

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

AGENDA

Tuesday, October 06, 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:

ROLL CALL:

MINUTES: Approval of Minutes of July 7, 2015, August 4, 2015, and September 1, 2015

PUBLIC HEARING:

1. **Minor Subdivision SUB-4-15-10787 and Design Review DR-4-15-10788.**
Application by Ping Hsu to subdivide one lot into three lots to be developed with two additional homes at 27 and 29 Lausanne Avenue, on the east side of Lausanne Avenue north of Edgewood Court. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315 - Minor Land Divisions. APNs 003-391-400 and -410.

APPLICANT:	Ping Hsu
LOCATION:	27 and 29 Lausanne Avenue on the east side of Lausanne Avenue north of Edgewood Court.
ENVIRONMENTAL ASSESSMENT:	The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315 - Minor Land Divisions.
PLANNER:	Michael Van Lonkhuysen, Interim Planning Manager

2. **Zone Change ZC-7-15-11163, Use Permit UPR-7-15-11164, Design Review DR-7-15-11165, and Negative Declaration CEQA-7-15-11166.** Application by Dan Tealdi to construct a four-story mixed-use apartment building on a vacant 0.35-acre parcel located at the northwest corner of Bryant Street and Washington Street. The

building would be comprised of 27 apartment units and 3,955 square feet of commercial leasable space at the street level. The site is presently designated Residential Retail Commercial (C-R/R) by the Sullivan Corridor Specific Plan, which allows residential densities up to 20 dwelling units per acre while the project proposes a density exceeding this maximum. The applicant therefore proposes to rezone the property to Retail and Office Commercial (C-R/O), which permits the project at the density proposed. After completing an initial study checklist for the project, staff has determined that the adoption of a Negative Declaration for the project is appropriate pursuant to California environmental Quality Act (CEQA) Guidelines Article 6 - Negative Declaration Process. APN 006-345-070.

APPLICANT: Dan Tealdi
LOCATION: 1590 Bryant Street - northwest corner of Bryant Street and Washington Avenue
ENVIRONMENTAL ASSESSMENT: Negative Declaration pursuant to California Environmental Quality Act Guidelines Article 6 - Negative Declaration Process
PLANNER: Tendai Mtunga, Associate Planner

3. **Use Permit UPR-8-15-11326 and Design Review DR-8-15-11371.** Application by Mark Bucciarelli to construct a new duplex (two residential units in one building) on a vacant corner lot located at 198 Miriam Street. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 25303(b): New Construction of Small Structures. APN 003-080-420.

APPLICANT: Mark Bucciarelli
LOCATION: 198 Miriam Street - northwest corner of Miriam Street and Parkview Avenue
ENVIRONMENTAL ASSESSMENT: Categorically Exempt: Section 15303(b): New Construction of Small Structures
PLANNER: Michael Van Lonkhuysen, Interim Planning Manager

4. **Use Permit UPR-8-15-11455.** Application by Graciela Tejada to operate a daycare center for up to 36 children at the existing Golden Gate Korean Presbyterian Church located at 300 Crocker Avenue. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) - Review for Exemption. APN 004-102-290.

APPLICANT: Graciela Tejada
LOCATION: 300 Crocker Avenue - southwest corner of Winchester Street and Crocker Avenue
ENVIRONMENTAL ASSESSMENT: Exempt from CEQA per CEQA Guidelines Section 15061(b)(3)- Review for Exemption
PLANNER: Guido Persicone, Contract Associate Planner

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.