the site and about the purpose for the rezoning. Staff replied that although the greenhouse was a legal, non-conforming land use, that the change had no effect on the operation of the greenhouse and that the purpose of the rezoning was to comply with State

requirements that the City provide zoned land sufficient to comply with the City's Regional Housing Need Allocation.

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

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of April 1, 2014. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Kelly, to recommend City Council approval of General Plan Amendment GPA-3-14-8719 and Zone Change ZC-3-14-8710 subject to the findings and modified conditions outlined in the staff report of April 1, 2014. Motion carried 5-0.

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

ADJOURNMENT: The Chair adjourned the meeting at 8:45 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.