

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

AGENDA

Tuesday, February 02, 2016 - 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:

ELECTION OF OFFICERS::

MINUTES: Approval of Minutes of November 4, 2015 and Minutes of December 1, 2015

PUBLIC HEARING:

1. **Planned Development PD-10-15-11781 (Preliminary Plan review).** Application by CKS Environmental to obtain Preliminary Plan review for proposal to amend the zoning from Pre-PD to Planned Development to allow a 115-lot subdivision on a 17.82-acre site, consisting of 48 existing lots. The current proposal is for rezoning the property only, with a tentative subdivision map application to be submitted at a later date. The subject site is generally situated on the west side of Carter Street and Steve Courter Way, between the Summit Ridge neighborhood and Saddleback Condominiums. The project will be subject to the preparation of a Mitigated Negative Declaration, pursuant to California Environmental Quality Act, to be completed as part of the Precise Plan stage of the project. APNs 005-031-070, -080, -090, -100, -110, -120, -130, -140, -150, -220; 005-041-010, -020, -030, -040, -050, -060, -090, -100, -120, -130, -140, -150, -160, -170, -180, -190, -200, -210, -220, -230, -240, -250;; and 005-042-010

APPLICANT: CKS Environmental

LOCATION: The subject site is generally situated on the west side of Carter Street and Steve Courter Way, between the Summit Ridge neighborhood and Saddleback Condominiums (APNs 005-031-070, -080, -090, -100, -110, -120, -130, -

140, -150, -220; 005-041-010, -020, -030, -040, -050, -060, -090, -100, -120, -130, -140, -150, -160, -170, -180, -190, -200, -210, -220, -230, -240, -250; and 005-042-010).

ENVIRONMENTAL
ASSESSMENT:

The project will be subject to the preparation of a Mitigated Negative Declaration to be completed as part of the Precise Plan stage of the project.

PLANNER:

Michael Van Lonkhuysen, Interim Planning Manager

2. **Zone Change ZC-1-15-10255 (Preliminary Plan review).** Application by BKF Engineers (representing Bayshore Elementary School District) to obtain Preliminary Plan review for a proposal to amend the zoning to Planned Development (PD) for a 6.96-acre property at the existing Robertson Intermediate School. The PD zoning would allow a clustered-home development totaling 71 single-family detached homes. Access to the subdivision would be provided by extending Martin Street as a public street to Linda Vista Drive, with homeowner-associated owned and maintained courtyards providing access to individual homes from the Martin Street extension. APN 005-330-010.

APPLICANT:

BFK Engineers (representing Bayshore Elementary School District)

LOCATION:

The subject site is generally situated at the eastern terminus of Martin Street and is currently the site of the Garnet J. Robertson Intermediate School (APN 005-330-010).

ENVIRONMENTAL
ASSESSMENT:

The project will be subject to the preparation of a Mitigated Negative Declaration to be completed as part of the Precise Plan stage of the project.

PLANNER:

Michael Van Lonkhuysen, Interim Planning Manager

3. Use Permit UPR-8-15-11316 and Design Review DR-8-15-11317. Application by In-N-Out Burger to construct a 3,867 square foot "In N Out" restaurant with a drive-through lane at 372 Gellert Boulevard. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines per Section 15303-New Construction or Conversion of Small Structures. APN 091-542-170

APPLICANT:

In N Out Burger

LOCATION:

372 Gellert (APN 091-542-170)

ENVIRONMENTAL
ASSESSMENT:

Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines per Section 15303 - New Construction or Conversion of small Structures.

PLANNER:

Michael Van Lonkhuysen, Interim Planning Manager

4. **Use Permit UPR-11-15-11833.** Application by Enterprise Rent-A-Car to use an existing warehouse on the Cow Palace site to remove gasoline from vehicles no longer being used for rental. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines per Section 15303- New Construction or Conversion of Small Structures. APN 005-050-270.

APPLICANT:

Enterprise Rent-A-Car

LOCATION:

2600 Geneva Avenue (APN 005-050-270)

ENVIRONMENTAL

Categorically Exempt from the California Environmental

ASSESSMENT: Quality Act (CEQA) per CEQA Guidelines per Section 15303- New Construction or Conversion of Small Structures.

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.