

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

AGENDA

Tuesday, February 03, 2015 - 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:

ADMINISTRATION OF OATH OF OFFICE TO NEW COMMISSIONERS:

Ray Satorre and Charles Tallerico

ROLL CALL:

ELECTION OF OFFICERS:

MINUTES: Approval of Minutes of October 7, 2014

PUBLIC HEARING:

1. **Planned Development Text Amendment for Peninsula Del Rey (165 Pierce Street) - Zone Change ZC-11-14-10021** - Application by SRGL Daly City, LLC, to amend the development standards of Planning Development Zone 65A, applicable at 165 Pierce Street (Peninsula Del Ray Senior Living Community) to increase the number of assisted living units in the building. The project is exempt from the California Environment Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3) - No Potential for Significant Environmental Effect.

APPLICANT:	SRGL Daly City, LLC
LOCATION:	165 Pierce Street
ENVIRONMENTAL ASSESSMENT:	Exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3) - No Potential for Significant Environmental

Effect.

PLANNER: Michael Van Lonkhuysen, Interim Planning Manager

2. **Housing Element (RHNA 5) Adoption - General Plan Amendment GPA-12-14-10149.** The Housing Element (RHNA 5 - 2014-2022) is an element of the City of Daly City General Plan that includes a comprehensive analysis of the status of housing in Daly City, and sets forth a goal, objectives, policies and programs to improve the quality of the City's housing stock and increase housing opportunities. The element has been developed to meet the requirements of State law, including the need to plan for the City's share of the Regional Housing Need Allocation (RHNA), and is subject to review and certification by the State Department of Housing and Community Development (HCD). Since the adoption of the General Plan (including Housing Element) in March 2013, the Planning Division prepared this housing element update to conform the document to the 2014-2022 RHNA. As the proposed element is substantially similar in content to the element adopted in March 2013 as part of the General Plan, the environmental impacts of the element were evaluated as part of the General Plan Environmental Impact Report (EIR) adopted by the City Council at that time. The Draft Housing Element may be viewed at www.dalycity.org/housingelement.

APPLICANT: City of Daly City

LOCATION: Citywide (all parcels)

ENVIRONMENTAL ASSESSMENT: As the Housing Element (RHNA 5) is substantially similar in content to the element adopted in March 2013 as part of the General Plan, the environmental impacts of the element were evaluated as part of the General Plan Environmental Impact Report (EIR) adopted by the City Council at that time. The General Plan EIR may be viewed at www.dalycity.org/gpeir.

PLANNER: Michael Van Lonkhuysen, Interim Planning Manager

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

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.