CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING

AGENDA
Tuesday, December 03, 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 November 6, 2019 Special Meeting

PUBLIC HEARING:

1. **Use Permit UPR-6-19-14071 and Design Review DR-11-19-14321.** A request by John Sittner to modify an existing use permit to increase the enrollment of the Hilldale School located at 25 Florence Street from 150 students to 210 students. As part of the proposal, the applicant proposes to demolish an existing, four classroom building located on the site and replace it with a building similar to previously-approved Building "C", which would expand the new parking n the site from 6 to 12 parking spaces.

APPLICANT:	John Sittner
LOCATION:	25 and 79 Florence Street (Hilldale School); APNs 003-401-010 and -030
ENVIRONMENTAL ASSESSMENT:	Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 - In-fill Development
PLANNER:	Michael Van Lonkhuysen, Planning Manager

2. **General Plan Amendment GPA-9-18-13666, Zone Change ZC-9-18-13662, and Design Review DR-9-18-13665.** Proposal to construct a 122-unit four-story apartment building and automated lift car barn on an approximately 3.9-acre site on

the Serramonte Del Ray campus located at 699 Serramonte Boulevard. The project will provided affordable rental housing for JUHSD faculty and staff members and their families. The proposed project would provide 183 spaces located in two parking lots, a car barn and along an access roadway adjacent to the proposed building. The proposal would amend the General Plan designation for the site to Residential - High Density and amend Planned Development PD-31 to allow for the proposed residential development.

APPLICANT:	Ken Klebanoff of Brookwood Advisors on behalf of the Jefferson Union High School District (JUHSD)
LOCATION:	3.9-acre site on the Serramonte Del Ray campus located at 699 Serramonte Boulevard (APN 091-211-230)
ENVIRONMENTAL ASSESSMENT:	Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project.
PLANNER:	Carmelisa Morales, 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.