

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

AGENDA

Tuesday, May 07, 2019 - 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 5, 2019

PUBLIC HEARING:

1. **Use Permit UPR-03-19-13936.** The applicant, Dan Boyle of MCG Architecture (on behalf of North East Medical Services), has proposed expanding an existing two-story medical office building at 211 Eastmoor Avenue. The expansion would replace an existing one-story portion of the building with a two-story medical office use. The design calls for approximately 8,378 square feet of medical office space on the ground floor and 8,184 square feet of medical office space on the second floor. The office expansion is permissible by the Daly City Zoning Ordinance Section 17.28.020, which allows uses proposed in a planned development district which are dissimilar to the general category of uses allowed by the Planned Development zone upon first securing a use permit. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 - Minor Alteration of Existing Public or Private Structures. APN 008-501-320.

APPLICANT:	Dan Boyle, MCG Architecture (on behalf of North East Medical Services)
LOCATION:	211 Eastmoor Avenue (APN 008-501-320)
ENVIRONMENTAL ASSESSMENT:	Categorically Exempt (CEQA Guidelines 15301 - Minor Alteration of Existing Public or Private Structures)
PLANNER:	Michael Van Lonkhuysen, Planning Manager

2. **General Plan Amendment GPA-01-19-13827, Zone Change ZC-01-19-13828, Use Permit UPR-01-19-13830, Major Subdivision SUB-01-19-13832, and Design Review DR-01-19-13833.** The applicant, Habitat for Humanity Greater San Francisco, has proposed subdivision a vacant 0.14-acre property located at the northeast corner of the corner of Geneva Avenue and Schwerin Street (3001 Geneva Avenue) for the purpose of constructing six three-story townhomes. The proposal would amend the General Plan designation for the site to Residential - medium Density and the zoning to R-3 - Multiple Family Residential District. The applicant has requested a density bonus under California Government Code §6565915 et seq. (State Density Bonus Law). Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project. APN 005-072-310.

APPLICANT: Habitat for Humanity Greater San Francisco
LOCATION: 3001 Geneva Avenue (APN 005-072-310)
ENVIRONMENTAL ASSESSMENT: Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project.
PLANNER: Brian Paland, Assistant Planner

3. **General Plan Amendment GPA-3-19-13911 and Design Review DR-6-18-13530.** The applicant, Darrell Investments, has proposed constructing four new single-family homes on a vacant 0.36-acre property located on the south side of Templeton Avenue. The proposal would amend the General Plan designation for the site to Residential - Low Density. The subject property is presently zoned R-1 Single-Family Residential district and does not therefore require rezoning. Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project. APN 004-243-020, -120, -130, and -140.

APPLICANT: Darrell Investments
LOCATION: 717 Templeton Avenue) APNs 004-243-020, -120, -130, and -140)
ENVIRONMENTAL ASSESSMENT: Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project.
PLANNER: Brian Paland, Assistant Planner

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

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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.