

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

AGENDA

Tuesday, April 05, 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:

MINUTES: Approval of Minutes of February 2, 2016.

PUBLIC HEARING:

1. **General Plan Amendment GPA-1-15-10254, Planned Development PD-2-16-11935, Major Subdivision SUB-1-15-10256 and Mitigated Negative Declaration CEQA-1-15-10257.** Application by BKF Engineers (representing Bayshore Elementary School District) to obtain approval to amend the zoning and General Plan designations for a 6.96-acre property at the existing Robertson Intermediate School to allow a residential subdivision 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. Lots within each courtyard would be between 1,975 and 4,245 square feet in size. Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project. APN 005-330-010.

APPLICANT: BKF 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 at 1 Martin Street (APN 005-330-010)

ENVIRONMENTAL Mitigated Negative Declaration
ASSESSMENT:
PLANNER: Michael Van Lonkhuysen, Interim Planning Manager

2. **Use Permit UPR-1-16-011908 and Design Review DR-6-15-11088.** Application by TWA Architecture to allow the conversion of the auto repair garage at the existing Flyers Service Station at 501 Serramonte Boulevard to a convenience retail market and construction of a rear addition to the station for the purpose of adding a cooler to the market. 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 091-542-060.

APPLICANT: TWA Architects
LOCATION: 501 Serramonte Boulevard (APN 091-542-060)
ENVIRONMENTAL Categorically Exempt from the California Environmental
ASSESSMENT: Quality Act (CEQA) per CEQA Guidelines per Section
14303 - New Construction or Conversion of Small
Structures
PLANNER: Tendai Mtunga, Associate Planner

3. **Variance VARC-2-16-11946 and Design Review DR-2-16-011947.** Application by West Coast Self-Storage to allow a minor deviation in the proposed height of a four-story self-storage building consisting of 79,435 square feet proposed on a site presently occupied by a fence contractor's yard at 1001 East Market Street. The height sought for the building would be 38 feet tall, where the Zoning Ordinance specifies a 36-foot height maximum. The application also considers the design review of the building exterior, landscaping, and site plan. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 -- In-fill Development. APNs 006-421-060 and 070.

APPLICANT: West Coast Self-Storage
LOCATION: 1001 East Market Street (APNs 006-421-060 and 070)
ENVIRONMENTAL Categorically Exempt from the California Environmental
ASSESSMENT: Quality Act (CEQA) per CEQA Guidelines Section 15332
-- In-fill Development
PLANNER: Michael Van Lonkhuysen, Interim Planning Manager

4. **Minor Subdivision SUB-01-16-11909 and Design Review DR-01-16-11910.** Application by Professional Land Services (Michael Mahoney) to subdivide a 0.26-acre property into four parcels for the purpose of constructing single-family detached homes. The proposal includes the design review of the homes proposed on the lots. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 -- Minor Subdivision 15331(a).

APPLICANT: Professional Land Services (Michael Mahoney)

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LOCATION:	221 South Parkview Avenue (APNs 002-391-300 and 290)
ENVIRONMENTAL ASSESSMENT:	The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 - Minor Subdivision (15331(a))
PLANNER:	Tendai Mtunga, 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.